

Appendix 2.

Grant subject to the following conditions:

01. No development shall commence until all of the matters specified below have been approved on application to the Planning Authority:

- A detailed layout of the site of the proposed development, including site levels as existing and proposed, with built development not exceeding 50% of the site area.
- The design and external appearance of the proposed development.
- Landscaping proposals for the site of the proposed development, including boundary treatments which shall safeguard existing structural planting along the boundary unless subject to removal to facilitate access requirements.
- Details of access and parking arrangements.
- Details of the proposed water supply and drainage arrangements.

Reason: Planning permission is granted in principle only and these specified matters must be approved prior to development commencing.

02. Any details pursuant to condition 1 above shall show the access hereby approved with the public road constructed to the Council's Roads Services standard drawing 'SD-03 Access Over Verge for Single Dwelling', attached to and forming part of this decision notice, including dimensions, road construction, any pipe required, and verge or footway. The access shall be constructed and completed wholly in accordance with these details prior to first occupation of the development hereby approved, and thereafter shall be retained in accordance with these details throughout the lifetime of the development, unless otherwise agreed in writing by the Planning Authority.

Within the stated visibility splays, at no time shall vegetation or any other physical obstructions obscure visibility or exceed a height of 1.1 metres as measured from the nearside edge of the carriageway on Annfield Crescent. Visibility splays shall remain clear of obstruction for the lifetime of the development.

Any damage caused to the existing road infrastructure during construction of the development shall be repaired prior to first occupation of the development, to the satisfaction of the Planning Authority, in conjunction with Roads Services.

Reason: In the interests of road safety.

03. Any details pursuant to condition 1 above shall show surface water drainage provision within the application site which accords with the principles of Sustainable Urban Drainage Systems and is designed to the standards outlined in Sewers for Scotland Second Edition, or any superseding guidance prevailing at the time.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of Sustainable Drainage Systems, in order to protect the water environment.

04. Any details pursuant to condition 1 above shall include a detailed scheme of hard and soft landscaping works which shall be submitted to, and approved in writing by, the Planning Authority prior to any development works commencing on site. Details of the scheme shall include:

- All earthworks and existing and finished ground levels in relation to an identified fixed datum point.
- A plan showing existing landscaping features and vegetation to be retained which shall safeguard existing structural planting along the boundary unless otherwise subject to removal to facilitate minimum access requirements.
- The location and design, including materials, of any existing or proposed walls, fences and gates.
- All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities.
- All details of protective tree barriers to be erected prior to any development, site excavation or groundworks commencing and such shall remain in place throughout the construction period.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

Any trees or plants which, within a period of five years from completion of the development, die, or for whatever reason are removed or damaged, shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site and for the avoidance of doubt.

05. Hours of construction and demolition work on site involving the use of machinery and powered tools, or any other operation, for example hammering, that would generate noise audible beyond the boundary of the site, shall only take place between the hours of 08:00 and 18:00 Mondays to Fridays, 08:00 to 12:30 on Saturdays and not at all on Sundays or the Christmas or New Year Public Holidays, unless otherwise agreed, in writing, with the Planning Authority.

Reason: To safeguard the amenity of nearby residents.