

Appendix 5

21/142/PIP – Notice of Review

Proposed Conditions

01. An application for approval of the following matters shall be submitted to, and approved in writing by, the Planning Authority:

- The siting, design and external appearance of all buildings and other structures,
- The access details.
- The layout of the site, including all roads, footways, and parking areas.
- The design and location of all boundary walls and fences.
- The provision of drainage works.
- The disposal of sewage.
- Detailed cross sections of the house on the site, including existing and proposed ground levels, and proposed finished floor levels.

No development shall commence until all of these matters have been approved and, thereafter, the development shall be carried out in accordance with the approved details, unless agreed otherwise in writing by the Planning Authority.

Reason: To accord with the Town and Country Planning (Scotland) Act 1997 as amended, and because the approval is in principle only.

02. The junction of the access hereby approved with the public road shall be constructed to the Council's Roads Services standard 'SD-01 Typical Access for Single Development (2-4 houses)', 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.

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. In accordance with condition 01 (e) and (f) above, details submitted shall include the treatment of foul and surface water drainage within the confines of the development site. Agreed details shall be implemented in full prior to occupation of any house to which the details relate, unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure adequate treatment of foul and surface water drainage.

04. Hours of work during any demolition or construction works related to the development hereby approved, 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 be restricted to 07:30 to 18:00 Mondays to Fridays, 08:00 to 13:00 on Saturdays and not at all on Sundays, Christmas or New Year Public Holidays unless otherwise agreed in writing with the Planning Authority.

Reason: In the interest of residential amenity of the area and in order to reduce any possible nuisance arising to nearby residents during the construction of this development.

05. No other development shall commence until both existing former houses are wholly demolished. All stone resulting from demolition shall be stored within the approved application site and re-used either for cladding of new buildings or for construction of new buildings or boundaries within the development, unless otherwise agreed in writing by the Planning Authority.

Reason: To protect the appearance of the area by ensuring the re-use on local natural materials.