

Appendix 5

21/046/PP – Notice of Review

Proposed Conditions

01. No other development shall commence until detailed cross-sections of the site showing existing levels and proposed finished levels have been submitted to, and approved in writing by, the Planning Authority. Detailed drawings shall include cross sections through the approved house site, boundary to boundary both north-south and east-west, intersecting centrally.

Reason: To ensure that the development is sensitive to, and compatible with, its context.

02. Within the application site, no building or structure shall include underbuilding exceeding 500 millimetres in height above ground level. For the purposes of this condition, height is a reference to height when measured from ground level, and ground level means the existing level (not any raised level) of the surface of the ground immediately adjacent to the building or structure or, where the level of the surface of the ground is not uniform, the level of the lowest part of the surface of the ground adjacent to it.

Reason: To ensure that underbuilding is kept to a minimum, in the interests of visual and residential amenity.

03. No other development shall commence prior to the access with the public road being 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 any other works commencing on 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 in advance of any such deviation from the agreed details 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.

04. No other development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:

- All earthworks and existing and finished ground levels in relation to an identified fixed datum point.

- All soft landscaping and planting works, including plans and schedules showing the location, species of shrubs and trees and planting densities with particular emphasis on boundary planting.
- The location and design, including materials, of any existing or proposed walls, fences and gates.

Thereafter, all 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 no later than the first planting and seeding seasons following the first occupation of the house, unless otherwise stated in the approved scheme.

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason or 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 that inappropriate suburban boundary finishes are not employed in this rural location.

05. No other development shall commence until details of the siting of refuse disposal bins and recyclable material storage and collection points in respect of the approved house have been submitted to, and approved in writing by, the Planning Authority.

Reason: To ensure that adequate provision for domestic waste and recycle is provided and for the avoidance of doubt.

06. All surface water drainage provision within the application site(s) shall accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time and shall be implemented and completed prior to the first occupation of any of the development.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

07. Any exterior lighting employed shall be so positioned, angled and controlled to prevent any direct illumination, glare or light spillage outwith the site boundary. The use of automatic cut-out or sensor operated external lighting of limited timed illumination is advocated.

Reason: In order to ensure that any lighting installed within the application site does not spill beyond the intended target area, does not impact adversely upon the amenity of adjacent properties and does not result in 'sky glow'.

08. Hours of work during the construction of 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, by 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.