

Appendix 5.

Proposed Conditions – 17/335/PIP – Site 2, Redland, Firth

01. Within three years of the date of this permission, an application for approval of the following matters shall be submitted to, and approved by, the Planning Authority:

- The siting, design and external appearance of all buildings and other structures.
- The access details including a surface water drainage scheme.
- 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.

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, as the approval is in principle only.

02. The access hereby approved with the public road shall be constructed to the Council's Roads Services standard drawing 'SD-02 Alternative Typical Access for Two Dwellings', 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. A new passing place shall be constructed between Holland Road and Lyde Road, at an appropriate location to be agreed, in writing, with the Council as Roads Authority. The passing place shall be constructed and completed prior to any works commencing on the development site hereby approved, unless otherwise agreed, in writing, by the Planning Authority.

Reason: In the interests of road safety.

04. Hours of construction 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 07:30 and 18:00 Mondays to Fridays, 09:00 to 13:00 on Saturdays and not at all on Sundays or the Christmas or New Year Public Holidays, unless otherwise agreed, in writing, by the Planning Authority.

Reason: To reduce disturbance to residents.

05. The existing building to be replaced shall be entirely demolished. Construction works within the application site hereby approved shall not commence until the demolition of the existing building is completed. Any materials from demolition unable to be reused shall be disposed of in a licensed waste disposal facility or used for purposes for which planning permission has been granted or is not required, unless otherwise agreed, in writing, by the Planning Authority.

Reason: To protect the appearance of the area and to encourage appropriate reuse or disposal of materials.