

Appendix 5

Proposed Conditions – 17/379/PP

01. Within six months of the date of this decision notice, the section of access road shaded grey on the site plan hereby approved shall be upgraded to an adoptable standard, including installation of footways, kerbs, gulleys and street lighting. Full details of the upgrading shall be submitted to, and approved in writing by, the Planning Authority, in conjunction with Roads Services, prior to commencement of upgrading, and thereafter the upgrading shall be carried out wholly in accordance with approved details.

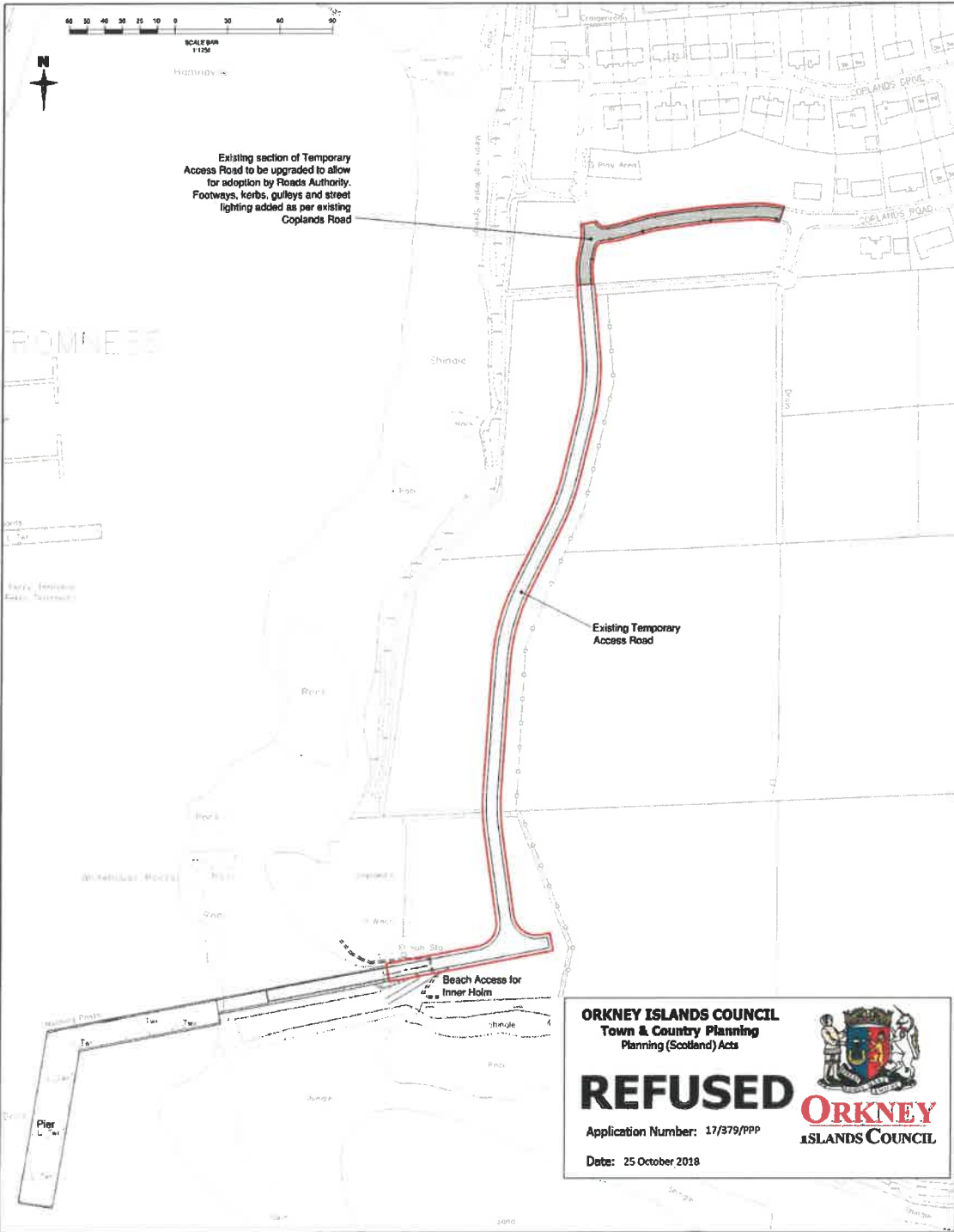
Reason: In the interests of residential amenity and road safety.

02. Within one year of the date of this decision notice, or the date the care facility on the adjoining land is brought into use, whichever is later, a drystone boundary wall shall be constructed along the eastern boundary of the access road application site, for the length of the care home application site boundary. Full details of the drystone boundary wall, which shall include a height of no less than 1.2 metres, shall be submitted to, and approved in writing by, the Planning Authority prior to commencement of construction of the boundary wall, and thereafter the construction shall be carried out wholly in accordance with approved details.

Reason: To provide an appropriate boundary to the care home site, in keeping with existing surrounding boundaries.

03. A landscaping plan for the application site, including tree and shrub planting, shall be submitted to, and agreed in writing by, the Planning Authority within six months of the date of this decision notice. That landscaping plan shall include numbers, sizes and species of all trees and shrubs. During the first planting season following the date of this decision notice, or an alternative date as approved in conjunction with the landscaping plan, the site shall be landscaped wholly in accordance with the approved landscaping plan. Any trees, shrubs or other landscaping which fail or are damaged or removed within two years of the date of planting shall be replaced with tree or shrub of matching species and size, unless otherwise agreed in writing by the Planning Authority.

Reason: To provide adequate landscaping of the development.



Existing section of Temporary Access Road to be upgraded to allow for adoption by Roads Authority. Footways, kerbs, gulleys and street lighting added as per existing Coplands Road

Existing Temporary Access Road

Beach Access for Inner Holm

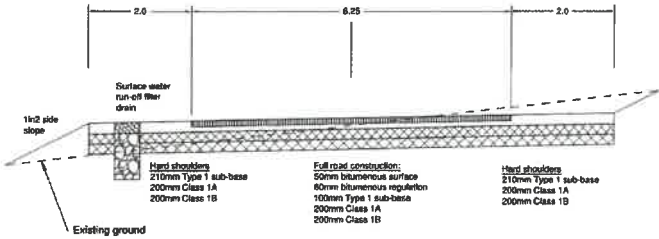
ORKNEY ISLANDS COUNCIL
 Town & Country Planning
 Planning (Scotland) Acts



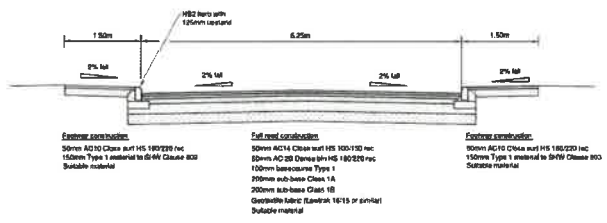
REFUSED
ORKNEY ISLANDS COUNCIL

Application Number: 17/379/PPP
 Date: 25 October 2018

Based on the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction is prohibited. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the Controller of Her Majesty's Stationery Office. For more information visit: www.hmsos.gov.uk



Typical section through existing access road



Typical section through road following work to bring to adoptable standards
 Scale = 1:50

Drawing No.		1001623	
Project		Coplands Dock Access Road	
Title			
Site Plan			
Revision		Drawing No.	
1001623		PP-02	
Author	Checked	Approved	
SG	PJW	PS	
Date	Scale	Original drawing scale	
02/08/17	1:125	As shown & 1:250 (A1)	
ENGINEERING			
DEVELOPMENT AND INFRASTRUCTURE			
Council Offices, Kirkwall Orkney, KW15 1NY Tel (01856) 873529 Fax (01856) 876294			
 1001623/01			

