

SUGGESTED CONDITIONS

FOR

**ARGYLL AND BUTE COUNCIL
LOCAL REVIEW BODY**

24/0004/LRB

REFUSAL OF PLANNING PERMISSION 22/01950/PPP

SITE FOR THE ERECTION OF A DWELLINGHOUSE

PLOT 2, ACHNACAIRN, NORTH CONNEL

18 MARCH 2024

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 22/01950/PPP

The planning application permission in principle as detailed above is subject to the following conditions:

Standard Time Limit Condition:

This consent constitutes a Planning Permission in Principle under Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended and as such does not authorise the commencement of development until matters requiring the further consent of the Planning Authority, as specified in Condition 1 (within the list of Additional Conditions below), have been satisfied.

Application(s) for Approval of Matters Specified in Conditions must be made in accordance with the provisions of Regulation 12 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 within the time limits specified below.

Any application for Approval of Matters Specified in Conditions must be submitted to the

Reason: To accord with Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended.

Note to Applicant

Regard should be had to Scottish Waters consultation comments in relation to the proposed development which are available to view via the [Public Access](#) section of

- proposed site levels shown in the form of sectional drawings/contour plans/site level survey, or a combination of these;
- viii) Details of an area within the application site for the placement of refuse/recycling bins.
 - ix) Details of the potential for the installation of a 7kw Electrical Vehicle Charging Point within the site.

Reason: To accord with Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended, and in order to integrate the proposed dwellinghouse with its surroundings.

5. PPP Parking and Turning

Pursuant to Condition 1 no development shall commence until plans and particulars of the parking/turning arrangements to serve the development have been submitted to and approved by the Planning Authority. Such details shall comprise:

- i) The provision of a parking and turning area in accordance with the requirements set out in the Car Parking Standards and Policy 40 of the

The approved parking and turning layout shall be implemented in full prior to the development first being occupied and shall thereafter be maintained clear of obstruction for the parking and manoeuvring of vehicles.

Reason: In the interests of road safety.

6. PPP Details of New Private Foul Drainage System

Pursuant to Condition 1 no development shall commence until details of the proposed means of private foul drainage to serve the development have been submitted to and approved by the Planning Authority.

The duly approved scheme shall be implemented in full concurrently with the development that it is intended to serve and shall be operational prior to the occupation of the development.

to prevent flooding.

8. PPP - Landscaping and Biodiversity Enhancement

Pursuant to Condition 1 no development shall commence until a scheme of boundary treatment, surface treatment and landscaping has been submitted to and approved by the Planning Authority. The scheme shall comprise a planting plan and schedule which shall include details of:

- i) Existing and proposed ground levels in relation to an identified fixed datum;
- ii) Existing landscaping features and vegetation to be retained;
- iii) Location design and materials of proposed walls, fences and gates;
- iv) Proposed soft and hard landscaping works including the location, species and size of every tree/shrub to be planted;
- v) A biodiversity statement demonstrating how the proposal will contribute to conservation/restoration/enhancement of biodiversity, and how these benefits will be maintained for the lifetime of the development;
- vi) A programme for the timing, method of implementation, completion and subsequent on-going maintenance.

All of the hard and soft landscaping works shall demonstrate how the the exdth# -14(w

agreement with the West of Scotland Archaeology Service.