

Perth and Kinross Council
Planning & Development Management Committee – 3 July 2019
Report of Handling by Head of Planning and Development (Report No. 19/198)

PROPOSAL: Application under Section 42 of the Town and Country Planning (Scotland) Act 1997 to modify condition 11 (sustainable construction) of planning permission [15/01109/FLM](#) (Erection of residential units, commercial units (Classes 1, 2, 3 and 10), formation of allotments/open space, landscaping and associated infrastructure works).

LOCATION: Land at Bertha Park, Perth.

Ref. No: [19/00552/FLM](#)
Ward No: P5 - Strathtay

Summary

This report recommends approval of the application as the development is considered to comply with the relevant provisions of the Development Plan and there are no material considerations apparent which outweigh the Development Plan.

BACKGROUND AND DESCRIPTION OF PROPOSAL

- 1 The planning application site, known as Bertha Park, is part of the allocation in the Perth and Kinross Local Development Plan (LDP) referred to as site H7 for 3,000 dwellinghouses and in excess 25Ha of employment land. This application forms part of the central area of site H7, extending to 95Ha of the wider 333Ha overall H7 allocation.
- 2 The general site characteristics are agricultural land, elevated above the River Almond and Inveralmond Industrial Estate to the south, framed by Bertha Wood and Bertha Loch to the north. To the east, the wider allocated site is contained by the A9, the Inverness railway line and the River Tay beyond. Gelly Burn watercourse defines the southern and southwestern boundaries, with Almondbank village beyond the burn to the south west.
- 3 In December 2016, detailed Planning Permission ([15/01109/FLM](#)) was approved for 1060 dwellinghouses, commercial units (Classes 1, 2, 3 and 10), the formation of allotments/open space, landscaping and associated infrastructure works. Table 1 below provides a useful snapshot of what has been built to date under this extant permission and what is still to come forward under any new permission affected by updated condition wording:

Table 1 Phase 1 - Bertha Park, Perth				
Development	Total Permitted	Delivered (26 May 2019)	Under Construction (26 May 2019)	Remaining
Private dwellinghouses	796	28	59	709
Affordable homes	265	-	58	207
TOTAL dwellinghouses	1,061	28	117	916
Commercial Space	4,106sqm (gross)	-	304sqm (gross)	3,802sqm (gross)

- 5 The principle of development has previously been established through the LDP allocation and the extant permissions and this cannot be considered directly as part of this application. The determining issue in this application is therefore, whether; the amendment of Condition 11 of planning permission 15/01109/FLM would be reasonable and consistent with the relevant provisions of the Development Plan; or if an exception to these provisions is justified by other material considerations.
- 6 This Section 42 Application proposes to revise the wording of suspensive condition 11 of planning permission 15/01109/FLM, which currently reads:

“For the avoidance of any doubt the domestic and non-domestic buildings to be erected shall comply with Silver Active from 2016 and Gold Active from 2020 as per the 'Building Standards Technical Handbook Section 7 - Sustainability'. The sustainability label shall be provided for the written approval of the Planning Authority prior to the occupation of the domestic or non-domestic building.”
- 7 The applicant has indicated in their current planning statement (plan reference 19/00552/3) that the development will continue to seek standards above the minimum carbon reduction measures, as required by building standards. The current phase of development has been built to the Silver Active standard (bronze is the current building standard minimum), with the applicant identifying a commitment to continue to pursue more carbon reduction measures as they become technically and economically feasible and/or are required through building standards.
- 8 The amendment solely seeks to remove the ongoing progressive requirement reference to meet the “Gold Active from 2020” standard as a result of it being technically and economically unfeasible to deliver within this timeframe. The

requirements set out in Policy EP1 are also over and above what it was seeking to achieve. No other changes or amendment are proposed.

- 9 Planning applications 17/00919/FLM, 18/01800/IPM and 18/00430/FLM also relate in part with this site area; with 18/01800/IPM covering the wider Bertha Park H7 allocation site area footprint. For clarification; however, the changes relate only to condition 11 applied to the approval for 15/01109/FLM.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

- 10 An Environmental Statement (ES) was submitted and assessed in association with the 15/01109/FLM application. The applicant has submitted an up-to-date EIA Addendum for this S42 application, which assesses the implications of the proposals. The original ES, Supplementary Environmental Information (SEI) forming part of the original application and this Addendum cumulatively form the EIA Report for considering this EIA development. This assessment concludes that impacts arising from this development have not changed from the original EIA development.

PRE-APPLICATION CONSULTATION

- 11 The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, does not require Pre-application Consultation for Section 42 applications which relates to 'major planning applications' made on or after the 3 February 2013.

NATIONAL POLICY AND GUIDANCE

- 12 The Scottish Government expresses its planning policies through The National Planning Frameworks, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

National Planning Framework

- 13 NPF3 is a long-term strategy for Scotland and is a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure. Under the Planning etc. (Scotland) Act 2006 this is now a statutory document and material consideration in any planning application. The document provides a national context for development plans and planning decisions as well as informing the on-going programmes of the Scottish Government, public agencies and local authorities.

Scottish Planning Policy 2014

- 14 The Scottish Planning Policy (SPP) was published in June 2014 and sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland

whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:

- The preparation of development plans;
- The design of development, from initial concept through to delivery; and
- The determination of planning applications and appeals.

15 The following sections of the SPP will be of particular importance in the assessment of this proposal:

- Sustainability: paragraphs 24 – 35

Planning Advice Notes

16 The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:

- PAN 40 Development Management

Creating Places 2013

17 Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

DEVELOPMENT PLAN

18 The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2014.

TAYPlan Strategic Development Plan 2016-2036

19 TAYPlan sets out a vision for how the region will be in 2036 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plans states that:

“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”

20 The following sections of the TAYplan 2016 are of particular importance in the assessment of this application.

Policy 7: Energy, Waste and Resources

- 21 Seeks to deliver a low/zero carbon future and contribute to meeting Scottish Government energy and waste targets and prudent resource consumption objectives.

Perth and Kinross Local Development Plan 2014

- 22 The Local Development Plan (LDP) was adopted by Perth and Kinross Council on 3 February 2014. The LDP sets out a vision statement for the area and states that, *“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”* It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 23 As the principle is established and the change relates only to one matter, the relevant LDP policies are only as follows:

Bertha Park H7

- 24 This site is covered by site allocation development site ‘Bertha Park H7’.

Policy EP1 - Climate Change, Carbon Reduction and Sustainable Construction

- 25 Sustainable design and construction will be integral to new development within Perth and Kinross. Proposals for new buildings must be capable of meeting one of the standards set out in the table.

Proposed Perth and Kinross Local Development Plan 2 (LDP2)

- 26 Perth & Kinross Council is progressing with preparation of a new Local Development Plan to provide up-to-date Development Plan coverage for Perth & Kinross. When adopted, the Perth & Kinross Local Development Plan 2 (LDP2) will replace the current adopted Perth & Kinross Local Development Plan (LDP). The Proposed Local Development Plan 2 (LDP2) was approved at the Special Council meeting on 22 November 2017.
- 27 The representations received on the Proposed LDP2 and the Council's responses to these were considered at the Special Council meeting on 29 August 2018. The unresolved representation to the Proposed Plan after this period is likely to be considered at an Examination by independent Reporter(s) appointed by the Scottish Ministers, later this year. The Reporter(s) will thereafter present their conclusions and recommendations on the plan, which the Council must accept prior to adoption. It is only in exceptional circumstances that the Council can elect not to do this.
- 28 The Proposed LDP2 represents Perth & Kinross Council's settled view in relation to land use planning and as such it is a material consideration in the determination of planning applications. It sets out a clear, long-term vision and

planning policies for Perth & Kinross to meet the development needs of the area up to 2028 and beyond. The Proposed LDP2 is considered consistent with the Strategic Development Plan (TAYplan) and Scottish Planning Policy (SPP) 2014. However, the outcome of the Examination could potentially result in modifications to the Plan. As such, currently limited weight can be given to its content where subject of a representation, and the policies and proposals of the plan are only referred to where they would materially alter the recommendation or decision.

SITE HISTORY

- 29 [14/00001/PAN](#) Proposed housing development. PAN Decision Issued 10 February 2014.
- 30 14/01318/SCRN Residential development. Application Withdrawn.
- 31 [14/01767/SCOP](#) Housing development. Scoping decision issued 24 November 2014.
- 32 [15/01109/FLM](#) Erection of residential units, commercial units (Classes 1,2,3 and 10), formation of allotments/open space, landscaping and associated infrastructure works. Approved by Development Management Committee September 2016 (Decision Issued 12 December 2016).
- 33 [15/01112/IPM](#) Residential development with community facilities, employment land, open space, landscaping and associated infrastructure (in principle) Approved by Development Management Committee September 2016 (Decision Issued 12 December 2016).
- 34 [17/00919/FLM](#) Erection of residential units, commercial units (Classes 1,2,3 and 10), formation of allotments/open space, landscaping and associated infrastructure works (revised site layout and change of house types) Approved by Development Management Committee August 2017 (Decision Issued 30 August 2017).
- 35 [17/02242/FLL](#) Erection of 2no. dwellinghouses and 8no. flats (revised design and layout). Approved under delegated powers 20 February 2018.
- 36 [18/00357/ADV](#) Display of a sign. Approved under delegated powers 27 April 2018.
- 37 [18/00358/ADV](#) Display of a sign. Approved under delegated powers 27 April 2018.
- 38 [18/00430/FLM](#) Erection of 62no. dwellinghouses and associated works (change of house type to include sunrooms for plots 10001-10043, 10070-10071 and 10075-10091). Approved by Development Management Committee (Decision Issued 6 June 2018)

- 39 [18/01487/ADV](#) Display of signs and flag poles. Approved under delegated powers 2 October 2018.
- 40 [18/01800/IPM](#) Application under Section 42 of the Town and Country Planning (Scotland) Act 1997 to amend condition 1 (timescales for submission of Approval of Matters Specified by Conditions applications) and condition 2 (phasing of development) of planning permission 15/01112/IPM. Approved by Development Management Committee (minded to issue decision, subject to conclusion of MPO decision 19/00918/MPO).
- 41 [19/00227/FLL](#) Erection of 2no. dwellinghouses and 8 flats (change of house types plots 1120, 1121 and 1124-1131) Approved under delegated powers 3 April 2019.
- 42 [19/00774/FLL](#) Formation of a surface water outfall structure and associated works (in part retrospect) Under consideration.

CONSULTATIONS

- 43 As part of the planning application process the following bodies were consulted:

EXTERNAL

Forestry Commission Scotland

- 44 No objection received.

Historic Environment Scotland (HES)

- 45 No objection.

Luncarty, Redgorton and Moneydie Community Council

- 46 No objection received.

Methven Community Council

- 47 No objection received.

National Grid Plant Protection Team

- 48 No objection received.

Perth and Kinross Heritage Trust (PKHT)

- 49 No objection.

Royal Society of Protection of Birds R S P B

50 No objection received.

Scottish Environment Protection Agency (SEPA)

51 No objection.

Scottish Government Planning Decisions Team

52 No objection received.

Scottish Water

53 No objection.

Scottish Natural Heritage (SNH)

54 No objection received.

Sport Scotland

55 No objection.

Tay Salmon Fisheries Board

56 No objection received.

The Scottish Government

57 Consultation request acknowledged.

Transport Scotland

58 No objection on basis all salient trunk road conditions attached to the original permission are included in any future permission.

INTERNAL

Biodiversity Officer

59 No objection.

Community Greenspace

60 No objection received.

Community Waste Advisor - Environment Service

61 No objection received.

Development Negotiations Officer

62 No objection.

Environmental Health

63 No objection.

Strategy and Policy

64 No objection subject to the wording specifics of the amended condition to remain consistent with the policy intentions of the development plan in respect of achieving carbon reduction.

Structures and Flooding

65 No objection.

Transport Planning

66 No objection.

REPRESENTATIONS

67 No representations were received.

ADDITIONAL STATEMENTS

68

Environment Statement	Addendum report submitted.
Screening Opinion	Not Required, previously undertaken.
Environmental Impact Assessment	Required
Appropriate Assessment	Not Required
Design Statement / Design and Access Statement	Not Required
Reports on Impact or Potential Impact	Supporting statement submitted.

APPRAISAL

69 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) require the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The adopted Development Plan comprises the TAYplan Strategic Development Plan 2016–2036 and the Perth and Kinross Local Development Plan 2014.

Principle

- 70 The principle of development has previously been established through the LDP allocation and the extant permissions and this cannot be considered directly as part of this application. The determining issue in this application is therefore, whether; the amendment of Condition 11 of planning permission 15/01109/FLM would be reasonable and consistent with the relevant provisions of the Development Plan; or if an exception to these provisions is justified by other material considerations. Since the approval of the 2015 application (15/01109/FLM) there has been a Development Plan change with the adoption of TAYplan 2016-2036 in October 2017. Notwithstanding this change, the overall principle of the development is still maintained under allocation H7 in the LDP 2014 and the extant permission.
- 71 LDP policy EP1 (Climate Change, Carbon Reduction and Sustainable Construction) has been consistently applied to larger strategic sites since the adoption of the LDP, where the build out rates are anticipated to be in excess of 10 years. The terms of condition 11 was therefore originally applied to ensure that, in the long term, continued carbon reduction measures were being delivered.
- 72 However, it has been demonstrated by the applicant that there are physical, technological and economic reasons which means that fully achieving Gold Active standard for all aspects of dwellinghouse construction is impractical. Fundamentally, the Gold Active building standard sought goes far beyond the intended remit of Policy EP1, in seeking advances in all aspects of construction, rather than a carbon reduction through low carbon technologies. which is within the town planning remit.
- 73 A change in policy approach is included in the Proposed LDP2, currently at Examination, which removes the requirements on which condition 11 is based. The Proposed LDP2 acknowledges that the extensive criteria to achieve Gold Standard under LDP Policy EP1 is currently undeliverable and extend beyond the intended remit of carbon reduction. The Proposed LDP2 now, in effect, seeks the removal of Policy EP1 on which condition 11 wording was based. The Scottish Government is objecting to this removal, and is seeking the inclusion of a new replacement policy to fulfil the provisions of Section 3F of the Town and Country Planning (Scotland) Act 1997 (as amended). Section 3F states:
- 74 *'A planning authority, in any local development plan prepared by them, must include policies requiring all developments in the local development plan area to be designed so as to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use, calculated on the basis of the approved design and plans for the specific development, through the installation and operation of low and zero-carbon generating technologies.'*
- 75 In response to this position the Council have defended the proposal to remove the requirements of LDP Policy EP1 and no modification to the Proposed Plan

is directly being proposed by the Council. However, the Council has intimated that, if the Reporter considers that a new standalone policy is required to meet the requirements of Section 3F of the Town and Country Planning (Scotland) Act 1997 (as amended), it would suggest the insertion of a new policy under Section 3.2 to address this requirement by using the following text:

- 76 *‘Proposals for all new buildings will be required to demonstrate that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies. A statement will be required to be submitted demonstrating compliance with this requirement. The percentage will increase at the next review of the local development plan. This requirement will not apply to:*
- 1) alterations and extensions to buildings,*
 - 2) change of use or conversion of buildings,*
 - 3) ancillary buildings that stand alone and cover an area less than 50 square metres,*
 - 4) buildings which will not be heated or cooled, other than by heating provided solely for frost protection,*
 - 5) buildings which have an intended life of less than two years.’*
- 77 This issue is currently being considered at the Examination of LDP2, where the Reporter will consider what changes, if any, they will recommend to the Council before the LDP2 is adopted. The Reporter only considers the issues raised through objections to the Proposed LDP2. The Examination report is anticipated in July 2019.
- 78 The proposed amendment to condition 11 being sought is premature in this context; however, the only objection to the removal of Policy EP1 in the Proposed LDP2 was to not having a requirement for the percentage of the reduction in carbon emissions to be met through low carbon technologies to meet the requirements of Section 3F. It is therefore considered likely that the Reporter will require such a change to be made to meet this requirement, and in a manner similar to what the Council has intimated it would be willing to accept. As such, any amended condition should be based on this new requirement, which would ensure that any decision for approval here does not prejudice the Examination process. There is no objection to the principle of removing other elements of this policy from the Development Plan. We therefore already know that these matters will not form part of the Development Plan.
- 79 In assessing the current application, it is appropriate to consider the aforementioned as a material consideration. As noted, this condition has only been applied to strategic sites with a forecast long build out period. The wider terms of this condition and the original Policy EP1 are considered to be no longer fit for purpose; with current Scottish Building Standards only requiring the Bronze Standard to be achieved. This position is represented through the proposed amendment in Proposed LDP2. In this respect, the principle of seeking to amend the condition is considered acceptable and can be supported, albeit it does constitute a departure from the current LDP.

Simultaneously, the wording originally proposed by the applicant was not judged to go far enough for the terms of the proposed policy position. It is considered that a revised condition, to effectively futureproof the requirement in achieving progressive sustainability standards (through carbon reduction), in line with future Scottish Building Standards or any target set within the future LDP, is required. In consultation with the Strategy and Policy Team, the Council's Legal team and the applicant, it was agreed the wording of Condition 11 (retained as Condition 11 here) could be amended, to read as follows:

- 80 *For the avoidance of doubt, all domestic and non-domestic buildings to be erected shall deliver improvements in sustainability standards in accordance with Scottish Building Standards, and the percentage of the carbon emissions reduction required is to be met through the installation and operation of low and zero-carbon generating technologies as set out in the Development Plan.*
- 81 In adopting this wording it is considered that the new condition would retain the need to deliver this betterment now and for the duration of the current LDP. While it will also allow flexibility to adapt to changes in carbon reduction targets over the period of implementing the planning permission and be consistently applied against future Development Plan policy. It is acknowledged that this wording would not comply with the current LDP Policy EP1 objectives, other than the carbon reduction component. However, carbon reduction and the use of low and zero carbon technologies will still be consistently delivered and it is also anticipated with some confidence that a new LDP will be adopted by 2020 (which was the trigger date for the Gold Active standard) to deliver these objectives in the longer term. It is also considered that in adopting this approach it would not, crucially, prejudice the outcome of the Examination of LDP2.

Developer Contributions

- 82 The Section 75 Legal Agreement for 15/01112/IPM and 15/01109/FLM secures the necessary infrastructure required in association with developing this site area. No further contributions are required and there is no specific reference to carbon reduction within the existing legal agreement.

Economic Impact

- 83 In general terms, the 2015 ES concluded that none of the potential socio-economic and tourism impact that may arise would be significant. A prescribed requirement to meet Gold Active Sustainability standards for all buildings from 2020 has however been collectively agreed to be cost prohibitive and technically challenging at this stage and could not be readily achieved for mainstream houses as currently approved through planning permission 15/01109/FLM. Failure to deliver on these standards without formal agreement could consequently impact on the speed and volume of house sales on this development. This could also potentially conflict with the LDP commitment to deliver an effective housing supply and have a negative economic impact as a consequence.

Other Matters

- 84 It is appropriate to consider and review other material considerations and associated conditions in the extant planning permission 15/01109/FLM.
- 85 The applicant has clarified that all of the mineral resource within this site area has now been extracted and the final stages of remediation of the extraction area are being progressed. On this basis, the original planning conditions 3, 4, 5, 20, 28, 30, 32 and 37 are therefore no longer required and it would no longer be necessary to apply these to any new permission granted here.
- 86 With the A9/A85 junction now a completed project, the requirement for suspensive condition 16 is no longer needed. On this basis, this can be removed from any new permission granted here.
- 87 Condition 18 is considered to be proportionately covered within the terms of the S.75 and on this basis could be omitted. However, Transport Scotland has requested in their consultation response that that it be applied. On this basis, it is considered appropriate to apply this condition to any new permission.
- 88 A number of the planning conditions from the extant permission have both a pre-commencement and a follow-up compliance requirement. Whilst it is understood that the pre-commencement elements have been agreed under the extant permission, these details were not submitted as part of this planning application. In the context that a new, standalone, permission would be issued here, it is considered appropriate to retain both the suspensive and compliance elements through any permission granted here. This affects the original conditions 8, 9, 10, 12, 13, 14, 15, 19, 21, 25, 27, 29, 31, 33, 34, 36, 38, 39, 45 and 46.
- 89 Following review, it is understood that the mechanism to deliver the structural landscaping between phases (existing condition 35) has been agreed as part of the Delivery Plan (existing condition 2). The intention of condition 35 is therefore now superfluous, and has already been addresses and accordingly it can be dropped from any future permission, provided proposed conditions 2 and 25 are carried forward as recommended.
- 90 Finally, a report was previously submitted and agreed in relation to condition 47(district heating feasibility). This report concluded that district heating was not viable or practically achievable and was not being pursued further. It is therefore not necessary to re-apply this condition.
- 91 It should be noted that, as a result of reviewing and updating the original conditions, the numbering sequence of conditions for planning permission 15/01109/FLM will naturally no longer apply to the recommendations within this report.

LEGAL AGREEMENTS

- 92 The extant Legal Agreement is currently subject of a proposed variation relating to planning application 18/01800/IPM, regarding an amendment of condition 1 and 2. If planning permission should be granted here, a variation of the existing or updated S75 legal agreement will not be required in order to make reference to the new planning permission. It is however considered appropriate to ensure the extant legal agreement relationship is clarified through an informative.

DIRECTION BY SCOTTISH MINISTERS

- 93 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, regulations 30 – 33 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

CONCLUSION AND REASONS FOR RECOMMENDATION

- 94 To conclude, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, I have taken account of the Local Development Plan and associated material considerations, with the amended development proposal assessed to conflict with the current Development Plan. There is, however, sufficient material weight to support a policy departure; on grounds of the economic viability and the proposed policy amendment set out in the Proposed LDP2.
- 95 Accordingly the proposal is recommended for approval subject to the following conditions. These conditions address both the condition subject of the change sought, while retaining all other planning conditions from the extent permission that remain relevant and require to be attached to any new permission granted.

RECOMMENDATION

Approve the application

Conditions and Reasons for Recommendation

1. The proposed development must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed on the planning permission.

Reason: To ensure that the development is carried out in accordance with the plans approved.

2. Prior to the implementation of this permission, a detailed delivery plan confirming the phased delivery of the site and construction works shall be

submitted and approved in writing by the Planning Authority. Once approved, the development shall proceed in accordance with the approved delivery plan, to the satisfaction of the Planning Authority.

Reason: In order to ensure the implementation and completion of the development components of the proposal to coincide with infrastructure delivery and to release the elements of the proposed development which the Planning Authority considers will bring economic and social benefits to the area.

3. The foul drainage serving this permission shall be drained to the mains sewerage system, the details of which shall be submitted to and approved in writing by the Planning Authority prior to its installation and in consultation with Scottish Water, Scottish Environment Protection Agency and Scottish Natural Heritage. The agreed foul drainage details shall thereafter be implemented to coincide with the occupation of the development.

Reason: In the interests of public health and to prevent pollution.

4. Concurrent with the initiation of the development hereby approved and for the duration of construction, a temporary surface water treatment facility shall be implemented on site and maintained for the duration of the construction works. The temporary surface water treatment facility shall remain in place until the permanent surface water drainage scheme is implemented unless otherwise agreed in writing by the Planning Authority.

Reason: In the interests of best practise surface water management, bio-diversity, to avoid undue risks to public safety and flood risk.

5. Development associated with this permission shall not commence until a detailed and permanent sustainable urban drainage system (SUDS) has been submitted for the further written approval of the Planning Authority, in consultation with Scottish Environmental Protection Agency (SEPA) where necessary. The scheme shall be developed in accordance with the technical guidance contained in The SUDS Manual (C753) and the Council's Flood Risk and Flood Risk Assessments Developer Guidance, and shall incorporate source control. For the avoidance of any doubt the discharge of any surface water drainage shall be limited to the greenfield runoff rates as detailed in section 12.5.26 of the Environmental Statement (submitted in support of planning application 15/01109/FLM). Thereafter, all works shall be carried out in accordance with the agreed details and be operational prior to bringing the associated development phase into use.

Reason: In the interests of best practise surface water management and to avoid undue risks to public safety and flood risk.

6. Development associated with this permission shall not commence until the design of all new and existing culverts/bridges and associated features (such as screens) have been submitted to and approved in writing by the Planning Authority, in consultation with the Council's Structures & Flooding Team.

Thereafter, all works shall be carried out in accordance with the agreed details and be operational prior to the bringing the development into use.

Reason: In the interests of best practise surface water management, bio-diversity, to avoid undue risks to public safety and flood risk.

7. Prior to the implementation of this permission, full details of the finalised design of the replacement pond and sustainable urban drainage system (SUDS) pond affecting this phase of the development shall be submitted for the written approval of the planning authority, in consultation with SEPA. Thereafter, all work shall be carried out in accordance with the approved scheme. The finalised design will include details of how the SUDS and replacement pond will maintain hydrology, and how biodiversity from the old pond to the new pond will be translocated.

Reason: In the interests of best practise surface water management, bio-diversity, to avoid undue risks to public safety and flood risk.

8. Prior to the implementation of this permission, details of the proposed landscaping, planting, screening, open space and allotments scheme shall be submitted to the Local Planning Authority for approval. Details of the schemes shall include:

- a) Existing and proposed finished ground levels relative to a fixed datum point.
- b) Existing landscape features and vegetation to be retained.
- c) Existing and proposed services including cables, pipelines and substations.
- d) The location of new trees, shrubs, hedges, grassed areas and water features.
- e) A schedule of plants to comprise species, plant sizes and proposed numbers and density.
- f) The location, design and materials of all hard landscaping works including walls, fences, gates and any other means of enclosure.
- g) An indication of existing trees, shrubs and hedges to be removed.
- h) Details of areas of public open space.
- i) Details of areas for allotments.
- j) A programme for the completion and subsequent maintenance of the proposed landscaping, planting, screening, open space and allotments.

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of the development on that part of the site or such other date as may be agreed in writing with the Planning Authority.

Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, has been severely damaged or is becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted

Reason: To ensure the implementation of satisfactory landscaping proposals which will assist in local landscape integration and in the interests of the visual amenity of the area.

9. Prior to the implementation of this permission, details of the play park and sports pitches (equipment, specification) shall be submitted to the Planning Authority for written approval. Thereafter play parks and sports pitches shall be installed to accord with the approved details to coincide with the phasing of character areas which shall be agreed in writing with the Planning Authority.

Reason: To ensure the delivery of recreational facilities for the occupants of the development.

10. Prior to the implementation of this permission, a woodland management plan (covering a minimum of twenty years), including long term objectives, management responsibilities and maintenance schedules for all woodland areas within this part of the wider Bertha Park site shall be submitted to and approved in writing by the Planning Authority. Thereafter the woodland management plan shall be carried out as approved on implementation of the development hereby permitted unless otherwise approved in writing by the Planning Authority.

Reason: To ensure that the woodland areas are satisfactorily managed and maintained in the long term in the interests of the visual amenity of the area.

11. For the avoidance of doubt, all domestic and non-domestic buildings to be erected shall deliver improvements in sustainability standards in accordance with Scottish Building Standards. The percentage of the carbon emissions reduction required is to be met through the installation and operation of low and zero-carbon generating technologies, as set out in the Development Plan.

Reason: To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and the Council's Development Plan at the time.

12. Prior to the implementation of this permission, a detailed plan of public access across the site including phasing (existing, during construction & upon completion) shall be provided for the written approval of the Council as Planning Authority and show:
 - a) All existing paths, tracks & rights of way.
 - b) Any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or curtilage, in relation to proposed buildings or structures.
 - c) All paths & tracks proposed for construction, for use by walkers, riders, cyclists, all-abilities users, etc.
 - d) Any diversions of paths - temporary or permanent- proposed for the purposes of the development
 - e) The detailed specification of the proposed paths and tracks, along with how they will be constructed to avoid impacts on trees.

Reason: In the interest of sustainable transportation.

13. No more than 750 dwellinghouses are permitted to be occupied until the Cross Tay Link Road (CTLR) Improvement including the Tay Crossing, generally as proposed by Perth and Kinross Council as part of its 'Perth Transport Futures Project' transport strategy is agreed by the Planning Authority to constitute a 'committed project', in consultation with Transport Scotland.

For clarification the definition of a 'committed project' in relation to the CTLR project is as follows:

"The CTLR becomes a committed project when all funding, land required for the scheme, statutory approvals, trunk road orders and consents are in place, a contractor appointed and construction on site has commenced".

Reason: To ensure that the scale of development does not exceed that assessed by the original Transport Assessment (submitted with planning application 15/01109/FLM plan ref 15/01109/162) and to ensure that the scale of development is commensurate with the infrastructure required to support the development.

14. Prior to the implementation of this permission, appropriate mitigation measures shall be agreed to address the impact of the development at the Broxden Roundabout on the A9 trunk road. The nature of the mitigation shall either be physical improvements to these junctions in the form of traffic signals and widening of approaches or a financial contribution in lieu of the said physical works. The details of the physical works or the level of financial contribution required shall be agreed in writing with the Planning Authority in consultation with Transport Scotland.

Reason: To ensure that the scale of development does not exceed that assessed by the original Transport Assessment (submitted with planning application 15/01109/FLM, plan ref 15/01109/162) and to ensure that the scale of development is commensurate with the infrastructure required to support the development.

15. No development associated with this permission shall be implemented until a Construction Traffic Management Plan has been approved in writing by the Planning Authority in consultation with Transport Scotland. In particular the CTMP shall identify measures to control the use of any direct access onto the trunk road, including the existing priority access located on the northbound carriageway of the A9 north of Inveralmond Roundabout. Thereafter, all construction traffic associated with the development shall conform to the requirements of the agreed plan.

Reason: To mitigate the adverse impact of development traffic on the safe and efficient operation of the trunk road.

16. Prior to the implementation of this permission, the detailed specification for the emergency/secondary access arrangements to be put or remain in place between the Inveralmond Bridge and Bertha Lodge, along with implementation timescales shall be submitted to and approved in writing by the Planning Authority. The approved emergency/secondary access arrangements shall be thereafter installed in accordance with the agreed timescales and/or maintained to the satisfaction of the Planning Authority.

Reason: to ensure that the development proposals will not have a significant detrimental impact on the operation of the local road network.

17. Prior to the completion of the development, all watercourses on the site as referred to in the Flood Risk Assessment (FRA) (dated 18 June 2015, submitted in support of planning application 15/01109/FLM) shall be inspected and cleared of any impediments likely to create any obstruction to the free flow of water within the development and for 300m (or length otherwise agreed with the Planning Authority) upstream and downstream of the development phase; an inspection report along with details of works undertaken shall be submitted to the Planning Authority for written approval in consultation with the Roads Authority.

Reason: In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality and in accordance with the adopted development plan.

18. The Finished Floor Level of all properties shall be a minimum of 600mm above the 200 year flood level including 20% for Climate Change.

Reason: To reduce flood risk.

19. The overland flood routes of the dam breach analysis shall be maintained as open space to prevent any future development of the land. A minimum of a 5m Maintenance strip either side of the watercourse must be provided along all watercourses as referred to in the Flood Risk Assessment (FRA) (dated 18 June 2015, submitted in support of planning application 15/01109/FLM) within the extents of the proposed development.

Reason: To allow suitable access to the watercourse for maintenance purposes and to reduce flood risk.

20. Prior to the implementation of this permission, a Construction Environment Management Plan (CEMP), incorporating a Construction Method Statement (CMS), a Site Waste Management Plan (SWMP), a Drainage Management Plan (DMP) and Environmental Management Plan (EMP) detailing pollution prevention and control measures for all felling, construction and operation programmes will be submitted to and be approved in writing by the Planning Authority, in consultation with Scottish Environment Protection Agency and Scottish Natural Heritage. Such details shall be submitted not less than two months prior to the agreed scheduled commencement date and shall incorporate detailed pollution avoidance and mitigation measures for all

construction elements. Thereafter the development shall be fully undertaken in accordance with the agreed CEMP.

Reason: In the interest of protecting environmental quality and of bio-diversity.

21. Prior to the implementation of this permission, an independent and suitably qualified ecologist shall be appointed as the 'Ecological Clerk of Works' (ECOW) for the site, by the developer and at the developer's expense. This appointment shall be subject to the prior written approval of the Planning Authority and detail the extent of inspections to be undertaken by the ECOW and how this relates to the delivery of the development. The ECOW shall oversee, on behalf of the Planning Authority, in consultation with Scottish Natural Heritage, the implementation of all ecology related planning conditions and how this relates to the development being constructed. The ECOW shall undertake a watching brief throughout the construction of the development and shall have the authority to stop operations or to alter construction methods should there be any works occurring which is having an adverse impact on the natural heritage.

The ECOW shall have responsibility for the following:

- a) Monitoring compliance with the mitigation works related to the development as set out in the Construction Environment Management Plan.
- b) Advising the developer on adequate protection of nature conservation interest on the site, including altering construction practices if existing practices are having an adverse impact on the natural heritage of the site.
- c) If any protected species are found on site, the Ecological Clerk of Works will ensure that work is suspended at that location and that a protected species protection plan is implemented.

The ECOW is required to notify the Planning Authority:

- d) If there has been a requirement to stop or alter works in relation to this condition.
- e) They are required to submit a report on their inspection for the review of the Planning Authority in consultation with Scottish Environment Protection Agency and Scottish Natural Heritage during construction operations.
- f) They will have the power to amend the Construction Method Statement, where required, with any amendments and measures to mitigate submitted to the Planning Authority.

Reason: In order to ensure that the appointed ECOW is suitably qualified and has a suitable job description and powers.

22. Prior to the implementation of this permission updated details of checking surveys for protected species or the nests of any breeding birds on the site shall be submitted to and approved in writing by the Planning Authority, in

consultation with Scottish Natural Heritage (SNH). The surveys shall be undertaken by a qualified ecologist, in accordance with the approved specification, in the last 6 months preceding site preparation and construction work commencing. A programme of any mitigation measures required as a consequence of the survey results, and a timetable for any such mitigation measures shall have been submitted to and approved in writing by the Planning Authority prior to any works associated with the development taking place. The programme of mitigation work shall be implemented as approved under the supervision of a qualified ecologist all to the satisfaction of the Planning Authority.

Reason: In the interests of protecting the natural heritage, to minimise the environmental impact of construction and operational activities resulting from the proposed development.

23. Prior to the implementation of this permission, a biodiversity monitoring strategy shall be submitted to, and approved in writing by the Planning Authority. The purpose of the strategy shall be to monitor the abundance and distribution of protected species over the period of the development. The content of the Strategy shall include the following.
- a) Aims and objectives of monitoring to match the stated purpose.
 - b) Identification of adequate baseline conditions prior to the start of development.
 - c) Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the various conservation measures being monitored can be judged.
 - d) Methods for data gathering and analysis.
 - e) Location of monitoring.
 - f) Timing and duration of monitoring.
 - g) Responsible persons and lines of communication.
 - h) Review, and where appropriate, publication of results and outcomes.

A report describing the results of monitoring shall be submitted to the Planning Authority at intervals identified in the strategy. The report shall also set out (where the results from monitoring show that conservation aims and objectives are not being met) how contingencies and/or remedial action will be identified, agreed with the local planning authority, and then implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The monitoring strategy will be implemented in accordance with the approved details.

Reason: In the interests of protecting the natural heritage, to minimise the environmental impact of construction and operational activities resulting from the proposed development.

24. Prior to the implementation of this permission, the trees to be retained as identified in the submitted surveys (forming part of planning permission

15/01109/FLM) shall be protected by suitable fencing in accordance with BS5837 2012 (Trees in Relation to Construction). The details of the protective fencing and its location shall be first submitted to and agreed in writing by the Planning Authority. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities shall be permitted within the protected areas without the written consent of the Planning Authority and no fire shall be lit in the position where the flames could extend to within 5 metres of foliage, branches or trunks.

Reason: To ensure adequate protection for the trees on the site during the construction, in the interests of the visual amenity of the area.

25. Prior to the implementation of this permission, a detailed specification and planting scheme for the structural landscaping works between Phase 1 and 2 and Phase 1 and 3 along with implementation timescales shall be submitted to and approved in writing by the Planning Authority. Thereafter the approved structural landscaping works between Phase 1 and 2 and Phase 1 and 3 shall be installed to accord with the agreed timescales and maintained to the satisfaction of the Planning Authority.

Reason: In order to ensure a responsive and robust landscape framework is created between the phases of the site, including appropriate biodiversity and recreational opportunities.

26. Prior to the implementation of this permission, no further development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation which has been submitted by the applicant, and approved by the Planning Authority in consultation with Perth and Kinross Heritage Trust. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in consultation with Perth and Kinross Heritage Trust.

Reason: To safeguard any archaeological interest of the site.

27. Prior to the implementation of this permission, a site specific plan, detailing bin storage areas, kerbside collection locations and recycling facilities shall be submitted to and approved in writing by the Planning Authority and thereafter undertaken in accordance with the approved details. All domestic properties require an appropriate storage area for a minimum of 3 x 240 litre bins (1 for general waste, 1 for garden & food waste and 1 for dry mixed recyclates/paper) and suitable access/surface to wheel the bins from the storage area to the kerbside where they must be presented for collection.

Bin Dimensions

Capacity (litres)	Width (mm)	Height (mm)	Depth (mm)
240	580	1100	740

Reason: In the interests of the sustainable disposal of waste.

28. Prior to the implementation of this permission, a strategy to ensure noise levels within dwellinghouses are considered reasonable internally (utilising dwelling layouts and appropriate double glazing with trickle vents) shall be submitted to the Planning Authority for written approval and thereafter implemented. The strategy shall include particular focus on the relationship of dwellings on either side of the Cross Tay Link Road (CTLR) within the site and to the sites southern boundary, beside the Inveralmond Industrial Estate.

Reason: To prevent disturbance from noise.

29. For any commercial kitchen, an effective ventilation system commensurate with the nature and scale of cooking to be undertaken shall be installed, operated and maintained, within the commercial areas, such that cooking odours are not exhausted into or escape into any neighbouring dwellings.

Reason: To prevent disturbance from noise and odour.

30. All plant or equipment including any ventilation system associated with operation of the commercial areas shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 20 between 2300 and 0700 hours daily, within any neighbouring residential premises, with all windows slightly open, when measured and/ or calculated and plotted on a rating curve chart.

Reason: To prevent disturbance from noise.

31. Commercial and Industrial deliveries shall be limited to Monday to Sunday 07.00 to 19.00 hours.

Reason: To prevent disturbance from noise.

32. Noise from any air source heat pump or other external residential plant equipment shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 20 between 2300 and 0700 hours daily, within any neighbouring residential premises, with all windows slightly open, when measured and/ or calculated and plotted on a rating curve chart.

Reason: To prevent disturbance from noise.

33. For commercial and industrial areas all external lighting to be installed shall be sufficiently screened and aligned so as to ensure that there is no direct illumination of neighbouring land and that light spillage beyond the boundaries of the site is minimised.

Reason: To prevent disturbance from lighting.

34. Prior to the implementation of this permission, an evaluation or clarification of the sites potential to be affected by contamination by a previous use should be undertaken and as a minimum, a Preliminary Risk Assessment (Phase 1 Desk Study) will be submitted for consideration by the Council as Planning Authority. If the preliminary risk assessment identifies the need for further assessment, an intrusive investigation should be undertaken to identify;
- a) The nature, extent and type(s) of contamination on the site.
 - b) Measures to treat/remove contamination to ensure the site is fit for the use proposed.
 - c) Measures to deal with contamination during construction works.
 - d) Condition of the site on completion of decontamination measures.

Reason: To ensure the development is ready to receive development, to protect future users of the site and to protect the amenity of the environment.

35. Prior to the completion or bringing into use any part of the development, the agreed measures to decontaminate the site shall be fully implemented as approved by the Council as Planning Authority. Validation that the scheme has been fully implemented must also be submitted to the Council as Planning Authority before the development is brought into use or occupied.

Reason: To prevent harm to human health and pollution of the environment in accordance with the aims and objectives of the development plan.

B JUSTIFICATION

The proposal is not considered to fully comply with the Development Plan; however, there are material considerations that justify a departure on this occasion as detailed in the Report above.

C PROCEDURAL NOTES

None.

D INFORMATIVES

1. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).
2. Under Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.

3. As soon as practicable after the development is complete, the person who completes the development is obliged by Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
4. This development will require the 'Display of notice while development is carried out', under Section 27C (1) of the Town and Country Planning Act 1997, as amended, and Regulation 38 of the Development Management Procedure (Scotland) Regulations 2008. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for your guidance. According to Regulation 38 the notice must be:
 - Displayed in a prominent place at or in the vicinity of the site of the development.
 - Readily visible to the public.
 - Printed on durable material.
5. The applicant is advised that to enable some of the negative suspensive conditions to be fulfilled works which are operational development may have to be undertaken out with the application site. These works themselves may require the submission of a planning application.
6. The developer is advised to contact Mr David Strachan, Archaeologist, Perth and Kinross Heritage Trust to discuss terms of reference for work required Tel 01738 477080.
7. The applicants are advised that they must apply to the Roads Authority, for construction consent to form a new street. Please contact The Construction and Maintenance Manager, The Environment Service, Perth and Kinross Council, The Atrium, Glover Street, Perth.
8. The applicant is advised that in terms of Sections 21 of the Roads (Scotland) Act 1984 they must obtain from the Council as Roads Authority consent to construct a new road prior to the commencement of roadworks. Advice on the disposal of surface water must be sought at the initial stages of design from the Roads Authority, Scottish Water and the Scottish Environmental Protection Agency.
9. Please consult the Street Naming and Numbering Officer, The Environment Service, Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH15GD.
10. The applicant is advised that the granting of planning consent does not guarantee a connection to Scottish Water's assets. The applicant must make a separate application to Scottish Water Planning & Development Services team for permission to connect to the public wastewater system and/or water network and all their requirements must be fully adhered to.
11. No work shall be commenced until an application for building warrant has been submitted and approved.

12. Ecologists shall be employed to undertake protected species surveys and provide advice and guidance where work is due to be undertaken close to sensitive areas, such as woodland, hedgerows and watercourses and waterbodies as agreed with planning authority.
13. Where works are within 50m of trees, woodland, hedgerows or waterbodies the ecologist shall undertake protected species surveys and identify any potential impacts, where appropriate protective fencing shall be erected prior to work commencing in such areas to the satisfaction of the planning authority.
14. Where protected species have been identified the ecologist shall provide guidance and advice to site staff on how to avoid disturbance of protected species.
15. Monitoring of the ecological interests identified on the site shall be undertaken by the ecologist where protected species have been identified and annual reports as described in BS42020:2013 shall be submitted to the planning authority to inform changes to abundance or locations of protected species.
16. The development shall be in accordance with the Council's Affordable Housing Policy approved in April 2016 which requires a 25% allocation of affordable units within the development all to the satisfaction of the Council as Planning Authority. To comply with the Council's approved policy on affordable housing.
17. The applicant is reminded that the site is still subject of a Section 75 Legal Agreement, securing Developer Contribution requirements and other matters, as secured as part of planning permission 15/01112/IPM (subject of minded to approve application 18/01800/IPM). This permission continues to be tied by this legal agreement and the associated requirements will continue to apply.

E ENVIRONMENTAL IMPACT ASSESSMENT (EIA) DECISION

The proposed development was determined by Perth & Kinross Council under the provisions of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 to be EIA development. In accordance with Regulation 29, notice of this decision is hereby given in respect of the following:

The application submitted an EIA Addendum dated April 2019. The public had the opportunity to participate in the decision making process through notification of the EIA Addendum was undertaken for premises on neighbouring land and it was publicised on the Planning Authority's website, in the Edinburgh Gazette and the Perthshire Advertiser.

The EIA Addendum provides a summary of the baseline, the information gathered to consider the likely significant effects on the environment and

details of environmental mitigation and monitoring that are to be incorporated in to the proposal. The Addendum considers the conclusions reached in the 2015 Environmental Statement (ES) and the conclusions reached in 2016 through the Supplementary Environmental Information (SEI) which were lodged in advance of determination of the original detailed permission. The following topics were covered in relation to the proposed amendment:

- Landscape/Townscape and Visual Assessment
- Traffic and Transport
- Air Quality
- Noise and vibration
- Nature Conservation and Ecology
- Socio-Economic and Tourism
- Ground Conditions, Drainage and Flood Risk
- Archaeology and Cultural Heritage
- Cumulative Effects.

The Addendum concludes that through the proposed amendment of the affected planning Condition 11, there would be no substantive effect on the conclusions reached through the 2015 ES or 2016 SEI.

The Planning Authority is satisfied that the EIA Addendum is up-to-date and complies with Regulation 5 and is therefore suitable for determination of the planning application.

The Planning Authority has considered the EIA Addendum Report, other environmental information and recommendation from the consultations bodies. It is concluded that the development will not give rise to any unacceptable significant environmental effects. In reaching this conclusion, regard has been given to environmental design and mitigation measures incorporated into the original proposal, as well as a regime for the ongoing monitoring measures for the construction and operation of the development.

In the absence of unacceptable and significant environmental impacts, and subject to the mitigation and monitoring measures secured through planning conditions and ongoing S75 control, the proposal is acceptable and can be approved.

Background Papers: None
Contact Officer: Callum Petrie 01738 475353
Date: 20 June 2019

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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