

LRB-2023-42

23/00075/FLL - Change of use of open space and extension to shop, 75-77 Balhousie Street, Perth, PH1 5BG

PLANNING DECISION NOTICE *(included in applicant's submission, pages 398-399)*

REPORT OF HANDLING

REFERENCE DOCUMENTS *(part included in applicant's submission, pages 459-482)*

REPORT OF HANDLING

DELEGATED REPORT

Ref No	23/00075/FLL	
Ward No	P12- Perth City Centre	
Due Determination Date	22nd April 2023 Extended to 31st August 2023	
Draft Report Date	22nd August 2023	
Report Issued by	PB	Date 28 th August 2023

PROPOSAL: Change of use of open space and extension to shop

LOCATION: 75 - 77 Balhousie Street Perth PH1 5BG

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

BACKGROUND AND DESCRIPTION OF PROPOSAL

Planning permission is sought for the change of use of open space and extension to shop. The existing shop (98 sqm) is at 75-77 Balhousie Street, Perth and is a convenience store serving the local area. Planning permission was given in 2011 for a takeaway facility (48 sqm) at the southern end of the building. Work was started on this but has not been finished.

The extension proposed (48 sqm) is to the north and would extend the building into an area of open space where there are currently three trees. Two of the trees would be removed as part of this proposal and the open space would be reduced by around 50 %.

The proposal is for single storey with a pitched, hipped roof which will be set slightly lower than the existing roof line of the shop. Materials will match the existing.

SITE HISTORY

98/00841/FUL Install ATM cash machine at 20 July 1998 Application Approved

98/00842/FUL Display of projecting signs at 20 July 1998 Application Approved

11/00213/FLL Extension to form hot food take-away shop 4 May 2011 Application Refused (Approved on appeal to DPEA)

PRE-APPLICATION CONSULTATION

Pre application Reference: None.

DEVELOPMENT PLAN

The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.

NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.

The Council's assessment of this application has considered the following policies of NPF4 :

Policy 1: Tackling the Climate and Nature Crisis
Policy 2: Climate Mitigation and Adaptation
Policy 3: Biodiversity
Policy 14: Design, Quality and Place
Policy 28: Retail

Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking
Policy 1B: Placemaking
Policy 14A: Open Space Retention and Provision: Existing Areas
Policy 17: Residential Areas
Policy 40A: Forestry, Woodland and Trees: Forest and Woodland Strategy
Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development
Policy 41: Biodiversity
Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

Statutory Supplementary Guidance

- [Supplementary Guidance - Developer Contributions & Affordable Housing](#) (adopted in 2020)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

OTHER POLICIES

Non Statutory Guidance

- [Planning Guidance - Planning & Biodiversity](#)

NATIONAL GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, Planning Advice Notes, Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

Planning Advice Notes

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

- PAN 40 Development Management

Creating Places 2013

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.

Designing Streets 2010

Designing Streets is the policy statement in Scotland for street design and changes the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It was created to support the Scottish Government's place-making agenda, alongside Creating Places.

National Roads Development Guide 2014

This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

CONSULTATION RESPONSES

Transportation And Development
No objection.

Scottish Water
No objection. Advice in letter for applicant.

REPRESENTATIONS

2 representations of objection were received.

Objections relate to:

- Additional traffic, traffic congestion and loss of parking;
- Road safety
- Noise and disturbance – early morning deliveries
- Odour – from hot food takeaway
- Drainage – extension will be over a main drain

- Amenity – existing shop detracts from the amenity of the area
- Cumulative impact of new housing such as from Balhousie School to be redeveloped
- Health- hot food takeaway contrary to healthy eating
- Impact on green space – loss of trees
- Litter

The above points will be considered in the main body of the report. Issues with regard to litter and health are not material planning considerations. Reference to hot food takeaway is also not relevant to this application as it does not form part of this proposal.

Additional Statements Received:

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under Habitats Regulations	Habitats Regulations AA Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Tree Report submitted

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, involving considerations of the Council’s other approved policies and supplementary guidance, these are discussed below only where relevant.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

Within the Local Development Plan (LDP), the site is located within the settlement boundary of Perth where Policies 1 (Placemaking) and 17 (residential areas) are applicable. Policy 1 seeks to ensure that all new developments do not have an adverse impact on an area and that new development contributes positively to the built and natural environment. In particular a) requires proposals to “Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings” and b) proposals should “Consider and respect site topography and the wider landscape character of the area”

Policy 14, Open Space retention and Provision part A relates to the protection of open space of either recreation or amenity value. In this case the proposal would result in the loss of open space of amenity value.

Policy 17 of the LDP seeks to support new development that is compatible with existing uses. In principle this can include local shops where they serve local needs of the area (b). However development should be compatible with the amenity and character of the area and (c) improve the character and environment of the area or village.

Policy 40B, Trees, Woodland and Development requires a tree survey to be submitted where there are trees on a site. The policy also includes a presumption in favour of protection of woodland resources. In exceptional circumstances where the loss of individual trees is unavoidable, the Council will require mitigation measures to be provided. Initially no tree survey was submitted although this has now been prepared and added to the application package.

In terms of the NPF4, Policy 14, Design, Quality and Place, looks to ensure that all new developments have a good design standard. a) requires proposals to be designed to improve the quality of an area regardless of scale and b) supports development where it is consistent with the six qualities of successful places including being "Pleasant" and supporting attractive natural and built spaces. c) states that proposals that are poorly designed, detrimental to the area or inconsistent with the six qualities of successful places, will not be supported.

For reasons set out below this proposal is contrary to the above policies and cannot be supported.

Design and Layout

The Local Development Plan requires proposals to be designed to improve the quality of an area and respect the character and amenity of the area. This proposal seeks to remove existing trees and extend built development into an existing area of landscaped amenity open space and as such would not contribute positively to the built or natural environment. The proposal is contrary to policies 1, 14A and 17 of the Perth and Kinross Local Development Plan.

Policy 14 a) of National Planning Framework 4 requires proposals to be designed to improve the quality of an area whether in an urban or rural location and regardless of scale. b) requires proposals to be consistent with the six qualities of successful places including being pleasant; supporting attractive natural and built spaces. c) states that proposals that are poorly designed, detrimental to the area or inconsistent with the six qualities of successful places, will not be supported. The development would have a detrimental impact on a pleasant landscaped open space, would not improve the quality of the area and would be inconsistent with the six qualities of successful places as set out in policy 14 of NPF4.

Landscape

The area into which the extension will be built is currently an area of landscaped amenity open space with four trees described in the Tree Report as "early mature". There are two wild cherries identified as category B quality; one rowan of C category

and one willow categorised as U. The three B and C category trees are identified as having more than 20 years remaining contribution if not removed. The willow (T716) noted as being of poor quality with less than 10 years remaining contribution. This is identified as being not suitable for retention being multi-stemmed with a congested, poorly configured crown.

T715 is a small rowan located to the rear of the plot. The tree report notes that this tree has been heavily suppressed by the adjacent cherry and willow leaving a poor and biased crown that overhangs the store. However this could be addressed by tree management.

Trees T714 and T717 are noted as being in a satisfactory condition. Works are suggested to these trees to crown lift them to reduce them from the footpath and highway to avoid obstruction.

The proposal would bring the store 7m north of the existing building and require removal of three of the four trees leaving only one of the wild cherries (T717) on the site. The report recommends that a detailed arboricultural method statement should be produced if the application is approved and that any utilities required should be routed outside of the Root Protection Area (RPA).

Policy 40B of the Local Development Plan includes a presumption in favour of protecting woodland resources. In exceptional circumstances where the loss of individual trees or woodland cover is unavoidable mitigation will be required. Whilst it is accepted that the trees do require some management this does not justify their removal and the significant reduction in the area of landscaped open space which would result from this development. The proposal is not supported and is contrary to policy 40B of the LDP2.

Residential Amenity

The site is in a predominantly residential area, close to residential properties. However, the increase in floorspace of the premises is not likely to have any significant additional impact in terms of noise and disturbance to that already experienced from the existing shop. The impact on residential amenity of the proposed extension is acceptable.

Visual Amenity

The proposal would result in a loss of trees and green space in the area which would have an adverse impact on visual amenity.

Roads and Access

The site is on Balhousie Street that links the Muirton area to Perth city centre. There is no vehicle access for the property as such, but a parking bay exists in front of the store with waiting restrictions.

Objectors have pointed to the potential increase in traffic as a result of the extension to the shop and also to potential road safety issues. Some of the points relate to the takeaway element of the business however this is not part of this planning application. The scale of increase in floorspace however is unlikely to impact

significantly on traffic movements or numbers of vehicles in the area. Transport Planning has no objection to the proposal but notes that a Royal Mail post box used to store mail waiting for local delivery is located where the extension will be but is not marked on the plans. Arrangements with Royal Mail are required to have this relocated if the extension goes ahead.

Drainage and Flooding

The proposal will utilise existing drainage connections. An objection notes that the extension may be built over a main drain. Detailed drainage plans have not been provided and it is anticipated that the new development would connect into existing infrastructure. However, any development will have to comply with the relevant building regulations with regard to drainage infrastructure.

Conservation Considerations

The site is not in a conservation area and there are no listed buildings within view of the site. No built heritage assets will be affected by the proposals.

Natural Heritage and Biodiversity

The submitted Tree Report includes some consideration of protected species such as nesting birds and bats. Works to trees should be avoided during the bird nesting season (March to August) and trees should be checked for the presence of bats prior to any works to the trees.

The removal of three of the four trees would result in a net loss of habitat for local biodiversity which would be contrary Policy 41, Biodiversity, that seeks to protect and enhance all wildlife and wildlife habitats.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

The proposal would support an existing business and as such would have a localised positive economic impact.

VARIATION OF APPLICATION UNDER SECTION 32A

This application was varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended. The variations incorporate the addition of a Tree Report.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the Development Plan.

Accordingly the proposal is refused on the grounds identified below.

Reasons

- 1 The proposal is contrary to Policies 14(a), (b) and (c), Design, Quality and Place of National Planning Framework 4. The proposal would be a significant encroachment into an area of landscaped amenity space that would not a) improve the quality of an area; b) would conflict with the aim to create “Pleasant” places supporting attractive natural and built spaces; and c) would be detrimental to the area and inconsistent with the six qualities of successful places.
- 2 The proposal is contrary to Placemaking policies 1A and 1B(a) and (b) of the Perth and Kinross Local Development Plan 2 (2019) which seeks to ensure that development contributes positively to the quality of the surrounding built and natural environment. The proposal is contrary to (a) as it would dilute the existing coherent structure of streets, spaces and buildings by developing an existing area of landscaped open space integral to the character of the area and (b) the removal of trees and open space does not respect the landscape character of the area.
- 3 The proposal is contrary to Policy 14, Open Space retention and Provision part A: Existing Areas, of the Perth and Kinross Local Development Plan (2019) as it would result in the loss of open space of amenity value.
- 4 The proposal is contrary to Policy 17, Residential Areas, of the Perth and Kinross Local Development Plan 2 (2019) which seeks to ensure that development is compatible with the amenity and character of the area and (c) improve the character and environment of the area or village. The proposal by virtue of its siting on an existing area of open space would not be compatible with or improve the character and environment of the area and would be contrary to Policy 17.
- 5 The proposal is contrary to policy 40B, Trees, Woodland and Development of the Perth and Kinross Local Development Plan 2 (2019) which requires the protection of existing trees. The proposal will result in the removal of 75% of trees from the site and is therefore contrary to policy 40B.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

This application was varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended. The variations incorporate the addition of a Tree Survey Report (09).

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01

02

03

04

05

06

07

08

09



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100614917-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Extend existing convenience store INTO EXISTING OPEN AMENITY SPACE

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

Yes No

Has the work already been started and/or completed? *

No Yes - Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Fouin + Bell Architects Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Fouin	Building Name:	
Last Name: *	Bell	Building Number:	1
Telephone Number: *		Address 1 (Street): *	John's Place
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	City of Edinburgh
		Postcode: *	EH6 7EL
Email Address: *			

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Asif	Building Number:	
Last Name: *	Hussain	Address 1 (Street): *	
Company/Organisation	Balhousesie Store	Address 2:	
Telephone Number: *		Town/City: *	
Extension Number:		Country: *	
Mobile Number:		Postcode: *	
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

Easting

Pre-Application Discussion

Have you discussed your proposal with the planning authority? * Yes No

Site Area

Please state the site area:

Please state the measurement type used: Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? * Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

0

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Hardstanding for bins

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? * Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? * Yes No

All Types of Non Housing Development – Proposed New Floorspace Details

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): *

Class 1 Retail (food)

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (If class 7, 8 or 8a): *

If Class 1, please give details of internal floorspace:
Net trading spaces: Non-trading space:

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) * Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Are you able to identify and give appropriate notice to ALL the other owners? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Address:

Date of Service of Notice: *

23/01/2023

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: Fouin Bell

On behalf of: Balhousie Store

Date: 23/01/2023

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Fouin Bell

Declaration Date: 23/01/2023

Payment Details

