

LRB-2024-10

**23/01564/FLL - Erection of dwellinghouse, land 20 metres
south west of 4 Lageonan Road, Grandtully, Aberfeldy**

REPRESENTATIONS

**Comments to the Development Management & Building Standards Service
Manager on a Planning Application**

Planning Application ref.	23/01564/FLL	Comments provided by	Lucy Sumner
Service/Section	Planning & Housing Strategy	Contact Details	Development Contributions Officer: Lucy Sumner Tel: 01738 475417 Email: TESDevelopmentContributions@pkc.gov.uk
Description of Proposal	Erection of dwellinghouse		
Address of site	Land 20 Metres South West Of 4 Lageonan Road Grandtully Aberfeldy Ph15 2qy Lageonan Road Grandtully		
Comments on the proposal	<p>NB: Should the planning application be successful and such permission not be implemented within the time scale allowed and the applicant subsequently requests to renew the original permission a reassessment may be carried out in relation to the Council's policies and mitigation rates pertaining at the time.</p> <p>THE FOLLOWING REPORT, SHOULD THE APPLICATION BE SUCCESSFUL IN GAINING PLANNING APPROVAL, MAY FORM THE BASIS OF A SECTION 75 PLANNING AGREEMENT WHICH MUST BE AGREED AND SIGNED PRIOR TO THE COUNCIL ISSUING A PLANNING CONSENT NOTICE.</p> <p>Primary Education</p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.</p> <p>This proposal is within the catchment of Grandtully Primary School. Education & Children's Services have no capacity concerns in this catchment area at this time.</p>		
Recommended planning condition(s)	<p>Summary of Requirements</p> <p>Education: £0 Total: £0</p>		
Recommended informative(s) for applicant			
Date comments	23 October 2023		

Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 23/01564/FLL

Our ref OLW/LRE

Date 6 November 2023

Tel No 01738 476958/(4) 76462

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission PKC 23/01564/FLL RE: Erection of dwellinghouse, Land 20 Metres Southwest Of 4 Lageonan Road, Grandtully, Aberfeldy, PH15 2QY for Mr Stuart Hendry

I refer to your letter dated 17 October 2023 in connection with the above application and have the following comments to make.

Environmental Health

Recommendation

I have no objections to the application but recommend the undernoted informative and condition are included on any given consent.

Comments

This application is for the erection of a dwellinghouse which will include the provision of a single woodburning stove and associated flue and an air source heat pump.

Air Quality

Perth and Kinross Council have a duty to assess biomass boilers for capacity within the range of 50kW to 20MW in terms of nitrogen dioxide and particulate matter based on their effect on air quality in the area. Though the application does not include any information on the stove, it is likely to be domestic sized and therefore I have no adverse comments to make with regards to air quality.

Odour

Another matter pertaining to the stove which could cause an issue has the potential for smoke or odour disamenity. This Service has seen an increase in complaints with regards to smoke and odour due to the installation of biomass appliances. This can be caused due to poor installation and maintenance of the biomass appliances and also inadequate dispersion of emissions due to the inappropriate location and height of a flue with regards to surrounding buildings.

I note from the submitted plans the flue will terminate at a suitable height to aid in dispersion of emissions. I would advise that smoke/odour could be further minimised through the use of fuel recommended by the stove manufacturer.

In light of the above, the residential amenity at neighbouring dwellinghouses should not be adversely affected by smoke/odour.

I would therefore have no objections to this development provided that the following informative is attached to the consent.

Air Source Heat Pump

The plans indicate that the applicant proposes to install an air source heat pump and the specification documents submitted is for a Toshiba SHORAI Edge RAS-J2KVSGE-E range of ASHPs.

The World Health Organisation (WHO) issued guidance in 1999 in relation to noise, at which time it was recommended that the following sound levels should be maintained: Leq50-55dB(A) in outdoor living areas, Leq35dB(A) in internal living areas and Leq30dB(A) in bedrooms. This guidance is consistent with BS8233:2014 which recommends the following sound level ranges: Leq30-40dB(A) in living areas and Leq30-35dB(A) in bedrooms.

Given the distance attenuation to neighbouring properties these levels should be achievable for airborne noise allowing for 10-15dB reduction by a partially open window.

The sound levels recommended in the guidance does not consider the relative noise level at octave frequency bands. Fixed plant of this type can create noise which has characteristics that are not adequately quantified by means of a Leq limit.

I would therefore recommend the following condition be attached to any given consent.

Condition

EH10 All plant or 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 25 between 2300 and 0700 hours daily, within any neighbouring residential property, with all windows slightly open, when measured and/ or calculated and plotted on a rating curve chart.

Informative

The approved stove system shall be installed and thereafter operated and maintained in accordance with the manufacturer's recommendations, such that smoke odours are not exhausted into or escape into any neighbouring dwellings. Failure to do so may result in an investigation and possible action by Environmental Health under the Environmental Protection Act 1990.

Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 23/01564/FLL

Our ref CHF

Date 08/11/2023

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission 23/01564/FLL RE: Erection of dwellinghouse at Land 20 Metres South West Of 4 Lageonan Road Grandtully Aberfeldy Ph15 2qy Lageonan Road Grandtully for Mr Stuart Hendry

I refer to your letter dated 18 October 2023 in connection with the above application and have the following comments to make.

Contaminated Land

Recommendation

I refer to the above application and have the following comments to make in respect of the proposed development.

Historical mapping indicates that the site was previously occupied by railway land. There is the potential for the site to be impacted by contamination as a result of this former land use. It will therefore be necessary for an assessment of the site to be made to determine its suitability for the proposed use.

Therefore if planning permission is granted in respect of this development I would recommend that the following condition is applied within the consent.

Condition

EH41

Prior to the commencement of works on site, an evaluation for the potential of the site 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 after the preliminary risk assessment identifies the need for further assessment, an intrusive investigation should be undertaken to identify;

- I. the nature, extent and type(s) of contamination on the site
- II. measures to treat/remove contamination to ensure the site is fit for the use proposed
- III. measures to deal with contamination during construction works
- IV. condition of the site on completion of decontamination measures.

Prior to the completion or bringing into use of 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.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/01564/FLL	Comments provided by	Lachlan MacLean Project Officer – Transport Planning
Service/Section	Transport Planning	Contact Details	TransportPlanning@pkc.gov.uk
Description of Proposal	Erection of dwellinghouse		
Address of site	Land 20 Metres South West Of 4 Lageonan Road, Grandtully, Aberfeldy PH15 2QY		
Comments on the proposal	<p>The applicant is proposing to erect a two bedroomed dwellinghouse on a vacant plot at the west end of Lageonan Road.</p> <p>A new vehicle access to the public road network is proposed for the property, taken directly off Lageonan Road, which is a single track road.</p> <p>Visibility onto the public road network hasn't been shown by the applicant and it is unclear who the 2 metre high fence will impact onto the splay and if a length of fence is to be removed. Please confirm the visibility to be provided.</p> <p>Parking will be provided on site for two vehicles, which is in line with the requirements of the National Roads Development Guide.</p> <p>Transport Planning are not in a position to support this application, more information is required.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	09 November 2023		

