

**LRB-2024-05 - 23/01192/IPL - Erection of a dwellinghouse
(in principle), land 20 metres east of Easter Drumatherty
Cottage, Spittalfield, Perth**

REPRESENTATIONS

Thursday, 03 August 2023



Local Planner
Planning and Development
Perth and Kinross Council
Perth
PH1 5GD

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Steps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk



Dear Customer,

Land 20 Metres East Of, Easter Drumatherty Cottage, Spittalfield, PH1 4LE
Planning Ref: 23/01192/IPL
Our Ref: DSCAS-0091815-D72
Proposal: Erection of a dwellinghouse (in principle)

Please quote our reference in all future correspondence

Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced. Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ This proposed development will be fed from Lintrathen Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via [our Customer Portal](#) or contact Development Operations.

Waste Water Capacity Assessment

- ▶ Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.
-

Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - ▶ Site Investigation Services (UK) Ltd
 - ▶ Tel: 0333 123 1223
 - ▶ Email: sw@sisplan.co.uk
 - ▶ www.sisplan.co.uk
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
 - ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
-

Next Steps:

▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

▶ Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

▶ Trade Effluent Discharge from Non-Domestic Property:

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and laundrettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the

development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 5kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Ruth Kerr.

Development Services Analyst

PlanningConsultations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Memorandum

To Development Quality Manager

From Regulatory Service Manager

Your ref 23/01192/IPL

Our ref MA

Date 3 August 2023

Tel No 01738 476476

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

Erection of a dwellinghouse (in principle) Site Land 20 Metres East Of Easter Drumatherty Cottage Spittalfield Perth PH1 4LE

I refer to your letter dated 31 July 2023 in connection with the above application and have the following comments to make.

Water (assessment date – 3/8/2023)

Recommendation

I have no objections to the application but recommend the undernoted informatives be included in any given consent.

Comments

The development is for a house in a rural area with private water supplies known to serve properties in the vicinity. To maintain water quality and supply in the interests of residential amenity and ensure the private water supply or septic drainage systems of neighbours of the development remain accessible for future maintenance please note the following informatives. No public objections relating to the water supply were noted at the date above.

WAYL - Informative 1

The applicant should ensure that any existing wayleaves for maintenance or repair to existing private water supply or septic drainage infrastructure in the development area are honoured throughout and after completion of the development.

PWS - Informative 2

The applicant shall ensure the private water supply for the dwellinghouse/ development complies with the Water Scotland Act 1980 (Section 63), The Private Water Supplies (Scotland) Regulations 2006 and The Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017. Detailed information regarding the private water supply, including the nature, location and adequacy of the source, any storage tanks/ pipework and the filtration and disinfection treatment proposed to ensure provision of an adequate and consistently wholesome water supply shall be submitted to Perth and Kinross Council Environmental Health in line with the above Act and Regulations.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/01192/IPL	Comments provided by	Jody Blake
Service/Section	Conservation	Contact Details	
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 20 Metres East Of Easter Drumatherty Cottage Spittalfield Perth PH1 4LE		
Comments on the proposal	<p>Easter Drumatherty Farm is a category C listed farmhouse dating to approximately 1830.</p> <p>The substantial red sandstone farmhouse is particularly prominent in the existing open, flat farmland setting. The west gable is a significant landscape feature on the approach from the west, along a straight section of the Old Military Road (A984). Historic mapping shows a steading range to the north-east of the farmhouse, but it has remained undeveloped to the east or west, maintaining a clear visual and historic relationship to the wider agricultural landscape.</p> <p>The proposal is for the creation of one lot to the east of Eastern Drumatherty cottage (not the listed building). The proposed dwelling footprint would be setback approximately 11m from the front boundary line. This setback will retain views along Old Military Road across the fields to the listed building. The retention of the oak trees and implantation of landscaping is welcomed to lessen the visual impact of the proposed dwelling.</p> <p>There are no objections on heritage grounds to the current proposal.</p>		
Recommended planning condition(s)	None		
Recommended informative(s) for applicant	None		
Date comments returned	10/08/2023		

Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 23/01192/IPL

Our ref CHF

Date 17/08/2023

Communities

Pullar House, 35 Kinnoull Street, Perth, PH1 5GD

Consultation on an Application for Planning Permission

23/01192/IPL RE: Erection of a dwellinghouse (in principle) at Land 20 Metres East Of Easter Drumatherty Cottage Spittalfield Perth PH1 4LE for Robert Reid And Son

I refer to your letter dated 31 July 2023 in connection with the above application and have the following comments to make.

Contaminated Land

Comments

A search of the historical mapping has not identified any potential sources of contamination likely to impact upon the proposed development site and there is no further information held by the Authority to indicate that the application area has been affected by contamination. However, it shall be the responsibility of the applicant to satisfy themselves that the ground conditions are suitable for the development for which planning consent has been granted.

Recommendation

A search of the historic records did not raise any concerns regarding ground contamination and therefore I have no adverse comments to make on the application.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/01192/IPL	Comments provided by	Lucy Sumner
Service/Section	Strategy & Policy	Contact Details	Development Contributions Officer: Lucy Sumner
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 20 Metres East Of Easter Drumatherty Cottage Spittalfield Perth PH1 4LE		
Comments on the proposal	<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 Glendelvine Primary School.</p>		
Recommended planning condition(s)	<p>Primary Education</p> <p>CO01 The development shall be in accordance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2020 in line with Policy 5: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2 (2019) with particular regard to primary education infrastructure, or such subsequent Guidance and Policy which may replace these.</p> <p>RCO00 Reason – To ensure the development is in accordance with the terms of the Perth and Kinross Local Development Plan 2 (2019) and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2020.</p>		
Recommended informative(s) for applicant	N/A		
Date comments returned	22 August 2023		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/01192/IPL	Comments provided by	Andrew Smith
Service/Section	HE/Flooding	Contact Details	
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 20 Metres East Of Easter Drumatherty Cottage, Spittalfield, Perth, PH1 4LE		
Comments on the proposal	<p>Objection – further flood risk info required.</p> <p>Site Flood Risk Assessment (FRA) to evaluate, in particular, future flood risk, the close vicinity to the River Tay catchment and historic flooding in the area.</p> <p>From a review of the SEPA 1 in 200 year flood extent map and site/access topography, flood risk should be negligible. SEPA future flood maps 2080 indicate that the site floods.</p> <p>For further details regarding SEPA flood maps, please refer to Flood Risk Management Maps (sepa.org.uk).</p>		
Recommended planning condition(s)	<p>PP01 Further to Condition 1 above, a Flood Risk Assessment (FRA) shall be submitted as part of the specified matters requiring to be the subject of a further formal planning application for the approval of the Council as Planning Authority. The FRA shall consider flood risk from all sources and shall be developed in accordance with the relevant technical guidance published by the Scottish Environment Protection Agency (eg Technical Flood Risk Guidance for Stakeholders) and the Council’s Flood Risk and Flood Risk Assessment Developer Guidance.</p> <p>PP02 Further to Condition 1 above, a Drainage Impact Assessment (DIA) shall be submitted as part of the specified matters requiring to be the subject of a further formal planning application for the approval of the Council as Planning Authority. The DIA shall be developed in accordance with the Council’s Flood Risk and Flood Risk Assessment Developer Guidance.</p> <p>DR00 Development shall not commence on site until a detailed sustainable urban drainage system (SUDS) has been submitted for the written agreement of the Council as Planning Authority, in consultation with 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. All works shall be carried out in accordance with the agreed scheme and be operational prior to the bringing into use of the development.</p> <p>DR01 Storm water drainage from all paved surfaces, including the access, shall be disposed of by means of suitable a Sustainable Urban Drainage System to meet the requirements of best management practices.</p>		
Recommended informative(s) for applicant	The applicant is advised to refer to Perth & Kinross Council’s Supplementary guidance on Flood Risk and Flood Risk Assessments 2021 as it contains advice relevant to your development.		
Date comments returned	05/09/2023		



To: Clair Myles, Planning Officer

From: Grace Woolmer-White,
Historic Environment Officer

Tel: 01738 477056

Email: GWoolmer@pkht.org.uk

Date: 5th September 2023

23/01192/IPL | Erection of a dwellinghouse (in principle) | Land 20 Metres East Of Easter Drumatherty Cottage Spittalfield Perth PH1 4LE

Thank you for consulting PKHT on the above application. As per the previous planning application at this site (22/01650/IPL), I can confirm that the proposed development site lies within an area that is considered to have archaeological potential. Looking into the wider context of known monuments there is very rich evidence of prehistoric activity in the area, from the unenclosed settlement remains west of Wester Drumnatherty (SM7165), potential prehistoric pit cluster 300m south and Mains of Gourdie ring ditch and potential cursus (SM6875). No invasive archaeological work has been undertaken in the wider development area therefore given the above context and the fact the site is greenfield we recommend an evaluation is undertaken to assess archaeological potential at the site.

Therefore, if permission is granted for this development, it is recommended that a programme of archaeological works is attached to consent. Given the smaller scale of the proposed development within the single plot, it is most likely that archaeological monitoring of all groundbreaking works by a professional archaeologist be the most appropriate approach to ensure the recording of any associated archaeological deposits encountered. However, should the proposed scale or design change, this would need reassessed. The works will need clarified in a Written Scheme of Investigation (WSI) and be submitted for PKHT for approval.

Recommendation: In line with the National Planning Framework 4's historic environment section (Policy 7, Historic Assets and Places, pages 45-47) it is recommended that the following conditions for a programme of archaeological works should be attached to consent, if granted:

HE25A *Development shall not commence until the developer has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Archaeological Investigation (WSI) which has been submitted by the developer and agreed in writing by the Council as Planning Authority, in consultation with Perth and Kinross Heritage Trust (PKHT). Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented including that all excavation, preservation, recording, recovery, analysis, publication and archiving of archaeological resources within the development site is undertaken. Should the archaeological works, as required by the WSI, identify a requirement for post-excavation analysis, the development as approved shall not be occupied or brought into use until a Post-Excavation Research Design (PERD) has been submitted to and agreed in writing by the Council as Planning Authority, in consultation with PKHT. The PERD shall be carried out in complete accordance with the approved details. Furthermore, the developer shall afford access at all reasonable times to PKHT or a nominated representative and shall allow them to observe work in progress.*

Notes:

1. **Should consent be given, it is important that the developer, or their agent, contact me as soon as possible. I can then explain the procedure of works required and, if necessary, prepare for them written Terms of Reference.**
2. This advice is based on information held on the Perth and Kinross Historic Environment Record. This database of archaeological sites and historic buildings is regularly updated

Claire Myles
Planning Department
Perth & Kinross Council

Our Ref: 10065
Your Ref: 23/01192/IPL

By email only to: DevelopmentManagement@pkc.gov.uk

SEPA Email Contact:
planning.south@sepa.org.uk

06 September 2023

Dear Claire

Town and Country Planning (Scotland) Acts

23/01192/IPL

Erection of a dwellinghouse (in principle)

Land 20 Metres East of Easter Drumatherty Cottage Spittalfield Perth PH1 4LE

Thank you for your consultation which was received by SEPA on 07 August 2023 in relation to the above application. The reason for consultation was specified as flood risk.

Advice for the planning authority

In line with the advice in the [Transitional Arrangements for National Planning Framework 4 letter](#), issued by the Chief Planner, Fiona Simpson, on 8 February 2023 our position and advice given below is based on NPF4 policy.

We **object in principle** to the application and recommend that planning permission is refused. This is because the proposed development may put people or property at risk of flooding which is contrary to national planning policy. Please note the advice provided below.

If the planning authority proposes to grant planning permission contrary to this advice on flood risk, the [Town and Country Planning \(Notification of Applications\) \(Scotland\) Direction 2009](#)



Chairman
Bob Downes

CEO
Nicole Paterson

Angus Smith Building
6 Parklands Avenue
Eurocentral
Holytown
North Lanarkshire
ML1 4WQ

Tel: 03000 99 66 99
www.sepa.org.uk

provides criteria for the referral to the Scottish Ministers of such cases. You may therefore wish to consider if this proposal falls within the scope of this Direction.

1. Flood risk

- 1.1 We have a shared duty with Scottish Ministers and other responsible authorities under the Flood Risk Management (Scotland) Act 2009 to reduce overall flood risk and promote sustainable flood risk management. The cornerstone of sustainable flood risk management is the avoidance of flood risk as a first principle, and this is set out in NPF4 Policy 22.
- 1.2 In line with NPF4 Policy 22, a precautionary approach to flood risk should be taken by avoiding development within *flood risk areas* or *areas at risk of flooding* (land or built form with an annual probability of being flooded of greater than 0.5% which must include an appropriate allowance for future climate change). NPF4 strengthens resilience to flood risk by promoting avoidance as a first principle, new development therefore needs to be located outwith flood risk areas unless it falls under one of the four categories of permissible development set out in Policy 22. This proposal is for a dwellinghouse on a non-allocated and undeveloped site, as such we do not consider it to fall under any of the categories of permissible development. In addition, development must not result in any reduction in floodplain capacity increase risk for others or increase the need for future flood protection schemes.
- 1.3 The site is fully shown to be at risk of flooding based on the SEPA Future Flood Maps. This indicates that there is a risk of flooding from fluvial sources including the River Tay, Millhole Burn and Peathill Burn. You can view the SEPA Flood Maps and find out more about them at [SEPA - Flood Maps](#).
- 1.4 We also hold several records of flooding in the area:
 - 30 December 2015: Flooding on the Meikleour to Dunkeld road (A984) due to burns backing up due to high levels on the River Tay.
 - 07 January 2005: Extensive flooding to agricultural land and woodland.
 - 16 January 1993: Extensive flooding, estimated to be a 1 in 100 year return period event. Post flood survey found levels had reached 35.77mAOD near the site.
 - 26 January 1990: River Tay in flood and burns backed up.

- 24 January 1928: Flood from river, Meikleour and Eastor Drumatherty affected. Road impassable near Spittalfield.

1.5 Based on the SEPA Flood Maps and records of past flooding, we consider the proposed development to be within a flood risk area. Any new residential development in this location would put people and property at risk of flooding contrary to NPF4. We therefore **object in principle** to the proposed development as avoidance cannot be achieved.

2. Other planning matters

2.1 For all other planning matters, please see our [trriage framework and standing advice](#) which are available on our website: www.sepa.org.uk/environment/land/planning/.

Advice for the applicant

3. Regulatory advice

3.1 Details of regulatory requirements and good practice advice, for example in relation to private drainage, can be found on the [regulations section](#) of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the local compliance team at: FASP@sepa.org.uk.

If you have queries relating to this letter, please contact us at the email above including our reference number in the email subject.

Yours sincerely

Jonathan Werritty
Senior Planning Officer
Planning Service

Disclaimer: This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at this time. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning or similar application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application or similar application and/or neighbour notification or advertising. We have relied on the accuracy and

completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. For planning applications, if you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found on our [website planning pages - www.sepa.org.uk/environment/land/planning/](http://www.sepa.org.uk/environment/land/planning/).

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/01192/IPL	Comments provided by	Lachlan MacLean Project Officer – Transport Planning
Service/Section	Transport Planning	Contact Details	TransportPlanning@pkc.gov.uk
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 20 Metres East Of , Easter Drumatherty Cottage , Spittalfield , Perth , PH1 4LE		
Comments on the proposal	<p>The applicant is proposing to erect a dwellinghouse to the east of Easter Drumatherty Cottage. The proposed vehicle access will be onto the A984 public road network.</p> <p>With the applicant proposing to enter and exit onto the A984, turning facilities shall be provided within the site and an appropriate visibility splay. Concerns have been raised by roads colleagues about the provision of the splay with the hedging along the A984, as a result it is requested that the applicant demonstrates that a visibility splay of 2.4metres back from the edge of the public road network with a splay length of 215 metres to the left and right can be provided. The applicant has provided further details to show a splay could be provided with works, a condition is recommended.</p> <p>The labour justification report highlights that there is a need for the property as there is a risk of people entering the farm unannounced and wandering off the route of the core path, but this property is nowhere near a core path, so it is unclear how this can be achieved. The applicant also advises that the property is a need to overlook the vehicle access for the purposes of security, but it is unclear how this can be achieved at a distance of over 375 metres from the vehicle access.</p> <p>Notwithstanding the above, the applicant should consider the following when submitting a detailed planning application:</p> <ul style="list-style-type: none"> • The number of car parking spaces being provided for the dwellinghouse should be in accordance with The National Roads Development Guide. • Should a garage be proposed for parking, the size of space within the garage must be a minimum of 7.0m x 3.0m (internal dimensions), as set out in the standards defined in The National Roads Development Guide. • Turning facilities shall be provided within the site to enable vehicles to enter and leave in a forward-facing gear. • The gradient of the access shall not exceed 3% for the first five metres measured back from the edge of the carriageway and the access shall be constructed so that no surface water is discharged to the public road. A level survey will help understand the gradients in this 		

	<p>location.</p> <p>Insofar as the Roads matters are concerned, I have no objections to this proposal on the following conditions.</p>
<p>Recommended planning condition(s)</p>	<p>The development shall not commence until the following specified matters have been the subject of a formal planning application for the approval of the Council as Planning Authority: the siting, design and external appearance of the development, the hard and soft landscaping of the site, all means of enclosure, means of access to the site, vehicle parking and turning facilities, levels, drainage and waste management provision.</p> <p>Reason - This is a Planning Permission in Principle under Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 21 of the Planning etc. (Scotland) Act 2006.</p> <p>As part of the first application for the Approval of Matters Specified by Condition (AMSC) or detailed application a detailed design showing the full visibility splays of 215 metres along the channel line shall be provided to the left and right of the access, at a set-back of 2.4 metres to the standard and specification required by the Council as Roads Authority to the satisfaction of the Planning Authority. The visibility splays shall be physically formed on the ground and any existing fences, walls, hedges or other means of enclosure or obstructions within the splays shall be removed and relocated outwith the splays. Once formed, the visibility splays shall be permanently retained thereafter, and no visual obstruction of any kind shall be permitted within the visibility splays so formed. The visibility splays, as approved in writing, shall be implemented in accordance with the approved details to the satisfaction of the Council as Planning Authority and undertaken prior to the commencement of construction associated with the AMSC or detailed application.</p> <p>Reason - In the interests of road safety; to ensure an acceptable standard of construction within the public road boundary.</p>
<p>Recommended informative(s) for applicant</p>	
<p>Date comments returned</p>	<p>13 October 2023</p>

