

Perth and Kinross Council
Planning and Placemaking Committee – 13 December 2023
Report of Handling by Strategic Lead – Economy, Development and Planning
(Report No. 23/354)

PROPOSAL:	Erection of 5 holiday accommodation units
LOCATION:	Land at Old Hotel Gardens, Kinloch Rannoch

Ref. No: [22/02191/FLL](#)
Ward No: P4- Highland

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 site is located within the settlement boundary of Kinloch Rannoch. It was formerly part of a development site for 5 dwellings, two of which have been constructed to the northwest. The site is otherwise bound by the public road (inc bridge) to the north/east, to the south is a riverside path/woodland and to the west is agricultural land.
- 2 The proposal is to erect 5 holiday accommodation units and associated works within the site. A number of non-native and low-quality trees are to be felled to accommodate the development with replacement planting proposed. Car parking and turning will be provided spurred off the existing access track.
- 3 This application is a variation of a withdrawn submission to address concerns raised regarding the density of the development and proximity to trees.

Pre-Application Consultation

- 4 Pre application Reference: No pre-application enquiry
- 5 The proposed development is not classed as a Major development in terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009; therefore the applicant was not required to undertake not any formal pre-application consultation with the local community.

DEVELOPMENT PLAN

- 6 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

- 7 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.
- 8 NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.
- 9 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 6: Forestry, Woodland and Trees
 - Policy 9: Brownfield, Vacant and Derelict Land and Empty Building
 - Policy 13: Sustainable Transport
 - Policy 14: Design, Quality and Place
 - Policy 22: Flood Risk and Water Management
 - Policy 30: Tourism

Perth and Kinross Local Development Plan 2

- 10 The Local Development Plan 2 (2019) (LDP2) 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.
- 11 The principal relevant policies are, in summary:
- Policy 1A: Placemaking
 - Policy 1B: Placemaking
 - Policy 5: Infrastructure Contributions
 - 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 47: River Tay Catchment Area

- Policy 52: New Development and Flooding
- Policy 53: Water environment and drainage
- Policy 56: Noise Pollution
- Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

Statutory Supplementary Guidance

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

OTHER POLICIES

13

Non-Statutory Guidance.

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

NATIONAL GUIDANCE

14

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

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

- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements
- PAN 69 Planning and Building standards Advice on Flooding
- PAN 75 Planning for Transport

National Roads Development Guide 2014

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

Site History

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[06/01257/FUL](#) Full Planning Permission was approved On 10 August 2006 for erection of 3 dwellinghouses

- 18 [22/01398/FLL](#) Full Planning Permission application was withdrawn On 29 November 2022 for erection of 5 holiday accommodation units

CONSULTATIONS

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

External

Scottish Water

- 20 No objection to proposal general capacity and connection issues noted related to public water.

Scottish Environment Protection Agency

- 21 No objection to the proposal on flood risk grounds.

NatureScot

- 22 No comment on this proposal but no objection was received in relation to previous application on the site which was withdrawn.

Internal

Structures And Flooding

- 23 No objection comments noted on flood risk, drainage and foul connections, conditions required.

Environmental Health (Noise Odour)

- 24 No objection to proposal, conditions required in relation to noise and odour.

Biodiversity/Tree Officer

- 25 No objection to proposal, conditions required in relation to trees and biodiversity.

Commercial Waste Team

- 26 No objection to proposal, bin storage area provided adjacent to public road.

Transportation And Development

- 27 No objection to proposal conditions required related to access track upgrade.

Representations

28 69 representations were received, with 47 objections and the remainder in support. The main issues raised within the representations are:

Objections

- Contrary to development plan policy
- Excessive height
- Inappropriate housing density
- Inappropriate land use
- Inappropriate design
- Lack or loss of car parking
- Loss of open space
- Loss of trees
- Impact on protected species/biodiversity
- Flood risk
- Overlooking
- Loss of sunlight or daylight
- Noise pollution
- Light pollution
- Out of character with the area
- Over intensive development
- Detrimental impact on visual amenity
- Road safety concerns
- Traffic congestion
- Over provision of holiday accommodation
- Lack of local housing
- lack of local staff

Support

- Good design
- Need for holiday accommodation
- Enhances character of area
- Results in environmental improvements
- Supports economic development
- employment provision

These issues are addressed in the Appraisal section of the report.

ADDITIONAL STATEMENTS

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

APPRAISAL

- 29 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 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, this involves considerations of the Council's other approved policies and supplementary guidance.
- 30 In this instance, section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining such an application as this to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Principle

- 31 The site is located within the settlement boundary of Kinloch Rannoch. The applicable policy is Policy 17 Residential Areas which supports proposals for residential and compatible uses where existing residential amenity will be protected. The policy states that encouragement will be given proposals related to business, homeworking, tourism or leisure activities.
- 32 Policy 30 Tourism of NPF4 applies and seeks to encourage, promote and facilitate sustainable tourism development. The policy notes a number of criteria which include contribution to the local economy, compatibility with the surrounding area and opportunities for sustainable transport.
- 33 The site is located centrally within the village where there are a mix of uses which include a hotel, café and shop. The principle of providing holiday accommodation within settlements is supported and tourism uses in the right locations is supported by NPF4. As such, the proposal accords with NPF4 Policy 30 Tourism, and LDP2 Policy 17 Residential Areas.

Holiday Use

- 34 There have been a number of representations raising the lack of affordable housing in Kinloch Rannoch however it should be noted that this proposal does not result in the loss of existing housing stock and refusing the application would not necessarily mean that the developer would bring forward a housing scheme for the site.

Design and Layout

- 35 The scheme has been reduced in scale from the previous withdrawn application with the lodge footprints and terraces reduced which in turn has removed the hot tubs. There is also a decrease in the amount of hardstanding.
- 36 The lodges are arranged off a single access. To the north one lodge will follow the existing building line as the dwellings to the west, the remaining four lodges will be sited to the south of the site. The lodges are two styles with the same overall design and finishes. The gable ends will have large amounts of glazing contained within projecting eaves.
- 37 The site is within the centre of Kinloch Rannoch and whilst the area is dominated by traditional buildings and finishes there is a mix of materials – render, stone, slate. It is considered that the lodges finish materials burnt umber timber and profiled sheeting roof are not unusual palette which feature in rural areas and would complement the traditional surrounding materials.
- 38 As such, the proposal accords with NPF4 Policy 14 Design, quality and place, and LDP2 Policies 1A and 1B Placemaking and the supplementary placemaking guidance.

Residential Amenity

- 39 The site lies centrally within Kinloch Rannoch where there are a mix of uses. The site shares a boundary and access with two dwellings.
- 40 The lodges have been positioned so that the one closest to the existing dwellings has only one narrow ground floor window on the west elevation (which faces the blank gable end of the dwelling). The south elevation of the lodge has an upper floor window with Juliet balcony which is contained within a roof overhang. As the windows face directly south, they will overlook the access and parking area. This lodge is on the same building line as the existing dwellings and with the south facing aspect of this unit the development will not cause overshadowing or loss of daylight.
- 41 The units are for holiday use and will be conditioned as such (Condition 3). In this case the plots are not required to provide the same level of amenity space as residential use. The units have outdoor space which is commensurate with the use and the site arrangement affords a level of privacy between units.

- 42 As the development is for holiday accommodation units, there may be a requirement for this development to be licenced under the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022. If a licence is required, noise conditions will form part of the licence. If a licence is not required, the applicant should ensure that there is good management in place to control noise generating activities, including user noise to ensure that residential amenity of the neighbouring residential property is not affected.
- 43 Conditions are rerecommended to cover any potential plant noise and screening of external lighting. (Condition 4 and 5)
- 44 The proposal is therefore considered to accord with the relevant policies of the LDP2 and NPF4 where they relate to respecting residential amenity.

Visual Amenity

- 45 The trees to the east of the site are to be retained and will provide screening and containment of the site to the public road. The units will be visible for a short distance along the pedestrian path to the south along the river, but the site is contained within the village so it won't be an unusual feature.

Roads and Access

- 46 The proposal provides 10 car parking spaces within the site for the five properties, the level of car parking is acceptable. A link towards the river side path to the edge of the red line boundary. The final link to the path will be subject to future and further discussions with the neighbouring landowner.
- 47 The access route to the public road has been included within the site. It was originally stated that the access track would not be upgraded and that no works are proposed, however, the plans show that the access track will be the full width of the bellmouth. The current track is narrower than the bellmouth. It has been confirmed that the access track will need to be upgraded due to construction and thereafter will be provided as per the wider width shown on the submitted plans. This will be further secured through a condition. (Condition 11 and 12)
- 48 The applicant has provided a location for waste containers to be placed within the property boundary for collection, thus avoiding blocking the footway with containers.
- 49 As such, the current proposal is acceptable in terms of roads and access and accords with NPF4 Policy 13 Sustainable Transport and LDP2 Policy 60B Transport Standards and Accessibility Requirements: New Development Proposals.

Drainage and Flooding

- 50 The development sits out with river and surface water flooding risk areas as shown on SEPA flood maps.
- 51 SEPA have consider the proposal and note that the lodges appear to be sufficiently elevated above the flood plain and are unlikely to be at medium or high risk of flooding. They are also satisfied that flood-free access and egress is achievable.
- 52 The Flood Team have also made comment on the site in relation to flooding, surface water and foul drainage. Conditions will therefore be added to agree the detailed SUDs and connection to the public system for wastewater. (Conditions 13 and 14)
- 53 Subject to these conditions the proposal is considered to comply with the requirements of Policies 52 and 53 of LDP2 and Policy 22 of NPF4.

Natural Heritage and Biodiversity

- 54 The site is located within the Loch Rannoch and Glen Lyon NSA and the River Tay Special Area of Conservation (SAC) lies to the south. It is considered by NatureScot that the scale and location of the proposal it will not have an adverse effect on the integrity of the NSA designation. In relation to the SAC the foul water arising from the development will connect to the public drainage system and the development is also set back from the river with a riparian buffer between the planning application boundary and the SAC.
- 55 A total of 34 individual trees and two groups of trees were recorded. The majority are located in a large group towards the east of the site, with a number of trees running along the boundary with the road. Trees are also present in groups along the west and south boundaries.
- 56 The largest and oldest trees on site are three oak and a single sycamore, these stand in a short line immediately adjacent to the abutment of the bridge. They are of large size and stature and form the dominant landscape specimens, these are to be retained. A holly and you are also in full maturity, the holly is proposed for removal, but the yew is to be retained. A short line of eight, closely spaced sitka spruce stand on the west boundary. These are fully mature, with tall, single trunks and a large, combined canopy. They are reaching the end of their natural life span and as such have a relatively limited future life expectancy, these will be removed. The remaining trees comprise a mix of species and age class. This includes an outgrown hedge of beech and elm along the north boundary (to be removed).
- 57 The application has been supported by a Tree Protection Plan and Arboricultural Method Statement to demonstrate that the development can be undertaken without damage to the tree groups to be retained. The Tree Officer is content

with the method statement submitted but notes a number of conditions which include a pre-start meeting. (Conditions 6 - 9)

- 58 For all wild bird species in Great Britain, it is an offence to intentionally or recklessly kill, injure or take a bird; take, damage, destroy or interfere with a nest of any bird while it is in use or being built; or obstruct or prevent any bird from using its nest. Clearance of vegetation should not take place during the bird breeding season between 1st March and 31st August inclusive. (Covered by condition 9 and an informative)
- 59 Biodiversity enhancements are detailed along with replacement/compensatory tree planting in a landscaping plan. As the enhancements have been noted as potential locations in the plan a condition will be added to ensure that these are formally agreed. (Condition 15)
- 60 It is considered that, subject to the recommended conditions and informatives, the proposal accords with the intent of NPF4 Policies 3: Biodiversity, Policy 4: Natural Places, and 6: Forestry, Woodland and Trees, and LDP Policies Policy 38B: Environment and Conservation: National Designations, 40B: Forestry, Woodland and Trees: Trees, Woodland and Development and 41: Biodiversity.

Waste Collection

- 61 A bin storage area with path links to the lodges has been provided to the north of the site adjacent to the B846.

Conservation Considerations

- 62 The site sits a lower level to the bridge which is Category B Listed and there is a tree belt to the east which is to be retained. Therefore, the principal view of the bridge from street level will be largely unaltered.
- 63 The proposal is considered due to the site levels and retained tree cover to not detrimentally impact the setting of the listed bridge. The proposal is therefore complying with the heritage policies of LDP2 and NPF4.

Developer Contributions

- 64 There are no developer contributions required for this site.

Economic Impact

- 65 The development of the site will increase the range of visitor accommodation and result in local spending.

VARIATION OF APPLICATION UNDER SECTION 32A

- 66 This application was not varied prior to determination.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

67 None required.

DIRECTION BY SCOTTISH MINISTERS

68 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

69 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 comply with NPF4, and the adopted Local Development Plan 2 (2019). Account has been taken account of the relevant material considerations and none has been found that would justify overriding the Development Plan.

Accordingly, the proposal is recommended for approval subject to the following conditions.

RECOMMENDATION

Conditions and Reasons for Recommendation

1. This planning permission will last only for three years from the date of this decision notice, unless the development has been lawfully started within that period.

Reason: This is a Planning Permission in terms of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of the Planning (Scotland) Act 2019.

2. The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.

Reason: To ensure the development is carried out in accordance with the approved drawings and documents.

3. The development hereby approved shall be used solely for holiday accommodation and shall not be occupied as the sole or main residence of any occupant.

Reason: In order to clarify the terms of the permission; to control and restrict the use of the building.

4. 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.

Reason: In order to safeguard the neighbouring residential amenity in the area.

5. All external lighting 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 to a degree that it does not adversely affect the amenity of the neighbouring land.

Reason: In order to safeguard the residential amenity of the area.

6. Prior to the commencement of development a pre-start meeting shall be held with Perth & Kinross Council Enforcement Officer (Trees), and the applicants Arboricultural Consultant & Site Manager to examine completion of pre-emptive tree-works/tree removals, tree protection measures, and agree site management/storage areas/use of non-dig techniques and proprietary ground protection systems. The measures as agreed shall be fully implemented as part of the planning permission.

Reason: To ensure a satisfactory standard of development and environmental quality and to reserve the rights of the Planning Authority.

7. The development shall be undertaken in full compliance with the Tree Protection Plan & Arb Method Statement by Hinshelwood Arboricultural Consultants dated September 2023 submitted and hereby approved shall be fully adhered to, respected and undertaken as part of the construction phase of development.

Reason: To ensure a satisfactory standard of development and environmental quality and to reserve the rights of the Planning Authority.

8. Prior to the commencement of development, a reporting schedule for the Arb Consultant shall be submitted to and agreed in writing by Council as Planning Authority.

Reason: To ensure a satisfactory standard of development and environmental quality and to reserve the rights of the Planning Authority.

9. Tree works shall be undertaken in accordance with BS 3998: 2010 Recommendations for Tree Work. Tree works to take cognisance of nesting season and avoid disturbance to nesting birds.

Reason: To ensure a satisfactory standard of development and environmental quality and to reserve the rights of the Planning Authority.

10. Development shall not commence until a detailed Construction Method Statement (CMS) has been submitted to the Council as Planning Authority and agreed in writing. The CMS must identify measures to prevent harmful materials entering the River Tay SAC, which could reduce water quality and lead to a damaging impact on the salmon, otter and lamprey interests. The CMS should include the following:
- (a) pollution prevention safeguards including drainage arrangements and the possible use of siltation traps, settlement tanks and bunds
 - (b) storage and disposal of materials including the siting of stockpiles, use of buffer strips and disposal methods
 - (c) construction site facilities including extent and location of construction site huts, vehicles, equipment, fuel, chemicals and materials compound
 - (d) timing, duration and phasing of construction particularly in relation to salmon and lamprey migration/spawning.

The CMS and mitigations as agreed shall be fully implemented as part of the planning permission.

Reason: In order to ensure the development does not impact negatively on the nearby Special Area of Conservation.

11. Prior to the development hereby approved being completed or brought into use, the vehicular access shall be formed in accordance with Perth & Kinross Council's Road Development Guide Type B Figure 5.6 access detail with 3 metre radii kerbing, of Type A Road construction detail. The Type A Road construction detail shall continue to the entrance for a minimum distance of 3 metres.

Reason: In the interests of road safety; to ensure an acceptable standard of construction within the public road boundary.

12. Prior to commencement of any development on site, a detailed design for the private access from the public road to the car parking shall be submitted to and approved in writing by the Planning Authority in consultation with the Roads Authority, providing details of its widening and surface finishing. The improves for the private access, 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 occupation of the first unit.

Reason: In the interests of road safety; to ensure that a satisfactory standard of road is provided timeously in the interest of the amenity of the residents.

13. 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 the Flood Team. 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.

Reason: To ensure the provision of effective drainage for the site.

14. The development shall be connected to the existing sewer network within the B846 subject to levels. If a connection cannot be secured details of a private drainage solution including septic tank will be required to be submitted and agreed with the Council as Planning Authority prior to the commencement of development.

Reason: To ensure the provision of effective drainage for the site.

15. Prior to the commencement of development, a Biodiversity Enhancement Plan shall be submitted to and agreed in writing by Council as Planning Authority. The plan as agreed shall be fully implemented as part of the planning permission.

Reason: To ensure a satisfactory standard of development and environmental quality and to reserve the rights of the Planning Authority.

B JUSTIFICATION

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

C PROCEDURAL NOTES

None Required

D INFORMATIVES

1. Records indicate that at least part of the proposed development site lies within a radon affected area where the measurement/monitoring of radon gas and the installation of mitigation measures may be required.

Further information on radon gas and the associated reports that can be obtained is available at www.ukradon.org and at <http://shop.bgs.ac.uk/georeports/>.

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. No work shall be commenced until an application for building warrant has been submitted and approved.
5. 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.
6. Part of the approved development includes holiday accommodation or Short-term Let accommodation (STL). The developer is advised that holiday accommodation and STLs require to be licensed under the terms of Article 3 of the Civic Government (Scotland) Act 1982 (Licensing of Short-terms Lets) Order 2021 and therefore a licence application should be made to Perth and Kinross Council prior to operation commencing. Further information and application forms are available at <https://www.pkc.gov.uk/shorttermlets>.
7. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning permission for a development does not provide a defence against prosecution under this Act.
8. This planning permission is granted subject to conditions, some of which require further information to be submitted to Development Management either before works can start on site or at a certain time. The required information must be submitted via the ePlanning portal if your original application was lodged that way, otherwise send it to us at developmentmanagement@pkc.gov.uk. Please be aware that a fee is payable in respect of each request made, though there is no limit to the number of conditions that can be discharged in a single request. The Fees Charter is available on our website www.pkc.gov.uk.

The Council has two months to consider the information. You should therefore submit the required information more than two months before your permission expires. We cannot guarantee that submissions made within two months of the expiry date of your permission will be able to be dealt with before your permission lapses.

9. The applicant is advised that, in terms of Sections 56 of the Roads (Scotland) Act 1984, he/she/they must obtain from the Council, as Roads Authority, consent to open an existing road or footway prior to the commencement of works. Information on junction types, requirements for Vehicular Access consents (VA1) and application forms are available at

www.pkc.gov.uk/vehicleaccess. Advice on the disposal of surface water should be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.

10. 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.
[https://www.pkc.gov.uk/media/48541/Flood-Risk-Flood-Risk-Assessment/pdf/Flood Risk Flood Risk Assessments adopted March21.pdf?m=637647027940470000](https://www.pkc.gov.uk/media/48541/Flood-Risk-Flood-Risk-Assessment/pdf/Flood_Risk_Flood_Risk_Assessments_adopted_March21.pdf?m=637647027940470000)

Background Papers: 69 letters of representation
Date: 1 December 2023

DAVID LITTLEJOHN
STRATEGIC LEAD – ECONOMY, DEVELOPMENT AND PLANNING

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