

APPENDIX I
APPLICATION FOR PLANNING PERMISSION

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
20/01382/PPP	Residential development comprising five Dwellinghouses and associated access	Redundant Station Yard and associated grounds - Dolphinton

Decision: Approved subject to a legal agreement addressing contributions towards Education and Lifelong and affordable housing, and the following conditions and informatives:

1. No development shall commence until the details of: the layout, siting, design and external appearance of the buildings; the means of access thereto; appropriate parking provision within the site; refuse and recycling bin storage and; the landscaping and boundary treatments of the site, have been submitted to and approved in writing by the planning authority.
Reason: To achieve a satisfactory form of development and to comply with the requirements of section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
2. No development shall commence until all matters specified in conditions have, where required, been submitted to and approved in writing by the planning authority. Thereafter the development shall only take place except in strict accordance with the details so approved.
Reason: To achieve a satisfactory form of development and to comply with the requirements of section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
3. The number of houses forming part of the development hereby approved shall be limited to a maximum of five.
Reason: To ensure a satisfactory form of development which contributes satisfactorily to the setting.
4. No development shall commence, unless otherwise agreed in writing with the planning authority, until a scheme to identify and assess potential contamination on site has been submitted to the planning authority for prior written approval. No construction work shall commence until the scheme has been submitted to and approved by the planning authority. Once approved, it shall be thereafter implemented in accordance with the approved scheme.

The scheme shall be undertaken by a competent person or persons in accordance with the advice of relevant authoritative guidance including PAN 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the most up-to-date version(s) of any subsequent revision(s) of and/or supplement(s) to those documents. That scheme should contain details of proposals to investigate and remediate potential contamination and must include:

- a) A desk study and development of a conceptual site model including (where necessary) a detailed site investigation strategy. The desk study and the scope and method of recommended further investigations shall be agreed with the planning authority prior to addressing parts b, c, d and, e of this condition;

thereafter,

b) where required by the desk study, undertaking a detailed investigation of the nature and extent of contamination on site and assessment of risk such contamination presents;

c) remedial strategy (if required) to treat/remove contamination to ensure that the site is fit for its proposed use (this shall include a method statement, programme of works and proposed validation plan);

d) submission to the planning authority of a validation report (should remedial action be required) which will validate and verify the completion of works;

e) submission, if necessary, of monitoring statements at periods to be agreed with and for such time period as is considered appropriate by the planning authority.

Written confirmation from the planning authority, that the scheme has been completed and (if appropriate), monitoring measures are satisfactorily in place, shall be required prior to the commencement of development. Where remedial measures are required as part of the development construction detail, commencement must be agreed in writing with the planning authority.

Reason: To ensure that the potential risks to human health, the water environment, property, and, ecological systems arising from any identified land contamination have been adequately addressed.

5. No development shall commence until precise details of water supply and of both surface water and foul water drainage have been submitted to and approved in writing by the planning authority and thereafter no development shall take place except in strict accordance with the approved scheme. The surface water drainage arrangements shall be based on sustainable drainage techniques. And surface water run-off rates shall not exceed existing levels

Reason: To ensure an adequate water supply is available and that satisfactory arrangements are made for the disposal of surface and foul water.

Informatives

1. Landscaping

With regards to Condition 1 above, the landscaping scheme to be submitted at the detailed planning stage shall include details of the following, if proposed:

- i. existing and finished ground levels in relation to a fixed datum, preferably ordnance;
- ii. existing landscaping features and vegetation to be retained and, in the case of damage, restored;
- iii. location and design, including materials, of walls, fences and gates;
- iv. soft and hard landscaping works;
- v. existing and proposed services such as cables, pipelines, sub-stations;
- vi. other artefacts and structures such as street furniture, play equipment;
- vii. a pedestrian link to the existing bus stop and pedestrian/cyclist link to the wider countryside;
- viii. a programme for completion and subsequent maintenance.

2. Layout

With regards to Condition 1 above, the maximum number of new builds served by a private road is four. Depending on the layout for the proposed development, that may result in the need for the road to be constructed to an adoptable standard. However, if the layout was designed in a manner that the first plot was served via the existing public road, even if it was just a pedestrian link depending on the close proximity of the plot to the public road, then the road serving the remaining four plots could remain private.

Parking provision would be either 225% for curtilage parking or 175% for communal parking. Pedestrian provision shall be incorporated into the design.

NOTE

1. Mr Deryck Hogge, Resident spoke against the application
2. Mr Ruairaidh Thompson, Agent spoke in support of the application.