

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (General Development Procedure) (Scotland) Order 1992

Application for Outline Planning Permission

Reference : 0100963OUT

**To : Rivertree Developments Limited per Robert Turley Associates 32 Alva Street Edinburgh EH2
4PY**

With reference to your application validated on **11th July 2001** for outline planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

**Proposal : Residential development and conversion of hospital buildings to residential and/or
business use**

at : Dingleton Hospital Melrose Roxburghshire TD6 9HN

The Scottish Borders Council hereby **grant outline planning permission** in accordance with the approved plan(s) and the particulars given in the application and in accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 **subject to the standard conditions on the attached schedule:-**

and **subject to the conditions on the attached schedule imposed by the Council for the reasons stated:-**

**Dated 25th June 2002
Economic Development and Environmental Planning
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed
Head of

Application reference : 0100963OUT

STANDARD CONDITIONS

- a) In the case of any reserved matter, the application for approval must be made not later than the expiration of **three years** beginning with the date of grant of this outline planning permission.
- b) That the development to which this permission relates must be begun not later than whichever is the later of the following dates:-
 - i) the expiration of **five years** from the date of this outline planning permission,
 - ii) the expiration of **two years** from the final approval of the reserved matters, or, in the case of approval on different dates, the **final approval** of the last such matter to be approved.

SCHEDULE OF CONDITIONS

1. A Master Plan or Development Brief to be submitted for the approval of the Planning Authority as part of the submission of the first reserved matters application. The Plan/Brief to include: details of the disposition of each of the proposed uses within the site, including residential, business, leisure and amenity uses, the phasing of the development, the type, size and number of residential units to be provided in each phase, a comprehensive landscape design and management plan, details of all footpaths, woodland walks and other areas designed for public access.
Reason: To ensure the satisfactory development of the site.
2. The conversion of the former Hospital buildings to be implemented as part of the first phase of the development.
Reason: To ensure the retention and safeguard the character of the existing buildings.
3. The subsequent approval by the Planning Authority of the means of access, the layout of the site, the design and siting of any buildings and the landscape treatment of the site.
Reason: Approval is in outline only.
4. The layout of the site to include adequate play area and open space provision in accordance with the Ettrick and Lauderdale Local Plan 1995.
Reason: To ensure the satisfactory development of the site.
5. The means of water supply and of both surface water and foul drainage to be submitted for the approval of the Planning Authority, the disposal of the surface water to comply with the SUDWP/CIRIA design manual for sustainable urban systems.
Reason: To ensure the site is adequately serviced.
6. The stone walls around the northern and eastern boundaries and the stone gateways to the site to be retained to the satisfaction of the Planning Authority. No demolitions or alterations to these features to be carried out without the prior written agreement of the Planning Authority.
Reason: To safeguard the visual amenity of the area.
7. No hedges to be removed on-site without the prior written agreement of the Planning Authority.
Reason: To safeguard the visual amenity of the area.
8. Details of demolition works of buildings within the site to be submitted and agreed with the Planning Authority prior to such works commencing.
Reason: To ensure a satisfactory development of the site and to ensure the retention of significant buildings on the site.
9. Details of the accesses to the site from Dingleton Road and Chiefswood Road to be submitted for the approval of the Planning Authority prior to the commencement of the development. The submission to include details of the timing of the provision of each access.
Reason: In the interests of road safety.

10. Details to be submitted of additional parking to be formed for Dingleton Cottages to the rear of the property known as Ivanhoe with a footpath link to the public road prior to the commencement of the development. The submission to include details of the timing of the provision of the parking.
Reason: In the interests of road safety.
11. The eastern access to include provision for a carriageway and a footway to the existing footway outside Dingleton Cottages which shall be formed to the specification and satisfaction of the Planning Authority. The new carriageway and footway to be formed prior to the occupation of the first new dwellinghouse.
Reason: In the interests of road safety.
12. Details to be submitted to the planning authority of a footway along Chiefswood Road between the existing northern access and the western site boundary within the limits of the public road or application site. The footway to be completed prior to the occupation of the first new dwellinghouse within the site.
Reason: In the interests of road safety.
13. The existing trees on-site covered by Tree Preservation Orders to be protected to the specification and satisfaction of the Planning Authority during the construction period and thereafter.
Reason: To safeguard trees protected by Tree Preservation Orders.
14. The positions of new houses and any other new buildings, together with new roads and associated services on site to be designed to avoid damage to protected trees.
Reason: To safeguard trees covered by the Tree Preservation Order
15. The small burn which runs through the site to remain open and not to be culverted.
Reason: In the interests of flood prevention.

FOR THE INFORMATION OF THE APPLICANT

N.B: This permission does not include any consent, approval or licence necessary for the proposed development under the building regulations or any other statutory enactment and the development should not be commenced until all consent are obtained.

In advance of carrying out any works it is recommended that you contact Utility Bodies whose equipment or apparatus may be affected by any works you undertake. Contacts include:

Transco, Susiephone Department, 95 Kilbirnie Street, Glasgow, G5 8JD
Scottish Power, Drawing Office, 10 Fishwives Causeway, Portobello, Edinburgh, EH5 1EP
East of Scotland Water (Borders Division), West Grove, Waverley Road, Melrose, TD6 9SJ
British Telecom, National Notice Handling Centre, PP404B Telecom House, Trinity Street, Stoke on Trent, ST1 5ND
Scottish Borders Council, Street Lighting Section, Council HQ, Newtown St Boswells, Melrose, TD6 0SA
Cable & Wireless, 1 Dove Wynd, Strathclyde Business Park, Bellshill, ML4 3AL
BP Chemicals Ltd, PO Box 21, Bo'ness Road, Grangemouth, FK2 9XH
THUS, Susiephone Department, 4th Floor, 75 Waterloo Street, Glasgow, G2 7BD
Susiephone System – **0800 800 333**

If the applicant is aggrieved by the decision of the Planning Authority, an appeal may be made to the Scottish Ministers under section 47 of the Town and Country Planning (Scotland) Act 1997, within six months from the date of this notice. The appeal should be addressed to the Chief Reporter, Scottish Executive Inquiry Reporter's Unit, 2 Greenside Lane, Edinburgh, EH1 3AG.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part V of the Town and Country Planning (Scotland) Act, 1997.