

CONDITIONS AND REASONS RELATIVE TO APPLICATION REFERENCE 12/01227/PP

1. That no development shall commence or is hereby authorised until details of the intended means of surface water drainage to serve the development has been submitted to and approved in writing by the Planning Authority. The duly approved scheme shall be implemented in full concurrently with the development that it is intended to serve and shall be operational prior to the first use of the development hereby approved and maintained as such thereafter in perpetuity.

Reason: To ensure the provision of an adequate surface water drainage system and to prevent flooding.

2. The development shall be implemented in accordance with the details specified on the application form dated 30.05.2012; supporting information and, the approved drawing refs.

- 1 of 6(Site info, drawing no jm/62/001)
- 2 of 6(Plan as existing, drawing no jm/62/006)
- 3 of 6(Plan as proposed, drawing no jm/62/004)
- 4 of 6(Elevations as existing, drawing no jm/62/003)
- 5 of 6(Elevations as proposed, drawing no jm/62/005)
- 6 of 6(Elevations, drawing no jm/62/007)

Reason: To accord with Regulation 28 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008.

NOTE TO APPLICANT

- **Length of this planning permission:** This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)].
- In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
- In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 (as amended) it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.