

**Development and Infrastructure Services**  
Director: Sandy Mactaggart

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Fiona MaCallum  
Argyll & Bute Council  
Committee Services

By-email

**Development & Infrastructure Services**  
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Ask For: Peter Bain  
Our Ref: 12/01278/PP  
Your Ref: 13/0006/LRB  
Date: 4<sup>th</sup> June 2013

Dear Fiona

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**  
**LOCAL REVIEW BOARD 13/0006/LRB – REQUEST FOR FURTHER**  
**INFORMATION**

Further to the LRB's request for further information dated 23<sup>rd</sup> May 2013 I attach a schedule of suggested conditions and reasons.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. Bain'.

Peter Bain  
Area Team Leader – Planning Services  
Mid Argyll, Kintyre & the Islands

c.c.

Crossings House Design – Agent for application  
Scottish Water - Consultee  
ABC Area Roads – MAKI - Consultee  
HSE - Consultee  
ABC Core Paths - Consultee  
Dr Dave Barry – Interested Party  
David Rankin – Interested Party  
Katie Pendreigh – Interested Party

**SUGGESTED CONDITIONS AND REASONS RELATIVE TO LOCAL REVIEW BOARD  
REF. NO. 13/0006/LRB – 12/01278/PP**

1. The proposed development shall be carried out in accordance with the details specified in the application form dated 18<sup>th</sup> June 2012; and the approved drawing numbered 1 of 1; and stamped approved by Argyll and Bute Council.

Reason: In order to ensure that the proposed development is carried out in accordance with the details submitted and the approved drawings.

2. Prior to the commencement of development, details of the proposed finished floor levels of the dwellinghouse relative to an identifiable fixed datum located outwith the application site shall be submitted to and approved in writing by the Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: In the interests of visual amenity and to assist in the integration of the development into its surroundings.

3. The proposed access shall have visibility splays of 25 metres by 2.4 metres, formed from the centre line of the proposed access. Prior to work starting on site these visibility splays shall be cleared of all obstructions over 1.05 metres in height above the level of the adjoining carriageway and thereafter shall be maintained clear of all obstructions over one metre in height to the satisfaction of the Planning Authority.

Reason: In the interests of road safety.

4. Prior to work starting on site, the access hereby permitted shall be formed in accordance with the Council's Highway Drawing No. SD08/004, Revision A with a refuse collection point to be provided adjacent to the public road.

Reason: In the interest of road safety.

5. Prior to work starting on site full details of a turning area and parking provision for 2 vehicles within the curtilage of the dwellinghouse drawn up in consultation with the Area Roads Manager shall be submitted to and approved in writing by the Planning Authority. The parking and turning area shall be provided prior to the occupation of the dwellinghouse.

Reasons: In the interests of road safety.

6. Notwithstanding the provisions of Condition 1, the development shall incorporate a surface water drainage system which is consistent with the principles of Sustainable urban Drainage Systems (SuDS) compliant with the guidance set out in CIRIA's SuDS Manual C697. The requisite surface water drainage shall be operational prior to the development being brought into use and shall be maintained as such thereafter.

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

7. Notwithstanding the effect of Condition 1, no development shall commence until written details of the type and colour of materials to be used in the construction of external walls and roof finishes have been submitted to and approved in writing by the Planning Authority. The development shall thereafter be completed using the approved materials

or such alternatives as may be agreed in writing with the Planning Authority.

Reason: In order to integrate the development into its surroundings.

#### **SUGGESTED NOTES TO APPLICANT**

- **The length of the 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, 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 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.
- Further advice on SuDS can be found in SEPA's Standing Advice for Small Scale Development – [www.sepa.org.uk](http://www.sepa.org.uk)