

**Argyll and Bute Council**  
Comhairle Earra Ghaidheal agus Bhoid

Customer Services  
Executive Director: Douglas Hendry



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3 August 2011

**RECONVENED ARGYLL AND BUTE LOCAL REVIEW BODY**

**WEDNESDAY 10 AUGUST 2011 AT 2.00 PM IN THE MEMBERS ROOM,  
KILMORY, LOCHGILPHEAD**

I enclose herewith further written submissions requested at the LRB meeting on 27 June 2011.

Douglas Hendry  
Executive Director - Customer Services

**BUSINESS**

**3. CONSIDER NOTICE OF REVIEW: 140 EDWARD STREET, DUNOON, PA23 7PH**

(d) Draft Conditions by Planning Officer (Pages 1 - 2)

**ARGYLL AND BUTE LOCAL REVIEW BODY**

Councillor Rory Colville  
Councillor Alex McNaughton

Councillor Roderick McCuish (Chair)

Contact: Fiona McCallum Tel: 01546 604406

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**CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 10/01623/PP**

1. The development shall be implemented in accordance with the details specified on the application form dated 22<sup>nd</sup> September 2010 and the approved combined drawing reference numbers : 894.01 'Existing Plans' dated 22<sup>nd</sup> September 2010; 894.02 Rev A 'Proposed Plans' received 21<sup>st</sup> December 2010; 893/894.CPA 'Car Parking' received 21<sup>st</sup> December 2010, unless the prior written approval of the planning authority is obtained for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

**Reason:** *For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.*

**ADVISORY NOTES TO APPLICANT**

1. 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).]
2. 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.
3. 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.
4. The applicant is advised by Scottish Water that:
  - In terms of planning consent, Scottish Water does not object to this application. However please note that any planning approval granted by the Local Authority does not guarantee a connection to our infrastructure. Approval for connection can only be given by Scottish Water when the appropriate application and technical details have been received;
  - Loch Eck Water Treatment Works currently has capacity to service this proposed development;
  - Dunoon Careers SVCE 24 Wastewater Treatment Works – at present there is limited capacity to serve this new demand. The Developer should discuss their development directly with Scottish Water;
  - Wastewater Network – Our initial investigations have highlighted that there may be a requirement for the Developer to carry out works on the local network to ensure there is no loss of service to existing customers. The Developer should discuss the implications directly with Scottish Water;
  - In some circumstances it may be necessary for the developer to fund works on existing infrastructure to enable the development to connect. Should we become aware of any issues such as flooding, low pressure etc. the Developer will require to fund works to mitigate the

effect of the development on existing customers. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules;

- A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.
- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements installed, subject to compliance with the current water byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking at the water pressure in the area then they should write to the Customer Connections department.
- If the connection to the public sewer and/or water main requires to be laid through land outwith the applicant's ownership, then the applicant must provide evidence of formal approval from the affected landowner(s). This should be done through a deed of servitude.
- It is possible that this proposed development may involve building over or in such a way obstruct access to existing Scottish Water infrastructure. On receipt of an application Scottish Water will provide advice that will require to be implemented by the developer to protect our existing apparatus.
- Should the developer require information regarding the location of Scottish Water infrastructure they should contact our Property Searches Department, Bullion House, Dundee, DD2 5BB, tel. 0845 601 8855.

For the advisory notes above, the applicant/developer is advised to contact Scottish Water directly (Planning and Development Services, 419 Balmore Road, Glasgow G22 6NU; Morven Henderson, Customer Connection, Planning and Development, Tel. 0141 355 5289 or at [www.scottishwater.co.uk](http://www.scottishwater.co.uk)).