

## Planning & Regulatory Services

Seirbheisean Planaidh is Riaghlaidh  
Development Management•Policy  
Building Standards•Animal Health  
Trading Standards•Environmental Health

### TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

#### PLANNING PERMISSION

REFERENCE NUMBER: 17/00420/PP

Mr And Mrs Keith And Denice Punler  
LDN Architects  
57-59 Bread Street  
Edinburgh  
Scotland  
EH3 9AH

I refer to your application dated 16th February 2017 for planning permission in respect of the following development:

**Erection of 2 lodges  
AT:  
Castle Toward Toward Argyll And Bute**

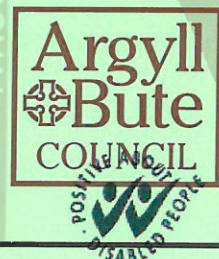
Argyll and Bute Council in exercise of their powers under the above mentioned Act and Regulations hereby grant planning permission for the above development in accordance with the particulars given in the application form and docketed plans subject however to the conditions and reasons detailed on the following page(s).

It should be understood that this permission does not carry with it any necessary consent or approval for the proposed development under other statutory enactments and is not a Building Warrant.

Dated: 25 January 2018

Angus J. Gilmour  
Head of Planning, Housing and Regulatory Services

[www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)



**REFERENCE NUMBER: 17/00420/PP**

**Erection of 2 lodges  
AT:  
Castle Toward Toward Argyll And Bute**

The planning application as detailed above is subject to the following conditions:

1. The development shall be implemented in accordance with the details specified on the application form dated 14th February 2017 and the approved drawing reference numbers: 1544\_L(P.4)400, 1544\_L(P.4)401, 1544\_L(P.4)402, 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.

2. Notwithstanding the provisions of Condition 1 above, no development shall commence until the proposed footprints of the dwellings hereby approved have been clearly demarcated on site, inspected by and approved in writing by the Planning Authority. The Planning Authority shall be afforded a period of 21 days to allow a site inspection to be undertaken upon receiving notification from the developer that the demarcation has occurred. Thereafter the development shall be implemented in accordance with the agreed details.

Reason: For the purpose of clarity, there being a degree of ambiguity within the submitted plans as to the exact position of the dwellings within the application site.

3. Prior to the commencement of any development works on site, full details of proposed sewage treatment plants including soakaway details shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interest of public health and amenity and to ensure a method of foul drainage.

4. Notwithstanding the submitted information and prior to any construction works on site (including demolition), full details shall be submitted for the prior written approval of the Planning Authority of a drainage scheme that shall incorporate the basic principles of Sustainable Urban Drainage Systems identified in 'Planning Advice Note 61' which shall provide details of a totally separate drainage system with the surface water discharging to a suitable outlet. The drainage system shall include measures to slow down run-off; methods of treatments and its release into the system, existing and proposed drainage of the site and temporary surface water drainage system during construction phases; unless prior written consent for variation is obtained in writing from the Planning Authority. The scheme, as may be approved shall be implemented commensurate with this development at a timescale as may be agreed in writing with the Planning Authority.

Reason: In order to provide for a sustainable drainage scheme for the development.



5. No development including any tree works shall commence until the developer has secured a programme for the management of woodland within a 30m radius of the centre point of the proposed dwellinghouses. Such a woodland management plan shall clearly indicate the selective felling, management and re-stocking of this area in accordance with details to be submitted to and approved by the Planning Authority. The plan should also include details of construction activities and mitigation measures to safeguard the surrounding woodland habitats. Thereafter this area shall be retained and managed in accordance with the duly approved programme, unless otherwise agreed in writing with the Planning Authority.

Reason: In order to ensure tree management and replacement in the interests of visual amenity.

6. No tree felling works shall take place during the bird breeding season (March to July inclusive), unless otherwise agreed in writing by the Planning Authority.

Reason: To minimise the impact of the development on breeding birds within the application site.

7. No development (including any land engineering works or any associated operations) shall commence until pre-construction surveys and proposed mitigation measures to prevent disturbance towards bats, bird species, Red Squirrel and Badger have been undertaken and submitted to and approved in writing by the Planning Authority.

Reason: In order to safeguard and protect wildlife interests.

8. The proposed access onto the C10 Glenstriven Road shall be constructed as per SD08/002a Private Drive Way and shall have minimum sightlines of 75 x 2.4 m in both directions. All walls fences and hedges within the visibility splays to be maintained at a height not greater than 1.0 metre above the road.

Reason: In the interests of road safety and to ensure that an adequate level of access is provided for the proposed dwellinghouses.

9. The driveway access from the individual properties shall have sightlines of 20m x 2m on the internal estate road in both directions. All walls fences and hedges within the visibility splays to be maintained at a height not greater than 1.0 metre above the road.

Reason: In the interests of road and pedestrian safety and to ensure that an adequate level of access is provided for the proposed dwellinghouses.

10. The lodges hereby approved shall not be occupied until on-site parking for a minimum of two vehicles have been provided for the Single Lodge and provision for one parking space to serve Heather Cottage located close to that holiday let, unless otherwise agreed in writing by The Planning Authority.

Reason: To ensure that there is sufficient car parking for the proposed holiday accommodation.

11. The lodges hereby approved shall be used for holiday occupancy only and shall not be used as a principal or main dwelling.

Reason: In order to define the permitted occupancy having regard to the amenities available and in order to comply with the provisions of policy SG LDP TOUR 1 of the Argyll and Bute Local Development Plan.

12. Prior to the commencement of works details of the boundary treatment that will demark the garden / curtilage ground of the lodges shall be submitted to the planning authority for approval.

Reason: To ensure the development is designed in accordance within the larger estate setting and to separate and provide clarity as to the extent of the curtilage to which members of the public will not have a right of access.

## NOTES TO APPLICANT (1) RELATIVE TO APPLICATION NUMBER 17/00420/PP

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months from the date of this notice. A Notice of Review request must be submitted on an official form which can be obtained by contacting The Local Review Body, Committee Services, Argyll and Bute Council, Kilmory, Lochgilphead, PA31 8RT or by email to [localreviewprocess@argyll-bute.gov.uk](mailto:localreviewprocess@argyll-bute.gov.uk)
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, and it cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the landowner's interest in the land, in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).
3. 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).]
4. 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.
5. 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.
6. The attention of the applicant / developer is drawn to comment made by Scottish Water in their response dated 3rd March 2017 and comments regarding connection to public water supply, surface water drainage and general advice. The applicant/developer is advised to contact Scottish Water directly concerning connection to public water supply - Planning and Development Services, The Bridge, Buchanan Gate Business Park, Cumbernauld Road, Stepps, Glasgow G33 6FB; Development Operations, Tel. 0800 3890379 or at [DevelopmentOperations@scottishwater.co.uk](mailto:DevelopmentOperations@scottishwater.co.uk)

7. The applicant/developer is advised by Scottish Natural Heritage (SNH) that all bats and their roosts are legally protected in Scotland by the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) - "the Habitats Regulations" (for details of this protection, see Protected mammals - Bats and Regulations 39-41 and 44-46 of the Habitats Regulations).

If bats are found to be roosting in any trees to be removed or within buildings to be renovated as part of this proposed development, under the Habitats Regulations the developer will need to apply to the Scottish Government for a licence to disturb/destroy bat roost(s) before works can commence. Any licence would need to be in place prior to any works affecting the roosts taking place. SNH can provide further advice as necessary.

8. The Area Roads Manager advises that Roads Construction Consent (S21) may be required for the section potentially serving future residential scheme to the west of the access. A Road Opening Permit (S56) will be required for all works within the road corridor. The applicant is advised to contact the Area Roads Manager (Mr. Paul Farrell, tel. 01369 708613) directly upon these matters.

## APPENDIX TO DECISION APPROVAL NOTICE

Appendix relative to application 17/00420/PP

(A) Has the application required an obligation under Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended).

No

(B) Has the application been the subject of any "non-material" amendment in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the initial submitted plans during its processing.

No

(C) The reason why planning permission has been approved.

The proposed development meets with the aims of both the Potential Development Area and Strategic Masterplan Area designations applicable to Castle Toward as defined by the Argyll and Bute Local Development Plan. The development of these proposals would result in the positive regeneration of Castle Toward, the wider estate and secure a sustainable future for the preservation of the building, as well as delivering tourism and other economic development benefits. The proposals accord with all other relevant development plan policies and it is therefore appropriate that planning permission be granted in line with development plan policy, subject to recommended safeguarding conditions.





# LDN

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ARGYLL AND BUTE COUNCIL  
This plan been APPROVED by the  
PLANNING AUTHORITY and MUST be read in  
conjunction with the Planning Conditions of  
Consent No:  
17/00420/PP  
*Angus J. Gilmore*  
Head of Planning and Regulatory Services  
Date: 25 JAN 2018

Job Title:

**1544: CASTLE TOWARD**

Drawing Title:

Single Lodge and Heather Cottage Site  
Layouts

Drawing Status:

**PLANNING SUBMISSION**

Drawing Number:

**1544\_L(P.4)401**

Scale:

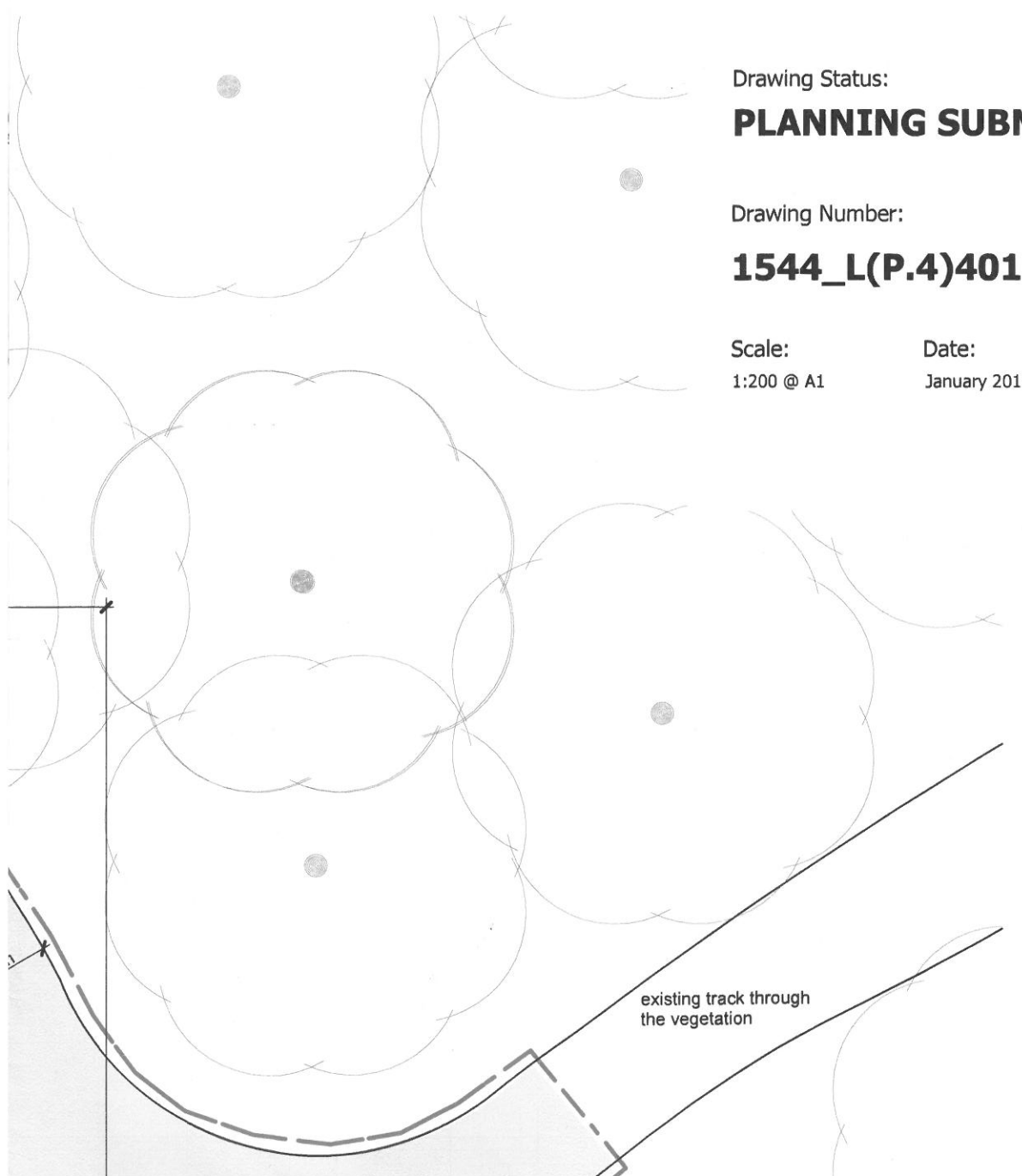
1:200 @ A1

Date:

January 2017

Drawn:

GP



- 3.535 ridge level
- slate covered roof with lead ridge and hip flashings, pitch 25deg.
- 2.370 eaves level
- exposed timber rafter ends, 350mm overhanging eaves at the bay window
- 2.100 underside of window lintel
- timber framed glazed screen, astragals to match the windows, colour white
- vertical timber lining boards
- dressed stone cill and thresholds
- 0.000 floor level
- 0.150 perimeter ground level

Job Title:

**1544: CASTLE TOWARD**

Drawing Title:

**Single Lodge and Heather Cottage  
Proposed Plans & Elevations**

Drawing Status:

**PLANNING SUBMISSION**

Drawing Number:

**1544\_L(P.4)402**

Scale:

1:50 @ A1

Date:

January 2017

Drawn:

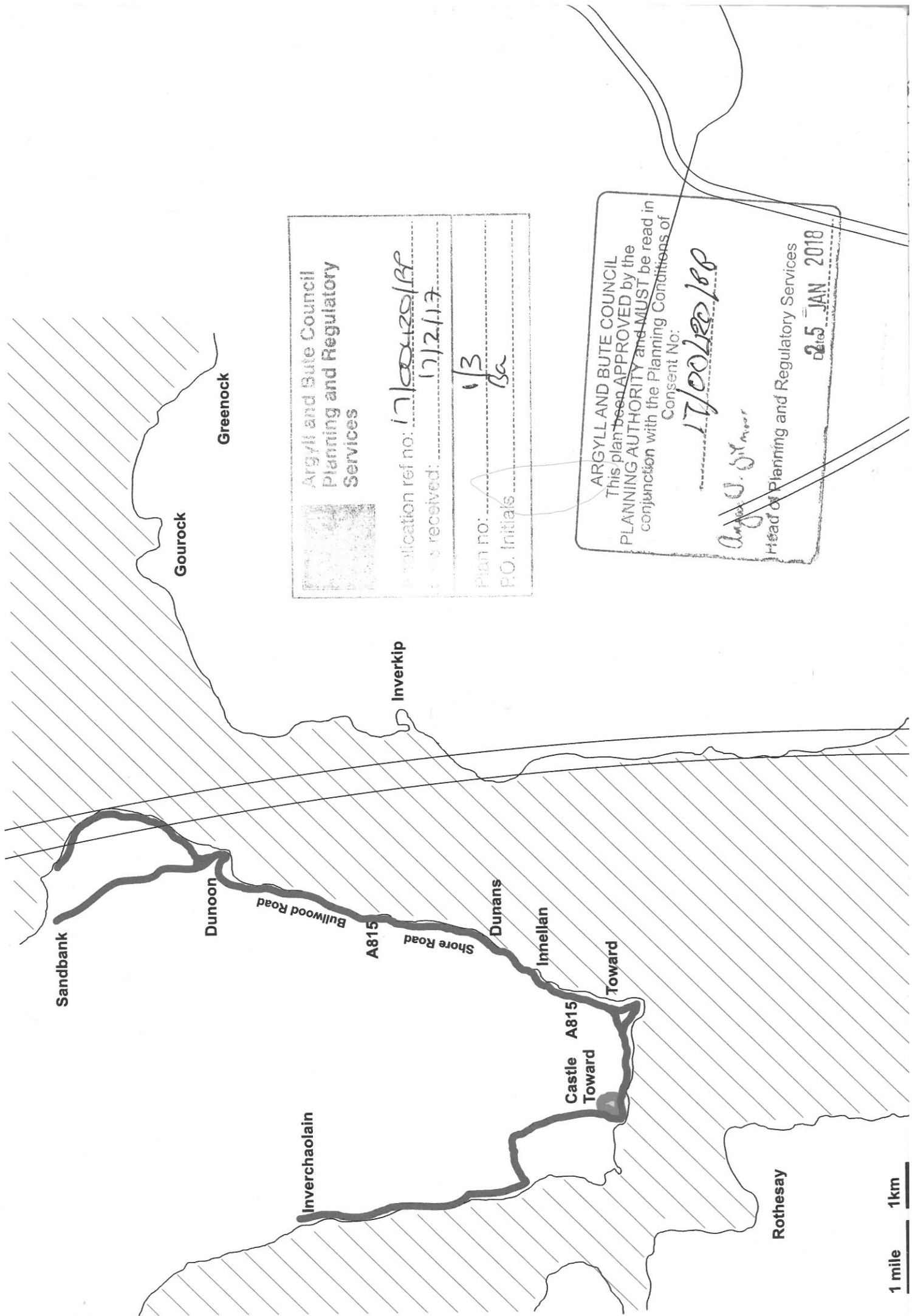
GP

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Consent No:  
17/00420/18P  
*Angus J. Gilmore*  
Head of Planning and Regulatory Services  
Date: 25 JAN 2018

Argyll and Bute Council  
Planning and Regulatory  
Services

Application ref no: 17/00420/18P  
Date received: 17/2/17

Plan no: 3/3  
PO. Inside: Ba



Argyll and Bute Council  
Planning and Regulatory  
Services

Application ref no: 17/00220/PP  
Date received: 17/2/17

Plan no: 1/3  
P.O. Initials: Ba

ARGYLL AND BUTE COUNCIL  
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conjunction with the Planning Conditions of  
Consent No: 17/00220/18P

*Angela C. Gilmore*  
Head of Planning and Regulatory Services

25 JAN 2018

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