

2<sup>nd</sup> March 2010

Our Ref.: CT/09/01260/PPP

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Local Review Body  
Committee Services  
Argyll and Bute Council  
Kilmory  
LOCHGILPHEAD  
Argyll  
PA31 8RT

Dear Sirs

**TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURES) (SCOTLAND) REGULATIONS 2008  
FOR FURTHER INFORMATION  
REVIEW REFERENCE NUMBER: 09/0004/LRB**

I refer to the above Local Review of the decision on planning application 09/01260/PPP for the erection of three dwelling houses at site south of Darla, Glencruitten, Oban, and your request dated 17.02.2010 for further information on possible conditions and reasons should the Local Review Body be minded to approve the review.

On behalf of the Development Manager, I now attach a list of possible conditions.

Copies of this letter and the possible conditions are today being sent to the persons listed below.

Yours faithfully

Charles Tibbles  
Development Management  
Oban, Lorn & Isles Area

cc. Lindon Properties Limited, Raschoille, Glenshellach Road, Oban  
Area Roads and Amenity Services Manager, Argyll & Bute Council, Kilbowie House,  
Gallanach Road, Oban PA34 4PF  
Scottish Water Lorn and Mull, Clyde House, Balmore Road, Glasgow G22 6NE  
West of Scotland Archaeology Service, 20 India Street, Glasgow G2 4PF  
Scott and Helen Jordan, Darla, Glencruitten Road, Oban PA34 4PU  
Councillor Donald MacDonald, Arisaig, Crannaig-a-Mhinister, Oban PA34 4LX  
Honorary Secretary, Glencruitten Golf Club Committee, Glencruitten Road, Oban PA34 4PU  
Christine Roberts, Firinn, Glencruitten Road, Oban

**POSSIBLE CONDITIONS AND REASONS RELATIVE TO APPLICATION 09/01260/PPP  
SHOULD THE LOCAL REVIEW BOARD BE MINDED TO APPROVE THE REVIEW**

1. This permission is granted in terms of Section 59 of the undernoted Act and Regulation 10 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2007 on the basis of an application for planning permission in principle.

Application for the approval of matters specified in the conditions below shall be made before the expiration of 3 years from the date of this grant of planning permission in principle, unless an earlier application for such approval has been refused or an appeal against such refusal has been dismissed, in which case a further application for the approval of all outstanding matters specified in conditions may be made within 6 months of the date of such refusal or dismissal.

b) The approved development shall be commenced not later than the expiration of 3 years from the date of this grant of planning permission in principle, or 2 years from the final approval of matters specified in conditions, whichever is later.

*Reason: To accord with the requirements of Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended)*

2. Except as may be provided for by the conditions below, the development is approved on the basis of the un-numbered application drawing entitled "Location Plan" received by Argyll and Bute Council 02.09.2009. The submitted drawing reference 0601 10 C (entitled "Site Plan Outline Proposals"), is for indicative purposes only and is not approved as part of this permission.

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

3. No development shall commence at the site until a scheme setting out full details for the layout siting, design and height of all buildings and associated hard and soft landscaping and engineering works, including walls, fences, gates and any other boundary treatments, detailing the design and proposed materials for all external features, including window specifications, have been approved in writing by the planning authority. The submitted details shall include provision of a single private waste sewage treatment plant to serve the proposed dwellings. Thereafter, the development shall be implemented in accordance with the approved scheme.

*Reason: To ensure an acceptable form of development including provision for sewage treatment being a location remote from the public sewer network.*

4. No development shall commence at the site until a scheme setting out surface water drainage and SUDS details for the development in accordance with The SUDS Manual (CIRIA C697) has been submitted to and approved in writing by the Council as Planning Authority. Thereafter, the development shall be implemented only in accordance with the approved scheme.

*Comment: to ensure satisfactory drainage of the site in accordance with SUDS principles and ensure that the development does not have an unacceptable affect on flood risk outwith the application site.*

5. No development shall commence at the site until details of the proposed site access arrangements, including visibility splays, have been submitted to and approved in writing by the Planning Authority in consultation with and to the reasonable satisfaction of the Roads Authority. No other development shall take place at the site until the vehicle access has been formed to at least base course level in accordance with the details so approved, including the clearing of such visibility splays as may be required. No gate, fence, wall, or other obstruction exceeding 1.05 metres in height may be constructed within the visibility splay.

*Reason: to provide for satisfactory access to the development and in the interests of road safety.*

11. The layout details required by condition 3 above shall include parking provision of 2 spaces for each 1-3 bedroom dwelling and 3 spaces for each 4+ bedroom unit. The required parking and associated vehicle turning facilities shall be provided within the curtilage of each dwelling in advance of the occupation of each dwelling and thereafter such parking and turning facilities shall be maintained to the satisfaction of the Planning Authority

*Reason: In the interests of road safety and the provision of adequate parking to serve the development.*

12. No development shall be commenced until such time as a scheme for the maintenance of the proposed communal private wastewater treatment plant has been devised along with factoring arrangements to ensure maintenance in perpetuity, and such a scheme has been submitted to and has been approved in writing by the Planning Authority

*Reason: In the interests of public health and amenity.*