

23rd March 2010

Our Ref.: CT/09/00828/DET

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

Dear Sirs

**TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURES) (SCOTLAND) REGULATIONS 2008
FURTHER INFORMATION
REVIEW REFERENCE NUMBER: 10/0001/LRB**

I refer to the above Local Review of the decision on planning application 09/00828/DET for the erection of dwellinghouse at Tigh Mhuillean, Oban, and your request dated 10.03.2010 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. Kenneth MacLean, Tigh Mhuillean, Glencruitten Road, Oban PA34 4QS
Allan Macaskill, 5 Ferryfield Road, Connel, By Oban PA37 1SR
Neil Brown, Argyll & Bute Council, Kilbowie House, Gallanach Road, Oban PA34 4PF

**PROPOSED CONDITIONS AND REASONS RELATIVE TO APPLICATION 09/00828/DET
SHOULD THE LOCAL REVIEW BOARD BE MINDED TO APPROVE THE REVIEW**

1. That the development to which this permission relates must be begun within three years from the date of this permission.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997.

2. The development shall be implemented in accordance with the details specified on the application form dated 02.06.2009 and the approved drawing reference numbers OB.09/05 01 (Site and Location Plans As Proposed) and OB.09/05 02 (Plans and Elevations Scheme Design).

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

3. Prior to the commencement of development, visibility splays of 2.4 metres x 53 metres at the proposed site entrance must be cleared of all trees, scrub and other obstruction. Thereafter, the visibility splays must be maintained clear of obstruction. No walls, fences or hedges shall be established within 2 metres of the road edge and any boundary treatments between the road and the curtilage of the proposed dwelling must not exceed 1.05 metres in height above the road surface at the adjacent channel.

Reason: In the interests of road safety.

4. The proposed parking and associated vehicle turning facilities shown in the approved drawings shall be provided in advance of the occupation of the dwelling and thereafter the parking and turning facilities shall be maintained to the satisfaction of the Planning Authority

Reason: In the interests of road safety and providing for adequate parking to serve the development.