

SUGGESTED CONDITIONS FOR 11/0417/PPP : KILMAURS ROAD, KNOCKENTIBER

LOCAL REVIEW BODY

11/11/11

1. Before any development commences on the site, the further approval(s) of the Planning Authority shall be obtained in respect of the matter specified in the conditions below.

- (a) The layout of the site;
- (b) The size, height, design and external appearance (including external materials and colours) of the proposed buildings and any ancillary structures;
- (c) The means of drainage and sewage disposal including the use of SUDS for surface water drainage;
- (d) Details of the access arrangements within the site;
- (e) The provision for open space, landscaping and planting within the site together with associated maintenance arrangements;
- (f) The provision and external surfaces for car parking,
- (g) The boundary walls/fences to be erected;
- (h) Proposed finished building and hard surface floor levels;
- (i) Existing and proposed site levels; and
- (j) Details of all street furniture and lighting.

REASON The application is for planning permission in principle only at this stage.

2. Notwithstanding the provisions of Condition 1(f) above, resident and visitor parking levels within the site shall be provided in accordance with the Roads Development Guide.

REASON To ensure that car parking is provided at levels appropriate to the nature and scale of the development.

3. Notwithstanding the provisions of Condition 1(d) above, junction visibility splay areas of 2.5 metres by 35 metres shall be provided at each of the site accesses with no object greater than 1 metre in height allowed within the splay areas formed. The vehicular accesses shall be hard paved for a minimum distance of 5 metres from the rear of the footway to avoid overcarry of loose material onto the public road / footway. Any access gates must only be able to open inwards away from the public road.

REASON In the interests of public road safety.

4. No surface water must be allowed to discharge from the site onto the adjacent public road / footway.

REASON In the interests of public road safety.

5. Construction activity on the development site shall be restricted to between 0700 and 1900 hours Monday to Friday, between 0800 and 1300 hours on Saturdays, with no construction work taking place on Sundays. Noise from the works during construction should at no time cause the underlying background noise level LA90(1 hour) to rise by more than 3 dB(A), measured at the nearest noise sensitive locations. Prior to the commencement of works on site, the applicant shall establish background noise levels in consultation with the Environmental Health Authority, the details of which shall thereafter be submitted to the Planning Authority.

REASON In the interests of residential amenity.

6. If ground contamination is encountered during construction works work shall immediately cease and the Council immediately notified. No further development shall begin on site until a comprehensive contaminated land investigation has been submitted to, and approved in writing by, the Planning Authority. The investigation shall be conducted in line with BS 10175: 2001 code of practice for "The investigation of potentially contaminated sites" and will contain details of proposals to deal with contamination (if present) to include:

- (i) The nature, extent and type(s) of contamination on the site;
- (ii) A site specific risk assessment of all relevant pollutant linkages.
- (iii) Remedial measures to treat/remove contamination to ensure the site is fit for the use proposed.
- (iv) Measures to deal with unsuspected contamination discovered during construction works.

REASON To ensure potential risks arising from previous site uses have been fully assessed.

7. Should contamination be present in terms of Condition 6 above, prior to any further site development, the developer shall submit a report, confirming that the remedial works have been carried out in accordance with the remediation plan.

REASON: To provide verification that remediation of the site has been carried out in accordance with the remediation plan and to the Authority's satisfaction.

8. All waste arising from the works during construction shall be disposed of to the satisfaction of the Waste Management Authority, and otherwise by burning.

REASON In the interests of public health and safety.

9. Before any development commences on the site, the further approval(s) of the Planning Authority shall be obtained in respect of the matters listed below:-

- a) sightlines of x=2.5 metres by y=70 metres to be provided from the proposed access junction;
- b) a footway to be constructed to adoptable roads standards to be provided along the frontage of the application site;
- c) streetlighting to be provided to an adoptable standard along the frontage of the application site, and;

d) parking provision within the application site to include provision for buses.

REASON In the interests of road and pedestrian safety.

11. Construction activity on the development site shall be restricted to between 0700 and 1900 hours Monday to Friday, between 0800 and 1300 hours on Saturdays and with no construction work taking place on Sundays.

REASON In the interests of public health and safety.

12 All waste arising from the works during construction shall be disposed of to the satisfaction of the Waste Management Authority, and otherwise than by burning.

REASON In the interests of public health and safety.

Advisory Notes to Applicant

1. The developer should make early contact with Scottish Water and the Scottish Environment Protection Agency regarding drainage of the site and to confirm the details of the proposed Sustainable Urban Drainage System (SUDS) with regard to surface water. These Authorities require this development to be drained in accordance with the recommendations contained in the CIRIA manual on SUDS.
2. The Council does not currently have a general agreement with Scottish Water in relation to the maintenance of public SUDS. Proposals for site specific agreements which may require to involve the developer or other third parties will be considered within the overall framework recommended in the design manual for SUDS published by CIRIA.
3. The developer should make early contact with Scottish Gas Networks, Scottish Water and Scottish Power Energy Networks regarding the possible protection/diversion of their apparatus which lie in or adjacent to the application site