

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 10 SEPTEMBER 2004

04/0323/FL: PROPOSED ERECTION OF TWO DETACHED PRIVATE DWELLINGS AT PLOTS 1 & 2 BURNTON ROAD, DALRYMPLE

APPLICATION BY DUAN DEVELOPMENTS LTD

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 It is proposed to erect one detached private dwellinghouse on each of the plots. The house on Plot 1 would be a sizeable two storey unit with a hipped roof configuration and displaying vertically emphasised fenestration. The house has a north east orientation with a detached double garage situated at the end of the private driveway which is to be formed along the east boundary of the site. A 1.8m high timber screen fence would form the boundary to the east and north and dense trees and bushes would lie on the west side.

1.2 The house proposed on Plot 2 is a traditionally styled unit on an L plan with the first floor being accommodated through the use of dormers. This house is positioned centrally within the plot and sits side on to the public road. Access is proposed to the east side of the site with an indicative garage position shown on the northern side.

1.3 It is proposed to form two separate accesses into the individual plots and to make a connection to the public sewerage system.

2. RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions indicated on the attached sheet, but that the issue of the decision notice be withheld until the Solicitor to the Council has satisfactorily concluded a formal Agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 with the applicants in respect of the matters detailed in Paragraph 7.1 of this report.

3. SUMMARY OF ANALYSIS

3.1 As indicated in section 5 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Section

25 and Section 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to this application and it is considered these have been sufficiently addressed and do not indicate that the application should be refused.

3.2 Full planning permission is being sought for the erection of two detached dwellinghouses on a site comprising two adjoining plots. The site is white land within the settlement envelope of Dalrymple and is located in a residential area. The house proposed on Plot 1 is a larger scale house than most of those in the vicinity, however, the site in question is sizeable and can easily accommodate the proposed house. The house on Plot 2 is a more modestly sized unit to be positioned at right angles to the public road.

3.3 Both of the proposed houses are considered to meet all of the requirements of the development plan in terms of provision of private amenity space and not having a detrimental impact on the residential amenity of neighbouring properties. There are no service or infrastructure issues which would indicate the application should be refused.

3.4 Albeit that the representations submitted do raise objections which are material planning considerations these have been satisfactorily addressed and are not considered to have sufficient weight to merit the application being refused. The recommendation is therefore one of approval subject to appropriate conditions.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards, the application will not require to be referred to the Development Services Committee because it would not represent a significant departure from the development plan.

Alan Neish
Head of Planning, Development and Building Standards

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

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04/0323/FL: PROPOSED ERECTION OF TWO DETACHED PRIVATE DWELLINGS AT PLOTS 1 & 2 BURNTON ROAD, DALRYMPLE

APPLICATION BY DUAN DEVELOPMENTS LTD

Report by Head of Planning, Development and Building Standards

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a full planning application which is to be considered by the Local Planning Committee under the scheme of delegation as it is subject to letters of objection.

2. APPLICATION DETAILS

2.1 **Site Description:** The site comprises two areas of land located on the north side of the Burnton Road in the settlement of Dalrymple. Plot 1 is a large rectangular site measuring approximately 1339m² and Plot 2 is an elongated site lying parallel to the Burnton Road extending to approximately 675m².

2.2 The recent residential development at Primpton Avenue lies immediately east and north of Plot 1. The Primpton Burn forms the west boundary and Primpton Cottage is a traditional property lying southwest of the site. At present Plot 1 is a level area of maintained open space, which is bound by coniferous trees, forming the rear boundaries of the gardens to the two storey properties at Primpton Avenue. Plot 2 is an area of unmaintained open space which borders onto the curtilage of an electricity substation situated immediately north east of the site. The junction of Primpton Avenue to Burnton Road then lies immediately east of the site.

2.3 **Proposed Development:** It is proposed to erect one detached private dwellinghouse on each of the plots. The house on Plot 1 would be a sizeable two storey unit with a hipped roof configuration and displaying vertically emphasised fenestration. The house has a north east orientation with a detached double garage situated at the end of the private driveway which is to be formed along the east boundary of the site. A 1.8m high timber screen fence would form the boundary to the east and north and dense trees and bushes would lie on the west side.

2.4 The house proposed on Plot 2 is a traditionally styled unit on an L plan with the first floor being accommodated through the use of dormers. This house is positioned centrally within the plot and sits side on to the public road. Access is proposed to the east side of the site with an indicative garage position shown on the northern side.

2.5 It is proposed to form two separate accesses into the individual plots and to make a connection to the public sewerage system.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division has no objection to the proposed development subject to the following conditions:

- (i) access to both plots must be taken via standard driveway access crossings to East Ayrshire Roads standards;
- (ii) visibility splays of 4.5m by 90m must be maintained at the existing junction between the B742 Burnton Road and Primpton Avenue with no object greater in height than one metre being allowed within these areas;
- (iii) visibility splays of 2.5m by 60m must be provided and maintained at the junctions between the B742 Burnton Road and the accesses to both plots with no object greater than one metre being allowed within these areas and this will require a Section 75 agreement with the owner of Primpton Cottage to remove and lower trees, shrubs and hedges and maintain these below 1m in height;
- (iv) the existing 225mm surface water drain will be required to be re-routed around the building on Plot 1 at the developer's expense. Details of levels, manholes at bends etc will require to be submitted to the Roads Division for further approval;
- (v) the applicant would require to enter into a wayleave agreement with the Council to ensure future access is allowed to the road drainage pipe through Plot 1 for maintenance purposes;
- (vi) the private driveways will require to be paved for a minimum distance of 2m from the rear of the existing public footway to avoid overcarry of loose material onto the public road;
- (vii) 3 number off road parking spaces will be required to be provided for each dwelling;
- (viii) any garages must be set back a minimum distance of 6m from the rear of the footway;
- (ix) any gates will require to open inwards away from the public road.

The above road safety requirements can be imposed as conditions on the planning consent or addressed by legal agreement should the Committee be minded to approve the application.

3.2 East Ayrshire Council Flooding Section has considered a Flood Risk Assessment report submitted to the Division and has no objection to the proposed development. They have stated that the following points should be addressed:

- (i) the developer will require to indicate clearly on drawings the intended compensatory measures within the landscaping to accommodate the potential flood waters displaced by the footprint of the building;
- (ii) consideration should be given to potential flood waters that could enter the site from Burnton Road as a result of possible blockage to the bridge. Landscaping should be such that the flow path is directed back into the watercourse upstream of Burnton Road Bridge away from the property;
- (iii) consideration should be given to the water resistant properties of the construction materials;
- (iv) access along the watercourse must be provided for inspection and maintenance purposes and clearly indicated on the site plan;
- (v) the developer to advise any potential purchasers that the garden area of the property has the potential to be flooded during certain rainfall events and that the granting of planning permission does not eliminate the flood risk to the property entirely.

These requirements can be satisfactorily addressed by the imposition of appropriate conditions or clauses within a legal agreement should the Committee be minded to approve the application.

3.3 Scottish Water has advised that there is an existing public water main located in the street adjacent and there is a public sewerage system to which a connection may be made from the proposed development.

Noted.

3.4 The Scottish Environment Protection Agency has no objections in principle to the proposed development. They are seeking a condition requiring the applicant to obtain assurance from Scottish Water that additional foul drainage arising from this development will not cause or contribute to premature operation of downstream consented storm sewer overflows. They have requested a condition requiring the applicant to install a surface water treatment system.

These conditions can be imposed on the planning consent should the Committee be minded to approve the application.

3.5 Scottish Power has no objections to the development, provided the access to its substation is maintained and the works do not interfere with their cables and apparatus.

An appropriate note can be attached to the planning consent should the Committee be minded to approve the application.

3.6 Transco has no objection to the proposed development.

Noted.

3.7 Dalrymple Community Council has been consulted but no response had been received at the time of writing this report.

Noted.

4. REPRESENTATIONS

4.1 Third party letters of representation have been received from four objectors. The points of objection raised can be summarised as follows.

4.2 If the existing plans are anything to go by it looks as though we will have four upstairs windows looking directly into our garden and overlooking our house. This is a cause for concern as we use this end of our house a great deal and don't wish to feel overlooked and have our privacy taken away.

The first floor windows to the front elevation of the proposed house on Plot 1 are some 39 metres from the boundary of the objector's property. It is considered that this is sufficient separation distance so as not to create an unacceptable degree of overlooking.

4.3 The proposed dwelling lies due south of our house and is therefore in the worst possible position for blocking light. Due to the orientation of our house we depend on light coming from the south to light our conservatory, kitchen, dining area, and lounge, since the only other window is the north facing lounge window. The shadow cast from the proposed substantial sized dwelling would have a considerable negative effect as a result.

As stated above under 4.2 the proposed house is some 39 metres from the writer's property and it is therefore not considered that it would have any affect on the light available to the writer.

4.4 The proposed dwelling is much larger than any of the properties surrounding it and with it so near to our house it would dominate the skyline and close in our back garden to such an extent that it would create a claustrophobic

environment throughout our garden and house. That may put off any buyers should we choose to sell and could well knock tens of thousands off the value of our house.

The proposed house is indeed of a larger scale than those in the immediate vicinity. However the plot of ground on which it is proposed is capable of accommodating the unit. The house is set off the rear boundaries of the properties on Primpton Avenue by nine metres at the closest point and this considered to be a sufficient separation distance. The writer's house is approximately 39 metres from the proposed dwelling and is not considered to have an overbearing impact on this house in particular especially where the proposal is in a built-up area in the settlement and most of the surrounding properties are also two storey.

4.5 The proposed property in Plot 1 does seem to offer quality accommodation and if a bungalow of the same quality were to be built instead of the towering and domineering dwelling that has been proposed we would have no objections.

There are no material planning reasons which would indicate that a two storey house on Plot 1 is not acceptable and therefore the Division has not sought this to be changed to a single storey property.

4.6 It is recognised that this area has a flooding problem, and although planning permission had been granted on the surrounding area some 12 years ago, in view of this, it would not be an option now. We are concerned about the flooding issue of the burn onto this plot. Irrespective of the flood which engulfed our garden and house foundations in 2000 we have observed over a 12 year periods that the burn bursts its banks on this side during heavy rainfall. As Duan Developments Ltd are now the riparian owners, can we be assured that there has been adequate risk assessment and measures will be taken to stop this and in doing so no water will be shed on our property.

The site at Plot 1 is indeed known to be at risk from flooding hence the developer was asked to have a Flood Risk Assessment undertaken and a report was submitted. The Council's Flooding Section has examined this report and have concluded that provided the developer undertakes certain mitigation measures the flooding issue is not one which would merit refusal of the planning application.

4.7 Bearing in mind that last year East Ayrshire Council have replaced a diagonal drain from the road, across the plot to the burn, which would appear to

be right where the house is to be built, what steps will be taken to see that there is sufficient drainage for surface water.

The Council's Roads Division has advised that there is a surface water pipe which will require to be rerouted around the house at Plot 1. With regard to the surface water runoff for the proposed dwellings it is recommended that a condition is imposed on any planning consent granted that the developer installs an appropriate Sustainable Urban Drainage system for on site disposal of surface waters.

4.8 We are concerned regarding the existing foul and surface water sewers with 150mm pipes installed by Hope Homes to service eight houses which run through Plot 1. On this basis wayleave was granted by us for the former to run through our property. We trust this will not be disturbed.

The developer will be required to ensure that any pipes and associated wayleaves running through the site will be either protected or rerouted around the proposed development. It is noted on the plans that the drains are to be diverted.

4.9 A detailed site drawing for the detached house on Plot 2 was provided at the outset by the architect but not for Plot 1. Although we had sight of a larger plan can we be certain that the proposed positioning will not be changed, if permission is granted.

The developer was asked to submit a more detailed site plan however the position of the proposed house was shown as the same as that on the original plan as viewed by the writer.

4.10 The overall structure will impose on my outlook. Outlook will be severely disrupted and there will be a severe loss of light and it seems that we will have to live behind closed curtains to have some privacy. Most of our natural light comes from the proposed site.

The proposed house is approximately 18.5 metres from the rear elevation of the writer's property which fronts onto Primpton Avenue. Albeit the house will arguably impact on the objector's outlook the right to this view is not a material planning consideration. This separation distance is considered to be sufficient so as not to cause an unacceptable effect on their daylighting or privacy.

4.11 The need to cut down trees which will affect the general ambience and reduce bird life, which frequent the same trees.

None of the trees within and around the site are afforded any special protection and are not of any particular merit. As the landowner the applicant could fell these trees at any time regardless of whether or not planning permission is granted and hence this is not material to the consideration of the application.

4.12 This house (Plot 1) is being constructed in a confined area which will cause severe disruption to about twelve other dwellings.

It is not considered that the proposed house will cause any undue disturbance to any of the neighbouring properties to an extent which would justify a recommendation of refusal.

4.13 Sufficient notice has not been given to enable us to fully discuss the matter and have a meeting with our solicitor.

The writer had a fourteen day period from when the application was registered to submit written representation which they have done.

4.14 The proposed building (Plot 1) does not fit in with the present general layout.

The house types in the vicinity range from detached cottages set in sizeable feus to semi-detached two storey dwellings with more modestly sized garden space. It is not considered therefore that there is a pattern of development which the proposed units are in conflict with and hence this objection is of no weight in the determination of the application.

4.15 There will be no privacy for anyone and there is only about 20 feet from the garage.

The proposed dwelling on Plot 2 does achieve the required separation distances in terms of safeguarding residential amenity of neighbouring properties. The garage is indeed closer but this is not considered to have any significant impact on the residential amenity of the existing houses.

4.16 A driveway is shown and this runs directly behind all the present houses facing the estate. This will cause considerable disturbance as the entrance to the garage is 20 feet. There will be a dangerous situation with exhaust fumes and as the prevailing winds are south/southwest fumes will be funnelled direct to our rear.

The level of exhaust fumes generated by vehicles accessing a single dwellinghouse in a built up area is not a material planning

consideration which would indicate the application should be refused.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application the development plan comprises the Approved Ayrshire Joint Structure Plan and the Adopted East Ayrshire Local Plan (2003).

Ayrshire Joint Structure Plan

5.2 There are no policies contained within the structure plan which are especially relevant to the proposed development.

East Ayrshire Local Plan

5.3 Policy RES4 states that, within Settlement Boundaries, the Council will positively encourage the sympathetic residential development of gap, infill or other redevelopment sites. Developments will be assessed against a set of four stated criteria, as follows:

- (i) impact on the surrounding natural and built environment and adjacent uses;

The proposal is to erect two detached dwellinghouses on a site which is located in a residential area within the settlement. It is considered that the houses are acceptable in this regard.

- (ii) transportation and infrastructure implications;

The proposed development is acceptable in terms of road safety and service provision, or can be made acceptable through the use of appropriate conditions

- (iii) compatibility with surrounding densities and housing types; and

There is a variety of densities and house types in the vicinity of the site and it is considered that the detached units on sizeable feus are compatible;

- (iv) compliance with the Council's Development Promotion and Design Guidance.

The proposed dwellings comply with the guidance as set out in Design Guidance 2: New Residential Development.

5.4 Policy RES22 requires all developers to observe the minimum standards for the provision of private open space detailed in Schedule 4 of the Local Plan.

Both of the plots can accommodate the proposed dwellings and make provision for sufficient private garden space thereby complying with Policy RES22.

5.5 Policy ENV7 requires that developers comply fully with the Council's Design Guidance relating to and advising on the particular type of development proposed.

The proposed development does comply with the relevant Design Guidance.

5.6 Policy ENV17 requires a precautionary approach with regard to development on land known to have flooded.

A flood risk assessment report has been submitted that indicates appropriate measures that are addressed by condition and legal agreement.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultation responses and third party representations.

Consultations Responses

6.2 None of the consultation responses have concluded that the application should be refused. Upon initial consultation with the Roads Division and also the Flooding section there was concern regarding sightlines as well as the potential risk to the site from flooding. These matters are of material significance but have been sufficiently resolved and do not indicate that the recommendation should be one of refusal.

Representations

6.3 The objections raised regarding flooding, privacy, overshadowing and the general impact of the proposed houses are all material planning considerations. All of these matters have been assessed and are considered to be adequately resolved so that they would not be of significant weight to indicate the application should be refused.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial implications for the Council in the determination of this application. However, if approved it is recommended that permission is granted subject to the completion of a Section 75 legal agreement. This agreement is required to address the following items:

- (i) provision and future maintenance of flood mitigation measures consistent with the indicated requirements of the East Ayrshire Council Flooding Section and sufficient to safeguard both existing and proposed dwellings;
- (ii) formation of and future maintenance of visibility splays.

8. CONCLUSIONS

8.1 As indicated in section 5 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Section 25 and Section 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to this application and it is considered these have been sufficiently addressed and do not indicate that the application should be refused.

8.2 Full planning permission is being sought for the erection of two detached dwellinghouses on a site comprising two adjoining plots. The site is white land within the settlement envelope of Dalrymple and is located in a residential area. The house proposed on Plot 1 is a larger scale house than most of those in the vicinity, however, the site in question is sizeable and can easily accommodate the proposed house. The house on Plot 2 is a more modestly sized unit to be positioned at right angles to the public road.

8.3 Both of the proposed houses are considered to meet all of the requirements of the development plan in terms of provision of private amenity space and not having a detrimental impact on the residential amenity of neighbouring properties. There are no service or infrastructure issues which would indicate the application should be refused.

8.4 Albeit that the representations submitted do raise objections which are material planning considerations these have been satisfactorily addressed and are not considered to have sufficient weight to merit the application being refused. The recommendation is therefore one of approval subject to appropriate conditions.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions indicated on the attached sheet, but that the issue of the decision notice be withheld until the Solicitor to the Council has satisfactorily concluded a formal Agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 with the applicants in respect of the matters detailed in Paragraph 7.1 of this report.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards, the application will not require to be referred to the Development Services Committee because it would not represent a significant departure from the development plan.

Alan Neish

Head of Planning, Development and Building Standards

30 August 2004

NM/NM

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Letters of Representation.
4. Consultation responses.
5. Adopted East Ayrshire Local Plan (2003).
6. Approved Ayrshire Joint Structure Plan (1999).

Anyone wishing to inspect the above background papers should contact Nicola Monroe on 01563 555485.

Implementation Officer: Dave Morris

Form TP24A

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 04/0323/FL

Location	Plots 1 & 2 Burnton Road DALRYMPLE KA6 6EL
Nature of Proposal:	Proposed erection of two detached private dwellings
Name and Address of Applicant:	Duan Developments Ltd 27 Miller Road AYR
Name and Address of Agent	Darley Hay Partnership 54A Sandgate AYR KA7 1DX

DPO's Ref: Nicola Monroe
PPO's Ref: Hugh Melvin

The above FULL application should be granted subject to the following conditions:-

1. The proposed development shall be carried out in accordance with the application form received on 29 March 2004 and in accordance with the amended plans received by the Planning Authority.

REASON – To ensure that the development is carried out in accordance with the approved details.

2. Prior to the commencement of development the developer shall provide written confirmation of all the external finishing materials on Plots 1 and 2 which shall receive the further written approval of the Planning Authority.

REASON – In the interests of visual amenity.

3. Prior to the commencement of development the developer will require to indicate clearly on drawings the intended compensatory measures within the landscaping to accommodate the potential flood waters displaced by the footprint of the building on Plot 1. These drawings shall be submitted for the further written approval of the Planning Authority in consultation with the Council's Flooding Section and thereafter implemented as approved prior to the occupation of the dwellinghouse on Plot 1.

REASON – In the interests of public health and safety.

4. The developer shall give consideration to the potential flood waters that could enter the site from Burnton Road as a result of possible blockage to the bridge. Landscaping should be such that the flow path is directed back into the watercourse upstream of Burnton Road Bridge away from the property and a scheme to demonstrate this shall be submitted to the Planning Authority for further written approval prior to the commencement of development and thereafter implemented as approved prior to the occupation of the dwellinghouse on Plot 1.

REASON – In the interests of public health and safety.

5. Access along the watercourse must be provided for inspection and maintenance purposes and clearly indicated on a site plan which shall be submitted for the further written approval of the Planning Authority prior to the commencement of development.

REASON – To enable the watercourse to be inspected in the interests of public health and safety.

6. The developer shall advise any potential purchasers that the garden area of the property has the potential to be flooded during certain rainfall events and that the granting of planning permission does not eliminate the flood risk to the property entirely.

REASON – In the interests of public health and safety.

7. Access to both plots must be taken via standard driveway access crossings to East Ayrshire Roads standards.

REASON – In the interests of road safety.

8. The visibility splays of 4.5m by 90m must be maintained at the existing junction between the B742 Burnton Road and Primpton Avenue with no object greater in height than one metre being allowed within these areas.

REASON – In the interests of road safety.

9. Prior to the commencement of development visibility splays of 2.5m by 60m shall have been formed at the junctions between the B742 Burnton Road and the accesses to both plots with no object greater than one metre being allowed within these areas. These visibility splays shall be maintained in perpetuity to the satisfaction of the Planning Authority (in which regard reference is made to the associated legal agreement).

REASON – In the interests of road safety.

10. The existing 225mm surface water drain will be required to be re-routed around the building of Plot 1 at the developer's expense and this shall be done prior to the commencement of building works on Plot 1. Details of levels, manholes at bends etc will require to be submitted to the Roads and Transportation Division for further approval prior to the commencement of any development works taking place.

REASON – To ensure the existing surface water drain is rerouted in accordance with road safety requirement.

11. The applicant is required to enter into a wayleave agreement with the Council to ensure future access is allowed to the road drainage pipe through Plot 1 for maintenance purposes.

REASON – In the interests of public health and safety.

12. Prior to the occupation of any of the dwellinghouses hereby approved the private driveways will require to be paved for a minimum distance of 2m from the rear of the existing public footway to avoid overcarry of loose material onto the public road.

REASON – To ensure a secure road surface in the interests of road safety.

13. Prior to the occupation of any of the dwellinghouses hereby approved the developer shall ensure the provision of 3 number off road parking spaces which are required for each dwelling.

REASON – In the interests of road safety.

14. Any garages must be set back a minimum distance of 6m from the rear of the footway.

REASON – In the interests of road safety.

15. Any gates will require to open inwards away from the public road.

REASON – In the interests of road safety.

16. Surface water runoff shall be disposed of on site via an appropriate Sustainable Urban Drainage system, which shall be installed and maintained in perpetuity to the satisfaction of the Planning Authority in consultation with Scottish Environment Protection Agency.

REASON – In the interests of public health and safety.

17. The developer shall ensure that none of the development works which are to take place on Plot 2 shall interfere with the Scottish Power substation located immediately northeast of the site.

REASON – In the interests of public health and safety.

Notes To Applicant

1. The developer should make early contact with Scottish Water and the Scottish Environment Protection Agency regarding drainage of the site, (including capacity issues), and to confirm the request to utilise a 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 applicant should make early contact with Power Systems with regard to the protection or diversion of apparatus that may be affected by the proposed development, particularly in relation to the existing sub-station adjacent to the development site.
4. The developer should liaise with Scottish Water to secure a connection to the public sewerage system and to ensure that any foul drainage arising from the development will

not cause or contribute to premature operation of downstream consented storm sewer overflows.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
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VIEWING PLEASE CONTACT (01563) 555320.**