

25/00079/LOCAL – Erection of residential development (49 units), includes earthworks and retaining walls, landscaping, car parking, infrastructure and associated works.

Item 7

20th January 2026

Suggested Conditions

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interest of certainty and the proper planning of the area, and to comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.

02. No development shall commence until a detailed Sustainable Urban Drainage System (SuDS) strategy and Drainage Management Plan for the site have been submitted and approved in writing by the planning authority. The plan shall include:

- Surface water drainage within the red line boundary;
- Details of connection to existing SuDS pond, including capacity assessment, climate change allowances, and mitigation of impacts;
- Maintenance and management arrangements for SuDS features.

The development shall proceed only in accordance with the approved plan.

Reason: To ensure sustainable water management, mitigate flood risk.

03. No development shall commence until a plan has been submitted showing how works affecting areas outside the red line boundary (e.g., footways, circulation pathways, attenuation ponds, tree removal, and landscaping) will be implemented under the control of the planning authority or through appropriate agreements.

Reason: To ensure all flood risk, drainage, and ecological works are appropriately controlled and compliant with planning and environmental regulations.

04. No development shall commence until a comprehensive Site Investigation report has been submitted and approved, including:

- Full extent and depth of peat;
- Mitigation measures for peat and ground conditions;
- Geotechnical design of foundations and landscaping works.

Reason: To ensure the site is safe and suitable for development and in accordance with NPF4 Policy 5.

05. No development shall commence until the following have been submitted and approved in writing:

- A Great Crested Newt survey;
- An Initial Invertebrate Site Assessment survey;
- A detailed Biodiversity Management and Enhancement Plan demonstrating how impacts will be mitigated and biodiversity enhanced.

Reason: To protect and enhance biodiversity in accordance with CDP 7 and SG7.

06. No development shall commence until a Tree Protection and Ancient Woodland Management Plan is submitted and approved, including:

- Protection measures for retained trees and root protection areas;
- Compensatory planting and woodland enhancement;
- Timing of tree removal relative to construction.

Reason: To safeguard existing trees and ancient woodland.

07. No development shall commence until the finalised energy strategy for all dwellings is submitted and approved, demonstrating that no gas boilers will be installed and detailing the use of air source heat pumps and heat recovery systems.

Reason: To ensure compliance with the January 2025 Technical Handbook and CDP 5 (Sustainable Energy).

08. The development shall not be occupied until:

- All private driveways, turning heads, and access roads are provided in accordance with NRS Transport Planning recommendations;
- Swept path analysis demonstrates accommodation of the 11.7 m refuse vehicle;
- Electric vehicle charging and secure cycle parking provision are implemented.

Reason: To ensure safe and functional access, refuse collection, and sustainable transport measures.

09. Prior to occupation, a Landscaping and Open Space Management Plan shall be submitted and approved, including:

- Planting details, buffers, and maintenance schedules;
- Play area provision and integration into communal open space;
- Oversight of pathways and visibility for safety.

Reason: To provide functional and safe communal spaces for residents.