

0740/FUL/18 Draft Conditions

This permission is granted subject to the following conditions:

(1) Before work begins a tree survey shall be submitted to the Planning Authority which clearly shows all trees on the application site and identifies any trees which will be affected by the proposed development. Any tree which has to be felled as a result of the development shall be replaced by a tree of the same species, or a different species if agreed with the Planning Authority, in a location to be agreed with the Planning Authority.

Reason: In the interest of visual amenity.

(2) Any work required to implement this planning permission that is audible within any adjacent noise sensitive receptor or its curtilage shall be carried out only between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on a Saturday and at no time on a Sunday, unless otherwise agreed in writing with the planning authority. This includes deliveries and operation of on site vehicles and equipment.

Reason: In the interest of residential amenity

(3) Before work begins on site the developer shall provide a drainage layout drawing for consideration. The layout drawing must include measures to treat and attenuate surface runoff from the proposed development. The approved drainage scheme shall be implemented prior to the occupation of the house hereby approved.

Reason: In order to ensure that the development does not give rise to problems of flooding on any adjacent properties.

(4) Before work begins on site the developer must demonstrate, to the satisfaction of the Planning Authority, that the privacy of existing residents in adjacent dwellings, and the future residents of the house hereby approved, will not be compromised.

Reason: In the interest of residential amenity

(5) Before work begins on site full details of the materials proposed for the driveway and all boundary treatments shall be submitted for the written approval of the Planning Authority.

Reason: In order to allow consideration of these matters not submitted, in the interest of residential amenity.

(6) No extensions or additions to the house or garage hereby approved shall be permitted without first applying for, and receiving, planning permission.

Reason: In the interest of residential amenity.

Standard Notes:

Please read the following notes carefully as they contain additional information which is of relevance to your development.

Statutory time period for the commencement of development

This planning permission lapses on the expiration of a period of 3 years (beginning with the date on which the permission is granted) unless the development to which the permission relates is begun before that expiration.

Notification of the start of development

It is a legal requirement that the person carrying out this development must notify the planning authority prior to work starting on site. The notification must include full details of the name and address of the person carrying out the development as well as the owner of the land and must include the reference number of the planning permission and the date it was granted. If someone is to oversee the work, the name and contact details of that person must be supplied. Failure to provide the above information may lead to enforcement action being taken.

A form which can be used for this purpose can be found using the following link:

<http://www.westlothian.gov.uk/media/2572/Form-Notice-of-initiation-to-development/pdf/FormNotificationInitiationofDevelopment-Feb2015.pdf>

Notification of completion of development

The person who completes this development must, as soon as practicable after doing so, give notice of completion to the planning authority. A form which can be used for this purpose can be found using the following link:

<http://www.westlothian.gov.uk/media/2579/Form-Notice-of-completion-of-development/pdf/FormNotificationcompletionDevelopment-Feb2015.pdf> .

Contaminated land procedures

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease and the issue shall be reported in writing to the planning authority immediately. The developer is required to follow the councils Supplementary Planning Guidance Development of land potentially affected by contamination. This document provides developers and their consultants with information on dealing with the planning process in West Lothian when development is proposed on land which is suspected of being affected by contamination. This document and further guidance is provided via the Councils web pages at

<http://www.westlothian.gov.uk/article/2220/Contaminated-Land>

Liaison with the Coal Authority

As the proposed development is within an area which could be subject to hazards from current or past coal mining activity, the applicant is advised to liaise with the Coal Authority before work begins on site, to ensure that the ground is suitable for development.

Any activities which affect any coal seams, mine workings or coal mine entries (shafts) require the written permission of the Coal Authority. Failure to obtain such permission constitutes trespass, with the potential for court action. The Coal Authority is concerned, in the interest of public safety, to ensure that any risks associated with existing or proposed coal mine workings are identified and mitigated.

To contact the Coal Authority to obtain specific information on past, current and proposed coal mining activity you should contact the Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

Advisory note to developer - General

Please note that it is the developer's responsibility to ensure that all relevant consents and certificates are in place prior to starting work on site and that it is the developer's responsibility to speak with service authorities to ensure safe connection is possible to allow the development to proceed.

How to challenge the council's Decision

If your application was determined under delegated powers and you disagree with the council's decision on your application, or one or more of the conditions attached to the decision, you can apply for a review by the council's Local Review Body. If the application was heard at a committee, related to an advertisement consent or a listed building application, then you can seek an appeal of that decision to the Government's Directorate for Planning and Environmental Appeals. You can find information on these processes and how to apply for a review, or to appeal, here: <http://www.westlothian.gov.uk/article/2078/Decisions-Reviews-and-Appeals>