

LRB Draft Conditions Ref : 0694/P/171

1 Development shall not begin until details of the following matters have been submitted to and approved in writing by the planning authority. Thereafter the development shall be carried out in accordance with that approval. Matters for approval:

- a) Existing and proposed ground levels
- b) Plans, cross- sections and specifications for the ground engineering works and surfacing details for the car park
- c) Hard and soft landscaping details including the location of all existing and proposed trees, hedges and shrubs; a schedule of plants to comprise species, plant size and proposed number and density.
- d) Details of the site access which shall include a visibility splay of 4.5m by 120m
- e) Details of the proposed footways/cycleway, which shall include a 3m path along the west frontage of the site and to the underpass to the east, all to be surfaced and lit to adoptable standards
- f) A drainage assessment and surface water and drainage arrangements, including a SUDS strategy to treat and attenuate surface water.
- g) A contaminated land site investigation report and remediation strategy to ensure the site is suitable for the intended use
- h) Details of the car park charging proposals and details of any associated barriers and/or security measures

Reason: To enable the council to assess those details which have yet to be submitted.

NOTES FOR DEVELOPER

An application for approval of the matter specified in conditions shall be made before:

- i. the expiration of 3 years from the date of the grant of planning permission in principle;
- ii. the expiration of 6 months from the date on which an earlier application for such approval was refused, or
- iii. the expiration of 6 months from the date on which an appeal against such refusal was dismissed, whichever is the latest.

This planning permission in principle shall lapse on the expiration of 2 years from the requisite approval being obtained (or in the case of approval referred to in condition 1 of different matters on different dates from the requisite approval for the last of such matters being obtained) unless the development to which the permission relates is begun before that expiration.

{b Notification of completion 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. 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>

{b 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>

{b 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.

{b 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.