Your Ref:

Our Ref: 18/0262/FUL

Date: 9 December 2019

Dumfries & Galloway Council
Economy and Resources
Development Management
Kirkbank
English Street
Dumfries
DG1 2HS

Any enquiries please contact
Case Officer: Chris McTeir
Direct Line: 01387 260830
Mobile: 07919 300801
Email: chris.mcteir@dumgal.gov.uk
Website: www.dumgal.gov.uk/planning

Robert Chalmers

Chevron
Lochview Road
Stranraer
Wigtownshire
DG9 8HP

Town and Country Planning (Scotland) Act 1997
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Application for Planning Permission – Discharge of Condition(s)

PROPOSAL: **ERECTION OF 24 DWELLINGHOUSES AND BOUNDARY FENCES, FORMATION OF ACCESS AND ASSOCIATED WORKS**
LOCATION: **Land Adjacent To Shorepark, Shore Road, Glencaple**

Dear Sir/Madam

Thank you for the following information/plans, submitted on 21 November 2019

Plan Type	Reference	Version No	Received Date
Other	N18/1/17	SOFT LANDSCAPING	26.02.2018
Other	17-107-30F	Levels Layout	21.11.2019
Other	17-107-11E	Adoption Plan	21.11.2019
Other	17-107-20I	Drainage Layout	21.11.2019

I am pleased to inform you that the suspensive elements of the following conditions have been satisfactorily discharged:

1. That no development in respect of this planning permission shall take place unless a scheme detailing new tree and shrub planting has been submitted to and approved in

writing by the Council as planning authority. The scheme shall include all grassed areas, hedges, retained trees and other retained vegetation and details of changes to existing levels. The scheme shall be plotted on an accurate plan of the site, to a recognised metric scale, and shall detail the number and
species of trees and shrubs to be planted, locations, planting density, nursery stock sizes at time of planting, and initial maintenance to aid establishment.

5. That no development in respect of this planning permission nor any works to trees within the application site shall take place unless a plan giving details of the proposed methods of protecting the trees which are to be retained has been submitted to and approved in writing by the planning authority. Protective fencing must be chestnut pale or chain-link and must be located at a distance from the trees of at least the branch spread, in accordance with BS 5837: 2012 ('Trees in Relation to Design, Demolition and Construction'). No construction work in respect of the development hereby granted planning permission shall take place unless such tree protection methods as may be so approved have been implemented in full. Such tree protection methods as may be so approved shall remain in place for the duration of the construction works.

9. That prior to the commencement of any construction work, the applicant must submit a finalised drainage design incorporating supportive calculations, to the satisfaction of the Planning Authority in consultation with the Roads Authority.

12. That prior to the commencement of the proposed development, a Traffic Regulation Order to restrict the speed of all traffic to 20mph within the development site, shall have been successfully promoted by the Council, all at the applicant's expense.

13. That prior to the commencement of the proposed development, a Traffic Regulation Order to extend the 30mph speed limit restriction on B725 public road to an agreed location south of the proposed development, is promoted and within this section, a system of street lighting is to be provided, all to be agreed in writing with the Planning Authority in consultation with the Roads Authority, all at the applicant's expense.

16. That no development in respect of this planning permission shall take place unless a scheme of street lighting columns has been submitted to and approved in writing by the planning authority (in consultation with the roads authority). Such scheme shall include details of the number, type and location of the proposed street lights. No dwellinghouse hereby granted planning permission shall be occupied unless such scheme as may be so approved has been implemented and is fully operational.

Please note that all other conditions remain in place unless otherwise discharged.

<u>Notes on remaining suspensive conditions:</u>

Condition 3: A sample panel will be required to formally discharge this condition.

Condition 15: A Traffic Management Plan requires to be agreed with the Council’s Roads Service as well as Police Scotland.

Should you wish further information or advice, please do not hesitate to contact the case officer detailed above.

Yours faithfully,

Steve Rogers
Head of Economy and Development