

**ANGUS COUNCIL**

**12 FEBRUARY 2015**

**SOUTH ANGUS PLANNING APPLICATIONS – PROPOSED PLANNING OBLIGATIONS HEADS OF TERMS AND PLANNING CONDITIONS**

**REPORT BY HEAD OF PLANNING AND PLACE**

**Abstract:**

This report identifies proposed planning obligation requirements and planning conditions for the housing development at the Former Strathmartine Hospital and for the housing and employment land development on land at Pitskelly Farm Carnoustie.

**1. RECOMMENDATION**

It is recommended that Council: -

- (i) approve the proposed Heads of Terms for the Planning Obligation and planning conditions detailed in Appendix 1 in respect of planning application 13/00268/EIAM for housing development at Strathmartine Hospital;
- (ii) approve the proposed Heads of Terms for the Planning Obligation and planning conditions detailed in Appendix 2 in respect of planning application 14/00573/PPPM for housing and employment land development at Pitskelly Farm Carnoustie.

**2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/ CORPORATE PLAN**

This report contributes to the following local outcome(s) contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- Our communities are developed in a sustainable manner
- Our natural and built environment is protected and enjoyed

**3. INTRODUCTION**

- 3.1 At its meeting on 18 December 2014 Council considered four planning applications for large scale housing and associated development in the South Angus Housing Market Area (Reports 507/14 – 511/14 refer).
- 3.2 Council resolved to approve a planning application for housing development on land to the south and west of Victoria Street Monifieth (Report 509/14) and that application has been referred to Scottish Ministers. Council resolved to refuse a planning application for housing development on land to the east of Victoria Street Monifieth (Report 510/14) and that decision has been issued.
- 3.3 Council further resolved to approve a planning application for housing development on land at the former Strathmartine Hospital, Strathmartine (Report 508/14) and a planning application for housing and employment land development on land at Pitskelly Farm, Carnoustie (Report 511/14). Those resolutions were made subject to appropriate heads of terms for the requisite planning obligations and conditions being submitted to the Council meeting on 12 February 2015.
- 3.4 In relation to both sites, heads of terms for relevant planning obligations are provided at Appendix 1 and 2 and would be concluded prior to the grant of any planning permission. The requirements identified by the heads of terms reflect the issues raised/contributions requested through the consultation process on the respective planning applications. Each obligation

would also be subject to such other or additional terms as may be considered necessary or expedient by the Head of Legal & Democratic Services in consultation with the Head of Planning & Place.

- 3.5 Similarly, proposed conditions in respect of each application are provided at Appendix 1 and 2 respectively. Again those conditions reflect issues that have been identified during the consultation process associated with each planning application.
- 3.6 The proposed heads of terms and planning conditions have been shared with the respective applicants and neither has raised any significant issues at this stage.
- 3.7 Members are reminded that the Strathmartine application must be notified to Scottish Ministers before a decision on that application is issued.

#### **4. OTHER MATTERS**

##### **HUMAN RIGHTS IMPLICATIONS**

The conditions constitute a justified and proportional control of the use of the property in accordance with the general interest and have regard to the necessary balance of the applicant's freedom to enjoy his property against the public interest and the freedom of others to enjoy neighbouring property/home life/privacy without undue interference.

##### **FINANCIAL IMPLICATIONS**

There are no financial implications arising from this report.

##### **EQUALITIES IMPLICATIONS**

The issues contained in this report fall within an approved category that has been confirmed as exempt from an equalities perspective.

**NOTE:** No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

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**Date: 4 February 2015**

**APPENDIX 1 – FORMER STRATHMARTINE HOSPITAL, STRATHMARTINE**

**APPENDIX 2 – FIELD 250M SOUTH OF PITSKELLY FARM PITSKELLY, CARNOUSTIE**

## **APPENDIX 1**

### **HEADS OF TERMS FOR PLANNING OBLIGATION AND PLANNING CONDITIONS**

#### **Planning Application 13/00268/EIAM**

#### **Former Strathmartine Hospital, Strathmartine**

#### **Planning Obligation Heads of Terms:**

Subject to conclusion and recording of a valid planning obligation (under Section 75 of the Act) amongst all relevant parties containing the following general terms along with such other or additional terms as may be considered necessary or expedient by the Head of Legal & Democratic Services in consultation with the Head of Planning & Place.

- Affordable Housing: a staged contribution providing for 50 commuted sums at an amount of £21,600 per unit (subject to review); and
- Education: a staged contribution of £5,660 per unit towards addressing capacity issues at Strathmartine Primary School and £5,100 per unit towards the cost of meeting capacity requirements at a secondary school (Forfar Academy).

#### **Planning Conditions:**

1. That, plans and particulars of the matters listed below, shall be submitted for consideration by the planning authority. No work shall begin until the written approval of the authority has been given for the matters listed below and the development shall be carried out in accordance with that approval. The matters are:
  - (a) the layout of the site, including the number of residential units to be provided (which shall not exceed 224 units – a maximum of which will comprise 198 new build units), road layout, car parking, turning space, open space, landscaping and facilities for waste/recycle storage and collection. For the avoidance of doubt the indicative layout submitted with the application is not approved;
  - (b) a phasing plan for the entire development, including all demolition works; the timing and number of dwelling units to be released in each phase, including the phasing of works to the listed buildings; details of the provision of infrastructure; road construction; provision of street lighting; open space areas; landscaping; drainage infrastructure; and the formation of the new pedestrian/cycle connections;
  - (c) full details of all demolition and other works to the listed buildings;
  - (d) the siting, design and external appearance of the new build dwellings;
  - (e) the existing and proposed ground levels and finished floor levels of the new build houses relative to a fixed ordnance datum;
  - (f) the precise details of the means of accesses to the development, including visibility splays for accesses with Craigmill Road, with a minimum 43 metres in each direction at a point 2.4 metres from the channel line of that road; specification of all roads, lighting and road drainage, car parking provision and garage layouts. Within the visibility splays formed nothing shall be erected or planting permitted to grow to a height in excess of 1050 millimetres above the road carriageway;
  - (g) the means of drainage for the development. For the avoidance of doubt the foul drainage from the development will be directed to the public sewage system and surface water shall be disposed of by Sustainable Urban Drainage System (SUDS). No development shall commence until evidence is provided to the planning authority to demonstrate that the public sewer has capacity to accommodate development of the entire site. All water retention/detention features shall be designed to minimise danger to the public and shall be fully landscaped and fenced where necessary to achieve this purpose;
  - (h) all boundary enclosures;

- (i) the provision of open space, at a minimum of 2.43 hectares per 1000 head of population, including play equipment, and a scheme for its provision and ongoing maintenance in perpetuity;
- (j) a public access plan that provides full details of all proposed pedestrian and cycle paths within the site, linkages to the existing wider network and details of their long term maintenance. The plan must also provide for the provision of a footway between the site and Strathmartine Primary School. Once approved, the footway shall be completed prior to the commencement of any development associated with this permission;
- (k) evidence of a legally binding agreement between the developer and an appropriate bus operating company relating to the provision of a local bus service at the developers expense to serve the development for a period of three years commencing upon the completion of the one hundred and twelfth housing unit within the site. The scheme shall include details of the proposed frequency and nature of the bus service along with details of the proposed financial provisions for the funding of the service and a bond or similar arrangement to cover the funding of the service in the event that the developer is unable to fulfil their obligations in this respect all to be agreed in writing with the planning authority in consultation with the local transport authority; and,
- (l) a public transport scheme that details provision for suitable bus layby(s), bus shelter(s)(with real time display, bus stop pole and raised kerb(s)) on Craigmill Road;
- (m) in relation to those buildings and structures that are not to be demolished before occupation of the first new dwelling unit, a scheme to ensure their ongoing management and maintenance (up to the point of their demolition and site clearance) in a manner that does not adversely affect the amenity of the area.

*Reason: To ensure that the matters referred to are given full consideration and are acceptable to the planning authority.*

2. That any application for approval of Matters Specified in Condition 1 above shall be accompanied by the following for the further written approval of the planning authority:

- (a) A Masterplan for the entire application site which shall include: -
  - (i) a Design and Access Statement in accordance with the requirements of Part 3 Regulation 13 (5) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013;
  - (ii) an overall design concept for the layout of the site and dwellings within the site taking account of the setting of listed buildings, building orientation, building height, use of materials, and a palate of colours and textures to be used in the construction of dwellings;
  - (iii) road access and construction of roads to the standards set by the Roads Authority having regard to Designing Streets;
  - (iv) provision of access by pedestrian, cycle and public transport;
  - (v) a strategy for the drainage of foul and surface water;
  - (vi) details of structure planting and landscaping within and around the site, including details of those trees to be retained and measures for their protection during development.
- (b) A Drainage Impact Assessment in accordance with an agreed methodology with the planning authority in consultation with the flood prevention authority; and
- (c) A scheme for the provision of a Residential Travel Plan and Pack. Once approved the document shall be provided to the first occupants of each dwelling.

Upon the planning authority giving written approval that all of the foregoing supporting information is acceptable, the development shall thereafter be undertaken to incorporate any identified necessary mitigation or measures identified within the approved studies.

*Reason: In order to ensure that development within the site takes place in accordance with an overall design concept and to enable the planning authority to consider the matters detailed in Condition 1.*

3. That prior to the commencement of development on any new build house, evidence of a legally binding contract for the rehabilitation and conversion of the listed buildings in accordance with details approved under Condition 1 and with a valid listed building consent and building warrant that provide for the conversion of the listed buildings to residential accommodation shall be submitted to and approved in writing by the planning authority. Thereafter development shall be undertaken on the following basis unless otherwise approved in writing by the planning authority: -
  - (i) No development shall be undertaken on any new build dwelling until the planning authority has provided written confirmation that approved works on the rehabilitation and conversion of the Administration Building have commenced and progressed in accordance with the phasing details approved under Condition 1. Such works shall include but not be limited to the dountaking of those parts of the Administration Building that are not to be retained and, for those buildings that are to be retained, the works identified in the Strathmartine Hospital Condition Report, Simpson & Brown Architects July 2010 as Part III Schedule of Works 1.00 – 5.00;
  - (ii) No more than 5 new build dwellings shall be constructed until the first dwelling unit in the Administration Building has received a completion certificate under the Building (Scotland) Regulations;
  - (iii) No more than 20 new build dwellings shall be constructed until the tenth dwelling unit in the Administration Building has received a completion certificate under the Building (Scotland) Regulations;
  - (iv) No more than 40 new build dwellings shall be constructed until the twentieth dwelling unit in the Administration Building has received a completion certificate under the Building (Scotland) Regulations;
  - (v) No more than 63 new build houses shall be constructed until the planning authority has provided written confirmation that all rehabilitation and conversion works to the listed buildings have been completed.

*Reason: To ensure that the listed buildings are restored as a priority for the benefit of their architectural and historical interests and to ensure a positive impact within their curtilage and the wider landscape setting.*

4. That from the date on which this planning permission is granted all existing trees and shrubs on the site shall not be lopped, topped, felled, removed or disturbed in any way without the prior written approval of the planning authority.

*Reason: To ensure the retention of important landscape features and retain existing amenities of the site.*

5. That, prior to commencement of any development works, a comprehensive contaminated land investigation report shall be submitted to and approved in writing by the planning authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The Investigation of Potentially Contaminated Sites – Code of Practice" (BS 10175: 2011). The report must include a site-specific risk assessment of all relevant pollutant linkages, as required in Scottish Government Planning Advice Note 33. Where the approved contaminated land investigation report identifies any unacceptable risk or risks as defined under Part IIA of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted for the written approval of the planning authority. No works, other than investigative, demolition or site clearance works shall be carried out on the site prior to the remediation strategy being approved by the planning authority. Prior to the occupation of the development the remediation strategy shall be fully implemented and a validation report confirming that all necessary remediation works have been undertaken shall be submitted to and approved in writing by the planning authority.

*Reason: To ensure adequate investigation of possible land contamination and to ensure that a remediation strategy is in place for any land contamination identified, in the interest of public health and safety.*

6. Prior to the commencement of any development including demolition works a Construction Management Plan shall be submitted for the written approval of the planning authority. The aforementioned construction management plan shall focus on noise and dust and shall include full details of the following:-
  - a) Details of sensitive receptors
  - b) Hours of operations

- c) Mitigation measures
- d) Complaint investigation procedures
- e) Noise and dust monitoring

Once approved, this plan shall be implemented in full without variation unless also agreed in writing by the Planning Authority.

*Reason: In the interest of environmental protection and the amenity of nearby residents.*

7. Noise associated with construction or demolition works including the movement of materials, plant and equipment shall not exceed the noise limits shown in Table A below unless agreed in writing by the planning authority. At all other times noise associated with construction or demolition operations shall be inaudible at any sensitive receptor. For the avoidance of doubt sensitive receptors includes all residential properties, hospitals, schools and office buildings or any other similar premises.

**Table A: Noise limits**

Day	Time	Average Period (t)	Noise limit
Monday-Friday	0700-1900	12 hour	70 dBA Leq t
Saturday	0700-1300	6 hour	70 dBA Leq t

*Reason: In the interest of the amenity of nearby residents.*

8. Notwithstanding the findings of the Bat Survey, 'Strathmartine Hospital', dated July 2013 by Nigel Rudd (T&SS Ltd), development shall not commence until full details of mitigation and associated methodology, or any other alternative or additional measures that may be required by a European Protected Species Licence, have been submitted to and approved in writing by the planning authority. The approved methodology shall thereafter be implemented during the development of the site.

*Reason: To ensure that the proposal incorporates satisfactory mitigation for bats.*

9. That the development shall be undertaken in accordance with the Strathmartine Hospital Proposed conversion and redevelopment Environmental Statement dated April 2013 and the mitigation measures identified therein unless otherwise modified by conditions of this planning permission.

*Reason: In order to ensure that the development is undertaken in a manner that mitigates adverse impact on the environment.*

## APPENDIX 2

### HEADS OF TERMS FOR PLANNING OBLIGATION AND PLANNING CONDITIONS

#### Planning Application 14/00573/PPPM

#### Field 250 M South of Pitskelly Farm, Pitskelly, Carnoustie

#### Planning Obligation Heads of Terms:

- Education: a staged contribution of £4000 per residential unit towards addressing primary school capacity issues in Carnoustie through the extension of the Primary School estate.

#### Planning Conditions:

1. That plans and particulars of the matters listed below shall be submitted for consideration by the planning authority. No work shall begin on the Housing Zone or the Employment Zone until the matters relative to that particular Zone, and the matters relative to the Whole Site have been approved in writing by the planning authority. The development shall be carried out in accordance with that approval. The matters are:
  - (a) Whole Site:
    - (a) (i) the overall layout of the site, including the distribution of uses and the provision of strategic landscaping;
    - (a) (ii) The provision of public transport infrastructure, including bus shelters, raised kerbs to facilitate easier boarding and alighting and facilities for a bus to enter and leave the site or respective parts of the site in a forward gear;
    - (a) (iii) Evidence of a legally binding agreement between the developer and an appropriate bus operating company relating to the provision of a local bus service at the developers expense to serve the development for a period of three years commencing upon the completion of the one hundred and twenty fifth housing unit within the site. The scheme shall include details of the proposed frequency and nature of the bus service along with details of the proposed financial provisions for the funding of the service and a bond or similar arrangement to cover the funding of the service in the event that the developer is unable to fulfil their obligations in this respect all to be agreed in writing with the planning authority in consultation with the local transport authority;
    - (a) (iv) the means of drainage for the development. For the avoidance of doubt the foul drainage from the development will be directed to the public sewage system and surface water shall be disposed of by Sustainable Urban Drainage System (SUDS). No development shall commence until evidence is provided to the planning authority to demonstrate that the public sewer has capacity to accommodate development of the entire site. All water retention/detention features shall be designed to minimise danger to the public and shall be fully landscaped and fenced where necessary to achieve this purpose;
    - (a) (v) a scheme for the phasing of the entire development.
  - (b) Housing Zone (to south of Pitskelly Farm track):
    - (b) (i) the layout of the site, including the number of residential units to be provided (not to exceed 250 dwellings), road layout, car parking, turning space, open space, landscaping and facilities for waste/recycle storage and collection;
    - (b) (ii) a phasing plan for the housing development, including the timing and number of dwelling units to be released in each phase; details of the provision of infrastructure; road construction; provision of street lighting; open space areas; landscaping; drainage infrastructure; and the formation of the new pedestrian/cycle connections;
    - (b) (iii) the siting, design and external appearance of all buildings;
    - (b) (iv) the existing and proposed ground levels and finished floor levels of houses relative to a fixed ordnance datum;
    - (b) (v) the precise details of the means of accesses to the development, including visibility splays; specification of all roads, lighting and road drainage car parking provision and garage layouts;
    - (b) (vi) all boundary enclosures;
    - (b) (vii) the provision of open space, at a minimum of 2.43 hectares per 1000 head of population, including play equipment, and a scheme for its provision and ongoing maintenance in perpetuity;

- (b) (viii) a legally binding scheme for the provision of 25% affordable housing or suitable alternative provision in accordance with Angus Council's Affordable Housing Implementation Guide or any subsequent policy or guidance that replaces it;
- (b) (ix) a public access plan that provides full details of all proposed pedestrian and cycle paths within the site, linkages to the existing wider network and details of their long term maintenance. The plan shall have regard to the existing core paths within and adjacent to the site, or suitable alternative provision, remaining accessible to the public at all times, including during the construction period(s).

(c) Employment Zone (to north of Pitskelly Farm track):

- (c) (i) the overall layout of the site, including plot subdivisions and internal site landscaping;
- (c) (ii) road layout including the precise details of the means of accesses to the development, including visibility splays; specification of all roads, lighting and road drainage and provision for pedestrian and cyclist access;
- (c) (iii) the landscaping of the site including:-
  - A detailed levels survey of the site and cross sections showing existing and proposed finished ground levels relative to a fixed ordnance datum point;
  - Boundary treatments and strategic planting, including details of the phasing of planting;
  - maintenance and management of all landscaped areas;
  - Cycle and pedestrian linkages;
  - Provision of a landscape buffer zone to the south of the application site.

Thereafter there shall be no development or use of any plot or plots until the written approval of the authority has been given for the following matters:

- (c) (iv) the layout and specific use of that plot, the means of access, drainage, landscaping, design and external appearance of the building(s) and detail of the car parking within that plot curtilage;
- (c)(v) a detailed levels survey of the site and cross sections showing existing and proposed finished ground levels relative to a fixed ordnance datum point;

The measures that are approved shall be implemented in their approved form unless otherwise detailed in conditions attached to this permission or in a subsequent approval of matters specified in conditions.

*Reason: To ensure that the matters referred to are given full consideration and are acceptable to the planning authority.*

2. That any application for approval of Matters Specified in Condition 1 above shall be accompanied by the following supporting information for the further written approval of the planning authority:

(a) A Masterplan for the entire application site which shall include: -

- (i) a Design and Access Statement in accordance with the requirements of Part 3 Regulation 13 (5) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013;
- (ii) an overall design rationale for the layout of the site, dwellings and employment related buildings within the site taking account of building orientation, building height, landscape considerations, use of materials, and a palate of colours and textures to be used in the construction of dwellings and employment related buildings;
- (iii) road access and construction of roads to the standards set by the Roads Authority having regard to Designing Streets;
- (iv) provision of access by pedestrian, cycle and public transport;
- (v) a strategy for the drainage of foul and surface water;
- (vi) details for the provision structure planting and landscaping within and around the site, including the phasing and timing of the provision of new planting along with details of existing trees to be retained and measures for their protection during development.

(b) A Transport Assessment scoped to include the means of access from the public road network by all modes of travel;



- (c) A Travel Plan shall that shall have regard to the provision for walking, cycling and public transport access to and within the site and shall identify the measures to be provided for the management, monitoring, reviewing, reporting and duration of the plan;
- (d) A Drainage Impact Assessment undertaken in accordance with an agreed methodology with the planning authority in consultation with the flood prevention authority;
- (e) A Flood Risk Assessment.

Upon the planning authority giving written approval that the foregoing supporting information is acceptable, the development shall thereafter be undertaken to incorporate any identified necessary mitigation or measures within the approved studies and within timescales contained therein.

*Reason: In order to ensure that development within the site takes place in accordance with an overall design concept and to enable the planning authority to fully consider the matters detailed in Condition 1.*

- 3. No works shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the planning authority in agreement with the Aberdeenshire Council Archaeology Service or such other party as may be appropriate.

*Reason: To safeguard and record the archaeological potential of the area.*

- 4. Prior to the commencement of any development comprising of any of the following activities, namely biomass combustion of greater than 50 kw capacity, food manufacture, waste management, shot blasting or coating processes, an air quality impact assessment including odour assessment shall be submitted to and approved in writing by the planning authority. The air quality assessment shall be based on a methodology which is agreed in advance with the planning authority. Any mitigation measures specified by the approved air quality assessment as being necessary for the control of emissions shall be fully implemented, maintained and operational at all times when discharges to atmosphere are being made.

*Reason: In order that any atmospheric residential amenity impacts associated with biomass combustion, food manufacture, waste management, shot blasting or coating processes can be considered and mitigated as necessary in the interests of residential amenity.*

- 5. Prior to the commencement of any development a noise survey shall be carried out in accordance with a methodology agreed in advance in writing by the planning authority and the results of the aforementioned noise survey shall be reported for the written approval of the planning authority.

Thereafter, prior to the commencement of any residential development a detailed noise impact assessment shall be submitted and approved in writing by the planning authority. The aforementioned noise impact assessment shall consider both road traffic noise from existing roads and noise from the existing farm. Where the approved noise impact assessment proposes any noise mitigation measures these shall be implemented in full before any residential property is occupied and shall be maintained for the life of the development.

Noise from any class 5 or 6 use (as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997) forming part of the development shall not exceed the noise limits shown in table A below.

**Table A: Noise limits**

Day	Time	Average Period (t)	Noise limit	Notes
Monday-Sunday inclusive	0700-1900	12 hour	55 dBA Leq t	1,2,5
Monday-Sunday inclusive	0700-1900	1 hour	Existing ambient Leq t	1,2,4,5
Monday-Sunday inclusive	1900-2300	4 hour	50 dBA Leq t	1,2,5
Monday-Sunday inclusive	1900-2300	1 hour	Existing ambient Leq t	1,2,4,5
Monday-Sunday inclusive	2300-0700	8 hour	45 dBA Leq t	1,2,5
Monday-Sunday inclusive	2300-0700	5 minutes	Existing ambient Leq t	1,2,4,5
Monday-Sunday inclusive	2300-0700	N/A	45 dBA Lmax fast response	3,5

**Notes for Noise Condition**

1. The assessment location shall be free field within the exterior amenity space of any noise sensitive receptor. For the avoidance of doubt sensitive receptors includes all residential properties, hospitals, schools and office buildings or any other similar premises.
2. As measured and rated in accordance with BS4142:1997 – Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas as amended.
3. The assessment location shall be within a bedroom with a window open 50mm for natural ventilation.
4. The noise limit shall be the relevant ambient noise level referred to in the approved noise survey report required by paragraph 1 of this condition.
5. Where the noise measurement position is not the same as the assessment location the received noise levels shall be predicted using an appropriate methodology.

*Reason: In the interest of the amenity of existing and prospective occupiers of noise sensitive properties within and around the site.*

6. Noise associated with construction works including the movement of materials, plant and equipment shall not exceed the noise limits shown in table B below unless agreed in writing by the planning authority. At all other times noise associated with construction or demolition operations shall be inaudible at any sensitive receptor. For the avoidance of doubt sensitive receptors includes all residential properties, hospitals, schools and office buildings or any other similar premises.

**Table B: Construction Noise limits**

Day	Time	Average Period (t)	Noise limit
Monday-Friday	0700-1900	12 hour	70 dBA Leq t
Saturday	0700-1300	6 hour	70 dBA Leq t

Reason: In the interest of the residential amenity of nearby noise sensitive properties.

7. That the roads and access clauses given at Condition 1 above shall be subject to the following requirements:

- (a) Visibility splays to be provided at the junction of the proposed housing land access road with the classified, Monikie – Barry Road giving a minimum sight distance of 120 metres in each direction, at a point 4.5 metres from the nearside channel line of the Monikie – Barry Road prior to the commencement of development;
- (b) Visibility splays shall be provided at the junction of the proposed employment land access road with the classified, Monikie – Barry Road giving a minimum sight distance of 120 metres in each direction, at a point 4.5 metres from the nearside channel line of the Monikie – Barry Road prior to the commencement of development;
- (c) That, within the visibility splays described above, nothing shall be erected or planting permitted to grow to a height in excess of 875mm above the surface level of the adjacent cycle track;
- (d) That, parking spaces for bicycles and motorised vehicles shall be provided within the site/each plot curtilage, in accordance with the National Roads Development Guide (SCOTS);
- (e) That, within 60 days of the occupation of the penultimate dwelling house, all details relating to access, road layout design, specification and construction, including the provision of street lighting and surface water drainage shall be fully completed within the respective housing development site.

*Reason: All in the interests of the free flow of traffic and road safety.*

- 8. That, prior to the commencement of development, the speed limit on the Monikie – Barry Road shall be reduced to 40mph between the existing 30mph limit at Carnoustie and the south side of the its junction with the south slip road leading to/from the A92 Dundee-Arbroath Road.

*Reason: In the interests of road safety.*

- 9. Prior to the commencement of any works, full details of the finalised SUDS scheme, including details of phasing shall be submitted for the written approval of the planning authority, in consultation with SEPA, and all work shall be carried out in accordance with the approved scheme.

*Reason: To ensure adequate protection of the water environment from surface water runoff.*

