

Appendix 2: Planning Permission in Principle Conditions

Conditions

1. Plans and particulars of the matters listed below shall be submitted for consideration by the planning authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). No work shall begin until the written approval of the authority has been given, and the development shall be carried out in accordance with that approval.
 - (a) the overall layout of the site, including the distribution of uses and the provision of strategic landscaping;
 - (b) road layout, including detail of the realignment of the A930 and provision for pedestrian and cyclist access between the existing and realigned A930 roads;
 - (c) the means of foul and surface water drainage. For the avoidance of doubt all foul drainage from the development shall be directed to the public sewer and 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. Surface water shall be directed to a Sustainable Urban Drainage System (SUDS) and full details of a SUDS for the entire site along with details of phasing, maintenance and management shall be provided. 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;
 - (d) 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, maintenance and management of all landscaped areas;
 - Cycle and pedestrian linkages;
 - Provision of a landscape buffer zone to the north of the application site.
 - (e) a scheme for the phasing of the entire development and for the delivery of the of the access requirements identified in condition 3;

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: -

- (f) the layout 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;
- (g) 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 to accord with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

2. That any application for approval of matters specified in condition 1 (a) – (e) above shall be accompanied by the following:-

- (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) A Transport Statement;
- (iii) A lighting assessment, in accordance with a method statement approved in writing by the planning authority;
- (iv) A Development Brief, to include: -
- an overall design concept for buildings within the site taking account of building orientation, building height, use of materials, and a palate of colours and textures to be used in the construction of buildings;
 - provision of access by pedestrian, cycle and public transport;
 - a strategy for the drainage of foul and surface water;
 - site layout and design to accommodate a range of business uses;
 - details of structure planting and landscaping within and around the site which shall take place at an early stage and will require to be to a high standard.

Reason: To enable the planning authority to consider the matters detailed in condition 1, in the interests of visual amenity, road safety, drainage, safeguarding amenity of light sensitive properties and landscaping, and given the gateway location of the site.

3. Vehicular and pedestrian access and public transport facilities at the site shall be provided in accordance with the following requirements:-
- The carriageway of the A930 Carnoustie - Muirdrum road shall be widened to 7.3 metres in accordance with the standards of Angus Council extending from the northern site boundary in a northerly direction to a point where it meets the existing cycle track to the east of the carriageway;
 - A 2.5 metre wide cycle track shall be provided on the east side of the carriageway widening detailed above in accordance with the standards of Angus Council;
 - Provision of bus lay-bys (one on each side of the re-aligned Carlogie Road) at locations and to a specification approved in writing by the Planning Authority;
 - 2 x 3 bay enclosed glazed roof bus shelters and associated infrastructure, (one on each side of the re-aligned Carlogie Road) at locations and to a specification approved in writing by the Planning Authority;
 - Two bus stop poles at the northern section of the application site at location(s) and specification approved in writing by the Planning Authority;
 - The provision of a new pedestrian link from the housing to the west of the application site to the public transport infrastructure at a location and specification approved in writing by the Planning Authority;
 - All details relating to access, road layout, design and specification; including provision of street lighting and surface water drainage shall be completed in accordance with the standards of Angus Council;
 - All parking provision shall be in accordance with the standards of Angus Council.

Thereafter the works shall be undertaken in accordance with the details of the phasing under condition 1 of this permission.

Reason: In the interests of traffic safety and free traffic flow and to ensure adequate provision for pedestrians and public transport.

4. That all proposed and conditional alterations to the existing public road network shall be completed to the standards of Angus Council prior to the commencement of development.

Specifically, no other works shall take place until the realignment and upgrading of the A930 has been completed in accordance with the approved details.

Reason: In order to provide a satisfactory standard of access in the interests of traffic safety and free traffic flow in a timely manner.

5. Prior to the commencement of any development comprising a Class 5 or 6 Use as defined by the Town and Country Planning (Use Classes) (Scotland) Order 1997 (or any subsequent amendment, revision or re-enactment) a noise impact assessment shall be submitted to and approved in writing by the Planning Authority. Prior to the submission of the aforementioned noise impact assessment a method statement detailing how this will be carried out shall be submitted to and approved in writing by the Planning Authority. Thereafter the assessment shall be undertaken in accordance with the approved method statement unless otherwise agreed in writing with the Planning Authority.

Reason: In order to safeguard the amenity of occupants of noise sensitive property located close to the development.

6. Prior to the commencement of any development comprising of any of the following activities, namely 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. Prior to the submission of the aforementioned air quality impact assessment a method statement detailing how this will be carried out shall be submitted to and approved in writing by the Planning Authority. Thereafter the assessment shall be undertaken in accordance with the approved method statement unless otherwise agreed in writing with the Planning Authority.

Reason: In order that any residential amenity impacts associated with food manufacture, waste management, shot blasting or coating processes can be considered and mitigated.

7. That notwithstanding the details shown on the submitted drawings the permission hereby approved only provides for the in-principle development of 15 hectares of Class 4, 5 and 6 uses as indicated by Policy C7 of the Angus Local Plan Review. This permission makes no provision for the use of any specific area of land for any specific use and none of the submitted layouts are therefore approved as part of this permission.

Reason: For clarification purposes and for the avoidance of any possible misunderstanding as the overall layout of the site and location of uses will be considered through the submission of a further application or applications for matters specified in conditions.

