

Appendix 2 Planning permission 17/00685/FULL conditions

1. Vehicular access and public transport facilities relating to the development of the site shall be provided in accordance with the following requirements:-
 - a) That, visibility splays shall be provided at all new road junctions on the realigned length of the A930 Carnoustie to Muirdrum Road. Visibility splays shall be formed prior to any junction being brought into use and shall provide for a minimum sightline of 120m in each direction at a point 4.5m from the nearside channel line of the realigned carriageway. Once formed nothing shall be erected, or planting permitted to grow within the visibility splay to a height in excess of 1050mm above the adjacent road channel level.
 - b) That, the proposed bus lay-bys and associated infrastructure on the east and west sides of the realigned Carlogie Road as detailed on Drawing No. 119689/1003 Rev. C: Overall Road Layout by Fairhurst dated 07.12.2017 shall be provided and shall be operational prior to the commencement of the use of the realigned Carlogie Road. For the avoidance of doubt each bus lay-by shall be equipped with an enclosed bus shelter, solar lighting, a real time display (including 12 month warranty) and raised boarding kerb(s) to the standards of Angus Council.
 - c) That a scheme detailing the provision of a turning head at the severed, south end of the existing Carlogie to Muirdrum Road (A930) shall be submitted for the further written approval of the planning authority prior to the commencement of development. The turning head shall be designed to allow vehicles to enter and leave the existing road in a forward gear. The scheme shall provide for the turning head to be brought into use concurrently with the severing of the road.

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

2. That, no development in connection with this development shall be undertaken unless a Speed Limit Order has been approved that provides for the speed limit on the realigned section of the Carlogie to Muirdrum Road (A930) to be 40mph between the existing 30mph limit at Carnoustie and a point 60 metres to the north of the intersection of the road with the U508 Westhaven Road.

Reason: In the interests of road safety.

3. That, no development in connection with this development shall be undertaken unless plans and particulars of details relating to the making of a Traffic Regulation Order, necessary for the implementation of alterations to the existing public road, have been submitted for approval by the Planning Authority. The development shall not commence until the Order has been made by the Council.

Reason: In the interests of road safety.

4. That, landscaping for the site shall be carried out in accordance with the details contained on Drawing No. ASL_00_XX_DR_L_0102 – Landscaping Proposals – Sheet 2 of 2 by Austin-Smith:Lord LLP dated 20.12.2017. The proposed planting shall be completed within the first planting season following the date of initiation of development. Any plants or trees that within a period of 5 years from the completion of development die; are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size or species.

Reason: In order to ensure the timely provision of landscaping that will help to integrate the development into the local landscape in the interests of the visual amenity of the area.

5. That no development in connection with the planning permission hereby approved shall take place until the following details have been submitted for the further written approval of the planning authority: -
 - a) A scheme for the relocation of the existing entrance gateway feature comprising promotional banners, railings, planting and golf bunker located on the road verge to the east of Carlogie Road to an appropriate alternative location. The gateway feature shall thereafter be relocated in full accordance with the approved scheme prior to the commencement of the use of the realigned Carlogie Road.
 - b) A scheme for the management and maintenance of all landscaping areas within the development hereby approved. The submitted scheme shall include measures for the protection of landscaping from grazing mammals. Once a management and maintenance scheme has been approved the landscaping areas shall be managed and maintained in accordance with the approved details for as long as the development endures.

Reason: To ensure the appropriate and timely relocation of a landscape feature of local relevance and in order to ensure that the management and maintenance provisions for any unadopted landscaped areas are sufficient to ensure its ongoing maintenance in the interests of the amenity of the area.

6. That no works in connection with the development hereby approved shall commence unless an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the planning authority and a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be brought into unless a post-excavation research design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.

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

7. That, notwithstanding the details on Drawing No. 119689/2003 Rev. A: Drainage Layout, Sheet 4 by Fairhurst dated 07.12.2017 the 600mm high vertical timber pale fencing around the South Detention Basin is not approved. The SUDS detention basin shall be enclosed by a post and wire fence with mesh in-fills which shall not exceed 1m in height.

Reason: In the interests of safety and the visual amenity of the area.

8. That, in the event that the proposed SUDS detention basin or any associated drainage infrastructure is not to be formally adopted, the basin and any other associated unadopted infrastructure shall be managed and maintained for as long as it remains in use in accordance with the SUDS Maintenance Schedule contained within the Carlogie Business Park, Carnoustie Drainage Impact Assessment (Revision 4) (119689) by

Fairhurst dated 20.12.2017.

Reason: In order to ensure the surface water drainage system is appropriately managed and maintained in the interests of safety and the amenity of the area.

9. Noise associated with construction works including the movement of materials, plant and equipment shall not exceed the noise limits shown in the table below. 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.

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.