

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

SITE LICENCE – PART 1

The Angus Council as Licensing Authority under the Caravan Sites and Control of Development Act 1960 (the Act) hereby grant to

Mr Ian McIntosh

The Occupier of the land, a licence authorising them to use or permit the use of land at

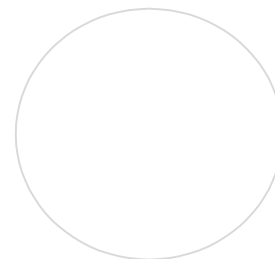
Nursery Park Caravan Site, Nursery Lane, Brechin, DD9 7ET

for the purposes of a caravan site as defined in section 1(4) of the Act subject to the attached conditions forming Part 2 of this Licence.

Licence number	AC/06/2019
Approved plan references	AC/06/2019/A version 1
Date of issue	3 July 2019
Date of expiry	2 July 2024
Type of Site	Residential
Permitted number of caravans	14 Residential caravans

Signed

Dated.....



This licence and the approved plans must be displayed in a prominent place on site.

At the meeting of the Civic Licensing Committee this licence was transferred to Mr Michael Delaney with effect from 6 August 2024.



Solicitor, Team Leader – Licensing & Regulation

SITE LICENCE – PART 2

License Conditions to accompany Part 1 of the Caravan Site Licence

STANDARD CONDITIONS

1. Site Plans and Boundaries

- (i) The site boundary and the layout shall be in accordance with the approved plans forming part 3 of this licence.
- (ii) The license holder shall maintain accurate and up to date plans of the site services listed (a)-(d) below. The aforementioned plans shall be made available to the licensing Authority on request.
 - (a) The location of surface and foul drainage pipe work for the site including any pumped storage facilities, road gullies, access points, treatment plant and the point at which the site drainage connects to the main sewer
 - (b) The locations and layout of all aspects of the electrical supply system to the site including, as appropriate, meter rooms, substations, overhead cables and caravan connection points.
 - (c) The locations and layout of drinking water distribution pipes, storage tanks and access points.
 - (d) The locations of any stored gas and oil supplies and if appropriate distribution pipes and emergency control valves.
- (iii) The boundaries of the site and each pitch shall be clearly delineated by appropriate man-made or natural features.
- (iv) Each pitch shall be conspicuously marked with an identifying number in letters or figures not less than 75mm high. This number must match the approved site plan.
- (v) The site plan shall be amended as necessary by the licence holder and supplied to the local authority upon request and whenever there is a material change to the site.

2. Number, Operating Period, Spacing and Density of Caravans

- (i) The maximum number of caravans on site at any one time shall not exceed the following:
Residential caravans - 14
- (ii) The operating period applicable to each class of caravan shall be in accordance with the following:
Residential caravans - 1 January to 31 December inclusive
- (iii) The minimum distance between any two caravans must not be less than 6 metres.
- (iv) The density of caravans on the site shall not exceed 50 per hectare of useable area.

3. Site Access, Roads, Gateways and Traffic Routes

- (i) Site roads shall be provided so that no caravan is more than 45 metres from a road.
- (ii) Site roads shall be constructed of hard durable materials and shall be maintained to a good standard.
- (iii) New roads or replacement roads shall be constructed and laid of suitable bitumen macadam or concrete with a suitable compacted base and be capable of supporting a vehicle of at least 14 tonnes.
- (iv) Site roads shall provide adequate access for service and emergency service vehicles. Routes within the site for such vehicles must be kept clear of obstruction at all times.
- (v) Two way roads shall not be less than 3.7 metres wide except where passing places are provided.
- (vi) One way roads must not be less than 3.0 metres wide. One-way road systems must be clearly signposted.
- (vii) Vehicular access and all gateways to the site must be a minimum of 3.5 metres wide, have a minimum height clearance of 3.7 metres and be accessible at any time.
- (viii) Cable overhangs must meet the relevant statutory requirements.
- (ix) Provision must be made for the gritting of site roads in icy conditions and reasonable steps must be taken to keep them clear of snow to allow the safe movement of vehicles.
- (x) Suitable measures to control the speed of vehicles on the site shall be provided.

4. Pedestrian Routes

- (i) Where communal pedestrian routes are provided they shall not be less than 0.9 metres wide, made of a hard surface and shall be maintained in good repair and in a safe condition.
- (ii) Provision must be made for the gritting of pedestrian routes during icy conditions and reasonable steps must be taken to keep them clear of snow to allow safe pedestrian access.
- (iii) The surface and gradient of all pedestrian routes shall be designed and maintained to take into account the requirements of disabled residents.

5. Parking of Vehicles

- (i) One car only is permitted to park between adjoining caravans. The entrance to any caravan must not be obstructed.
- (ii) Additional suitably surfaced and located parking spaces shall be provided to meet the requirements of residents and their visitors.

6. Bases and Hard Standings

- (i) Each caravan shall be sited safely and securely on a hard-standing or solid base that shall extend over the whole area occupied by the caravan. The hard standings shall be constructed in accordance with the industry guidance current at the time of

installation.

- (ii) The entrance to the caravan shall be provided with satisfactory access to enable occupants to enter and leave safely.
- (iii) Every hard standing shall be connected to a site road by a footpath at least 0.90 m wide with a hard surface which shall be maintained in good condition.

7. Supply & Storage of Gas etc.

- (i) The supply of gas (including mains gas) to the site and to each caravan on it and the storage of gas supplies, shall meet current statutory requirements, relevant Standards and Codes of Practice.
- (ii) Any gas installations shall be designed, installed, tested, inspected and maintained in accordance with the provisions of the current relevant statutory requirements.
- (iii) Buried metallic supply pipe work shall be inspected by a competent person at regular intervals to ensure the pipes are not corroding.
- (iv) Any work on the site gas installations shall only be carried out by persons who are competent to do the particular type of work being undertaken. A competent person for gas is a person registered with the Gas Safe Register and qualified to work on the type of gas appliance, pipework or installation.

8. Electrical Installations

- (i) The site and each caravan on it shall be provided with an electricity supply and distribution network of adequate capacity to safely meet the foreseeable demands of the caravans and other facilities and services within it.
- (ii) Each caravan shall be connected to the electricity supply in an approved manner.
- (iii) The electrical system on the site, including the distribution network and supplies to caravans and site buildings, shall be designed, installed, tested, inspected and maintained in accordance with the provisions of the relevant statutory requirements, particularly the Electricity at Work Regulations 1989 and the Electricity, Safety, Quality and Continuity Regulations 2002, as amended.
- (iv) Any work on the electrical distribution network on the site and equipment connected to it shall only be carried out by persons who are competent to do the particular type of work being undertaken. A competent person for electrical work is someone registered with the national Inspection Council for Electrical Installation Contracting (NICEIC), a member firm of the Electrical Contractors' Association of Scotland (SELECT) or a member of the National Association of Professional Inspectors and Testers (NAPIT) or equivalent.

9. Oil Storage Tanks

- (i) Oil storage tanks shall be designed, constructed and located so as to comply with relevant statutory requirements and British and/or European Standards.

10. Water Supply

- (i) All water supplied to the site for human consumption and use shall be of the quality required by current legislation, regulations and relevant British or European Standards.
- (ii) Each caravan shall be provided with a piped wholesome water supply sufficient in all respects to meet all reasonable demands of the caravans supplied.
- (iii) The site water distribution network and installations shall be designed, installed, tested, inspected and maintained in accordance with the provisions of the current relevant statutory requirements.
- (iv) Works, including all repairs and improvements to the site water supplies and installations, shall only be carried out by persons who are qualified in the particular type of work being undertaken and in accordance with current relevant legislation and British or European Standards.
- (v) Site water supplies shall be adequately protected from damage by frost.

11. Drainage and Sanitation

- (i) The caravan site shall be provided with a suitable drainage system for the disposal of foul and surface water from the site buildings, caravans, roads and footpaths.
- (ii) Foul drainage shall either be by connection to a public sewer or to a private sewage treatment installation which is approved by the Building Standards Authority and/or where appropriate the Scottish Environment Protection Agency (SEPA).
- (iii) The foul and surface water drainage network must be designed, installed, tested, inspected and maintained in accordance with the provisions of the current relevant statutory requirements.
- (iv) Each residential caravan shall have an internal WC and be connected to the foul drainage system. The connection shall be made air-tight when not in use.

12. Lighting

- (i) Site roads and pedestrian routes shall be provided with an adequate working artificial lighting system between dusk and dawn to allow the safe movement of pedestrians and vehicles around the site during the hours of darkness.
- (ii) All site communal buildings must have adequate working artificial internal and external lighting.

13. Domestic Refuse, Recycling, Litter

- (i) Each caravan shall be provided with, or have ready access to, appropriate facilities for the recycling of refuse and for the disposal of residual waste.
- (ii) The licence holder shall arrange for the regular collection of recycling and the disposal of residual waste and litter either by the Waste Collection Authority or via a licensed commercial contractor.
- (iii) Special provision shall be made for the collection and proper disposal of large household items.

- (iv) The licence holder shall ensure that the site is maintained free of litter and any debris.

14. Notices and Information

- (i) The following information shall be displayed in a prominent place on site;
 - (a) The name of the site,
 - (b) Details of how to contact the Police, the Fire and Rescue Service, and emergency and local medical services,
 - (c) The name, contact address and telephone number of the site licence holder or the site manager (if different from the site licence holder) including their emergency contact details,
 - (d) A copy of the Site Rules,
 - (e) A copy of the Site Licence,
 - (f) A copy of the local flood warning system and evacuation procedure where appropriate.
- (ii) The licence holder shall ensure that the information required by paragraph (i) above is clearly legible and up to date.

15. Flooding

- (i) The license holder shall establish whether the site is at risk from flooding by referring to the Scottish Environmental Protection Agency's Flood Map.
- (ii) Where there is a risk from flooding the license holder shall consult the Scottish Environmental Protection Agency for advice on the likelihood of flooding, the depths and velocities that might be expected, the availability of a warning service and on what appropriate measures to take.
- (iii) As necessary the license holder shall establish and maintain flood defence and evacuation plans.

16. Maintenance of Common Areas, including Grass, Vegetation and Trees

- (i) The site shall be kept in a clean and tidy condition and clear of rubbish.
- (ii) Grass and vegetation shall be cut and removed at frequent and regular intervals.
- (iii) Trees (subject to the necessary consents) within the site shall be maintained to prevent damage from roots or falling branches.
- (iv) Any cuttings, litter or waste shall be removed from the immediate surrounds of a pitch.

17. Maintenance of Permanent Accommodation let by the Licence Holder

- (i) Every caravan let by the site licence holder shall be maintained in a good state of repair, be weatherproof and free from penetrating dampness and be constructed in accordance with the British Standard in place at the time of its construction.
- (ii) The licence holder will ensure that periodic inspection of the electrical and gas installation is carried out at intervals recommended by competent persons. In the case of gas installations these shall be inspected at a minimum of 12 monthly intervals.

PART 3 – APPROVED SITE PLANS

Site: Nursery Park
Centred at: 360395,759620
Licence No.: AC/06/2019
Plan Ref No.: AC/06/2019/A v.1

