

## Appendix 5

### Conditions – 18/328/PIP

01. Within three years of the date of this permission, an application for approval of the following matters shall be submitted to, and approved by, the Planning Authority:

- The final design and external appearance of the building.
- The layout and surface finishes of the site, including all roads, accesses and parking areas.
- The design and location of any boundary walls and fences.
- The provision of drainage works.
- The disposal of sewage.
- The landscaping of the site (including details of species, sizes, number, type).
- Detailed cross sections of the house on the site, including existing and proposed ground levels, and proposed finished floor levels.

No development shall commence until all of these matters have been approved and, thereafter, the development shall be carried out in accordance with the approved details, unless otherwise agreed, in writing, by the Planning Authority.

Reason: To accord with the Town and Country Planning (Scotland) Act 1997 as amended, and because the approval is in principle only.

02. The access hereby approved with the public road (Westside Road) shall be constructed to the Council's Roads Services standard drawing 'SD-01 Typical Access for Single Development (2-4 houses)', attached to and forming part of this decision notice, including dimensions, road construction, any pipe required, and verge or footway. The access shall be constructed and completed wholly in accordance with these details prior to first occupation of the development hereby approved, and thereafter shall be retained in accordance with these details throughout the lifetime of the development, unless otherwise agreed, in writing, by the Planning Authority.

Any damage caused to the existing road infrastructure during construction of the development shall be repaired prior to first occupation of the development, to the satisfaction of the Planning Authority, in conjunction with Roads Services.

Reason: In the interests of road safety.

03. Hours of work during the construction of the development hereby approved, involving the use of machinery and powered tools, or any other operation, for example hammering, that would generate noise audible beyond the boundary of the site, shall be restricted to 07:30 to 18:00 Mondays to Fridays, 08:00 to 13:00 Saturdays, and not at all on Sundays, Christmas or New Year Public Holidays unless otherwise agreed, in writing, with the Planning Authority.

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Reason: In the interest of residential amenity of the area and in order to reduce any possible nuisance arising to nearby residents during the construction of this development.