

Decision Notice

Mr Douglas Locke
Cormonochan Woodlands Association
C/o Cruach House
Carrick Castle
PA24 8AF



APPLICATION NUMBER 2016/0164/DET

Grant of Planning Permission

This decision notice is issued under the Town and Country Planning (Scotland) Act 1997, as amended. It should be read together with the official plans. If any details differ then the decision notice takes priority.

Description of the proposed development:

Extension to existing car park

Location of the proposed development:

Cormonochan Woodlands, Carrick Castle, PA24 8AF

The decision has been made with the following conditions:

- Access Details:** The first 5 metres from the edge of the carriageway shall be a sealed surface to prevent the deposition of debris onto the road. The gradient shall also not exceed 5% for the first 5 metres and sightlines shall be kept to a minimum 75 x 2.4 metres. Any walls, fences and hedges within the visibility splays to be maintained at a height not greater than 1 metre above the road level.
- Surface Water Drainage:** Surface water must not flow onto the carriageway and the roadside ditch is to be culverted to the Roads Authority's approval across the access.
- Construction Methods:** During development, any ditches or openings that may be created through excavation of ground shall not be left unattended without appropriate ramps for the egress of mammals such as badgers, squirrels etc being installed.
- Japanese knotweed:** Prior to the commencement of the development hereby permitted, the located Japanese Knotweed on the development site shall either be eradicated using methods which have been approved prior by the Planning Authority or fenced off and not disturbed in any way.

The National Park Authority's reasons for imposing these conditions are:

- To comply with road safety requirements.
- To comply with road safety standards.

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N

T: 01389 722600 f: 01389 722633 e: info@lochlomond-trossachs.org w: lochlomond-trossachs.org

Printed on paper sourced from certified sustainable forests

Page 1 of 7

- 3 To protect any species that may be attracted to the development site.
- 4 To either eradicate the plant or prevent the spread of the plant through development works.

Reason for Decision

The proposal will assist a positive recreation experience for visitors and walkers to the area. It complies with relevant local plan policies and helps meet the third statutory aim of the National Park to promote enjoyment of the special qualities of the area.

Informatives

It should be noted:

- 1 **Duration of permission** - In accordance with section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of 3 years beginning from the date of this permission, unless the development to which this permission relates is begun before that expiration.
- 2 **Roads Consent** - The applicant is advised that in terms of Sections 21 and 65 of the Roads (Scotland) Act 1984 he/she/they must obtain from the appropriate Council as Roads Authority consent to construct a new or to alter, open or extend an existing road prior to the commencement of roadworks. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.
- 3 **Notification of Initiation of Development** - Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the planning authority prior written notification of the date on which it is intended to commence the development. We recommend this is submitted 2 weeks prior to the start of work. A failure to submit the notice, included in the decision pack, would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
- 4 **Notification of Completion of Development** - As soon as practicable after the development is complete, the person who completes the development is required by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give written notice to the planning authority of the completion of the building works. As before, there is notice for you to complete for this purpose included in the decision pack. In larger, phased developments, a notice of completion is to be submitted as soon as practicable after each phase is finished by the person carrying out the development.

Plans and Documents

The plans and documents to which this decision relates are listed below:

Title	Reference	Date Received
Site Plan - Existing		20/05/16
Site Plan - Proposed		20/05/16
Location Plan		24/05/16

The plans are available to download on the National Park's Online Planning Portal by following the link below:

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N
 T: 01389 722600 f: 01389 722633 e: info@lochlomond-trossachs.org w: lochlomond-trossachs.org

<http://eplanning.lochlomond-trossachs.org/OnlinePlanning/applicationDetails.do?activeTab=documents&keyVal=O7HDWVSIJ7000>

If you have any problems downloading the plans then please contact the Planning Information Manager on 01389 722024 or email planning@lochlomond-trossachs.org.

S. McLeary

Head of Planning and Rural Development

Date: 18 August 2016

GUIDANCE

This guidance forms part of your Decision Notice. Should you have a specific enquiry regarding this decision please contact the planning officer, Thomas Ledingham on Tel: 01389 727826. If you have an enquiry on a procedural matter please contact the Planning Information Manager on 01389 722024 or email planning@lochlomond-trossachs.org.

Planning Approval Subject to Condition(s)

There may be a number of conditions attached to your planning permission. Please read these carefully paying particular regard to any that require the approval of the National Park Authority before your buildings works start on site. It is particularly important that these conditions are fully complied with as failure to do so would be a breach of planning control and may have the effect of invalidating your planning permission. You would then require a fresh planning application to be approved before you could proceed with the development.

Variation of Planning Permission

This approval gives permission solely for the development described in the decision notice, approved plans and other details, where specified. If you wish to vary this proposal, either before or during works, you should apply in writing to the planning authority with details demonstrating the changes you wish to make including revised plans. If the variation applied for is considered to be significantly or materially different to the description and details of the approved development then a fresh application would be required. If the variation sought is considered to be minor, the planning authority may agree the changes as a 'non-material variation' without the need for a further planning application.

Other Consents

In addition, if your development site comprises, or contains, a Listed Building, no works should commence until any necessary Listed Building Consent has been obtained from the National Park Authority – we are pleased to advise if any such consent is needed.

This decision notice neither gives nor implies a decision on a Building Warrant Application, or Permission under any other legislation. If you have not already done so, you should contact the local Council to ascertain whether a Building Warrant is required.

Rights of Review

If you, the applicant, are aggrieved by the decision of the planning authority to grant permission subject to conditions in respect of the proposed development, you may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 within **three months** from the date on this decision notice. The notice of review should be addressed to:

Local Review Body
Loch Lomond and The Trossachs National Park Authority
Carrochan
Carrochan Road
Balloch
G83 8EG

Reviews can also be submitted online. You must apply using the Notice of Review Form which can be found at www.eplanning.scot.

If you have any queries or would like a hard copy of the form sent out then please phone the Planning Information Manager on 01389 722024 or email planning.reviews@lochlomond-

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N
T: 01389 722600 f: 01389 722633 e: info@lochlomond-trossachs.org w: lochlomond-trossachs.org

trossachs.org.

Following submission of the Notice of Review Form, you will receive an acknowledgement letter informing you of the date on which the Local Review Body will consider the case.

Additional Note

If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of the owners of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N
T: 01389 722600 f: 01389 722633 e: info@lochlomond-trossachs.org w: lochlomond-trossachs.org

Printed on paper sourced from certified sustainable forests

Page 5 of 7

Notification of Initiation of Development

Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 (s 27A and 123(1))

APPLICATION NUMBER: 2016/0164/DET
DATE DECISION ISSUED: 18 August 2016
DEVELOPMENT AT: Cormonachan Woodlands, Carrick Castle, PA24 8AF



Please complete the table below and return this form before works start on site, preferably within a minimum of 2 weeks notice.

A person who has been given planning permission must, as soon as practical, inform the planning authority of the date on which works will start on site. Submission of this form is a statutory requirement and will assist the LLTNPA to monitor active work within its area to ensure compliance with the approved details and to identify and correct any potential problem as it arises, rather than later when correction may be more difficult and more costly. Failure to submit this notice is a breach of planning control.

Work will start on site on: _____

Anticipated completion date: _____

Name of Applicant: _____

Address: _____

Contact Details: _____

Name of person/builder carrying out the development: _____

Address: _____

Contact Details: _____

Name of Site Agent (if applicable): _____

Address: _____

Contact Details: _____

Please complete the above form and send to:
Development Monitoring Officer, The Loch Lomond and The Trossachs National Park Authority,
FREEPOST SCO5909, Balloch, G83 8EG
Tel: 01389 722661, email: planning.monitoring@lochlomond-trossachs.org

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N
T: 01389 722600 f: 01389 722633 e: info@lochlomond-trossachs.org w: lochlomond-trossachs.org

Printed on paper sourced from certified sustainable forests

Notification of Completion of Development

Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 (s 27B and s145)

APPLICATION NUMBER: 2016/0164/DET
DATE DECISION ISSUED: 18 August 2016
DEVELOPMENT AT: Cormonachan Woodlands, Carrick Castle, PA24 8AF



Please complete the table below and return this form on completion of work.

A person who completes development for which planning permission has been given must, as soon as practical after doing so, give notice of completion to the planning authority. In the case of larger, phased development, notice should be given in respect of completion of each phase as per the terms of the planning permission.

Submission of this form is a statutory requirement, however failure to submit this notice would not necessarily constitute a breach of planning control. Submission of this form will assist the LLTNPA Monitoring Officer to make a final inspection and, if necessary, to assist with the resolution of any matters including, for instance, discharge of any conditions that may be outstanding.

Work on site was completed: _____

Name of Applicant: _____

Address: _____

Contact Details: _____

Please complete the above form and send to:
Development Monitoring Officer, The Loch Lomond and The Trossachs National Park Authority,
FREEPOST SCO5909, Balloch, G83 8EG
Tel: 01389 722661, email: planning.monitoring@lochlomond-trossachs.org

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N

T: 01389 722600 f: 01389 722633 e: info@lochlomond-trossachs.org w: lochlomond-trossachs.org

Printed on paper sourced from certified sustainable forests

Page 7 of 7