

SUGGESTED SCHEDULE OF CONDITIONS - REVIEW AGAINST REFUSAL OF PLANNING APPLICATION BY THE LOCAL REVIEW BODY – 21/00879/P

Should the Local Review Body be minded to uphold the review it is respectfully requested that planning permission be granted subject to the following conditions:

1. Within 1 month of its erection the solid timber gate to be formed within the north end of the east boundary wall hereby approved shall be painted or stained in a colour to be submitted and approved in advance by the Planning Authority prior to the painting or staining of it. The paint or stain colour of the gate shall accord with the colour sample so approved.

Reason:

To safeguard the special architectural or historic interest of the listed stone wall.

2. Samples of the external finishes of the extension hereby approved shall be submitted to and approved in advance by the Planning Authority prior to their use in the development. The materials used shall accord with the samples so approved.

Reason:

In the interests of safeguarding the special architectural and historic interest of the listed building and its setting.

3. Prior to the commencement of development hereby approved, a Species Protection Plan (for bats) and a timetable for the implementation of mitigation and protection measures, shall be submitted to and approved in writing by the Planning Authority. The mitigation and protection measures shall thereafter be implemented in strict accordance with the timetable so approved.

In addition, a copy of the relevant European Protected Species licence and a copy of a written statement from NatureScot (confirming that a licence is not necessary for the proposed development) shall be submitted prior to the commencement of development.

Reason:

In the interests of biodiversity and the conservation of a European Protected Species.

4. Prior to the commencement of development hereby approved, a Species Protection Plan (for badgers) and a timetable for the implementation of mitigation and protection measures, shall be submitted to and approved in writing by the Planning Authority. The mitigation and protection measures shall thereafter be implemented in strict accordance with the timetable so approved.

In addition, a copy of the relevant Species licence and a copy of a written statement from NatureScot (confirming that a licence is not necessary for the proposed development) shall be submitted prior to the commencement of development.

Reason:

In the interests of nature conservation.