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EAST OF HOWES BRIG COTTAGE

Findmybuyer are pleased to bring to the market this semi rural plot with outline planning permission for a detached dwelling. The privately secluded plot is approximately 630sqm and currently boasts a large shed/workshop.

PLANNING PERMISSION

PLOT £95,000

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ANGUS COUNCIL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

(AS AMENDED)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008



PLANNING PERMISSION IN PRINCIPLE APPROVAL REFERENCE 10/00867/PPPL

To:

**c/o John D Crawford Ltd
72 New Wynd
Montrose
Angus
DD10 8RF**

With reference to your application dated **5 August 2010** for planning permission in principle under the above mentioned Acts and Regulations for the following development viz:-

Planning Permission in Principle for Erection of Dwellinghouse at Land 57M South East Of Howes Brig North Craigo Craigo for

The Angus Council in exercise of their powers under the above mentioned Acts and Regulations hereby **Grant Planning Permission in Principle (Delegated Decision)** for the said development in accordance with the particulars given in the application and plans docquetted as relative hereto in paper or identified as approved on the Public Access portal. The permission is subject to the following conditions, namely:-

- 1 The approval of the Planning Authority shall be obtained for the following matters through the submission of a further application or applications for the approval of those matters:
 - the siting of the building(s)
 - the design of the building(s)
 - the external appearance of the building(s)
 - the means of access to the building(s)
 - the means of drainage for the development
 - the means of site enclosure
 - the existing and proposed ground levels and floor levels relative to a fixed ordnance datum
 - the layout of the site, including car parking, turning space and landscaping, and which demonstrates the retention of the existing trees to the east of the site.
- 2 That the application for approval of matters specified in conditions attached to this planning permission in principle shall be made to the Planning Authority before whichever is latest of the following:-
 - (a) the expiration of three years from the date of the grant of planning permission in principle;
 - (b) the expiration of six months from the date on which an earlier application for the requisite approval was refused; and
 - (c) the expiration of six months from the date on which an appeal against such refusal was dismissed; andApplication may be made for different matters and different parts of the development at different times.
Only one application for approval (under (b) or (c) above) may be made after the expiration of the three year period mentioned in sub section (a).

- 3 That the development hereby approved must be begun not later than the expiration of two years from the requisite approval of matters specified in conditions attached to the planning permission in principle or, in the case of approval of different matters on different dates, from the requisite approval for the last such matter being obtained.
- 4 That from the date of this permission, none of the existing trees along the eastern boundary of the application site be felled, topped, lopped or otherwise interfered with, without advance discussion with and without the prior written consent of the Planning Authority.
- 5 That no works in connection with the permission hereby approved shall commence unless a detailed scheme for the identification and where necessary, removal or remediation of all contaminated land and materials from the site shall be submitted for the written approval of the planning authority. The scheme shall include an intrusive investigation and risk assessment in accordance with BS 10175 (2001) Investigation of Potentially Contaminated Sites Code of Practice. Should remediation be considered necessary, no works shall take place unless the contaminated land and materials has been remediated in accordance with the agreed scheme. A validation report confirming that all necessary remediation works have been undertaken shall be submitted for the written approval of the planning authority.

The foregoing conditions are imposed by the Council for the following reasons :-

- 1 In order to comply with the requirements of the Town and Country Planning (Scotland) Act 1997 (as amended).
- 2 In order to comply with the requirements of the Town and Country Planning (Scotland) Act 1997 (as amended).
- 3 In order to comply with the requirements of the Town and Country Planning (Scotland) Act 1997 (as amended).
- 4 In order that the general amenity of the area shall not be affected and in accordance with criterion (i) of Schedule 1: Development Principles.
- 5 In order to ensure that any potential land contamination is appropriately identified and addressed.

The reason(s) for the foregoing decision by the Council are as follows:-

The proposal complies with development plan policy and there are no material considerations which would justify refusal of the application.

Dated this **15 October 2010**

Head of Planning and Transport,
Infrastructure Services,
County Buildings,
Market Street,
FORFAR DD8 3LG

