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1 OF 2



Scottish Borders Council
Policy & Research Team
Council Headquarters
Newtown St Boswells
TD6 0SA

OFFICE:
2ND FLOOR
23 CASTLE STREET
EDINBURGH
EH2 3DN

3rd March 2014

Dear Sirs

**Scottish Borders Proposed Local Development Plan
Land South of Horsbrugh Bridge (Site Reference: MCARD007) Mixed Use Development Site**

We have been instructed on behalf of Renwick Country Properties to prepare representations in support of the inclusion of land to the South of Horsbrugh Bridge at Cardrona for residential use with associated mixed uses.


In this respect, we have enclosed the following information:

1. A copy of our previous representation to The Main Issues Report dated 22nd June 2012; and
2. An e-mail from Principal Planning Officer Craig Miller in Development Management confirming that development pertaining to Application Ref: 09/01542/FUL has commenced and that this consent will not time expire.

We trust that the above information allows the site to form part of the adopted Local Development Plan as a Mixed Use allocation.

Should you require any additional information in support of Site MCARD007, please do not hesitate to contact us.

Yours faithfully


JUSTIN LAMB MRICS
Director

cc. Gordon Renwick, Renwick Country Properties

Enc



**JUSTIN LAMB
ASSOCIATES**

Scottish Borders Council
Policy & Research Team
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JUSTIN LAMB MRICS
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cc. Gordon Renwick, Renwick Country Properties

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**Representation to Scottish Borders Council
Local Development Plan - Main Issues Report**

**Land South of Horsbrugh Bridge, Cardrona
(Site Reference – MCARD007)**

22nd June 2012



CONTENTS

INTRODUCTION

SITE INFORMATION

Site Area
Site Location
Site Description

PLANNING

Current Planning Status
Main Issues Report
Strategic Development Plan (SDP) Allocations

DEVELOPMENT PROPOSAL

Site Capacity
Benefits of the Land South Of Horsbrugh Bridge

CONCLUSION

APPENDICES



INTRODUCTION

This submission has been prepared in response to the Main Issues Report dated 2nd April 2012 as part of the consultation by Scottish Borders Council for the Local Development Plan.

We have been instructed on behalf of Renwick Country Properties to prepare representations in support of land South of Horsbrugh Bridge (Site Ref – MCARD007) and its inclusion within the Scottish Borders Council Local Development Plan for residential purposes with associated mixed use.

SITE INFORMATION

Site Area

The site boundary is as delineated in the Main Issues Report and extends to 1.6 hectares.

Site Location

The site is located towards the north-eastern edge of Cardrona Village to the south of the River Tweed.

The site is located within the settlement boundary demonstrated in the Adopted Local Plan and lies generally to the south-west of Cardrona Way, to the south of the River Tweed and to the north of the B7062. The existing Cardrona Village shop (former rail station) is located within the site.

Cardrona Golf Course is located in close proximity to the north-west of the site.

Site Description

The land adjacent to Cardrona Way can be defined broadly in two distinct areas:

1. The land to the north of the old rail line / cycleway is generally level, falling slightly towards the river in the northern part of the site. The site includes the Village Shop, is brownfield in nature and is generally used for informal parking and access to the Shop.
2. The land south of the old rail line/cycleway is lower lying generally and falls from the B7062 and existing housing at the south of the site towards the River Tweed. The land is undulating and generally greenfield / natural in its appearance and a portion of this area is located within the flood plain.



PLANNING

Current Planning Status

The site has Detailed Planning Consent (Ref – 09/01542/FUL) for a mixed use development of 10 residential dwellings (2 houses and 8 apartments), a Pub / Restaurant (with function suite) and an extension to the Village shop / coffee shop. The residential element is subject to a Section 75 Agreement which provides that 4 units are Affordable Housing (2 houses and 2 apartments) and 6 units are Private use (6 apartments). The layout plan relative to the existing planning consent is included as Appendix 1.

A copy of the existing Detailed Planning Consent (Ref - 09/01542/FUL) dated May 2010 is shown attached in Appendix 2. The Planning Consent site layout / mix of uses was been designed to take account of the site constraints and opportunities.

The site is identified in the Main Issues Report as a 'Preferred' Housing site for 5 residential units with a mix of employment and commercial uses.

Main Issues Report

The land to the South of Horsbrugh Bridge, Cardrona is currently identified in Scottish Borders Council's *Main Issues Report* as site MCARD007 which lies within the Western SDA and has an indicative capacity of 5 units.

The site is one of four sites identified within the Western SDA and is specified designated as a 'Preferred' Housing Site with associated mixed use.

The Main Issues Report identifies '*Site Requirements*' that would require to be addressed in relation to each of the sites. In relation to land south of Horsbrugh Bridge, we have considered each of the Site Requirements and would provide the following supporting information:

1. *The site should provide for a mix of uses including commercial and employment*

The site has Detailed Planning Consent (Ref: 09/01542/FUL) for a mixed use development comprising erection of 2 dwelling houses, 8 flats, Public Bar with restaurant and function suite and extension to existing coffee shop.

The above mixed use consent provides 10 residential dwellings (including 4 affordable units), together with retail and leisure which will generate employment.

2. *A flood risk assessment will be required to inform the development of the site.*

A flood risk assessment has been undertaken to inform the areas of the site that can be developed. Please find attached a letter from SEPA dated 6th January 2010 confirming that they were consulted, the scheme has been raised above the 1 in 200 year flood event level, and that they have no objection to the development of the Detailed Planning Consent noted above. A copy of the SEPA letter is included as Appendix 3.

Further information can be provided if necessary.



PLANNING Continued/...

3. *The design and layout of the site should take account of flood risk, archaeology and the Scheduled Monument.*

As described in question 2 above, the Detailed Planning Consent takes account of the flood risk on the site.

The Council Archaeologist requires a watching brief to be arranged to allow access to site to monitor the construction process. This is addressed by a Planning Condition.

With regard to the Scheduled Monument the design of the site has taken account of comments from Historic Scotland and Scottish National Heritage. It is a Condition of the Planning Consent that the Standing Stone (Monument) is protected during the construction period and that suitable landscape screening is introduced.

4. *Mitigation Measures are required to prevent any impact on the River Tweed Special Areas of Conservation / Sites of Special Scientific Interest (SSSI)*

The Detailed Planning Consent takes account of / or is Conditioned through the Consent in respect of the following River Tweed Special Areas of Conservation / SSSI matters:

- site layout / buildings has been located not less than 20 metres from the River Edge to take account of a 10 metre River edge stand off for Otters, plus a further set back distance of 10 metres to allow for foraging and commuting Otters.
- Riparian planting is included within the approved site layout to enhance foraging opportunity and avoid disturbance of the wildlife.
- Lighting associated with the development shall be directional to ensure that the River and River bank are not illuminated.
- Protected species checking surveys shall be carried out prior to the commencement of works
- A further habitat survey shall be carried out prior to commencement of development
- A landscape management plan will be provided prior to commencement of development
- The SUDS treatment will be agreed with SEPA and handled in accordance with Best Practice in order to prevent any adverse impact upon either the River Tweed Special Area of Conservation or the SSSI.



PLANNING Continued/...

5. *Pipeline exclusion zones in the west of the site to be evaluated and mitigated*

An ethylene pipeline is located beyond the B7062 to the west of the site. HSE and INEOS (pipeline provider) was consulted on the Detailed Planning Application noted above and does not object to the proposed development of this land.

The Site requirements highlighted within the Main Issues Report have been addressed either through work already completed or appropriate Planning Conditions.

Strategic Development Plan (SDP) Allocations

The Strategic Development Plan provides that the Western SDA is required to allocate 100 houses for the period 2019-2024. The Housing Options include in the Main Issues Report are:

North of Horsbrugh Bridge, Cardrona	- 25 units (preferred)
South of Horsbrugh Bridge, Cardrona	- 5 units (preferred)
South Park, Peebles	- 50 units (preferred)
Violet Bank II, Peebles	- 25 units (alternative)

Total Preferred Sites - 80 units

Total Alternative Sites - 25 units

DEVELOPMENT PROPOSAL

Site Capacity

The Detailed Planning Consent and attached site layout demonstrate that it is appropriate for the site South of Horsbrugh Bridge to include:

- 10 residential dwellings (4 Affordable Houses included within this figure)
- A Public House with Restaurant and Function Suite
- Extension to existing Coffee Shop



Benefits of the Land South of Horsbrugh Bridge

In terms of delivering effective housing land, the South of Horsbrugh Bridge site offers the following key benefits:

- The site has Detailed Planning Consent (Ref: 09/01542/FUL)
- The Section 75 legal agreement requires that 4 of the dwellings are Affordable and that financial contributions are made to education and lifetime learning, access and play areas
- The site is accessed directly from the adopted Cardrona Way
- The site provides an opportunity for employment / mixed use
- The site is located at the bus stop (serving Peebles and wider area)
- The site is located adjacent to the Core Path network
- The site provides additional open / amenity space and additional landscaping
- The site is located within the existing settlement envelope
- The site extends the non-residential uses associated with Cardrona Village
- The proposed scheme is not constrained by flooding
- The site can be designed to comply with the River Tweed Special Areas of Conservation and SSSI designation (per the existing consent)
- The site design provides a formal parking arrangement for the uses

Conclusion

The site South of Horsbrugh Bridge has Detailed Planning Consent for 10 residential units and mixed uses and has been designed to take account of all development constraints.

The capacity of this site has been tested rigorously through a Detailed Planning process.

The landowner fully supports the inclusion of this land as a Housing Option with associated employment. We do, however, respectfully request that the Housing allocation be increased from 5 units to 10 units to reflect the existing planning status of the site.

JUSTIN LAMB ASSOCIATES
22nd June 2012



Appendix 1



- BOUNDARY
- REMOVED TREES TO FACILITATE DEVELOPMENT
- EXISTING TREES RETAINED
- REMOVED TREES TO FACILITATE DEVELOPMENT
- RESIDENTIAL CARPARKING
- PUB/RESTAURANT/SHOP
- PUB/RESTAURANT/SHOP PARKING

KEY TECHNICAL TREE
PK OF BRCHL CHERRY AND BUCKLEARS
INITIAL PLANTING HEIGHT 3.5M

EXISTING TREES RETAINED

REMOVED TREES TO FACILITATE DEVELOPMENT

RESIDENTIAL CARPARKING

PUB/RESTAURANT/SHOP

PUB/RESTAURANT/SHOP PARKING



NO	DATE	BY	DESCRIPTION
1	15/01/2024	[Signature]	REVISED
2	20/01/2024	[Signature]	REVISED
3	25/01/2024	[Signature]	REVISED
4	30/01/2024	[Signature]	REVISED
5	05/02/2024	[Signature]	REVISED
6	10/02/2024	[Signature]	REVISED
7	15/02/2024	[Signature]	REVISED
8	20/02/2024	[Signature]	REVISED
9	25/02/2024	[Signature]	REVISED
10	30/02/2024	[Signature]	REVISED

ALL INFORMATION IS CORRECT AS AT THE DATE OF THE DRAWING. THE CLIENT ACCEPTS THAT THE DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT ACCEPTS THAT THE DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT ACCEPTS THAT THE DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

yeoman

Client: Renewed Country Properties Ltd
Site: Carleton, Northampton
Project: Planning
Date: 15/01/2024



Appendix 2

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Application for Planning Permission

Reference : 09/01542/FUL

To : Mr Tom Renwick Craigrisken 4 Castleknowe Way Cardrona Scottish Borders EH45 9LQ

With reference to your application validated on 2nd November 2009 for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Mixed use development comprising erection of two dwellinghouses, eight flats, public bar with restaurant and function suite and extension to existing coffee shop


at : Land West Of And Including Golfer's Rest Former Station Cardrona Peebles Scottish Borders EH45 9HX

The Scottish Borders Council hereby grant **planning permission** in accordance with the approved plan(s) and the particulars given in the application and in accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997.

subject to the conditions on the attached schedule imposed by the Council for the reasons stated

**Dated 4th May 2010
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed



.....
Head of Planning & Building Standards

APPLICATION REFERENCE : 09/01542/FUL

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
LOC(--)-01	Location Plan	Approved
L(--)-01	Elevations	Approved
L(--)-02	Elevations	Approved
L(--)-03	Elevations	Approved
L(--)-04	Elevations	Approved
L(--)-06	Planning Layout	Approved
L(--)-07	Other	Approved
L(--)-08	Site Plan	Approved

REASON FOR DECISION

The proposals are acceptable and, subject to conditions and a legal agreement, comply with Scottish Borders Structure Plan and Local Plan policies relating to the protection of nature conservation, archaeological interests and access routes, village shops, infrastructure, flooding and residential amenity in that the development will not have a significant impact on the River Tweed SAC, the Standing Stone and the surrounding landscape, access routes will be protected, adequate infrastructure will be provided and there will be no significant affect on the residential amenity of the area.

SCHEDULE OF CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Local Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details.
- 3 Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the buildings have been submitted to and approved in writing by the Local Planning Authority, and thereafter no development shall take place except in strict accordance with those details.
Reason: The materials require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
- 4 The finished floor levels of all the buildings hereby approved shall have a minimum finished floor level of 152.9m AOD.
Reason: To ensure that there is no impact on the existing floodplain and that the occupants of the buildings are protected from flooding.
- 5 Prior to the commencement of development a scheme for the integrated provision of suitable motorcycle and bicycle parking facilities shall be submitted to and approved by the Local

Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the occupation of the development and thereafter permanently retained.

Reason: To ensure that a comprehensive range of on-site vehicle parking facilities are made available to users of the development.

- 6 No development shall take place until the applicant has secured a programme of archaeological work in accordance with a Written Scheme of Investigation outlining a Watching Brief. This will be formulated by a contracted archaeologist and approved in writing by the Planning Authority. Access should be afforded to allow investigation by a contracted archaeologist(s) nominated by the developer and agreed to by the Planning Authority. The developer shall allow the archaeologist(s) to observe relevant below ground excavation during development, investigate and record features of interest and recover finds and samples if necessary. Results will be submitted to the Planning Authority for review in the form of a Data Structure Report. If significant archaeology is discovered below ground excavation should cease pending further consultation with the Planning Authority. The developer will ensure that any significant data and finds undergo post-excavation analysis, the results of which will be submitted to the Planning Authority.

Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.

- 7 Further details shall be submitted in writing and approved by the local planning authority, following consultation with Historic Scotland for the following:
1. an interpretive plan for the Cardrona Standing Stone
 2. a design for screening, planting and landscaping to preserve the setting of the monument
 3. measures for the positive management and enhancement of the field containing the scheduled monument

The approved details shall be implemented prior to the occupation of the buildings.

Reason: To safeguard a site of archaeological interest and to enhance its setting.

- 8 Prior to, and during the construction phase, temporary fencing shall be placed around the Standing Stone, details of which shall to be agreed in advance with the local planning authority in consultation with Historic Scotland.

Reason: To safeguard a site of archaeological interest.

- 9 No development shall take place except in strict accordance with a scheme of hard and soft landscaping works, which has first been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include (as appropriate):

- i. existing and finished ground levels in relation to a fixed datum preferably ordnance
- ii. existing landscaping features and vegetation to be retained and, in the case of damage, restored
- iii. location and design, including materials, of walls, fences and gates
- iv. soft and hard landscaping works
- v. existing and proposed services such as cables, pipelines, sub-stations
- vi. other artefacts and structures such as street furniture, play equipment
- vii. A programme for completion and subsequent maintenance.

Reason: To ensure the satisfactory form, layout and assimilation of the development.

- 10 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and shall be maintained thereafter and replaced as may be necessary for a period of two years from the date of completion of the planting, seeding or turfing.

Reason: To ensure that the proposed landscaping is carried out as approved.

- 11 Before any part of the development hereby permitted is commenced detailed drawings showing which trees are to be retained on the site shall be submitted to, and be approved in writing by the Local Planning Authority, and none of the trees so shown shall be felled, thinned, lopped, topped, lifted or disturbed without the prior written consent of the Local Planning Authority.
Reason: To enable the proper effective assimilation of the development into its wider surroundings, and to ensure that those existing tree(s) representing an important visual feature are retained and maintained.
- 12 Before any part of the permitted development is commenced, the trees to be retained on the site shall be protected by a chestnut paling fence 1.5 metres high, placed at a minimum radius of one metre beyond the crown spread of each tree, and the fencing shall be removed only when the development has been completed. During the period of construction of the development:
(a) No excavations, site works, trenches or channels shall be cut, or pipes or services laid in such a way as to cause damage or injury to the trees by interference with their root structure;
(b) No fires shall be lit within the spread of the branches of the trees;
(c) No materials or equipment shall be stored within the spread of the branches of the trees;
(d) Any accidental damage to the trees shall be cleared back to undamaged wood and be treated with a preservative if appropriate;
(e) Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level, or trenches excavated except in accordance with details shown on the approved plans.
Reason: In the interests of preserving the health and vitality of existing trees on the development site, the loss of which would have an adverse effect on the visual amenity of the area.
- 13 No work shall be carried out during the breeding season (March-August) without the written consent of the local planning authority.
Reason: to protect any breeding birds on the site.
- 14 Protected species checking surveys should be carried out prior to the commencement of works. The results of such surveys shall be submitted to and approved in writing by the Planning Authority. Any works shall, thereafter, be carried out in accordance with the approved schemes.
Reason: In order to protect any protected species found within the site.
- 15 Prior to commencement of works, an extended Phase1 Habitat survey should be carried out to inform the Ecological Impact Assessment and to identify priority habitats for sensitive management under a Landscape and Habitat Management Plan including a Maintenance programme. This should include measures for bats, otter and other protected species as guided by the extended Phase 1 habitat survey.
Reason: In order to protect any protected species found within the site.
- 16 Prior to commencement of work, the Landscape and Habitat Management Plan shall be submitted to and approved in writing by the Planning Authority. This plan will also include a 10m riparian buffer strip of native woodland (willow, alder) using stock of local provenance or alternatively a planting scheme complimentary to the existing Cardrona designed landscape. Any works shall, thereafter, be carried out in accordance with the approved scheme.
Reason: In order to protect any protected species found within the site.

- 17 Directional lighting will be required to ensure that the river and river bank are not significantly illuminated by lighting associated with the development.
Reason: In order to protect any protected species found within the site.
- 18 Any development, with the exception of the repositioned cart track and the north western corner of the Pub/restaurant, should be kept back from the watercourse edge to a minimum of 20m, to minimise any impact on the site features from the construction and prevent any need for bank protection work, preserve natural bank vegetation etc. The banks of the river Tweed shall be fenced off to a minimum of 10m prior to the commencement of any development operations, separating the river and its banks from the building operations etc and providing an undeveloped buffer strip which retains the existing natural vegetation. For the avoidance of doubt this buffer strip shall also include the area of land between the cart track and the river, with access provided to the 18th tee.
Reason: In order to protect any protected species found within the site.
- 19 No intervention works shall be carried out on the water course itself.
Reason: In order to protect the River Tweed SAC
- 20 The proposed development shall incorporate measures to maximise the efficient use of energy and resources, and the incorporation of sustainable building techniques and renewable energy technologies, in accordance with a scheme of details that shall first have been submitted to and approved in writing by the planning authority. This should include demonstration of a reduction of 15% in CO2 emissions beyond the 2007 building regulations carbon dioxide emissions standard through incorporation of on-site low or zero carbon technologies (LZCT) where technically feasible.
Reason: To ensure the development minimises any environmental impact
- 21 A scheme for a clearly marked cycle way shall be submitted to and agreed in writing by the local authority and the said scheme shall be implemented prior to the occupation of any of the new buildings on the site. In the avoidance of doubt, the route must start where the old railway bridge meets the proposed development area then going eastwards on a line to be agreed to meet Cardrona Way
Reason: To ensure the safe passage of cyclists through the site.
- 22 Engineering drawings detailing the proposed access and public parking shall be submitted to and approved in writing by the local planning authority prior to the commencement of any development on the site.
Reason: Further consideration of the details are required in the interests of road safety
- 23 The area allocated for parking on the submitted plan shall be properly consolidated, surfaced and drained before the use of the site commences/the buildings are occupied, and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.
Reason: To ensure there is adequate space within the site for the parking of vehicles clear of the highway.
- 24 The proposed roads, footpaths and turning spaces indicated on the approved drawing shall be constructed in such a manner as to ensure that each dwelling, before it is constructed, shall be served by a properly consolidated and surfaced carriageway and footpath.
Reason: To ensure that the proposed estate is laid out in a proper manner with adequate provision for traffic.

- 25 Details of a survey and investigation of the soil conditions of the site, sufficient to identify the nature and extent of any soil contamination, together with a schedule of the methods by which it is proposed to neutralise, seal or remove the contamination substances, shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out before any works in connection with this permission are begun.
Reason: To ensure that the site is made safe before works commence.
- 26 A scheme for the fitting of odour control shall be submitted to and approved in writing by the Local Planning Authority, and the use of the premises shall not commence until the odour control scheme so approved as been carried out. Thereafter, the odour control equipment so required shall be permanently maintained.
Reason: To safeguard the amenities of the occupiers of adjoining properties.
- 27 The odour control equipment required under condition 26 shall be soundproofed and carried out in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the amenities of the occupiers of adjoining properties.
- 28 Amplified music or other entertainment noise from within the premises shall not be audible at any adjacent residential premises.
Reason: To safeguard the amenities of the occupiers of adjoining residential properties.
- 29 The noise emanating from any plant and machinery used on the premises should not contain any discernable tonal component.
Reason: To safeguard the amenities of the occupiers of adjoining properties.
- 30 Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that satisfactory arrangements are made for the disposal of surface and foul water.
- 31 None of the dwellings shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that satisfactory arrangements are made for the disposal of surface and foul water.
- 32 Appropriately sized grease traps must be installed on all drainage outlets from food preparations areas. No substance may be discharged to the sewerage system that is likely to interfere with the free flow of its content, have detriment to treatment disposla of their contents, or be prejudicial to health.
Reason: To ensure that satisfactory arrangements are made for the disposal of surface and foul water.

FOR THE INFORMATION OF THE APPLICANT

It should be noted that:

Only contractors on the council's approved List 13, DC-8 may work within the public road boundary.

The applicants are advised to take into account the potential flooding arising from other sources such as road drainage, overland surface water runoff and surcharged culverts.

The applicant is advised to consult with Environmental Health in relation to compliance with the current food hygiene regulations.

N.B: This permission does not include any consent, approval or licence necessary for the proposed development under the building regulations or any other statutory enactment and the development should not be commenced until all consents are obtained.

Notice of Initiation of Development

Section 27 of the Town and Country Planning (Scotland) Act (as amended) requires that any person who has been granted planning permission (including planning permission in principle) and intends to start development must, once they have decided the date they will start work on the development, inform the planning authority of that date as soon as is practicable. A form is enclosed with this decision notice for this purpose.

Notice of Completion of Development

Section 27B requires that any person who completes a development for which planning permission (including planning permission in principle) has been given must, as soon as practicable after doing so, give notice of completion to the planning authority.

When planning permission is granted for phased development then under section 27B(2) the permission is to be granted subject to a condition that as soon as practicable after each phase, other than the last, is completed, the person carrying out the development is to give notice of that completion to the planning authority.

In advance of carrying out any works it is recommended that you contact Utility Bodies whose equipment or apparatus may be affected by any works you undertake. Contacts include:

Transco, Susiephone Department, 95 Kilbirnie Street, Glasgow, G5 8JD
Scottish Power, Riccarton Mains Road, Currie, Edinburgh, EH14 5AA
Scottish Water, Developer Services, 419 Balmore Road, Possilpark, Glasgow G22 6NU
British Telecom, National Notice Handling Centre, PP404B Telecom House, Trinity Street, Stoke on Trent, ST1 5ND
Scottish Borders Council, Street Lighting Section, Council HQ, Newtown St Boswells, Melrose, TD6 0SA
Cable & Wireless, 1 Dove Wynd, Strathclyde Business Park, Bellshill, ML4 3AL
BP Chemicals Ltd, PO Box 21, Bo'ness Road, Grangemouth, FK2 9XH
THUS, Susiephone Department, 4th Floor, 75 Waterloo Street, Glasgow, G2 7BD
Susiephone System – 0800 800 333

If you are in a Coal Authority Area (Carlops or Newcastleton), please contact the Coal Authority at the following address: The Coal Authority 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire NG18 4RG.

If the applicant is aggrieved by the decision of the Planning Authority to refuse planning permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant 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 of this notice. The notice of review should be addressed to Corporate Administration, Council Headquarters, Newtown St Boswells, Melrose TD6 0SA.

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, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part 5 of the Town and Country Planning (Scotland) Act 1997.



Appendix 3

Our ref: PCS/104908
Your ref: 09/01542/FUL

Planning & Economic Development
Scottish Borders Council
Council Headquarters
Newtown St. Boswells
MELROSE
TD6 0BR

If telephoning ask for:
Angela Burke

By email only to: [REDACTED]

06 January 2010

Dear Dorothy

Town and Country Planning (Scotland) Acts

Planning application: 09/01542/FUL

Mixed use development comprising of two dwellinghouses, eight flats, public bar with restaurant and function suite and extension to coffee shop

Land West of and including Golfer's Rest, Former Station Cardrona, Peebles

I refer to the above planning application and the additional information submitted by Quattro Consultants on 13 December 2009. A copy of this information was forwarded to you on 21 December 2009.

Our hydrologists have reviewed this information and I can confirm that we are now satisfied that **our objection can be removed** on the basis that the condition in section 1.4 is attached to a grant of planning permission.

1. Flood risk

- 1.1 We are satisfied that the design of the proposed infrastructure accords with the principles of SPP 7 *Planning and Flooding*, and will not place people and property at flood risk or exacerbate flooding elsewhere.
- 1.2 As requested the precautionary level of 152.14 mAOD has been adopted as the 1 in 200 year flood level (including an allowance for climate change). The layout and degree of landraising has also been reconsidered in light of our previous comments.
- 1.3 As detailed on drawing no. 4019-001 Rev A the road has been raised above the 1 in 200 year level, providing safe access and egress to the site during a flood event. Although this has increased the total volume of compensatory storage required, we are satisfied that appropriate measures have been taken to prevent adverse impacts on the standing stone, residential gardens and existing road.
- 1.4 As requested in our previous response a finished floor level of 152.9 mAOD has been adopted. A planning **condition** should be attached to ensure that the finished floor levels shall be a minimum of 152.9 mAOD.

Continued...



Chairman
David Sigsworth

Chief Executive
Dr Campbell Gemmill

Edinburgh Office
Clearwater House, Heriot Watt Research Park
Avenue North, Riccarton, Edinburgh EH14 4AP
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- 1.5 The advice contained in this letter is supplied to you by SEPA in terms of Section 25(2) of the Environment Act 1995 on the basis of information held by SEPA as at the date hereof. It is intended as advice solely to Scottish Borders Council as Planning Authority in terms of the said Section 25(2).
- 1.6 In the event that the planning authority proposes to grant planning permission contrary to this advice on flood risk the application must be notified to the Scottish Ministers as per the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009.



Yours sincerely

Angela Burke
Senior Planning Officer
Planning Service - Edinburgh

Ecopy: Mark Fisher (Consultant) – Quattro Consult Ltd:



From: Miller, Craig
Sent: 16 May 2013 15:31
To: 'Justin Lamb'
Subject: RE: Cardrona Drainage

Justin

I can confirm that after considering your photographs of works carried out on Friday 3rd May and visiting them myself the following week, the works constitute commencement under planning legislation in relation to planning consent 09/01542/FUL. As the works were commenced before the expiry of the planning permission, this permission will now remain extant until all works are completed and will not time-expire.

I hope this clarifies the position for you,

Regards

Craig

Craig Miller MRTPI
Principal Planning Officer
Development Management/Planning & Regulatory Services
Environment & Infrastructure
Scottish Borders Council



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Seatbelts have been saving lives for 30 years.
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From: Justin Lamb
Sent: 08 May 2013 12:40
To: Miller, Craig
Subject: Cardrona Drainage

Hi Craig

Work in progress on the drainage as discussed.

Look forward to receiving the commencement letter in due course.

Thanks

Justin



JUSTIN LAMB MRICS | DIRECTOR

JUSTIN LAMB ASSOCIATES