

Your Ref: DC/KO 08006

Our Ref: 11/P/4/0132

27 June 2011

Architects Plus (UK) Limited
Victoria Galleries
Victoria Viaduct
Carlisle
CA3 8AN

Planning and Environment Services
Development Management
Dryfe Road
Lockerbie
DG11 2AS

Any enquiries please contact

Lindsey Brown

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Dear Sir/Madam

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

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

ALTERATIONS AND REPLACEMENT EXTENSION TO FORMER PRIMARY SCHOOL TO FORM COMMUNITY HUB AND FORMATION OF ASSOCIATED CAR PARK AND ACCESS AT ESKDALEMUIR PRIMARY SCHOOL, ESKDALEMUIR, LANGHOLM

I have pleasure in enclosing formal notice of approval.

Please take careful note of the terms of any conditions attached to this permission and especially the need to comply with any suspensive conditions (usually in bold) before either commencing work and / or occupying the development. **Failure to comply with such conditions may invalidate your permission.** In addition to any conditions, please note the advice given in the Appendix which may be attached to the approval. This may include a requirement to formally notify the Council as planning authority of initiation and completion of development. The relevant Notice forms and guidance notes will be enclosed where appropriate.

It should also be noted that before works commence, where applicable, all necessary consents should be obtained under the Building (Scotland) Act 2003. If you require any further information in this respect, please contact the relevant Building Standards Surveyor.

Yours sincerely

Steve Rogers

Steve Rogers
Head of Planning & Building Standards Services

Planning and Environment Services
Steve Rogers
Head of Planning & Building Standards Services

GRANT OF PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

To:
Architects Plus (UK) Limited
Victoria Galleries
Victoria Viaduct
Carlisle
CA3 8AN

Dumfries & Galloway Council, having considered the application dated 21/04/2011, reference 11/P/4/0132, hereby **grants Planning Permission**

for:

Description: ALTERATIONS AND REPLACEMENT EXTENSION TO FORMER PRIMARY SCHOOL TO FORM COMMUNITY HUB AND FORMATION OF ASSOCIATED CAR PARK AND ACCESS

Location: ESKDALEMUIR PRIMARY SCHOOL, ESKDALEMUIR, LANGHOLM

in accordance with the details given in and the plans accompanying the application. This approval is also subject to the compliance with the conditions below, which may override details shown on the approved plans. Reasons for these conditions are also listed below.

CONDITIONS:

1. That the development hereby granted planning permission shall be implemented in full accordance with the approved plans and the details specified on the application form unless otherwise agreed in writing by the planning authority or unless otherwise required by conditions attached to this

permission.

2. That **no development in respect of this planning permission shall take place** unless drawings showing the precise existing site levels for the site for the proposed car park have been submitted to the Council as planning authority. For the avoidance of doubt, the current site levels shall be maintained for the lifetime of the development.
3. That, for the avoidance of doubt, with the exception of the area required by Condition 12 below, the car park shall only be surfaced in hardcore (or such other permeable material as may be agreed in writing by the planning authority).
4. That **no development in respect of this planning permission shall take place** unless a detailed scheme of flood resilient construction methods and materials have been submitted to and agreed in writing by the Council as planning authority (in consultation with SEPA and the Flood Prevention Authority). Thereafter, **the replacement extension hereby granted planning permission shall not be brought into use** unless it has been constructed in complete accordance with such scheme as may be so approved.
5. That, notwithstanding the provisions of Class 7 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no existing means of enclosure shall be altered and no new means of enclosure shall be erected within the site without the prior written approval of the planning authority.
6. That **no development in respect of this planning permission shall take place** unless a scheme detailing new tree and shrub planting for the proposed car parking area has been submitted to and approved in writing by the Council as planning authority. The scheme shall include all grassed areas, hedges, retained trees and other retained vegetation and details of changes to existing levels. The scheme shall be plotted on an accurate plan of the site, to a recognised metric scale, and shall detail the number and species of trees and shrubs to be planted, locations, planting density, nursery stock sizes at time of planting, and initial maintenance to aid establishment.
7. That such scheme as may be so approved in respect of Condition 6 above shall be implemented **within 12 months** of the completion or bringing into use of the car park and vehicular access hereby granted planning permission. Thereafter, all trees and shrubs forming part of the approved scheme shall be maintained and replaced where necessary to the satisfaction of the planning authority for the lifetime of the development. No trees forming part of the approved scheme shall be pruned or lopped without the prior written approval of the planning authority.

8. That **the community hub hereby granted planning permission shall not be brought into use** unless the windows in the north elevation have been fitted with obscured glazing which shall thereafter be retained for the lifetime of the development. **No development in respect of this planning permission shall take place** unless details of the precise type of glazing to be used have been submitted to and approved in writing by planning authority.
9. That **the vehicular access and car park hereby granted planning permission shall not be brought into use** unless the gradient of the access for the first 5 metres has been formed so as to be no greater than 8% (1 in 12.5).
10. That **the car park and vehicular access hereby granted planning permission shall not be brought into use** unless visibility areas have been provided on both sides of the access between the public carriageway edge and the line joining two points defined as follows:-
 - (a) measured 2 metres back along the centre line of the access from the nearer edge of the main carriageway; and
 - (b) measured 70 metres from the centre line of the access along the nearer edge of the carriageway of the B709 public road.
11. That **the car park and vehicular access hereby granted planning permission shall not be brought into use** unless everything exceeding 1 metre in height has been removed from the visibility areas referred to in Condition 10 above. Thereafter, nothing exceeding 1 metre in height (as measured from the adjoining carriageway level) shall be grown, placed or erected within the said visibility areas.
12. That **no construction work in respect of the car park shall take place** unless the first 5 metres of the access from the B709 public road has been surfaced in bituminous materials (or such other material as may be agreed in writing by the planning authority).

REASONS:

1. In order to define the terms of this planning permission.
2. To accord with the Council's policy on flooding.
3. To accord with the Council's policy on flooding.
4. To accord with the Council's policy on flooding.
5. To accord with the Council's policy on flooding.

6. In the interests of visual amenity.
7. In the interests of visual amenity.
8. In the interests of residential amenity.
9. In the interests of road safety.
10. In the interests of road safety.
11. In the interests of road safety.
12. In the interests of road safety.

It must be understood that this document does not imply or comprise any permission, consent or approval necessary for the legitimate undertaking of this proposal under any other legislation.

Signed: *Steve Rogers*

Dated: 27/06/2011

Steve Rogers
Head of Planning & Building Standards Services
on behalf of the Council

11/P/4/0132
(BW Ref:11/BW/4//)

Hierarchy Type: Local
Decision Level: Planning Applications Committee

Relevant Drawing Numbers:

08006-07C
08006-08A
08006-09A
08006-010

This appendix constitutes advice only. However, you should take careful note of the content of the comments below as it may affect the proposals.

Where applicable, copies of the relevant application forms are enclosed.

1. In order to comply with Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), this planning permission will only last for **three years** from the date of this decision notice unless the development has been commenced within that period.
2. Please note that there is now a formal requirement for the developer to notify the Council as planning authority of Initiation of Development and Completion of Development. The relevant forms are enclosed for your use. Additional forms can be collected from planning offices or downloaded from www.dumgal.gov.uk/planning.
3. The developer must contact the Principal Roads Services Officer (Annandale & Eskdale) prior to the commencement of works on site for information and specification details on:-
 1. Road opening permit.
4. The developer must ensure that the construction works are carried out so as not to affect the stability of the adjoining public B709 or to create danger to road users.
5. The Principal Roads Services Officer (Annandale & Eskdale) can be contacted at DG First, Harthill Depot, Glasgow Road, Lockerbie DG11 2SE (Tel: 01576 205250).