MILLER GERRARD

SOLICITORS AND ESTATE AGENTS

MG

PLOT AT CRAY
GLENSHEE
BLAIRGOWRIE PH10 7LP

OFFERS OVER £100,000

Plot extending to approximately one acre with detailed planning permission. Extensive highland views

SPC SCOTLAND spcscotland.co.uk

Miller Gerrard
The Studio, 13 High Street, Blairgowrie, PH10 6ET
Tel: 01250 873468 Fax: 01250 875257
www.millergerrard.com property@millergerrard.co.uk

PSPC

This attractive plot extending to approximately one acre is situated in a beautiful rural location with views towards the Grampians. It lies approximately 25 minutes by car from Blairgowrie and 15 minutes from the ski centre in Glenshee.

Detailed planning permission has been granted for the construction of one dwelling house. The plot is on level ground.

It is understood that there is a borehole for water, which has been tested and found to provide safe water. There is electricity on site. There is a septic tank, registered with SEPA, which may require replacing.

Copy of planning permission is attached.

TO VIEW

Please contact Miller Gerrard Solicitors on 01250 873468.

Alternatively, when our office is closed, the staff at PSPC (Perth Solicitors' Property Centre), will be happy to arrange viewing. Please telephone them on 01738 635301 weekdays 8 am to 9 pm, Saturdays 9 am to 4 pm and Sundays 10 am to 4 pm.

The above particulars, while believed to be true, are not guaranteed and will not be held to form part of any contract of sale.

PERTH AND KINROSS COUNCIL

Mr And Mrs S A Ralston
194 Princess Road
Dartford
Kent
DA1 3HR

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 22 January 2015

Town and Country Planning (Scotland) Acts.

Application Number **14/02019/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to grant your application registered on 1st December 2014 for planning permission for **Renewal of permission (11/01983/FLL) Erection of a dwellinghouse** at Land North Of Blair House Glenshee subject to the undernoted conditions.

Anne Condliffe

Development Quality Manager

Conditions referred to above

1 The proposed development must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed on the planning consent.

Reason - To ensure that the development is carried out in accordance with the plans approved.

2 Prior to commencement of any site works, precise details of the location and measures proposed for the safeguarding and continued operation, or replacement, of any septic tanks and soakaways / private water sources, private water supply storage facilities and/or private water supply pipes serving properties in the vicinity, sited within and running through the application site, shall be submitted to and approved in writing by the Council as Planning Authority. The approved protective or replacement measures shall be put in place before the site works commence and shall be so maintained throughout the period of construction, all to the satisfaction of the Council as Planning Authority.

In the interest of proper site management.

3 Prior to the occupancy of the dwelling, all matters regarding access, car parking and the disposal of surface water shall be undertaken (and thereafter retained as such) in accordance with the standards required by the Council as Roads Authority

Reason - In the interests of pedestrian and traffic safety and in the interests of free traffic flow.

4 Unless otherwise agreed in writing, all trees within the RED line application site boundary shall be retained and adequately protected during the course of construction, all to the satisfaction of the Council as Planning Authority.

In the interest of protecting existing visual and residential amenity

5 Prior to the commencement of any development, precise details of both foul and surface water drainage shall be submitted for the approval in writing by the Council as Planning Authority. The approved details shall be implemented in full (and thereafter adequately maintained) prior to the occupation of the dwelling, to the satisfaction of the Council as Planning Authority.

In order to ensure the site is adequately drained

6 Prior to the commencement of any development, a detailed Construction Method Statement (CMS) must be submitted for the approval in writing by the Council as Planning Authority. The CMS must include pollution prevention, details of storage and disposal of materials and construction site facilities as well as information on the timing, duration and phasing of the construction, all to the satisfaction of the Council as Planning Authority. The approved CMS shall be implemented in full during the entire construction phase(s), to the satisfaction of the Council as Planning Authority.

In the interest of protecting the environmental quality of the area, and to reduce the potential risk of a pollution incident/accident occurring which may adversely affect the adjacent water course

Justification

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

1 This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

2 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. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.

3 As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the planning authority written notice of that position.

4 The site lies outwith the publicly sewered areas and consequently drainage investigations have not been fully undertaken.

oc

5 No work shall be commenced until an application for building warrant has been submitted and approved.

6 The applicant should ensure that any existing wayleaves for maintenance or repair to existing private water supply or septic drainage infrastructure in the development area are honoured throughout and after completion of the development.

7 The applicant should be aware of the content of the comments from the Council's Waste Services, dated the 11 December 2014.

8 The applicant shall ensure the private water supply for the house/ development complies with the Water Scotland Act 1980 (Section 63) and the Private Water Supplies (Scotland) Regulations 2006. Detailed information regarding the private water supply, including the nature, location and adequacy of the source, any storage tanks/ pipework and the filtration and disinfection treatment proposed to ensure provision of an adequate and consistently wholesome water supply shall be submitted to Perth and Kinross Council Environmental Health in line with the above act and regulations.

The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

11/01983/1

11/01983/2

11/01983/3

11/01983/4

11/01983/5

NOTES

1. If the applicant is aggrieved by the decision to refuse planning permission or an application for 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:

   The Secretary
   Local Review Body
   Perth and Kinross Council
   Committee Services
   Council Building
   2 High Street
   Perth
   PH1 5PH

   Email planninglrb@pkc.gov.uk

   The 'Notice of Review' form together with guidance notes for completion can be obtained from Perth & Kinross Council website www.pkc.gov.uk

2. If permission to develop land is refused or granted subject to conditions 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 of the land may serve on the Planning Authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

The foregoing notes are explanatory only and reference must be made to the Town and Country Planning (Scotland) Acts and the appropriate Regulations or Orders for their full context.

oc

Perth and Kinross Council

NOTICE OF COMPLETION OF DEVELOPMENT

The Town and Country Planning (Scotland) Act 1997 as amended
The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

A 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. If the planning consent is for a phased development, notice of the completion of each phase must be notified to the planning authority.

As soon as the development (or phase of development) is completed please therefore complete the form below and return it to:

Development Management
The Environment Service
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth PH1 5GD

Application Reference Number	**14/02019/FLL**
Date of issue of consent	22 January 2015
Date works were completed	
Proposal	Renewal of permission (11/01983/FLL) Erection of a dwellinghouse
Name & address of developer	.
Name & address of landowner (if a different person)	
Name & address of site agent	

oc