

CITY OF EDINBURGH COUNCIL  
PLANNING SYSTEM

PLANNING REGISTER  
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REFERENCE NO -----	REGISTER DATE -----	APPLICANT -----
A 02393 96	81096	Inchbay Ltd & Bryant Homes Ltd 3a Quality Street Davidsons Mains EDINBURGH

AGENT  
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██████████ Bryant Homes Scotland Ltd.  
3a Quality Street  
Davidsons Mains  
EDINBURGH

SITE/DEVELOPMENT  
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Craigs Road (Maybury Road)  
EDINBURGH  
(East Craigs Rigg)  
Erect residential development  
(as amended).

C'TEE DATE	DETERMINATION DATE	RECORDED DATE	SCHEME/VARIATION NUMBER
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12/02/97	12/02/97	12/02/97	S2
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GRANT PLANNING PERMISSION subject to:

(S01) the approved development being commenced no later than 5 years from the date of consent.

Reason - In accordance with the statutory requirements of the Town and Country Planning (Scotland) Acts.

(D02) a sample of the proposed external materials being submitted to and approved in writing by the Head of Planning prior to the commencement of works on site.

Reason - To enable the Head of Planning to consider this/these matter(s) in detail.

(L06) the approved landscaping scheme shall be fully implemented within 6 months of the completion of the development and thereafter maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive for whatever reason, as often as may be required to ensure the establishment of the approved landscaping scheme.

Reason - To ensure that the approved landscaping works are properly established on site, thus safeguarding the amenity of the area.

(E11) the development not being commenced until a scheme for protecting the proposed dwelling(s) from noise from Maybury Road has been submitted to and approved in writing by the Head of Planning; and all works which form part of the scheme being completed to the satisfaction of the Head of Planning before any of the permitted dwellings is occupied.

Reason - to protect the amenity of occupiers.

(IW9) The rate of house completions shall be phased as follows:

- no completions prior to 1st April 1998
- no more than 30 completions by 1st April 1999
- no more than 60 completions by 1st April 2000
- no more than 81 completions by 1st April 2001

Reason - In order to ensure that the development does not result in infrastructure capacities being exceeded.

(HM3) before the development is occupied, the following measures shall be completed to the satisfaction of the Director of City Development and at no cost to the City of Edinburgh Council:

1. measures to reduce traffic speeds to less than 30mph on Craigs Road
2. traffic calming measures along the general access road in the development to keep traffic speeds below 20mph
3. entry treatment at the entrances to shared surface culs-de-sac

Reason - In the interests of road safety and the amenity of the residential area.

(G17) details of children's play area being submitted to and approved by the Head of Planning before work commences.

Reason - To enable the Head of Planning to consider this/these matter(s) in detail.

(G24) the approved children's play area being implemented before the development is occupied

Reason - In order to ensure that the applicant is able to implement the proposals in the form submitted.

(G40) the development being planted with primarily native tree species

Reason - To ensure that a satisfactory standard of landscaping of the site is achieved.

04/02/98    04/02/98    04/02/98    V1

VARY the permission under Section 64 of the Town and Country Planning (Scotland) Act 1997 subject to the conditions imposed previously.

10/06/98    10/06/98    10/06/98    V2

VARY the permission under Section 64 of the Town and Country Planning (Scotland) Act 1997 subject to the conditions imposed previously.