

SCHEDULE OF PROPOSED CONDITIONS

Condition 1	The development to which this planning permission relates must be commenced not later than the expiration of three years beginning with the date on which this permission is granted.
<i>Reason</i>	<i>To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.</i>
Condition 2	Prior to the commencement of development, details of the following shall be provided for the agreement of the Comhairle as Planning Authority: <ul style="list-style-type: none"> • Position and number of campervan electrical hook-ups to be provided. • Position of any water standpoints to be provided.
<i>Reason</i>	<i>In the interests of clarifying the extent of infrastructure to be provided.</i>
Condition 3	Prior to first use of the motorhome pitches to which this planning permission relates, the access tracks and pitches shall be installed and the facilities building shall be constructed, all in full accordance with the approved details, and made available for use.
<i>Reason</i>	<i>In the interests of the amenity and health of site users, the character and visual amenity of the area and the protection of the local environment.</i>
Condition 4	Prior to the first use of the motorhome pitches to which this planning permission relates, the parking provision detailed on Approved Plans 02A and 04A shall be constructed and made available for use. The areas shall be kept free of obstruction and retained only for the parking and circulation of vehicles throughout the life of the development.
<i>Reason</i>	<i>In the interests of the amenity of site users, the character and visual amenity of the area and the protection of the local environment.</i>
Condition 5	Throughout the life of the development to which this planning permission relates, no fixed external lighting shall be installed on the site unless in accordance with a lighting scheme that has first been submitted to and approved in writing by the Comhairle as Planning Authority. All external lighting shall be designed to minimise lumens emitted to that essential for health and safety and shall be fitted, maintained and operated so as to prevent external light spilling upwards and outwith the confines of the site.
<i>Reason</i>	<i>In the interests of visual amenity and the environment.</i>
Condition 6	No use of the motorhome pitches to which this planning permission relates shall take place until an Access Plan has been submitted to and approved in writing by the Comhairle as Planning Authority. The Access Plan shall make provision for signage within the site, including in relation to parking provision, pedestrian access to the coast, and access to the wider area, and shall include details of proposed face-to-face engagement with users of the site in relation to the Access Plan.
<i>Reason</i>	<i>To protect the local environment.</i>
Condition 7	No use of the motorhome pitches to which this planning permission relates shall take place until a Grassland Management Plan, which shall relate to the management of the remaining undeveloped grassland within the site and make provision for the enhancement of biodiversity within the site, has been submitted to and approved in writing by the Comhairle as Planning Authority.
<i>Reason</i>	<i>To protect the local environment and contribute to the enhancement of biodiversity.</i>
Condition 8	At no time throughout the life of the development shall the number of campervans/motorhomes (including motor vehicles so designed or adapted) stationed on the site exceed 25 in number.

<i>Reason</i>	<i>To protect the visual amenity of the area, in accordance with the 'Supplementary Guidance on Caravans, Huts and Temporary Buildings'.</i>
Condition 9	No campervan or motorhome shall remain on the site to which this planning permission relates between 1 October in any one year and 31 March of the following year.
<i>Reason</i>	<i>To protect the local environment, in accordance with the Supplementary Guidance on Caravans, Huts and Temporary Buildings.</i>
Condition 10	Throughout the life of the development to which this planning permission relates, the site shall not be used by any campervan/ motorhome for more than 28 consecutive days in any 60-day period.
<i>Reason</i>	<i>To ensure use of the site is limited to a seasonal campsite for holiday use.</i>
Condition 11	In the event of the reinforced matting, fencing, signage or any other structures permitted by this planning permission, falling into disrepair or becoming damaged, the developer shall arrange for the carrying out of adequate repairs or alternatively the replacement of those items without delay, including the removal and disposal of the damaged materials to an approved waste management or recycling centre.
<i>Reason</i>	<i>In the interests of the protecting the environment from degradation of man-made installations and structures and protecting the visual and landscape amenity of the area.</i>

INFORMATIVE NOTES

- 1. The permission hereby granted does not authorise the use of the facilities building for retail purposes. The developer is advised that a separate planning permission would be required for such a use, if proposed in the future.**
- 2. The attention of the developer is drawn to the comments of NatureScot, which consider that the sensitivity of the site is such that no further extensions to this site could be accommodated.**