

## 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.

*Reason* To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.

**Condition 2** Prior to commencement of the development hereby approved, a programme of the proposed works and details of all fencing and gates proposed shall be submitted to and approved by the Comhairle as Planning Authority. Details shall include a statement on the duration and sequencing of the works, plans showing all gates proposed (scale 1:20) and a specification for the fencing proposed. Thereafter, the works shall be carried out in accordance with the approved programme and the gates and stock-proof fencing shall be erected as approved. No part of the footpath shall be opened for public use until all the approved fencing and gates have been installed to the satisfaction of the Comhairle as Planning Authority.

*Reason* To ensure that the fencing and gates are of stockproof standard, that works are undertaken in a sequence to mitigate risks to stock on adjacent common grazings and to ensure gate design is respectful to the rural character of the area.

**Condition 3** Within one month of the construction of the section of path through the dunes being commenced (Chainage 650 to 750), the marram grasses to help bind the sand around the newly constructed path shall be planted as detailed in the application. Once planted, the marram grass shall be assessed at regular intervals (once a month) to ensure that the plants are establishing in the disturbed ground. Fencing around the newly planted areas shall stay in situ for at least 3 years following planting to ensure that the newly planted marram grasses are not disturbed by trampling. If during monthly assessment any marram grass plants are failing, these plants shall be replaced.

*Reason* To ensure that appropriate planting is introduced to help bind the disturbed ground within the dune system, in order to reduce the risks of coastal erosion.

**Condition 4** Prior to commencement of development, details of signage to be installed on the gates along the footpath together with a plan showing the location of each sign to be installed, shall be submitted for the written approval of the Comhairle as Planning Authority. Thereafter, the signage shall be installed in accordance with the approved details.

*Reason* To promote safe and responsible enjoyment of the outdoors in accordance with the Scottish Outdoor Access Code and compliance with LDP Policy EI7. Note: Signage templates can be found on the [NatureScot Scottish Outdoor Access Code website](#).