

# JOHN PEACE ASSOCIATES

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Your ref:24/01590/PP  
Our ref:JGP/2934  
Date : 17<sup>th</sup> November 2025

Argyll & Bute Council  
Planning Conditions  
1A Manse Brae  
Lochgilphead  
PA31 8RD

Dear Sir/,Madam

## **PROPOSED DEMOLITION OF EXISTING DORRAN BUNGALOW AND ERECTION OF REPLACEMENT 3 BED BUNGALOW AT 3 ACHAMOR COTTAGES, CRINAN PA31 8SW**

Conditions to be cleared before commencement

Condition 5 :

- (i) This is an existing house plot, existing fences etc to remain as is. New fence to west elevation only, timber post and wire, ryyloc with two strainer wires.
- (ii) Access to be tarred for first 5m from edge of road, porous paviers brindled in colour, Grey concrete paving slabs to paths and patio area
- (iii) Levels to retain as is.
- (iv) Hard landscaping to paths patio and driveway.

Condition 6 :

Proposed time scale to be site start 1<sup>st</sup> December 2025 with a completion sept 2026

Condition 7 :

See attached site plan

Condition 8 :

All existing to be retained are trees outwith plot beyond fence, Single tree on plot adjacent road, ivy choked and straggly, to be removed and replaced by three trees (noted on landscape plan).

Condition 9 :

Sinusoidal corrugated profiled steel sheeting by Cladco in black polyester paint finish. Finish as noted on planning drawing.

Condition 10 :

As we are replacing existing 3 bedroom house with a new 3 bedroom house the existing private sewage will remain the same as the output from the new dwelling has no additional burden on it using SEPA calcs on population..