

CONDITION APPROVAL PRIOR TO COMMENCEMENT OF WORKS

Application for Full Planning – House Holder Application

25/00724 - Land South of Braeview, Balvicar, Isle of Seil

Proposal for a new dwelling house and garage with new vehicular access from existing private road and sewage treatment.

Applicant – Alistair & Lucy Hawkins.

Contact – Mr Alistair Hawkins.

Agent – Alistair Hawkins Architect Limited – Alistair Hawkins

Council – Argyll & Bute

Following the approval of planning application - 25/00724 and the NMA 25/01275/NMA timescale for the development and biodiversity statement are detailed below for approval prior to commencement of the development.

25/00724 - Condition 2 - Timescale

The works are due to commence in June 2026 with an anticipated completion date in April 2027.

25/00724 - Condition 5 – Landscaping & Biodiversity Enhancement

Biodiversity Statement

(Prepared with reference to the Developing with Nature guidance(NatureScot)).

As indicated on drawing 05 of the original application, the existing field will be structured and managed by adding trees, shrubs, flowers to enhance the existing biodiversity on site. It is the intention to set out the trees, hedges and shrubs with a structured approach to create a greater biodiversity on the site whilst offering greater shelter and opportunity for birds, small animals and insects. The existing low-lying trees on the site will be maintained with some coppicing to increase growth and provide greater cover and shelter.

Planting for Nature - it is the intention to create a garden and landscape within the confines of the existing topography adding biodiversity and habitat in the form of native hedge planting – Beech, Hawthorn & Rowan and trees. This will add to the trees and bushes already present on the site – Hawthorn, Willow and Gorse. The existing grass will be maintained as a meadow rather than a lawn to retain the natural biosystem within a rural pasture. Planting of individual trees will also add a vertical element to the landscape, allowing perches and roosts for passing birds and opportunities for pollinators.

Providing homes for nature - The introduction of the hedge down the boundary fence on the northeast side will hopefully help to enhance the habitat adding shelter, additional ground cover and allow the creation of habitat for small nesting birds, insects and pollinators.

Managing water with nature – there is an existing burn on the site which is part of the natural drainage of the land, this will be retained and maintained as a feature of the land.