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Submitted via eplanning

Our Ref: MR/2020/05/0040

Date: 31/03/2022

Dear Sarah

Planning Application for Proposed Roadside Services at Land at Kathellan, Home Farm, Kelty

On behalf of Mr Ian Maclellan and TG Convenience Stores Ltd (The Applicants), please find enclosed a planning application for a proposed roadside services development comprising of erection of a petrol filling station and associated retail kiosk (Class 1) and jet washes, a mixed Class 3/sui generis freestanding restaurant and drive thru, site access arrangements, parking provision, electric vehicle charging points, landscaping, and ancillary works at land at Kathellan, Home Farm, Kelty.

The planning application submission comprises the following documents:

- Application form and ownership certificate
- Planning Supporting Statement, prepared by Graham + Sibbald
 - Includes Sequential Assessment, Economic Statement, and Low Carbon Statement
- Transport Assessment, prepared by Livingstone + Partners Ltd
- Preliminary Environmental Assessment, prepared by Goodson Associates
- Drainage Strategy Plan, prepared by Goodson Associates
- Air Quality Screening, prepared by Mabbett
- Noise Impact Statement, prepared by Mabbett
- Low Carbon Checklist, prepared by Graham + Sibbald
- Low and Zero Carbon Report for McDonald's Restaurant, prepared by CDM Partnership
- Full Package of Application Drawings (prepared by Wyeth Projects and McDonald's) comprising of:
 - Location Plan (Drawing Number: WPS-SGN-002-P-01C)
 - Block Plan (Drawing Number: WPS-SGN-002-P-02G)
 - Existing Site Plan (Drawing Number: WPS-SGN-002-P-03B)
 - Existing Site Elevations (Drawing Number: WPS-SGN-002-P-04)
 - Proposed Site Layout Plan (Drawing Number: WPS-SGN-002-P-05I)
 - Proposed Site Elevations (Drawing Number: WPS-SGN-002-P-07F)
 - Proposed PFS Building Plan and Elevations (Drawing Number: WPS-SGN-002-P-08A)
 - Site Finishes Layout (Drawing Number: WPS-SGN-002-P-09G)
 - Swept Path Analysis (Drawing Number: WPS-SGN-002-P-10E)
 - Jet Wash Details (Drawing Number: WPS-SGN-002-P-11)



- Refuse Area (Drawing Number: WPS-SGN-002-P-12)
- Proposed Site Levels (Drawing Number: WPS-SGN-002-P-14A)
- Canopy Plan and Elevations (Drawing Number: WPS-SGN-002-P15)
- Proposed Overall Site Layout Plan (Drawing Number: WPS-SGN-002-P-17)
- Sub Station and EV Charging Units (Drawing Number: WPS-SGN-002-P-18)
- McDonald's Proposed Site Layout (Drawing Number: 8138-SA-8353-P004 P3)
- McDonald's Proposed Elevations and Sections (Drawing Number: 8138-SA-8353-P005)
- McDonald's Ground Floor and Roof Layout (Drawing Number: 8138-SA-8353-P006 A)
- McDonald's Site Layout Plan – Landscape (Drawing Number: 8138-SA-8353-P007 P1)
- McDonald's Site Layout Plan – Signage (Drawing Number: 8138-SA-8353-P008 P1)

As this application is a resubmission of an application withdrawn within the last 12 months, and the only changes to the red-line boundary relate to changes required for access, this application is considered to qualify for a fee exemption under Regulations 7 & 8 of The Town and Country Planning (Fees for Applications and Deemed Applications) (Scotland) Regulations 2004.

I trust the above and enclosed are acceptable and look forward to receiving confirmation that the application has been validated. If you have any queries in relation to this application submission, please do not hesitate to contact me at the details below.

Yours sincerely



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