

visual impairments. Consequently, it would be necessary to secure details of the surfacing and street lighting by condition, as these features would be necessary to make the development acceptable, particularly considering the end users would be disabled. As the access road is not within the red line boundary of the site, a *Grampian* condition would be required.

18. Whilst ownership issues are a private matter between relevant parties, I have in this instance had regard to the details provided by an interested person

acting for nearby residents. It appears to me that these parties consider they own the access road and do not agree to laying tarmac or digging up the cobbled sets. I have also had regard to the guidance from the PPG<sup>2</sup> which states a Grampian condition should not be used where there are no prospects at all of the action in question being performed within the time-limit imposed by the permission.

19. It is not clear that the re-surfacing and street lighting could be carried out within the time-limit that would be imposed by a planning permission. On the other hand, I have no evidence that there would be no prospects *at all* of the requirements of the condition being satisfied, and on this basis, a Grampian condition would not be unreasonable or unenforceable.