



REV.	DATE	BY	DESCRIPTION
A	16/04/23	SPC	ISSUE FOR PERMITTED DEVELOPMENT WITH THE BAR
B	24/04/23	SPC	CONCRETE LAYOUT CHANGED AS STRUCTURAL LOADS

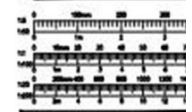
DRAINAGE NOTES

1. ALL DRAINAGE WORK SHALL BE CARVED OUT TO "STREET LEVEL" AND SHALL BE TO LOCAL AUTHORITY STANDARDS. ALL WORK TO BE CARVED SHALL BE TO THE APPROVAL OF THE LOCAL AUTHORITY AS SET OUT IN THE LOCAL AUTHORITY PUBLIC WORKS.
2. ALL DRAINAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DRAINAGE REGULATIONS.
3. ALL DRAINAGE TO BE INSTALLED IN LINE WITH THE REGULATIONS.
4. ALL USE OF DRAINAGE SHALL BE INSTALLED ON LAND 1 CONTRACTOR SHALL ENSURE DRAINAGE IS INSTALLED BEFORE 4. ALL DRAINAGE TO BE INSTALLED FROM THE DRAINAGE.
5. THE CONTRACTOR SHALL COVER THE GULLY, LIDS AND 1 EXISTING DRAINAGE FROM 1 PROTECTIVE BOX COVER.
6. THE CONTRACTOR IS TO KEEP ALL EXISTING PIPES TO BE INSTALLED AND TO BE INSTALLED AND TO BE INSTALLED.
7. ALL DRAINAGE TO BE INSTALLED BY THE CONTRACTOR'S CONNECTION.
8. THE CONTRACTOR TO ALLOW FOR ALL TRAFFIC LOADS FROM A STREET LEVEL.
9. ALL PIPING IS TO BE Laid WITH DRAINAGE LEVEL SHALL

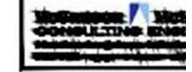


CONSTRUCTION OF DRAINAGE SHALL BE COMPLETED AS A CONDITION OF COMMENCEMENT OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES.

HEALTH AND SA
 THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE HEALTH AND SAFETY REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES.



PLANNING



PROPOSED DEVELOPMENT:
 FORMER SPORTSMAN'S
 BURNSIDE STREET, RY

DRAINAGE LAYOUT

SCALE	DATE	DRAWN
1:200	JULY 22	SPC

23414-200

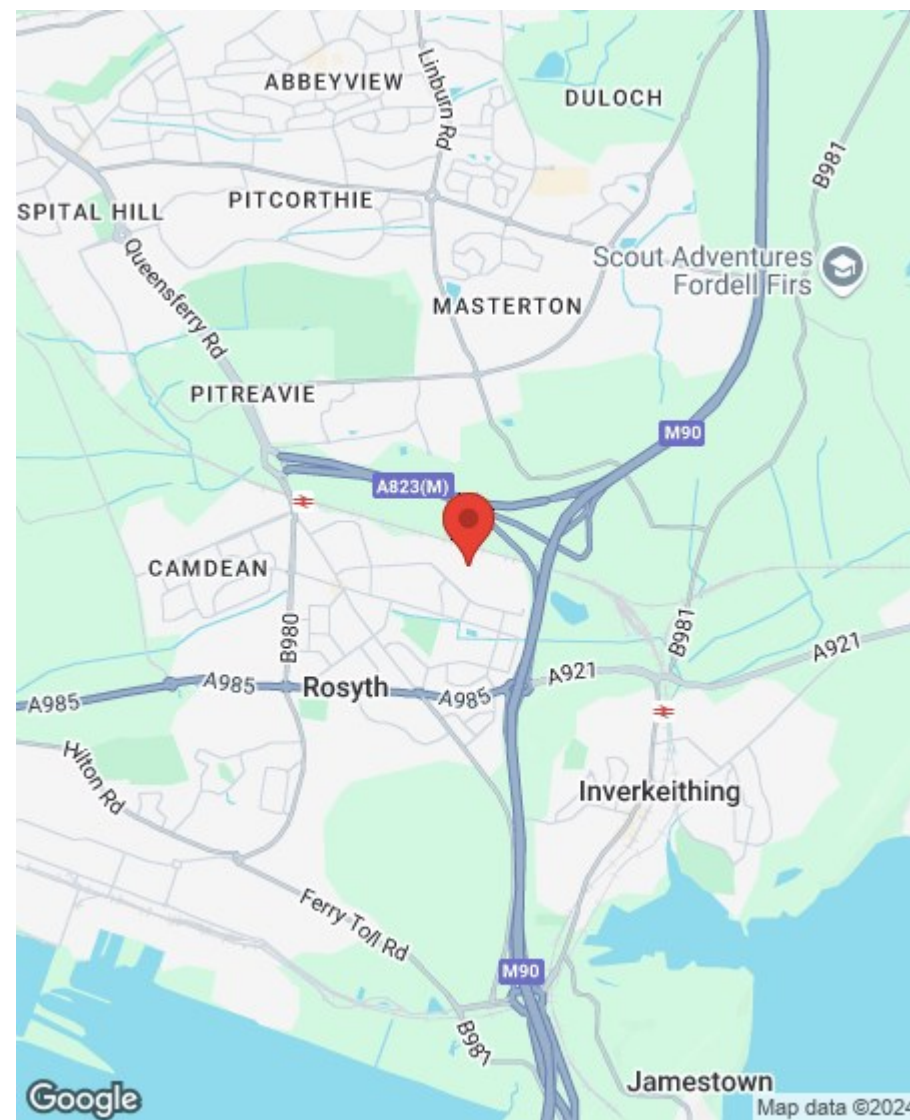


Sportsman Bar, Burnside Street, Rosyth, KY11 2NX
 Offers Over £145,000

Excellent development opportunity which is well appointed and occupies a generous building plot approx. 1/2 an acre in the ever popular commuter town of Rosyth. The plot is ideally placed within well established residential area with existing flats and houses and gives direct access to the M90 motorway network. Ideal for commuters to Edinburgh and the Fife Circle. Planning Permission in Full has been approved for six executive two bedroom apartments with en-suite facilities and private residents parking. All details can be obtained via Fife Council Website Ref 23/01383/FULL or within our offices.

LOCATION

Rosyth is a popular town on the northern shore of the River Forth with a good selection of shops and services, which are easily accessible. There are four local Primary Schools and secondary schooling is available in nearby Dunfermline and Inverkeithing. An ideal commuter base with links to the motorway network. Easy access to the M90 and Ferrytoll Park and Ride. A short drive takes you to the City of Dunfermline which provides a larger selection of shops, schools, bars, restaurants and public transport of bus and rail links making this area an ideal commuter base to Edinburgh, throughout Fife and east central Scotland.



Morgans

PROPERTY

SOLICITORS | PROPERTY

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