**Planning permission in principle (PPP)**

This process is to test the principle of a proposed development on a particular site (eg. residential, commercial, leisure).

It allows you to submit a limited level of information at the initial stage in the development process. This can be useful when:

* there is uncertainty over the suitability of a development
* a large site needs to be masterplanned over a period of many years

If granted, the principle of that development is then established. You will then have 3 years to submit applications for the approval of Matters Specified in Conditions (MSC).

MSC applications cover the details of a development, such as:

* the means of access
* layout
* building designs
* sustainable drainage
* open space
* landscaping

Please note: the granting of PPP does not enable physical works to be undertaken on a site without MSC approvals having also been granted. Only after both stages of approvals have been granted can works take place on the land. This is subject to other statutory consents also being in place, if necessary. The site boundaries in an MSC application must correspond with the PPP.

If the approved development does not begin within 3 years, the permission will lapse. This is the case unless you renew before the expiry date.

However, if the principle of a development is not suitable for a particular site, the Council can refuse the application. We must give reasons for refusing to grant planning permission. You then have the right to submit an appeal either to:

* our Local Review Body in relation to delegated decisions
* the Scottish Government's Planning and Environmental Appeals Division (DPEA) for decisions taken by the Council's Planning Committee.