

## DRAFT CONDITIONS - APPLICATION 0467/FUL/10

- 1 The surface water on the site shall be treated and attenuated to meet the requirements of the SUDWP/CIRIA design manual for Sustainable Urban Drainage Systems (SUDS) and the additional requirements of the council. Details of the facility shall be submitted for approval to the council as planning authority along with evidence that the design of the facility is acceptable to the Scottish Environment Protection Agency and Scottish Water. A suitable access for maintenance purposes shall require to be incorporated into the design.

Unless otherwise agreed, attenuation shall be included as part of the surface water treatment facility. This must ensure that the 1:100 year post-development storm is attenuated to the values associated with the 1:2 year pre-development event with sufficient on-site storage for the critical event. An end of line system is unlikely to be acceptable alone, instead the developer will be required to include a series of controls as an integral part of the overall proposals.

Assuming that the developer will wish any above ground system to be adopted, further detailed information shall be submitted. This shall include construction details, risk assessments and confirmation that the facility can be accessed from a public road or that a servitude right of access is otherwise included in the title.

If the developer is to consider a wetland or open water body for the treatment and attenuation of surface water from the site, such proposals must be accompanied by a risk assessment and the inclusion of any engineering controls that may be required arising from it. It is recommended that the applicant refer to the RoSPA publication 'Safety at Inland Water Sites - Operational Guidelines' First edition, 1999 (ISBN No. 1 85088 092 1).

Details of the maintenance arrangements for the facility shall be agreed in writing with the council as planning authority.

Once approved, a timescale for the implementation of the facility shall be agreed in writing with the council as planning authority. Details of any temporary abatement proposed until the permanent facilities are implemented shall be submitted for approval and agreed in writing with the council as planning authority.

No work shall commence on site until such time as the council as planning authority has approved in writing the details of the permanent and temporary surface water treatment and attenuation facility, the maintenance arrangements and the timescale for implementation.

Within two months of the permanent facility having been installed, a design certificate must be submitted to the council as planning authority by a chartered civil engineer confirming whether the facility has been constructed in accordance with the approved drawings. If any remedial works are required, a timescale for implementation shall be agreed in writing with the council as planning authority.

Due to the heavy local soils and the poor drainage characteristics, the developer must carefully consider techniques to minimise the risk of compacting sub-soils and damaging the structure of topsoils in both gardens and open space. When it is not

possible to avoid the compaction of sub-soils such as in the immediate environs of the proposed structure, the developer must ensure that all debris is removed from site and that intensive methods of soil cultivation and decompaction are employed prior to the spreading of topsoil.

**Reason** *To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity and to reduce the risk of flooding.*

- 2 Development shall not begin until a method statement has been submitted to and approved in writing by the Planning Authority, detailing how the applicant would prevent the nesting of hazardous birds, in particular gulls on flat/shallow pitched roofs. The method statement shall be implemented as approved and maintained in perpetuity thereafter.

**Reason:** *To avoid endangering the safe operation of aircraft through the attraction of birds.*

- 3 Before development begins, the type and colour of materials to be used and the roof and walls of all the buildings and other structures hereby approved shall be agreed in writing with the Development Management Manager.

**Reason** *To integrate the building works with the surrounding area in the interests of visual amenity.*

- 4 Before development begins, details of the height and finishes of all walls, fences and other means of enclosure shall be submitted of the written approval of the Development Management Manager. Once approved, these details shall be implemented prior to the operation of the premises.

**Reason** *To enable consideration of these details which have yet to be submitted and in the interests of privacy and amenity.*

- 5 Prior to the start of development on site, a landscaping plan shall be submitted for the consideration and written approval of the Development Management Manager. It shall include details of plant species, sizes, planting distances and methods of protection.

Once approved, the landscaping proposals shall be implemented in the first planting season following the occupation of the first house.

The new planting shall be maintained in perpetuity. Any trees which within a five year period following completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species unless the planning authority gives written consent to any variation.

**Reason** *To ensure proper implementation of the planting proposals in the interests of the amenity of the site and the area as a whole.*

- 6 The following restrictions shall apply to the construction phase of the development :-

Construction Traffic

- a) Construction vehicles shall not arrive or leave the site except between the hours of

0800 and 1800 Monday to Friday and 0900 and 1300 on Saturdays. No heavy goods vehicles shall arrive or leave the site on Sundays.

#### Hours of Operation

b) Construction works which cause noise that is audible in any noise sensitive premises beyond the boundary of the site shall take place between the hours of 0800 and 1800 Monday – Friday and 0900 and 1300 on Saturdays only. No work that is audible in any noise sensitive premises beyond the site boundary shall occur on a Sunday.

#### Wheel Cleaning

c) All construction vehicles leaving the site shall do so in a manner that does not cause the deposition of mud or other deleterious material on the adjacent public highway. Such steps shall include the cleaning of the wheels and undercarriage of each vehicle where necessary and the provision of road sweeping equipment.

#### Site Compound

d) The location and dimensions of any site compound shall be agreed in writing with the Development Management Manager prior to works commencing. All material not required for the construction of any building shall be immediately stored within this compound within sealed skips prior to its removal from site.

#### Soil Dumps

e) The location and height of soil dumps shall be agreed in writing with the Development Management Manager prior to works commencing.

*Reason In the interests of visual and environmental amenity and in order to protect the residential amenity of neighbours.*

- 7 Permanent obstacle lights shall be placed on the top of the stack. These obstacle lights must be steady state red lights with a minimum intensity of 200 candelas. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of 'CAP168 Licensing of Aerodromes' (available at [www.caa.co.uk/srg/aerodrome](http://www.caa.co.uk/srg/aerodrome) ).

*Reason: To avoid endangering the safe movement of aircraft and the operation of Edinburgh Airport.*

- 8 The specific noise from the proposed biomass plant and associated equipment, shall not exceed the following noise limits when measured (free-field) or where necessary, combined measurement/prediction at the specified receptor location during the period 23.00 – 07.00.

Drumcross Cottage LAeq(5min) 42 dB(A)

Deanswood Park LAeq(5min) 37 dB(A)

Heron Square LAeq(5min) 39 dB(A)

Mossbank LAeq(5min) 39 dB(A)

The survey shall be carried out using the methodology of BS4142:1997

*Method for Rating industrial noise affecting mixed residential and industrial areas.*

If the operation of the plant gives rise to noise levels in exceedence of those above, the plant will cease operation until such time as it can be operated in compliance with this condition.

Reason *In the interest of residential amenity*

- 9 The boiler house and turbine room shall have a minimum sound reduction index, SRI of 35 dB(A).

Reason *In the interest of residential amenity*

- 10 For the avoidance of doubt, this consent does not give planning permission for a wood chipper to operate on the application site, unless agreed in writing with the planning authority.

Reason *In the interest of residential amenity, and to assess the impact of any such proposal on nearby residential properties.*

- 11 If a visible plume from the plant is considered, in the opinion of the Development Management Manager acting reasonably, to give rise to an unacceptable diminution of residential amenity at any sensitive off-site location the plant will cease operation until such time as the Development Management Manager is satisfied that measures have been taken which will ensure that the problem does not reoccur.

Reason *In the interest of residential and local amenity*