



## **DEVELOPMENT MANAGEMENT**

# **MODEL PLANNING CONDITIONS, DIRECTIONS AND INFORMATIVES**

**Version P 1.05**  
**Issued: 03 January 2019**

<b>Version Number</b>	<b>Date</b>	<b>Changes</b>
P 1.01	09/01/2017	Original Document
P 1.02	27/03/2017	New Conditions added: 02004, 08028, 08029, 08030 & 08031
P 1.03	26/01/2018	Condition 03018 revised Condition 08001 revised Informative 38006 revised
P 1.04	15/05/2018	Informative 34007 revised
P 1.05	03/01/2019	Informatives 40005-40010 revised

	<b><u>Contents</u></b>	<b><u>Page</u></b>
<b>01</b>	<b><u>Time Limit Conditions</u></b>	<b>7</b>
01001	Matters Requiring Further Approval (PPP)	
<b>02</b>	<b><u>Temporary Permissions</u></b>	<b>8</b>
02001	Temporary Permission	
02002	Restoration Scheme (proposed works)	
02003	Restoration Scheme (retrospective works)	
02004	Temporary Permission (simple version)	
<b>03</b>	<b><u>Regulation of Development</u></b>	<b>11</b>
03001	Removal of PD rights (overlooking)	
03002	Removal of PD rights (fences)	
03003	Removal of PD rights (obscure glazing)	
03004	Restrictions on use (limit to one class)	
03005	Restrictions on use (no change within class)	
03006	Building Approved for Domestic use only	
03007	Residential Annex (ancillary to house)	
03008	Occupancy Condition (principle)	
03009	Occupancy Condition (amenity)	
03010	Holiday Accommodation	
03011	Fencing before occupancy (domestic)	
03012	Fencing before occupancy (commercial)	
03013	Boundary enclosure (unknown)	
03014	Boundary enclosure (known)	
03015	Existing Building to be demolished	
03016	Temp caravan during building operations	
03017	Horse arena (ancillary domestic use)	
03018	Carbon Neutrality	
<b>04</b>	<b><u>Access and Servicing</u></b>	<b>16</b>
04001	Visibility splays (same distance)	
04002	Visibility splays (different distances)	
04003	Visibility splays within developments	
04004	Access provided first (simple)	
04005	Access provided first (variation)	
04006	Roads provided to binder course	
04007	Roads provided to binder course (phased)	
04008	Roads provided to binder course (1 unit)	
04009	Roads completed adoptable standards	
04010	Roads completed adoptable stds (phased)	
04011	Driveway & parking provided (unknown)	
04012	Driveway & parking provided (known))	
04013	Public footpath across site frontage	
04014	Existing access closed off	
04015	Passing places	
04016	Industrial access	
04017	Loading/offloading/parking/turning areas	
04018	Refuse Bin Uplift Store Area (Full PP)	

- 04019 Refuse Bin Uplift Store Area (PPP)
- 04020 Access surfaced and drop kerb formed
- 04021 Extension incorporating integral garage
- 04022 Garage not used unless access provided
- 04023 Garage not converted without new parking
- 04024 Retain integral garage on tight sites
- 04025 Extra car parking provided first
- 04026 Travel Plan
- 04027 Construction Traffic Management Plan
- 04028 Public Access Plan
- 04029 Signage for Public Path
- 04030 Protection of a Public Path

## **05      Landscaping      25**

- 05001 Landscaping Scheme (no details known)
- 05002 Landscaping Scheme (agreed scheme)
- 05003 Tree protection plan
- 05004 Compensatory Planting (Woodland loss)
- 05005 Tree management scheme (details unknown)
- 05006 Tree management scheme (details known)
- 05007 Landscaped areas not taken into gardens

## **06      Biodiversity      28**

- 06001 Breeding birds protected (construction)
- 06002 Barn Owls (permanent nesting space)
- 06003 Barn Owls (temporary nesting space)
- 06004 Barn Owls (pre-development re-survey)
- 06005 Barn Owls (timing restriction)
- 06006 Badgers protected on construction sites
- 06007 Bats (disturbance during construction)
- 06008 Lighting design strategy (biodiversity)
- 06009 Biodiversity mitigation carried out
- 06010 Invasive non-native species
- 06011 External lighting (hours of use)
- 06012 No external lighting without permission
- 06013 Protective measures during construction
- 06014 Biosecurity protocol
- 06015 CEMP (Biodiversity)
- 06016 Biodiversity monitoring strategy
- 06017 Ecological design strategies
- 06018 Landscape and ecological management plans
- 06019 Comply with agreed biodiversity method scheme
- 06020 Construction Method Statement

## **07      Built Heritage      36**

- 07001 Details or sample of materials required
- 07002 Sample of proposed harling
- 07003 Lime mortar analysis
- 07004 Stone testing
- 07005 Specification of lime mortar or harling
- 07006 Specification of stone works

- 07007 Window details
- 07008 Method statement for re-use of materials

## **08 Environmental Controls**

**40**

- 08001 Contaminated Land (Site Investigation)
- 08002 Contaminated Land (Scheme carried out)
- 08003 Gas Protection Measures (FPP)
- 08004 Gas Protection Measures (PPP)
- 08005 Hours of Operation
- 08006 Lighting Scheme
- 08007 Limit Hours of External Lighting
- 08008 Noise from development
- 08009 Noise rating Curve
- 08010 Noise Within Rooms
- 08011 Noise from Ventilation and Refrigeration
- 08012 Noise from Air Source Heat Pumps
- 08013 Road Traffic Noise
- 08014 Odour Controls
- 08015 Private Water Supply Treatment System
- 08016 Public Water Supply
- 08017 Public sewer connection
- 08018 Approved drainage system carried out
- 08019 Emissions from Biomass Boilers
- 08020 Biomass Exhaust Stack/Flue
- 08021 Dust Suppression Scheme
- 08022 No process or storage outwith buildings
- 08023 Height of Storage to be limited
- 08024 Construction method statement (unknown)
- 08025 Construction method statement (known)
- 08026 Litter management plan
- 08027 Bird Hazard Management Plan
- 08028 Flood Risk Mitigation Carried Out
- 08029 Compensatory Flood Storage
- 08030 Dwellinghouse Erected to Approved Levels
- 08031 Development Erected to Approved Levels

## **09 Wind Turbines**

**48**

- 09001 Site reinstatement
- 09002 Electricity Production
- 09003 Existing Power Cable Details
- 09004 Works within 20m of drain or watercourse
- 09005 Construction Method Statement
- 09006 Construction Traffic Management Plan
- 09007 Abnormal Loads (over 40m in height)
- 09008 Removal of Stockpiles
- 09009 Ice Detection System
- 09010 Noise (Large Scale)
- 09011 Noise (Small Scale)
- 09012 TV & Radio Mitigation Plan
- 09013 Decommissioning Bond
- 09014 Construction & Component Traffic Routes
- 09015 Dilapidation Survey & Remediation Works

- 09016 Air Defence Radar Mitigation Scheme
- 09017 Aviation Safety Lighting
- 09018 Colour
- 09019 Shadow Flicker
- 09020 Illumination

**10      Archaeology      58**

- 10001 Programme of archaeological works
- 10002 Protective fencing during construction
- 10003 Standing buildings survey
- 10004 Photographic survey
- 10005 Walkover survey

**11      Advertisements      60**

**12      Waste Management      61**

- 12001 Communal recycling & waste storage
- 12002 Recycling & food/residual waste scheme
- 12003 Construction of bin/recycling storage area
- 12004 Site waste management (construction)

**13      Phasing of Development      62**

- 13001 Phasing plan to be submitted
- 13002 Phasing accords with approved details

**14      Minerals      63**

- 14001 Temporary Permission
- 14002 Restoration/Aftercare Scheme (proposed)
- 14003 Restoration/Aftercare Scheme (retro)
- 14004 Restoration/Aftercare Scheme (agreed)
- 14005 Boundary Treatment
- 14006 Dust Suppression Scheme
- 14007 Wheel Washing Scheme
- 14008 Stockpiling in proximity to roads
- 14009 Approved drainage system carried out
- 14010 Working Methods
- 14011 Phasing
- 14012 Hours of Operation
- 14013 Blasting
- 14014 Blasting Monitoring
- 14015 Noise
- 14016 Restoration and Aftercare Bond
- 14017 Sheeting of heavy goods vehicles

**Informatives and Directions      69**

**31.      Time Limits and Notices      69**

- 31001 Direction (non-standard time limit FPP)
- 31002 Direction (non-standard time limit MSC)
- 31003 Length of Permission (FPP)
- 31004 Length of Permission (LBC/CAC)

31005	Length of Permission (PPP)	
31006	NID Notice of Initiation of Development	
31007	NCD Notice of Completion of Development	
31008	Major Development Site Notice	
31009	Schedule 3 Development Site Notice	
31010	Matters Specified in Conditions (PPP)	
31011	S75 Planning Obligations	
31012	S75A Modification of Planning Obligation	
<b>32.</b>	<b><u>Temporary Permissions</u></b>	<b>71</b>
	As required.	
<b>33.</b>	<b><u>Regulation of Development</u></b>	<b>71</b>
33001	Building on the Boundary	
33002	Permitted Development Rights	
33003	Agricultural Permitted Development	
33004	Forestry Permitted Development	
33005	Further permission (energy efficiency)	
33006	Accord with Approved Plans & Conditions	
<b>34.</b>	<b><u>Access and Servicing</u></b>	<b>72</b>
34001	Developer's Expense	
34002	Ditch Suitably Piped	
34003	Surface Water Drainage	
34004	Statutory Undertaker's Plant	
34005	No effluent to public road drainage	
34006	Boundary Wall Line to be agreed	
34007	Road Excavation Permit	
34008	Construction Consent Needed	
34009	Road Bond	
34010	Abnormal Loads	
34011	Permits and Surveys	
34012	Stopping Up or Diversion Order required	
<b>35.</b>	<b><u>Landscaping</u></b>	<b>74</b>
35001	Ash dieback ( <i>Chalara fraxinea</i> )	
35002	No works to trees without consent	
<b>36.</b>	<b><u>Biodiversity</u></b>	<b>74</b>
36001	Bats may be present	
36002	Bats (licence required)	
36003	Barn Owls	
36004	Otters	
36005	Water Voles	
36006	Badgers (no survey undertaken)	
36007	Badgers (survey done)	
36008	Squirrels	
36009	Invasive Non-Native Species	
36010	Breeding Birds	
<b>37.</b>	<b><u>Built Heritage</u></b>	<b>77</b>

37001	Listed Buildings	
37002	Conservation Area Consent	
<b>38.</b>	<b><u>Environmental Controls</u></b>	<b>77</b>
38001	Flood Risk	
38002	Scottish Water	
38003	Septic Tanks & Soakaways	
38004	Nuisance	
38005	Contaminated Land	
38006	Asbestos	
38007	BS 5228 Noise and Vibration control	
38008	Public Water Supply	
38009	Public Sewer Connection	
38010	Bird Hazard Management Plan	
<b>39.</b>	<b><u>Wind Turbines</u></b>	<b>79</b>
39001	Noise Measurement (Small Scale)	
39002	Determination of L <sub>A90</sub>	
39003	Rotor Height Wind Speed	
39004	Noise Measurement Procedure	
39005	Roads	
39006	Abnormal Loads	
39007	Badgers	
<b>40.</b>	<b><u>Archaeology</u></b>	<b>82</b>
40001	Human Remains (Right of Sepulchre)	
40002	Archaeological Discoveries Bona Vacantia	
40003	Securing post excavation research design	
40004	Works by archaeological organisation	
40005	Level 1 Standing Building Survey	
40006	Level 2 Standing Building Survey	
40007	Level 3 Standing Building Survey	
40008	Development Brief	
40009	Written Scheme of Investigation (WSI)	
40010	Post-Excavation Research Design (PERD)	
<b>41.</b>	<b><u>Advertisements</u></b>	<b>84</b>
41001	Clean and tidy	
41002	Safe	
41003	Removal	
41004	Permission of owner	
<b>42.</b>	<b><u>Waste Management</u></b>	<b>85</b>
42001	Communal Recycling and Waste Storage	
<b>43.</b>	<b><u>Phasing of Development</u></b>	<b>85</b>
43001	Notice of Completion (Phasing)	
<b>44.</b>	<b><u>Minerals</u></b>	<b>85</b>
	As required.	

## 01 **Time Limit Conditions**

### 01001 Matters Requiring Further Approval (PPP)

Details of the specified matters listed below shall be submitted for consideration by the planning authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). No development shall begin on the site unless all of the details listed in this condition have been submitted to and approved in writing by the planning authority. The development shall be carried out in complete accordance with the details approved in relation to this condition.

Specified matters:

*[...list of specified matters as appropriate depending on the nature of the proposal...]*

**Reason:** Permission for the development has been granted in principle only and subsequent approval is required for these matters in accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).



## 02 Temporary Permission

### 02001 Temporary Permission

Planning permission is hereby granted for a temporary period only and shall cease to have effect on [...insert date...] (the 'cessation date'). Prior to the cessation date, the application site shall be cleared of all works and development approved under the terms of this permission (including any subsequent ancillary works, infrastructure, fixtures, fittings and any temporary developments permitted under Class 14 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992) and reinstated in accordance with the agreed restoration scheme submitted to and approved in writing by the planning authority under the terms of condition [...insert number...] of this permission.

**Reason:** To enable the impact of the temporary development on the amenity of the surrounding area to be reviewed and to ensure the appropriate restoration of the site.

### 02002 Restoration Scheme (proposed works)

No works in connection with the development hereby approved shall commence unless full details of a scheme for the restoration of the application site have been submitted to and approved in writing by, the planning authority. Prior to the cessation of this permission the site shall be restored in accordance with the approved restoration scheme.

**Reason:** To ensure the timeous and appropriate restoration of the site following the expiry of this temporary permission in the interests of the visual amenity of the area.

### 02003 Restoration Scheme (retrospective works)

Within one month of the date of this planning permission full details of a scheme for the restoration of the application site shall be submitted to and approved in writing by the planning authority. Prior to the cessation of this permission the site shall be restored in accordance with the approved restoration scheme.

**Reason:** To ensure the timeous and appropriate restoration of the site following the expiry of this temporary permission in the interests of the visual amenity of the area.

### 02004 Temporary Permission (simple version)

*This simplified version of the temporary planning permission condition is for use for developments like temporary sales cabins on new housing schemes where the site will eventually be built on as part of an approved housing layout and therefore does not need to be restored to its original condition.*

Planning permission is hereby granted for a temporary period only and shall cease to have effect on [...insert date...] (the 'cessation date'). Prior to the cessation date, the application site shall be cleared of all works and development approved under the terms of this permission (including any subsequent ancillary works,

infrastructure, fixtures, fittings and any temporary developments permitted under Class 14 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992).

**Reason:** To ensure that the temporary development is timeously removed in the interests of the visual amenities of the area.

### 03 Regulation of Development

#### 03001 Removal of PD rights (overlooking)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order, [*...the north facing front elevation...*] of the extension hereby approved shall not be enlarged, improved or altered in any way under the terms of Classes 1D or 2B of Schedule 1 to that Order without an express grant of planning permission from the planning authority.

**Reason:** In the interests of the residential amenity of the adjacent [*...property/properties...*].

#### 03002 Removal of PD rights (fences)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order no means of enclosure, other than that [*...shown on the approved plans/approved under condition x...*] shall be erected on the site under the terms of Class 3E of Schedule 1 to that Order without an express grant of planning permission from the planning authority.

**Reason:** In the interests of the character and appearance of the development.

#### 03003 Removal of PD rights (obscure glazing)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order, the [*...extension...*] hereby approved shall not be brought into use unless the window[s] on the [*...specify...*] facing elevation of the [*...building...*] [*...has/have...*] been fitted with obscure glazing [*...as shown on the approved plans...*]. Once installed, the obscure glazing shall be permanently retained thereafter and the window[s] shall not be altered in any way under the terms of Class 2B of Schedule 1 of the above Order without an express grant of planning permission from the planning authority.

**Reason:** In the interests of the residential amenity of the adjacent [*...property/properties...*].

#### 03004 Restrictions on use (limit to one class)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or the Town and Country Planning (Use Classes) (Scotland) Order 1997 or any order amending, revoking or re-enacting these Orders the [*...premises/building/land...*] hereby approved shall be used only for a purpose within Use Class [*...*] and shall not be used for any other purpose without the express grant of planning permission from the planning authority.

**Reason:** To enable the planning authority to consider the implications of any subsequent change of use on the amenities of the area.

### **03005 Restrict Use (no change within class)**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or the Town and Country Planning (Use Classes) (Scotland) Order 1997 or any order amending, revoking or re-enacting these Orders, the [...premises/building/land...] hereby approved shall be used only [...for.../...as.../...for the purpose hereby approved...] and shall not be used for any other purpose [...within Use Class ...] without the express grant of planning permission from the planning authority.

**Reason:** To enable the planning authority to consider the implications of any subsequent change of use on the amenities of the area.

### **03006 Building Approved for Domestic Use only**

The [...building/garage/workshop/stable...] hereby approved shall be used only for purposes incidental to the enjoyment of [...insert address of property...] as a dwellinghouse and shall be used for no other purpose without the express grant of planning permission from the planning authority.

**Reason:** To enable the planning authority to consider the implications of any subsequent change of use on the amenities of the area.

### **03007 Residential Annex (ancillary to house)**

The residential annex hereby approved shall be used only for purposes incidental to the enjoyment of [...insert address of property...] as a dwellinghouse. No separate curtilage shall be formed and the residential annex shall at no time be used as an independent dwellinghouse without the express grant of planning permission from the planning authority.

**Reason:** *[The relationship between the residential annex and the main dwellinghouse within the site is such that the residential amenities of the occupants of both would be adversely affected by the creation of an independent residential unit in addition to the main dwellinghouse.]*

**and/or**

*[The use of the residential annex hereby approved as an independent dwellinghouse would not comply with the Council's Local Development Plan policies regarding new residential development in this area.]*

*[Delete as appropriate]*

### **03008 Occupancy Condition (principle)**

*This condition should only be used in exceptional circumstances in line with the recommendations of the Scottish Government as set out in paragraphs 81 and 83 of SPP.*

The occupancy of the dwellinghouse hereby approved shall be limited to a person solely or mainly employed or last employed in the locality [...in agriculture as defined in Section 277 of the Town and Country Planning (Scotland) Act 1997...] [...in forestry...] [...in specify...], or a dependent of such a person residing with him or her, or a widow or widower of such a person.

**Reason:** The site lies in an area where the planning authority considers that new residential development is inappropriate unless related to the essential needs of [...agriculture/forestry/specify...].

### **03009 Occupancy Condition (amenity)**

The occupancy of the dwellinghouse hereby approved shall be limited to a person solely or mainly employed or last employed in the locality [...in agriculture as defined in Section 277 of the Town and Country Planning (Scotland) Act 1997...] [...in forestry...] [...in specify...], or a dependent of such a person residing with him or her, or a widow or widower of such a person.

**Reason:** The relationship of the proposed dwellinghouse to [...specify...] is such that the residential amenities of the occupants of the dwellinghouse would be adversely affected by the operations likely to be associated with the [...specify...]. Because of the proximity of the proposed dwellinghouse to the [...specify...] the dwellinghouse should only be occupied by a person employed in [...specify...]

### **03010 Holiday Accommodation**

The [...holiday chalets/caravans...] hereby approved shall be used solely as temporary holiday letting accommodation and for no other purposes whatsoever including use as permanent residential units without the prior express grant of planning permission by the planning authority. The [...holiday chalets/caravans...] shall not be occupied as a person's sole or main residence and the owner of the [...holiday chalets/caravans...] shall maintain an up-to-date register of the name of each occupier of the [...holiday chalets/caravans...] on the site, their length of stay and their main home address and shall make this information available at all reasonable times to the planning authority.

**Reason:** The occupation of the [...holiday chalets/caravans...] as permanent residential units would not comply with the Council's Local Development Plan policies regarding residential development in this area.

### **03011 Fencing before occupancy (domestic)**

[...No/The...] dwellinghouse hereby approved shall [...not...] be occupied unless all of its associated means of enclosure have been provided in accordance with the approved scheme. Once erected, the approved means of enclosure shall thereafter be permanently retained in accordance with the approved details.

**Reason:** In the interests of the residential amenities of the occupiers of the dwellinghouse and the visual amenities of the area.

### **03012 Fencing before occupancy (commercial)**

*[...No/The...][...industrial/office unit/development...]* hereby approved shall *[...not...]* be occupied/brought into use unless all of *[...its/the...]* associated means of enclosure have been provided in accordance with the approved scheme as shown on the approved plans. Once erected the approved means of enclosure shall thereafter be permanently retained in accordance with the approved details.

**Reason:** In the interests of the visual amenities of the area.

#### **03013 Boundary enclosure (unknown)**

No works in connection with the development hereby approved shall commence unless details of the proposed means of enclosure to be erected on the *[...xxx...]* boundary of the site have been submitted to and approved in writing by the planning authority. The *[...extension or specify...]* hereby approved shall not be brought into use unless the means of enclosure have been erected in accordance with the approved details. Once erected, the means of enclosure shall thereafter be permanently retained in accordance with the approved details.

**Reason:** In the interests of the residential amenities of *[...the neighbouring property/the occupants of the approved development...]* *[...and the visual amenities of the area...]*.

#### **03014 Boundary enclosure (known)**

The *[...conservatory/extension...]* hereby approved shall not be brought into use unless the *[...2m high vertically close boarded timber screen fence/wall...]* has been erected on the *[...xxx...]* boundary of the site in accordance with the details shown on the approved plan. Once erected, *[...the fence/wall...]* shall thereafter be permanently retained in accordance with the approved details.

**Reason:** In the interests of the residential amenities of the neighbouring property.

#### **03015 Existing Building to be demolished**

No works in connection with the development hereby approved shall commence unless the existing building[s] on the site *[...has/have...]* been demolished in *[...its/their...]* entirety and all downtakings not intended for reuse in the proposed development have been removed from the site.

**Reason:** The development has been approved as a replacement for the existing building[s] on the site.

#### **03016 Temp caravan during building operations**

The *[...caravan/"temporary accommodation"/mobile home...]* shown on the approved drawings shall be used only as temporary living accommodation during building operations in connection with the erection of the permanent dwellinghouse hereby granted planning permission. The *[...caravan/"temporary accommodation"/mobile home...]*:

- a) shall not be placed on the site unless building operations have commenced on site in connection with the erection of the dwellinghouse;
- b) shall only be occupied during the period of building operations on the site;
- c) shall be removed from the site should building operations on the site cease for a period of more than 6 months;
- d) shall be removed from the site before the dwellinghouse hereby approved is occupied.

**Reason:** In order to retain control over this temporary form of development and to enable the impact of the development on the amenity of the surrounding area to be reviewed.

### **03017 Horse arena (ancillary domestic use)**

The proposed development shall be used only as a horse arena for purposes incidental to the enjoyment of [...insert address of property...] as a dwellinghouse and shall not be used for any commercial or other purpose without an express grant of planning permission by the planning authority.

**Reason:** In the interests of the residential amenities of the domestic properties in the immediate vicinity and to enable the planning authority to consider the implications of any subsequent change of use on the wider area.

### **03018 Carbon Neutrality**

No individual [...dwellinghouse/building...] hereby approved shall be erected unless an Energy Statement applicable to that [...dwellinghouse/building...] has been submitted to and approved in writing by the planning authority. The Energy Statement shall include the following items:

- a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
- b) Calculations using the SAP or SBEM methods which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with Policy C1 of the Aberdeenshire Local Development Plan 2017.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter.

**Reason:** to ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and Policy C1 of the Aberdeenshire Local Development Plan 2017.

## 04 Access and Servicing

### 04001 Visibility splays (same distance)

No development in connection with the permission hereby granted shall commence and the access hereby approved shall not be brought into use unless visibility of [...] metres in both directions along the channel line of the [public road] has been provided from a point [...] metres measured at right angles from the existing edge of the carriageway surface along the centre line of [the/each] approved [new access/driveway/road] in accordance with the Council's Standards for Road Construction Consent and Adoption. The visibility splays shall be physically formed on the ground and any existing fences, walls, hedges or other means of enclosure or obstructions within the splays shall be removed and relocated outwith the splays in accordance with the approved plans. Once formed, the visibility splays shall be permanently retained thereafter and no visual obstruction of any kind shall be permitted within the visibility splays so formed.

**Reason:** To enable drivers of vehicles using the access to have a clear view of other road users and pedestrians in the interests of road safety.

### 04002 Visibility splays (different distances)

No development in connection with the permission hereby granted shall commence and the access hereby approved shall not be brought into use unless visibility of [...] metres in a [northerly etc.] direction and [...] metres in a [southerly etc.] direction along the channel line of the [public road] has been provided from a point [...] metres measured at right angles from the existing edge of the carriageway surface along the centre line of [the/each] approved [new access/driveway/road] in accordance with the Council's Standards for Road Construction Consent and Adoption. The visibility splays shall be physically formed on the ground and any existing fences, walls, hedges or other means of enclosure or obstructions within the splays shall be removed and relocated outwith the splays in accordance with the approved plans. Once formed, the visibility splays shall be permanently retained thereafter and no visual obstruction of any kind shall be permitted within the visibility splays so formed.

**Reason:** To enable drivers of vehicles using the access to have a clear view of other road users and pedestrians in the interests of road safety.

### 04003 Visibility splays within developments

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order no visual obstruction of any kind shall be permitted within the visibility splays shown hatched on the approved plans.

**Reason:** To enable drivers of vehicles using the road to have a clear view of other road users and pedestrians in the interests of road safety.

### 04004 Access provided first (simple)



No development in connection with the permission hereby granted shall commence unless the vehicular and pedestrian access has been provided and surfaced in accordance with the details shown on the approved plan. Once provided, the vehicular and pedestrian access shall thereafter be permanently retained as such.

**Reason:** To ensure the provision and retention of a means of access to an adequate standard in the interests of road safety.

#### **04005 Access provided first (variation)**

The [...development/use...] hereby approved shall not [...be brought into use/commence...] unless the vehicular and pedestrian access [...and all parking and turning areas...] [...has/have...] been provided and surfaced in accordance with the details shown on the approved plan. Once provided, all parking and turning areas shall thereafter be permanently retained as such.

**Reason:** To ensure the provision of a means of access and turning space to an adequate standard in the interests of road safety.

#### **04006 Roads provided to binder course**

*Conditions 04006 and 04007 should be used in conjunction with Conditions 04009 and 04010.*

No [...residential/industrial...] unit in this development shall be occupied unless all roads, footpaths, parking and turning areas within and serving the development have been completed to the level of bottoming and binder course, including the access bellmouth and all turning heads in accordance with the Council's Standards for Road Construction Consent and Adoption.

**Reason:** To ensure the provision of a means of access and turning space to an adequate standard in the interests of road safety.

#### **04007 Roads provided to binder course (phased)**

No [...residential/industrial...] unit in any phase of this development shall be occupied unless all roads, footpaths, parking and turning areas within and serving that phase of the development have been completed to the level of bottoming and binder course, including the access bellmouth and all turning heads in accordance with the Council's Standards for Road Construction Consent and Adoption.

**Reason:** To ensure the provision of a means of access and turning space to an adequate standard in the interests of road safety.

#### **04008 Roads provided to binder course (1 unit)**

The [...dwellinghouse...] hereby approved shall not be occupied unless all roads, footpaths, parking and turning areas within and serving the development have been completed to the level of bottoming and binder course, including the access bellmouth and all turning heads in accordance with the Council's Standards for Road Construction Consent and Adoption.

**Reason:** To ensure the provision of a means of access and turning space to an adequate standard in the interests of road safety.

#### **04009 Roads completed adoptable standards**

Within 6 months of the occupation of the penultimate residential unit in this development or upon the expiry of a period of three years from the date of the first residential unit to be occupied, whichever is the sooner, all roads, footpaths, parking and turning areas within and serving the development shall be completed to their final surface course specification in accordance with the Council's Standards for Road Construction Consent and Adoption. Once provided, all parking and turning areas shall thereafter be permanently retained as such.

**Reason:** To ensure the provision of a means of access and turning space to an adequate standard in the interests of road safety.

#### **04010 Roads completed adoptable stds (phased)**

Within 6 months of the occupation of the penultimate residential unit in each phase of this development or upon the expiry of a period of three years from the date of the first residential unit to be occupied in each phase, whichever is the sooner, all roads, footpaths, parking and turning areas within and serving that phase of the development shall be completed to their final surface course specification in accordance with the Council's Standards for Road Construction Consent and Adoption. Once provided, all parking and turning areas shall thereafter be permanently retained as such.

**Reason:** To ensure the provision of a means of access and turning space to an adequate standard in the interests of road safety.

#### **04011 Driveway & parking provided (unknown)**

*[...The/No...]* dwellinghouse hereby approved shall *[...not...]* be occupied unless its *[...lay-by...]* driveway, parking and turning area has been provided and fully paved in accordance with details to be submitted to and approved in writing by the Planning Authority. The maximum gradient of *[...the/each...]* access shall not exceed 1:20 gradient and *[...the/each...]* access shall be internally drained and formed in such a way to prevent any flow of surface water either onto or from the public road. Once provided, all parking and turning areas shall thereafter be permanently retained as such.

**Reason:** To ensure the timely completion of *[...the/each...]* driveway to an adequate standard to prevent the carriage of loose driveway material on to the public road in the interests of road safety.

#### **04012 Driveway & parking provided (known)**

*[...The/No...]* dwellinghouse hereby approved shall *[...not...]* be occupied unless its *[...lay-by...]* driveway, turning and parking area has been provided and surfaced in accordance with the details shown on the approved plans. Once

provided, all parking and turning areas shall thereafter be permanently retained as such.

**Reason:** To ensure the timely completion of the driveway to an adequate standard to prevent the carriage of loose driveway material on to the public road in the interests of road safety.

#### **04013 Public footpath across site frontage**

The [...development/use...] hereby approved shall not be [...occupied/commenced...] unless a [...] metre wide public footpath designed and constructed in accordance with the Council's Standards for Road Construction Consent and Adoption has been provided in its entirety as shown on the approved plans. Once provided, the footpath shall thereafter be permanently retained as such.

**Reason:** To ensure safe access for pedestrians [...to the existing footpath network...].

#### **04014 Existing access closed off**

Within 2 weeks of the proposed vehicular access being brought into use the existing vehicular access shall be permanently closed off in accordance with the details shown on the approved plan. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order, the existing access shall not subsequently be reopened and no new access, other than that approved under this planning permission, shall be formed, laid out or constructed under the terms of Class 8 of Schedule 1 to that Order without an express grant of planning permission from the planning authority.

**Reason:** In the interests of road safety.

#### **04015 Passing places**

No works in connection with the permission hereby granted [...other than those specified in condition(s) x, y, z...] shall commence unless [...x...] number passing places have been provided and surfaced in accordance with the Council's Standards for Road Construction Consent and Adoption in the locations shown on the approved plans.

**Reason:** To ensure the existing road network can accommodate the traffic likely to be associated with the proposed development in the interests of road safety.

#### **04016 Industrial access**

No works in connection with the development hereby approved [...other than those specified in condition(s) x, y, z...] shall commence unless the vehicular and pedestrian accesses and all parking and turning areas have been provided and surfaced in accordance with the approved details. Each access shall be constructed to the Council's Standards for Road Construction Consent and Adoption and shall:

- a) have entry radii of 10.7 metres;
- b) have a minimum width of 6 metres;
- c) be surfaced in bituminous macadam or asphalt for the first 15 metres from the road;
- d) not exceed 1:20 gradient for the first 10 metres from the edge of the public road;
- e) be internally drained and formed in such a way to prevent any flow of surface water either onto or from the public road.

Once provided, all accesses, parking and turning areas shall thereafter be permanently retained as such.

**Reason:** To ensure the provision of a means of access to an adequate standard in the interests of road safety.

#### **04017 Loading/offloading/parking/turning areas**

*[...The/No...]* building/extension hereby approved shall *[...not...]* be brought into use unless its loading, offloading, turning and parking areas have been provided and surfaced in accordance with the details shown on the approved plans. Once provided, the loading, offloading, turning and parking areas shall thereafter be permanently retained as such.

**Reason:** To ensure the timely completion and retention of the on-site facilities to an adequate standard in the interests of road safety.

#### **04018 Refuse Bin Uplift Store Area (Full PP)**

The *[...dwellinghouse/development/use...]* hereby approved shall not *[...be occupied/ brought into use/commence...]* unless the refuse bin uplift store area[s] *[...has/have...]* been provided and surfaced in accordance with the details shown on the approved plan. Once provided, the refuse bin uplift store area[s] shall thereafter be permanently retained as such.

**Reason:** To ensure the provision of an appropriate means of servicing in the interests of road safety.

#### **04019 Refuse Bin Uplift Store Area (PPP)**

No works in connection with the development hereby approved shall commence unless details of the refuse bin uplift store area[s] have been submitted to and approved in writing by the planning authority. The area[s] shall be constructed behind any visibility splay and shall be designed so as to be accessible for refuse bin uplift and to prevent empty bins from being wind-blown. *[...No/The...]* *[...dwellinghouse ...]* shall *[...not...]* be *[...occupied ...]* unless the refuse bin uplift store area[s] *[... has/have...]* been provided and surfaced in accordance with the approved details. Once provided, the refuse bin uplift store area[s] shall thereafter be permanently retained as such.

**Reason:** To ensure the provision of an appropriate means of servicing in the interests of road safety.

**04020 Access surfaced and drop kerb formed**

The vehicular access, driveway and parking area hereby approved shall not be brought into use unless both have been provided and surfaced in accordance with the details shown on the approved plans and the drop kerb footway crossing has been formed at the new access. The first five metres of the driveway measured from the back of the *[...footway/carriageway...]* shall be fully paved and shall have a maximum gradient not exceeding 1:20. The *[...access/driveway/parking area...]* shall be internally drained and formed in such a way to prevent any flow of surface water either onto or from the public road. Once provided, the access, driveway and parking area shall thereafter be permanently retained as such.

**Reason:** To ensure the timely completion of the access, driveway and parking area to an adequate standard; to prevent the carriage of loose driveway material on to the public road and to ensure the retention of adequate off-street parking facilities, all in the interests of road safety.

**04021 Extension incorporating integral garage**

The extension hereby approved shall not be brought into use unless the integral garage *[...and the additional car parking space(s)...]* *[...has/ have...]* been provided in accordance with the details shown on the approved plans. Once provided and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order, the approved garage *[...and car parking space(s)...]* shall thereafter be permanently retained as such and shall not be altered in any way under the terms of Schedule 1 to that Order without an express grant of planning permission from the planning authority.

**Reason:** To ensure the timely provision and retention of adequate off-street parking facilities within the site, in the interests of road safety.

**04022 Garage not used unless access provided**

The *[...garage/extension...]* hereby approved shall not be brought into use unless the *[...extended driveway/parking area/additional parking area...]* *[...and vehicular access...]* *[...has/have...]* been provided and surfaced in accordance with the details shown on the approved plans *[...and the drop kerb footway crossing has been formed at the new access...]*. Once provided, *[...the altered access and...]* *[...the extended driveway/parking area...]* shall thereafter be permanently retained as such. The first five metres of the *[...extended driveway/parking area...]* measured from the back of the *[...footway/carriageway...]* shall be fully paved, the maximum gradient of the *[...extended driveway/parking area...]* shall not exceed 1:20 and the *[...extended driveway/parking area...]* shall be internally drained and formed in such a way to prevent any flow of surface water either onto or from the public road.

**Reason:** To ensure the timely completion of the *[...access/extended driveway/parking area...]* to an adequate standard to prevent the carriage of loose driveway material on to the public road and to ensure the retention of adequate off-street parking facilities within the site, all in the interests of road safety.

**04023 Garage not converted without new parking**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order the existing garage shall not be altered in any way under the terms of Schedule 1 to that Order unless the additional off-street car parking space hereby approved has been provided and surfaced in accordance with the details shown on the approved plans. Once provided, the existing and approved parking areas shall thereafter be permanently retained as such.

**Reason:** To ensure the timely completion of the parking area to an adequate standard to prevent the carriage of loose driveway material on to the public road and to ensure the retention of adequate off-street parking facilities within the site, all in the interests of road safety.

**04024 Retain integral garage on tight sites**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order the garage shown on the approved plans shall be permanently retained as such and shall not be altered in any way under the terms of Schedule 1 to that Order without an express grant of planning permission from the planning authority.

**Reason:** To ensure the retention of adequate off-street parking facilities within the site in the interests of road safety.

**04025 Extra car parking provided first**

The development hereby approved shall not be brought into use unless the additional off-street car parking area has been provided in accordance with the details shown on the approved plans. Once provided, the approved additional car parking area shall thereafter be permanently retained as such.

**Reason:** To ensure the timely completion of the additional car parking area to an appropriate standard and to ensure the retention of adequate off-street parking facilities within the site, all in the interests of road safety.

**04026 Travel Plan**

*[...The/No...]* building hereby approved shall *[...not...]* be brought into use unless a Travel Plan *[...for that building...]* has been submitted to and approved in writing by the planning authority. *[...Each/The...]* Travel Plan shall encourage more sustainable means of travel and shall include mode share targets. It shall identify measures to be implemented, the system of management monitoring review, reporting and duration of the incorporated measures designed to encourage modes other than the private car. *[...No/The...]* building shall *[...not...]* be brought into use unless the measures set out in its *[...respective...]* approved Travel Plan have been implemented in full.

**Reason:** In the interests of encouraging a more sustainable means of travel to and from the proposed development.

#### **04027 Construction Traffic Management Plan**

No works in connection with the permission hereby granted shall commence unless a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the planning authority. Thereafter, the development shall be carried out in accordance with the approved CTMP.

**Reason:** In the interests of road safety and to avoid degradation of the road and bridge network.

#### **04028 Public Access Plan**

No works in connection with the development hereby approved shall commence unless an Access Plan for continuing non-motorised public access has been submitted to and approved in writing by the planning authority.

Details of the plan shall include:

- a) The location of existing paths, including core paths and desire lines on or adjoining the site.
- b) The location and duration of temporary diversions during construction of the approved development.
- c) Details of new routes and proposed route changes.
- d) Path construction specifications.
- e) Details of structures, fittings and signage.
- f) Details of and timescales for the implementation and phasing of the path works.
- g) Details of the future maintenance of the proposed path(s).
- h) Written justification for the measures proposed.

*(Delete as appropriate in consultation with the Environment Team. The Access Plan MUST include timescales for the implementation of the works)*

The development shall be carried out in complete accordance with the approved Access Plan.

**Reason:** To ensure the adequate provision of public access within and around the site.

#### **04029 Signage for Public Path**

No works in connection with the development hereby approved shall commence unless a scheme of signage in respect of the [...*Right of Way/Core Path/ Public Path...*] on the site has been submitted to and approved in writing by the planning authority. The scheme shall include details of:

- a) The location of the proposed signage.
- b) The design and appearance of the proposed signage including any structures and fittings.

- c) Details of and timescales for the implementation and phasing of the signage works.
- d) Details of the proposed maintenance of the signage.

*(Delete as appropriate in consultation with the Environment Team. The signage scheme MUST include timescales for the implementation of the works)*

The signage shall be carried out in accordance with the approved scheme and shall be permanently retained thereafter.

**Reason:** To protect the [...*Right of Way/Core Path/ Public Path...*] on the site and in the interests of public access within and around the site.

#### **04030 Protection of a Public Path**

No works in connection with the development hereby approved shall commence unless a scheme for the protection of the [...*Right of Way/Core Path/ Public Path...*] on the site has been submitted to and approved in writing by the planning authority. The scheme shall include details of:

- a) The location of the existing [...*Right of Way/Core Path/ Public Path...*].
- b) Details of any proposed amendment to the [...*Right of Way/Core Path/ Public Path...*].
- c) The location and duration of any temporary diversions or alternative routes during construction of the approved development.
- d) Details of the route protection measures.
- e) Details of and timescales for the implementation and phasing of the protection works.
- f) Details of the proposed maintenance of the [...*Right of Way/Core Path/ Public Path...*].

*(Delete as appropriate in consultation with the Environment Team. The protection scheme MUST include timescales for the implementation of the works)*

The route protection works shall be carried out in accordance with the approved scheme.

**Reason:** In order to ensure the [...*Right of Way/Core Path/ Public Path...*] is not obstructed by the development.



## 05 Landscaping

### 05001 Landscaping Scheme (no details known)

No works in connection with the development hereby approved shall commence unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority.

Details of the scheme shall include:

- a) A tree survey in accordance with BS 5837:2012.
- b) Existing landscape features and vegetation to be retained.
- c) Protection measures for the landscape features to be retained.
- d) Existing and proposed finished levels.
- e) The location of new [...trees, shrubs, hedges, grassed areas and water features...].
- f) A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- g) The location, design and materials of all hard landscaping works including [...walls, fences, gates, street furniture and play equipment...].
- h) An indication of existing trees, shrubs and hedges to be removed.
- i) A programme for the implementation, completion and subsequent management of the proposed landscaping.

*(Delete as appropriate depending on the scale of the development and in consultation with the Environment Team. The Landscaping Scheme MUST include timescales for the implementation of the works.)*

All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the planning authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted. Once provided, all hard landscaping works shall thereafter be permanently retained.

**Reason:** To ensure the implementation and management of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.

### 05002 Landscaping Scheme (agreed scheme)

All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted. Once provided, all hard landscaping works shall thereafter be permanently retained.

*(The agreed landscaping scheme MUST be comprehensive and include timescales for the implementation of the works)*

**Reason:** To ensure the implementation and management of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.

### **05003 Tree protection plan**

No works in connection with the development hereby approved shall commence unless a tree protection plan has been submitted to and approved in writing by the planning authority. Tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:

- a) The location of the trees to be retained and their root protection areas and canopy spreads (as defined in BS 5837: 2012 Trees in relation to design, demolition and construction);
- b) The position and construction of protective fencing around the retained trees (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).
- c) The extent and type of ground protection, and any additional measures required to safeguard vulnerable trees and their root protection areas.
- d) An arboricultural impact assessment which evaluates the direct and indirect impacts of the proposed development on the trees to be retained and proposed mitigation.
- e) An arboricultural method statement to demonstrate that operations can be carried out with minimal risk of adverse impact on trees to be retained.
- f) A method statement for any works proposed within the root protection areas of the trees shown to be retained.

No works in connection with the development hereby approved shall commence unless the tree protection measures have been implemented in full in accordance with the approved tree protection plan. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities shall be permitted within the protected areas without the written consent of the planning authority and no fire shall be lit in the position where the flames could extend to within 5 metres of foliage, branches or trunks. The approved tree protection measures shall be retained in situ until the development has been completed.

**Reason:** In order to ensure adequate protection for the trees and hedges on the site during the construction of development, and in the interests of the visual amenity of the area.

### **05004 Compensatory Planting (Woodland loss)**

No works in connection with the permission hereby approved shall commence unless a scheme of compensatory tree planting has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:

- a) The location of the compensatory tree planting.
- b) A schedule of planting to comprise species, plant sizes and proposed numbers and density.

- c) A programme for the implementation, completion and subsequent management of the proposed compensatory tree planting.

The compensatory tree planting shall be carried out in complete accordance with the approved scheme and any planting which, within a period of 5 years from the completion of the compensatory tree planting, in the opinion of the planning authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

*(The agreed compensatory tree planting scheme MUST be comprehensive and include timescales for the implementation of the works)*

**Reason:** In order to maintain woodland cover in accordance with the aims of local and national planning policies.

#### **05005 Tree management scheme (details unknown)**

No works in connection with this permission hereby approved shall commence unless a tree management scheme has been submitted to and approved in writing by the planning authority. The scheme shall provide details of appropriate proposals for the care and management of all trees to be retained and any new areas of planting.

**Reason:** In order to preserve the character and visual amenity of the area.

#### **05006 Tree management scheme (details known)**

The tree management proposals shall be carried out in complete accordance with the approved scheme.

**Reason:** In order to preserve the character and visual amenity of the area.

#### **05007 Landscaped areas not taken into gardens**

All landscaped areas outwith the curtilages of the dwellinghouses and shown *[...hatched/outlined...]* *[...in green etc...]* on the approved drawing number *[...xxx...]* shall be permanently retained as such and shall at no time be used as private garden ground nor incorporated within the curtilage of any of the dwellinghouses hereby approved without the express grant of planning permission by the planning authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order no means of enclosure, other than that shown on the approved plans, shall be erected within the landscaped areas without an express grant of planning permission by the planning authority.

**Reason:** In the interests of the character and appearance of the development.

**06 Biodiversity****06001 Breeding birds protected (construction)**

No removal of hedgerows, trees or shrubs [*...consider also brambles, ivy and other climbing plants if appropriate...*] [*...or works to or demolition of buildings or structures that may be used by breeding birds...*] [*...or site clearance...*] shall take place between 1st March and 31st August [*...or other such dates as may be advised by the Environment Team...*] inclusive, unless a detailed check of the site for active birds' nests has been undertaken and written confirmation has been submitted to the planning authority that no birds will be harmed and that there are appropriate measures in place to protect nesting bird interest on the site. The check shall be undertaken no later than 14 days before the commencement of the development and no site clearance or other works in connection with the development hereby approved shall commence unless the written confirmation and protection measures have been submitted to and approved in writing by the planning authority. The development shall be carried out in accordance with the approved protection measures.

**Reason:** In the interest of safeguarding the habitat of local bird species.

**06002 Barn Owls (permanent nesting space)**

*To be used in conjunction with 06003, 06004 & 06005.*

No works in connection with the development hereby approved shall commence unless details of a permanent accessible nesting space for barn owls have been submitted to and approved in writing by the planning authority. The development shall not be [*...occupied/brought into use...*] unless the barn owl nesting space has been provided in accordance with the approved details. Once provided, the nesting space shall thereafter be permanently retained.

**Reason:** to secure the long-term protection of the species.

**06003 Barn Owls (temporary nesting space)**

*To be used in conjunction with 06002, 06004 & 06005.*

No works in connection with the development hereby approved shall commence unless details of the design and location of a temporary barn owl nesting space have been submitted to and approved in writing by the planning authority. The barn owl nesting space shall be provided at least 30 days before any other works commence in connection with the development. Thereafter, the temporary nesting space shall not be subjected to direct disturbance and shall remain in place until nesting has finished in the nesting season immediately following the provision of the permanent barn owl nesting space required by condition number [*..x..*].

**Reason:** to secure the long-term protection of the species by maintaining continuity of occupation on-site.

**06004 Barn Owls (pre-development re-survey)**

*To be used in conjunction with 06002, 06003 & 06005.*

No works in connection with the development hereby approved shall commence unless a detailed check of the site for active barn owl nests has been undertaken and written confirmation has been submitted to the planning authority that no birds will be harmed and that there are appropriate measures in place to protect nesting barn owls on the site. The check shall be undertaken not less than 14 days before the commencement of the development and no site clearance or other works in connection with the development hereby approved shall commence unless the written confirmation has been submitted to and approved in writing by the planning authority.

**Reason:** In the interest of safeguarding the habitat of the species and securing its long-term protection.

**06005 Barn Owls (timing restriction)**

*To be used in conjunction with 06002, 06003 & 06004.*

No works in connection with the development hereby approved shall be carried out in the period between 1 March and 31 August in any year or at any time when barn owls are nesting on the site.

**Reason:** In the interests of safeguarding the habitat of the species and securing its long-term protection.

**06006 Badgers protected on construction sites**

No works in connection with the development hereby approved that would involve the creation of trenches or culverts or the presence of pipes shall commence unless measures to protect badgers from being trapped in open excavations, pipes or culverts have been submitted to and approved in writing by the planning authority. The measures shall include:

- (a) open trenches or pits shall incorporate sloping escape ramps for badgers, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day; and
- (b) all open pipework (stored or laid) being blanked off at the end of each working day and
- (c) any access holes or entrances into machinery that are accessible to badgers should be suitably blocked when the machinery is not in use; and
- (d) escape ramps, trenches and pipework must be checked at the beginning of each day for potential entrapments, any subsequent events involving a trapped badger should be referred to the Scottish Society for the Prevention of Cruelty to animals (SSPCA).

The development shall be carried out in complete accordance with the approved badger protection measures.

**Reason:** In the interest of safeguarding the habitat of a protected species.

**06007 Bats (disturbance during construction)**

*The wording of this condition will vary depending on the findings of the bat survey report, the mitigation required and the advice of the Environment Team. The following wording is an example only.*

The eastern gable of the house shall not be demolished and no works shall commence in connection with the extension hereby approved unless the eastern section of the roof space of the house has been boarded off in accordance with the details contained in the approved bat survey report to prevent noise or dust entering the western section of the roof space. The boarding off of the roof space shall be carried out only in the period between 1 October and 1 March in any year [...or such other dates as may be advised by the Environment Team...]. No works in connection with the erection of the extension that would affect the existing roof or the eastern gable of the house shall take place outwith the period between 1 October and 1 March in any year.

**Reason:** In the interest of safeguarding the habitat of bats, a European Protected Species.

**06008 Lighting design strategy (biodiversity)**

No works in connection with the development hereby approved shall commence unless a Lighting Design Strategy for Biodiversity for [... *specify the buildings, features or areas to be lit ...*] has been submitted to and approved in writing by the planning authority. The strategy shall:

- (a) identify the areas or features on the site that are particularly sensitive for [... *insert species...*] and identify the aspects of the development that would be likely to cause disturbance in or around the breeding sites and resting places of [... *the species...*] or along important routes used to access key areas of their territory; and
- (b) show how and where all the proposed external lighting will be installed and demonstrate (through the provision of appropriate lighting contour plans and technical specifications) that those areas to be lit will not disturb or prevent the above species using their territory or gaining access to their breeding sites, resting places and foraging areas.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved strategy, and no other external lighting shall be installed without prior express consent from the planning authority.

**Reason:** In the interests of protecting and enhancing the biodiversity of the environment.

**06009 Biodiversity mitigation carried out**

The development hereby approved shall not be [... *occupied/brought into use...*] unless [... *stipulate the essential matter, e.g. bat boxes, bird boxes, artificial otter holt or badger sett ...*] [... *has/have...*] been installed/constructed in accordance

with details shown [...on/in....submitted plan No. X/ ecological report/mitigation plan/approved details....]

**Reason:** In the interests of protecting and enhancing the biodiversity of the environment.

#### **06010 Invasive non-native species**

No works in connection with the development hereby approved shall commence unless an invasive non-native species protocol, including an associated management, maintenance and monitoring scheme, has been submitted to and approved in writing by the planning authority. The protocol shall detail the containment, control and removal of [...insert species....]) on the site. No other works in connection with the development hereby approved shall commence unless all the measures set out in the approved protocol have been carried out in accordance with the approved protocol.

**Reason:** To protect the natural environment and ensure that measures are put in place to prevent the spread of invasive non-native species.

#### **06011 External lighting (hours of use)**

The external lighting shall be installed in accordance with the specifications and locations set out in the approved plans and shall not be illuminated between the hours of [...time...] and [...time...]. No other external lighting shall be installed without the prior express grant of planning permission by the planning authority.

**Reason:** In the interests of protecting and enhancing the biodiversity of the environment.

#### **06012 No external lighting without permission**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 no external lighting shall be installed within the site or on the building(s) hereby approved without the prior express grant of planning permission by the planning authority.

**Reason:** In the interests of protecting and enhancing the biodiversity of the environment.

#### **06013 Protective measures during construction**

No works in connection with the development hereby approved shall commence unless a site protection plan has been submitted to and approved in writing by the planning authority. Site protection measures in respect of [...eg...the watercourse crossing the site/the pond in the south west corner of the site...] shall be shown on a layout plan accompanied by descriptive text and shall include:

- a) The location of the features to be retained and protected during construction works; and
- b) The position and details of the warning signs and protective fencing to be erected.

No works in connection with the development hereby approved shall commence unless the site protection measures have been implemented in full in accordance with the approved details. All protective fencing and warning signs shall be retained during the construction period in accordance with the approved details.

**Reason:** In the interests of protecting and enhancing the biodiversity of the environment.

#### **06014 Biosecurity protocol**

No works in connection with the development hereby approved shall commence unless a biosecurity protocol has been submitted to and approved in writing by the planning authority detailing measures to minimize or remove the risk of introducing non-native species into a particular area during the construction, operational or decommissioning phases of a project. The measures shall be carried out strictly in accordance with the approved scheme.

**Reason:** To protect the natural environment and ensure that measures are put in place to prevent the introduction of invasive non-native species.

#### **06015 CEMP (Biodiversity)**

No works in connection with the development hereby approved (including demolition, ground works and vegetation clearance) shall commence unless a construction environmental management plan (CEMP) has been submitted to and approved in writing by the planning authority. The CEMP shall include the following.

- (a) Risk assessment of potentially damaging construction activities.
- (b) Identification of "biodiversity protection zones".
- (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- (d) The location and timing of sensitive works to avoid harm to biodiversity features.
- (e) The times during construction when specialist ecologists need to be present on site to oversee works.
- (f) Responsible persons and lines of communication.
- (g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- (h) Use of protective fences, exclusion barriers and warning signs.

All works carried out during the construction period shall be undertaken strictly in accordance with the approved CEMP.

**Reason:** In the interests of protecting the biodiversity of the environment.

#### **06016 Biodiversity monitoring strategy**

No works in connection with the development hereby approved (including demolition, ground works and vegetation clearance) shall commence unless a biodiversity monitoring strategy has been submitted to, and approved in writing by,



the local planning authority. The purpose of the strategy shall be to [... *insert purpose* ...]. The content of the Strategy shall include the following.

- (a) Aims and objectives of monitoring to match the stated purpose.
- (b) Identification of adequate baseline conditions prior to the start of development.
- (c) Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the various conservation measures being monitored can be judged.
- (d) Methods for data gathering and analysis.
- (e) Location of monitoring.
- (f) Timing and duration of monitoring.
- (g) Responsible persons and lines of communication.
- (h) Review, and where appropriate, publication of results and outcomes.

A report describing the results of monitoring shall be submitted to the local planning authority at intervals identified in the strategy. The report shall also set out how contingencies and remedial action will be identified, agreed with the planning authority, and then implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The development shall be carried out in strict accordance with the approved monitoring strategy.

**Reason:** In order to protect and enhance biodiversity in the environment.

### **06017 Ecological design strategies**

No works in connection with the development hereby approved (including demolition, ground works and vegetation clearance) shall commence unless an ecological design strategy (EDS) addressing [... *mitigation ... compensation ... enhancement ... restoration ...*] has been submitted to and approved in writing by the planning authority. The EDS shall include the following:

- (a) Purpose and conservation objectives for the proposed works.
- (b) Review of site potential and constraints.
- (c) Detailed design and working method to achieve the stated objectives.
- (d) Extent and location of the proposed works on appropriately scaled maps and plans.
- (e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- (f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- (g) Persons responsible for implementing the works.
- (h) Details of initial aftercare and long-term maintenance.
- (i) Details for monitoring and remedial measures.
- (j) Details for disposal of any wastes arising from works.

The development shall be carried out in strict accordance with the approved EDS.

**Reason:** In order to protect and enhance biodiversity in the environment.

### **06018 Landscape and ecological management plan**

*(Also referred to as a Habitat or Biodiversity Management Plans)*

No works in connection with the development hereby approved shall commence unless a landscape and ecological management plan (LEMP) has been submitted to and approved in writing by the planning authority. The LEMP shall include the following:

- (a) Description and evaluation of features to be managed.
- (b) Ecological trends and constraints on site that might influence management.
- (c) Aims and objectives of management.
- (d) Appropriate management options for achieving aims and objectives.
- (e) Prescriptions for management actions.
- (f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- (g) Details of the body or organization responsible for implementation of the plan.
- (h) Ongoing monitoring and remedial measures.
- (i) Details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management bodies responsible for its delivery.

The plan shall also set out how contingencies and remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The development shall be carried out in accordance with the approved LEMP.

**Reason:** In order to protect and enhance biodiversity in the environment.

#### **06019 Comply with agreed biodiversity scheme**

The development hereby approved shall be carried out in strict accordance with the approved [... *specify relevant lighting strategy, method statement, protocol, management plan, monitoring strategy, design strategy or other relevant landscape or ecological document as submitted and agreed as part of the planning application* ...].

**Reason:** In the interests of protecting the biodiversity of the environment.

#### **06020 Construction Method Statement**

No works in connection with the development hereby approved shall commence unless a detailed site-specific construction method statement and related site plan has been submitted to and approved in writing by the planning authority. The construction method statement shall include details of [*INSERT details as recommended by Environment Team, SNH or SEPA e.g. preventing release of silt into adjacent watercourses*]. All construction works on the site shall be carried out in strict accordance with the approved construction method statement.

**Reason:** In the interests of protecting the biodiversity of the environment *[or any particular interest requiring protection as specified by the Environment Team, SNH or SEPA]*.

## 07 **Built Heritage**

### 07001 Details or sample of materials required

No works in connection with the development hereby approved shall commence unless [*...a sample/details/the specification and colour...*] of [*...all the materials/roof/wall/windows/doors/garage doors/rainwater goods etc...*] to be used in the external finish for the approved development have been submitted to and approved in writing by the planning authority. The [*...development/extension...*] shall not be [*...occupied/brought into use...*] unless the external finish has been applied in accordance with the approved details.

**Reason:** In the interests of the appearance of the development and the visual amenities of the area.

**OR**

**Reason:** [*...In order to safeguard the special architectural character and historic interest of this listed building...*] OR [*...In the interests of preserving or enhancing the character or appearance of the conservation area...*] OR [*...In order to safeguard the special architectural character and historic interest of this listed building and in the interests of preserving or enhancing the character or appearance of the conservation area...*]

### 07002 Sample of proposed harling

The [*...dwellinghouse/building/extension etc...*] hereby approved shall not be harled unless a sample panel of the proposed harling has been made available to and approved in writing by the planning authority. The [*...dwellinghouse/building/extension etc...*] shall not be brought into use unless the harling has been applied in its entirety in accordance with the approved details.

**Reason:** In the interests of the appearance of the building and the visual amenities of the area.

**OR**

**Reason:** [*...In order to safeguard the special architectural character and historic interest of this listed building...*] OR [*...In the interests of preserving or enhancing the character or appearance of the conservation area...*] OR [*...In order to safeguard the special architectural character and historic interest of this listed building and in the interests of preserving or enhancing the character or appearance of the conservation area...*]

### 07003 Lime mortar analysis

No works in connection with the [*...development/extension hereby approved/listed building consent hereby granted...*] shall commence unless a detailed analysis of the existing lime mortar used on the existing building has been submitted to and

approved in writing by the planning authority. The analysis shall provide sufficient details so that it can be used to provide advice on a match for any new lime mortar specification to be used in the proposal and should include lime strength, lime/aggregate mix ratio and aggregate grading and characterisation.

**Reason:** *[...In order to safeguard the special architectural character and historic interest of this listed building...] OR [...In the interests of preserving or enhancing the character or appearance of the conservation area...] OR [...In order to safeguard the special architectural character and historic interest of this listed building and in the interests of preserving or enhancing the character or appearance of the conservation area...]*

#### **07004 Stone testing**

No works in connection with the *[...development/extension hereby approved/listed building consent hereby granted...]* shall commence unless a detailed analysis of the existing stone work used on the existing building has been submitted to and approved in writing by the planning authority. The analysis shall provide sufficient details so that it can be used to provide advice on a match for any new stone specification to be used in the proposal, and shall include details on the appearance, strength, porosity, grain and durability of the existing stone.

**Reason:** *[...In order to safeguard the special architectural character and historic interest of this listed building...] OR [...In the interests of preserving or enhancing the character or appearance of the conservation area...] OR [...In order to safeguard the special architectural character and historic interest of this listed building and in the interests of preserving or enhancing the character or appearance of the conservation area...]*

#### **07005 Specification of lime mortar or harling**

No works in connection with the *[...development/extension hereby approved/listed building consent hereby granted...]* shall commence unless the full specification of the proposed lime mortar work or harling to be applied have been submitted to and approved in writing by the planning authority. The specification shall include details of the proposed lime mortar mix, the lime wash colour (if appropriate); the lime treatment for dressed stone margins, door and window opening surrounds (if appropriate) and protective measures to be employed during the carbonation stage. The lime mortar work or harling shall not be applied to the *[...building/development...]* unless a sample of the lime mortar or harling has been made available to view on site and has been agreed in writing by the planning authority. *[... Thereafter, the work shall be carried out in complete accordance with the approved details...]* OR *[...The development/extension...]* shall not be *[...occupied/brought into use...]* unless the lime mortar work or harling has been completed in accordance with the approved details. *[This alternative wording is only applicable if the work relates to a new building or extension and not to an existing building]*

**Reason:** *[...In order to safeguard the special architectural character and historic interest of this listed building...] OR [...In the interests of preserving or enhancing the character or appearance of the conservation area...] OR [...In order to safeguard the special architectural character and historic interest of this listed*

*building and in the interests of preserving or enhancing the character or appearance of the conservation area...]*

### **07006 Specification of stone works**

No works in connection with the *[...development/extension hereby approved/listed building consent hereby granted...]* shall commence unless the full specification and sample of the proposed stone to be used has been submitted to and approved in writing by the planning authority. The specification of the new stone shall match the existing stone as closely as possible in terms of appearance, coursing, strength, porosity, grain and durability. *[... Thereafter, the works shall be carried out in complete accordance with the approved details...]* OR *[...The development/extension...]* shall not be *[...occupied/brought into use...]* unless the stone work has been completed in accordance with the approved details. *[This alternative wording is only applicable if the work relates to a new building or extension and not to an existing building]*

**Reason:** *[...In order to safeguard the special architectural character and historic interest of this listed building...]* OR *[...In the interests of preserving or enhancing the character or appearance of the conservation area...]* OR *[...In order to safeguard the special architectural character and historic interest of this listed building and in the interests of preserving or enhancing the character or appearance of the conservation area...]*

### **07007 Window details**

No windows are to be installed in connection with the *[...development hereby approved/listed building consent hereby granted...]* unless full details of the proposed windows have been submitted to and approved in writing by the planning authority. The details shall include elevational and sectional drawings at a sufficient scale *[...eg 1:5/1:10/1:20...]* to show the proposed new window detailing; dimensions, glazing patterns, ventilation and opening methods. Thereafter, the windows shall be installed in accordance with the approved details.

**Reason:** *[...In order to safeguard the special architectural character and historic interest of this listed building...]* OR *[...In the interests of preserving or enhancing the character or appearance of the conservation area...]* OR *[...In order to safeguard the special architectural character and historic interest of this listed building and in the interests of preserving or enhancing the character or appearance of the conservation area...]*

### **07008 Method statement for re-use of materials**

No works, including demolition or removal of materials in connection with the *[...development hereby approved/listed building/conservation area consent hereby granted...]* shall commence unless a method statement for the safe removal, reclamation and appropriate re-use of salvageable slate, stone or other traditional materials *[...specify as required...]* accruing from the proposed works, has been submitted to and approved in writing by the Planning Authority. Thereafter, the works shall be carried out in complete accordance with the approved method statement.

**Reason:** To ensure the safe removal, reclamation and appropriate re-use of original traditional building fabric in the interests of the character and appearance of the built environment.

## 08 Environmental Controls

### 08001 Contaminated Land (site investigation)

No works in connection with the development hereby approved (other than the demolition of the existing buildings) shall commence unless an investigation of the site has been undertaken in accordance with BS 10175:2011+A2:2017 - 'Investigation of Potentially Contaminated Sites – Code of Practice' and a report of that investigation has been submitted to and approved in writing by the planning authority.

Where it is determined by the site investigation report that remediation of the site is required no works in connection with the development hereby approved (other than the demolition of the existing buildings) shall commence unless a remedial scheme has been submitted to and approved in writing by the planning authority. The development hereby approved shall not be brought into use unless the approved scheme of remediation has been carried out in its entirety and a validation report has been submitted to and approved in writing by the planning authority.

Any areas of hardstanding, clean cover or other such barriers within the application site boundary that are included within the approved scheme of remediation and are required to break one or more pollutant linkages shall be permanently retained as such and shall not be disturbed without the prior written approval of the planning authority.

**Reason:** In order to ensure any potential contamination of the site is dealt with appropriately in the interests of public and environmental safety.

### 08002 Contaminated Land (scheme carried out)

The development hereby approved shall not be brought into use unless the remediation measures set out in [...*INSERT survey title, date and relevant section...*] have been implemented in their entirety and a validation report has been submitted to and approved in writing by the planning authority.

Any areas of hardstanding, clean cover or other such barriers within the application site boundary that are included within the approved scheme of remediation and are required to break one or more pollutant linkages shall be permanently retained as such and shall not be disturbed without the prior written approval of the planning authority.

**Reason:** In order to ensure any potential contamination of the site is dealt with appropriately in the interests of public and environmental safety.

### 08003 Gas Protection Measures (FPP)

The [...*building/extension...*] hereby approved shall not be brought into use unless:

- a) the approved gas protection measures have been incorporated into the construction of the proposed [...*building/extension...*] in accordance with



the details shown on drawing(s) [...*INSERT Drawing reference & date...*] and in accordance with British Standard 8485:2015 (Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings); and

- b) the gas protection measures have been inspected and validated in accordance with CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases) and a validation report detailing the findings of the inspection has been submitted to and approved in writing by the planning authority.

**Reason:** In order to ensure that adequate gas protection measures are provided in the interests of public safety.

#### **08004 Gas Protection Measures (PPP)**

No works in connection with the development hereby approved (other than the demolition of the existing buildings) shall commence unless drawings of appropriate gas protection measures designed in accordance with British Standard 8485:2015 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings' have been submitted to and approved in writing by the planning authority

The [...*development/building...*] hereby approved shall not be brought into use unless:

- a) the approved gas protection measures have been incorporated into the construction of the proposed [...*development/building...*] in accordance with the details shown on the approved drawings and in accordance with British Standard 8485:2015 (Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings); and
- b) the gas protection measures have been inspected and validated in accordance with CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases) and a validation report detailing the findings of the inspection has been submitted to and approved in writing by the planning authority.

**Reason:** In order to ensure that adequate gas protection measures are provided in the interests of public safety.

#### **08005 Hours of Operation**

The [...*development/use...*] hereby approved shall not operate outwith the hours of [...*INSERT hours (24 hour clock) Monday to Friday; Saturday & Sunday. Time and day to vary depending on the circumstances...*].

**Reason:** In order to ensure that the development would not result in undue loss of amenity for surrounding properties.

#### **08006 Lighting Scheme**

No development in connection with the planning permission hereby granted shall commence unless full details of the proposed lighting for the development and an impact assessment of obtrusive light from the development have been submitted to and approved in writing by the planning authority. All lighting shall be provided and thereafter retained in accordance both with the approved scheme and the Guidance Notes for the Reduction of Obtrusive Light issued by the Institution of Lighting Professionals (GN01:2011). *[...All non-essential lighting and illuminated advertisements shall be switched off between the hours of 23:00 and 07:00....]*

**Reason:** In order to minimise the amount of obtrusive lighting from the development in the interests of the *[...residential...and...visual...]* amenity of the surrounding area.

#### **08007 Limit Hours of External Lighting**

The *[...floodlights...]* hereby approved shall not be used outwith the hours of *[...INSERT hours (24 hour clock) time depending on the circumstances...]*.

**Reason:** To ensure that light pollution from the development does not result in undue loss of amenity for surrounding properties.

#### **08008 Noise from development**

Between the hours of *[...INSERT hours as appropriate...]* noise from the *[...premises/building/approved development...]* shall not exceed *[...INSERT details as provided by Environmental Health...]* when measured from *[...INSERT details as provided by Environmental Health...]*.

**Reason:** To ensure that noise from the development does not result in undue loss of amenity for surrounding properties.

#### **08009 Noise Rating Curve**

Between the hours of *[...INSERT hours/days as appropriate...]* noise from the *[...premises/building/approved development...]* shall not exceed Noise Rating Curve *[...25/30...]* when measured *[...within a habitable room of any noise sensitive dwelling/at a point outside any noise sensitive building at least 3.5m from any reflecting surface other than the ground/at the site boundary...INSERT details as provided by Environmental Health...]*. At all other times and on any Public or Bank Holiday noise from the *[...premises/building/approved development...]* shall not exceed Noise Rating Curve *[...25/30...]* when measured *[...within a habitable room of any noise sensitive dwelling/at a point outside any noise sensitive building at least 3.5m from any reflecting surface other than the ground/at the site boundary...INSERT details as provided by Environmental Health...]*.

**Reason:** To ensure that noise from the development does not result in undue loss of amenity for surrounding properties.

#### **08010 Noise Within Rooms**

The development hereby approved shall not be brought into use unless the proposed [...bedrooms/public rooms...] within the [...house/flat/premises...] have been insulated in accordance with the approved plans to ensure that the noise level due to external sources when measured in these rooms does not exceed Noise Rating Curve [...25/30...].

**Reason:** In the interests of the residential amenities of the occupiers of the proposed development.

#### **08011 Noise from Ventilation and Refrigeration**

Noise level due to the operation of the [...ventilation and refrigeration...] plant when measured at 1 m from any window, door or other ventilation opening serving any adjacent property shall not exceed 38 dB LAeq (1 hour).

**Reason:** To ensure that noise from the development does not result in undue loss of amenity for surrounding properties.

#### **08012 Noise from Air Source Heat Pumps**

Noise level due to the operation of the air source heat pump when measured at 1 m from any window, door or other ventilation opening serving any adjacent property shall not exceed 38 dB LAeq (1 hour).

**Reason:** To ensure that noise from the development does not result in undue loss of amenity for surrounding properties.

#### **08013 Road Traffic Noise**

All the windows installed in the development hereby approved shall have a Sound Reduction Index of [28 R<sub>TRA</sub>] in respect of the complete window and the development shall not be brought into use unless all the windows installed in the development comply with this standard. Once provided the windows shall thereafter be permanently retained in accordance with this standard.

**Reason:** To ensure the implementation of a satisfactory means of noise attenuation in the interests of the residential amenities of the occupiers of the proposed development.

#### **08014 Odour Controls**

The [...premises...] shall not be brought into use unless details of an odour control system to be installed in the [...premises...] have been submitted to and approved in writing by the planning authority. The design of the proposed system shall have regard to the DEFRA document 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. The [...premises...] shall not [...open for business/operate...] unless the odour control system has been installed in accordance with the approved details and its operation has been demonstrated to the planning authority. Once provided, the approved odour control system shall be permanently retained thereafter.

**Reason:** To ensure that odour from the development does not result in undue loss of amenity for surrounding properties.

### **08015 Private Water Supply Treatment System**

The proposed development shall not be brought into use unless the proposed private water treatment system has been installed in accordance with the approved details. Once installed the private water treatment system shall thereafter be permanently retained.

**Reason:** To ensure the long term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

### **08016 Public Water Supply**

The proposed development shall be connected to the public water supply as indicated in the submitted application and shall not be connected to a private water supply without the separate express grant of planning permission by the planning authority.

**Reason:** To ensure the long term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

### **08017 Public sewer connection**

Waste water from the proposed development shall be disposed of via the public sewer as indicated in the submitted application and shall not be disposed of via private means without the separate express grant of planning permission by the planning authority.

**Reason:** To ensure the long term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

### **08018 Approved drainage system carried out**

*[..The/no...] [...dwellinghouse/building/industrial unit etc...] hereby approved shall [...not...] be [...occupied/brought into use...] unless the proposed [...foul and...] surface water drainage system[s] [...has/have...] been provided in accordance with the approved plans [...and the (INSERT name and date of approved drainage and maintenance report) ...]. The [...foul and...] surface water drainage system[s] shall be permanently retained thereafter in accordance with the approved maintenance scheme.*

Reason: In order to ensure that adequate drainage facilities are provided, and retained, in the interests of the amenity of the area.

### **08019 Emissions from Biomass Boilers**

The biomass boiler(s) hereby approved shall be installed, operated and maintained entirely in accordance with the manufacturer's instructions as detailed in the submitted application and shall not be used to burn fuel other than that

approved for use by the manufacturer of the appliance as detailed in the submitted application.

**Reason:** To ensure that emissions from the development do not result in undue loss of amenity for surrounding properties.

#### **08020 Biomass Exhaust Stack/Flue**

The exhaust [...*stack(s)/flue(s)*...] hereby approved shall be erected entirely in accordance with the details shown on the approved plans and shall not be varied in height or design without a separate express grant of planning permission by the planning authority.

**Reason:** To ensure that any alteration to the height or design of the stack would not result in emissions from the development that could cause undue loss of amenity for surrounding properties.

#### **08021 Dust Suppression Scheme**

No works in connection with the development hereby approved shall commence unless a scheme for suppressing dust from activities on the site has been submitted to and approved in writing by the planning authority. The development hereby approved shall not operate unless the dust suppression scheme has been implemented in accordance with the approved details. Once implemented the dust suppression scheme shall thereafter be permanently retained in accordance with the approved details.

**Reason:** To ensure that dust from the development does not result in undue loss of amenity for surrounding properties.

#### **08022 No process or storage outwith buildings**

No [...*industrial process or repairs or vehicle maintenance or specify types of operations or storage of materials*...] shall take place outwith the building[s] hereby approved at any time. [...*Material/equipment/containers/portable buildings etc (specify)*...] shall not be stored outwith [...*the/each*...] identified fenced compound shown on the approved plans and shall not be stored to a height greater than [...*specify*...] metres above the existing ground level at any time.

**Reason:** In the interests of the appearance of the development and the visual amenities of the area.

#### **08023 Height of Storage to be limited**

[...*Material/equipment/containers/portable buildings etc (specify)*...] shall not be stored to a height greater than [...*specify*...] metres above the existing ground level of the site at any time.

**Reason:** In the interests of the appearance of the development and the visual amenities of the area.

#### **08024 Construction method statement (unknown)**

No works in connection with the development hereby approved shall commence unless a detailed site-specific construction method statement and related site plan has been submitted to and approved in writing by the planning authority. The construction method statement shall include details of measures to deal with the location of temporary settling lagoons, silt levels in discharges and temporary equipment stores. All construction works on the site shall be carried out in accordance with the approved construction method statement.

**Reason:** In the interests of protecting the natural environment.

#### **08025 Construction method statement (known)**

All construction works in connection with the development hereby approved shall be carried out in complete accordance with the approved construction method statement.

**Reason:** In the interests of protecting the natural environment.

#### **08026 Litter management plan**

No works in connection with the development hereby approved shall commence unless a litter collection policy and plan for the development has been submitted to and approved in writing by the planning authority. All the measures identified in the approved policy and plan shall be in place and fully operational before the premises are open to members of the public. Thereafter, the premises shall not operate other than in complete accordance with the approved litter collection policy and plan.

**Reason:** In the interests of the amenities of the surrounding area.

#### **08027 Bird Hazard Management Plan**

*Use in conjunction with Informative 38010.*

No works in connection with the development hereby approved shall commence unless a Bird Hazard Management Plan has been submitted to and approved in writing by the planning authority. The Management Plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' and shall include details of the management of any flat or shallow pitched roofs (pitch less than 15°) on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The approved Bird Hazard Management Plan shall be implemented from the date of the commencement of the development and shall remain in force for the life of the building.

**Reason:** In order to minimise the attractiveness of the development to birds that could endanger the safe movement of aircraft and the operation of Aberdeen Airport.

#### **08028 Flood Risk Mitigation Carried Out**

*The approved Flood Risk Assessment MUST be comprehensive and include clear timescales for the implementation and completion of all the required flood mitigation works*

All flood risk mitigation works required in connection with the development hereby approved shall be carried out in complete accordance with the approved [...*Flood Risk Assessment Report reference xxx dated xxx...*].

**Reason:** To ensure that there is no increased risk of flooding as a result of the development.

### **08029 Compensatory Flood Storage**

No other works in connection with the development hereby approved shall commence unless the compensatory flood storage area[s] shown [...*hatched red...*] on the approved plans and as detailed in the [...*Flood Risk Assessment Report reference xxx dated xxx...*] [...*has/have...*] been provided in complete accordance with the approved details. Once provided, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order no development shall be carried out within the compensatory flood storage area[s] without an express grant of planning permission by the planning authority.

**Reason:** To ensure that there is no increased risk of flooding as a result of the development.

### **08030 Dwellinghouse Erected to Approved Levels**

[...*The/No...*] dwellinghouse hereby approved shall [...*not...*] be occupied unless it has been erected in accordance with the approved finished floor levels and its associated garden ground has been formed in accordance with the approved ground levels.

**Reason:** To ensure that there is no increased risk of flooding as a result of the development.

### **08031 Development Erected to Approved Levels**

The development hereby approved shall not be occupied unless it has been carried out in complete accordance with the approved finished floor and ground levels.

**Reason:** To ensure that there is no increased risk of flooding as a result of the development.

## 09 Wind Turbines

*The model conditions in this section are the ones more specifically related to wind turbine proposals. Depending on the nature or scale of the proposal not all conditions may be applicable. Conditions from other sections in the document may also be relevant such as roads related conditions, environmental controls, archaeology and biodiversity issues etc.*

### 09001 Site reinstatement

No works in connection with the development hereby approved shall commence unless a fully detailed scheme for the restoration of the site has been submitted to and approved in writing by the planning authority. The restoration of the site shall be carried out in complete accordance with the approved restoration scheme.

**Reason:** In the interests of visual amenity and landscape protection.

### 09002 Electricity Production

In the event that [...*the/any...*] wind turbine fails to produce electricity supplied to a local grid for a continuous period of 6 months then, unless such cessation is due to the turbine being under repair or replacement, [...*the/that...*] turbine shall be deemed to have ceased to be required and the turbine and all ancillary equipment shall be dismantled and removed from the site and the site fully restored in accordance with the approved restoration scheme.

**Reason:** In the interests of safety, amenity and environmental protection of the plant becoming redundant during or at the end of its life span.

### 09003 Existing Power Cable Details

No works in connection with the development hereby approved shall commence unless details of the routes of all power cables and a ground reinstatement plan have been submitted to and approved in writing by the planning authority. All cables shall be located underground and the ground thereafter restored in complete accordance with the approved restoration scheme.

**Reason:** In the interests of visual amenity and landscape protection.

### 09004 Works within 20m of drain or watercourse

No works in connection with the development hereby approved shall commence unless details of all new access track drainage has been submitted to and approved in writing by the planning authority. Track drainage must be disposed of via Sustainable Urban Drainage Systems (SUDS). No part of any concrete foundations and no construction activities shall be within 20 metres of any drain or watercourse.

**Reason:** To ensure the provision of an acceptable drainage system in the interests of the amenity of the area.

### 09005 Construction Method Statement



No works in connection with the development hereby approved shall commence unless a site specific construction method statement, including details of waste, surface water run off, road construction, environmental management and the timing of works, has been submitted to and approved in writing by the planning authority. The development shall be carried out in complete accordance with the approved construction method statement.

**Reason:** In the interest of landscape and environmental protection.

#### **09006 Construction Traffic Management Plan**

No works in connection with the development hereby approved shall commence unless a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the planning authority. The development shall be carried out in complete accordance with the approved CTMP.

**Reason:** In the interests of road safety and to avoid degradation of the road and bridge network.

#### **09007 Abnormal Loads (over 40m in height)**

No works in connection with the development hereby approved shall commence unless an Abnormal Load Routing Plan (ALRP), written in accordance with Aberdeenshire Council's Abnormal Load Routing (Windfarms) Guidelines, has been submitted to and approved in writing by the planning authority. No abnormal load movements shall commence unless all agreed actions from the approved ALRP have been fully implemented in accordance with the approved plan.

**Reason:** In the interests of road safety and to avoid degradation of the road and bridge network.

#### **09008 Removal of Stockpiles**

*[...The/No...]* wind turbine shall *[...not...]* commence operation unless all soil, machinery, equipment and materials stockpiles associated with the construction of *[...the/that...]* turbine have been removed and the construction area restored to the satisfaction of the planning authority.

**Reason:** In the interests of visual amenity and landscape protection.

#### **09009 Ice Detection System**

No works in connection with the development hereby approved shall commence unless details of an ice detection system as set out in the Renewable Energy Systems report "Assessment of and Actions to Minimise Risk to the Public from Ice on Wind Turbines at Scottish Sites" dated 22 May 2001 (or suitable equivalent procedure supplied by the turbine manufacturer) have been submitted to and approved in writing by the planning authority. The details shall include the operational procedures for automatic or manual shut down, ice removal and protection of personnel including agricultural operators and any members of the public in the immediate vicinity. *[...The/No...]* turbine shall *[...not...]* become

operational unless the approved ice protection system has been put in place and the ice protection system shall be retained for the duration of the operation of the development.

**Reason:** In the interests of public safety.

### 09010 Noise (Large Scale)

The rating level of noise immissions from the [...combined effects of the...] wind turbine [...s...] forming the development (including the application of any tonal penalty) shall not exceed the values for the relevant integer wind speed set out in, or derived from, the table attached to this condition at any dwelling which is lawfully existing or has planning permission at the date of this permission. Where the level in the table exceeds the lower fixed limit (35dB LA90, 10min. for daytime and quiet daytime hours, and 38dB LA90, 10min for night hours) and also exceeds the measured background noise level, LA90, 10min by 5dB or more, the permitted level will be the lower fixed limit or the background noise level plus 5 dB, whichever is the greater. The turbine [...s...] shall be designed to permit individually controlled operation or shut down at specified wind speeds and directions in order to facilitate compliance with noise criteria and:

- a. The development shall not be commissioned unless the developer has submitted a list of independent consultants who may undertake compliance measurements in accordance with this condition and has received written approval from the planning authority of that list. Amendments to the list of approved consultants shall be made only with the prior written approval of the planning authority.
- b. The development shall not be commissioned unless details regarding the tonality assessment carried out on the turbine and a copy of the standard detailing the assessment method have been submitted to and approved in writing by the planning authority. Where the tone level above audibility is 2dB or greater then a tonal penalty in accordance with figure 16 in the document "The Assessment and Rating of Noise from Wind Farms" (ETSU-R-97) shall be applied to the permitted noise levels set out in this condition.
- c. The developer shall continuously log power production, wind speed and wind direction. These data shall be retained for a period of not less than 24 months and shall include the average wind speed in metres per second for each 10 minute period. The measuring periods shall be set to commence on the hour and in 10 minute increments thereafter. The wind speed shall be standardised to 10m height. The developer shall provide this information to the planning authority in an electronic spreadsheet (Microsoft Excel or other suitable format agreed with the planning authority) within 21 days of receipt in writing of a request to do so.
- d. The developer shall employ an independent consultant approved by the planning authority to measure, at the developer's own expense, the level of noise emissions from the wind turbines within the first year of the operation of the turbines and every two years thereafter. The biennial noise emissions monitoring shall continue for the working life of the turbine [...s...] unless the planning authority determines in writing that the period between noise

monitoring surveys can be extended or that continued routine monitoring is no longer required. The development shall not be commissioned unless the procedure for measuring the noise emissions for the first year of operation has been approved in writing by the planning authority. Thereafter, all subsequent measurement procedures shall be agreed in writing with the planning authority prior to the commencement of each biennial monitoring survey. The developer shall provide a report detailing the results of the monitoring survey to the planning authority within 3 months of completion of the monitoring survey. Unless otherwise agreed in writing by the planning authority the turbine [...] shall be switched off during part of the monitoring period to permit reliable background noise level data to be determined at the range of wind speeds from 4m/s to 12m/s.

- e. Within 21 days from receipt of a written request from the planning authority following a complaint to it from an occupant of a dwelling alleging noise disturbance at that dwelling, the developer shall, at their expense, employ an independent consultant approved by the planning authority to investigate the cause of the complaint. The investigation shall include measurement of the level of noise immissions from the wind turbine [...] and measurement and analysis of amplitude modulation effects and any tonal component at the complainant's property. The written request from the planning authority shall set out the dates, times and locations to which the complaint relates and any identified atmospheric conditions, including wind direction, and include a statement as to whether, in the opinion of the planning authority, the noise giving rise to the complaint contains or is likely to contain a tonal component and/or amplitude modulation effects. Where the property to which a complaint is related is not listed in Table 1 attached to this condition, the developer shall agree in writing with the planning authority the noise limits from those listed in the table that shall be adopted at the complainant's property for compliance checking purposes. The proposed noise limits shall be those limits specified for a listed location which is likely to experience the most similar background noise environment to that experienced at the complainant's property. The chosen noise limits for the complainant's property shall be submitted to and approved in writing by the planning authority before the noise immissions assessment is carried out.
- f. The assessment of the rating level of noise immissions shall be undertaken in accordance with an assessment protocol that shall previously have been submitted to and approved in writing by the planning authority. The protocol shall include the proposed measurement location [...] where measurements for compliance checking purposes shall be undertaken, whether noise giving rise to the complaint contains or is likely to contain amplitude modulation effects and/or a tonal component, and also the range of meteorological and operational conditions (which shall include the range of wind speeds, wind directions, power generation and times of day) to determine the assessment of rating level of noise immissions. The proposed range of conditions shall be those which prevailed during times when the complainant alleges there was disturbance due to noise, having regard to the written request of the planning authority under paragraph (e), and such others as the independent consultant considers likely to result in a breach of the noise limits.

- g. Within 3 months of the date of the written request of the planning authority made under paragraph (e) the developer shall provide to the planning authority the independent consultant’s assessment of the rating level of noise immissions. Certificates of calibration of the instrumentation used to undertake the measurements shall be submitted to the planning authority with the independent consultant’s assessment of the rating level of noise immissions.

Table 1

Location		Standardised Wind Speed at 10m height in m/s averaged over 10 minute periods. Sound Pressure Levels in dB LA90 10min									
Property Name	Map Ref	4	5	6	7	8	9	10	11	12	
H1											
H2											
H3											
H4											
H5											
H6											

Note 1: for all properties not specified above the predicted noise from the turbine will be calculated using the propagation model in ISO 9613-Part 2 incorporating the recommendations contained in the Institute of Acoustics Good Practice Guide dated May 2013.

*Other Notes may be added to the table depending on the advice of Environmental Health and the individual circumstances of the case*

*The following note (including the asterisk) must be added below Table 1 when one or more of the properties in Table 1 (identified by an asterisk) have a financial interest in the development. It should be deleted if there are no properties with a financial interest.*

\*The applicant has made a claim of financial interest at the property [...INSERT name of property...] and limits are set based on the occupants having a financial interest in the wind turbine development. For the avoidance of doubt a “financial interest” is defined as owning the land on which the turbines are to be sited, leasing the land on a long (greater than 20 year) lease, or being a shareholder or owner of the development company. Where property is owned by someone with a financial interest in the development, but is leased to a third party on a lease longer than 1 year, the occupiers of the property do not have any legal interest in the site and may be protected against amenity intrusions. In this instance the applicable noise limits will be based on the predicted noise from the turbine, calculated using the propagation model in ISO 9613-Part 2 incorporating the recommendations contained in the Institute of Acoustics Good Practice Guide dated May 2013.

**Reason:** To ensure that noise limits are not exceeded and to enable prompt investigation of complaints in order to protect nearby residents from undue noise and disturbance from the development.

### 09011 Noise (Small Scale)

The rating level of noise immissions from the *[...combined effects of the...]* wind turbine *[...s...]* forming the development (including the application of any tonal penalty) shall not exceed the values for the relevant integer wind speed set out in or derived from Table 1 in this condition at any dwelling which is lawfully existing or has planning permission at the date of this consent. Where the level in the table exceeds the lower fixed limit (35dB LA<sub>90, 10min.</sub> for daytime and quiet daytime hours, and 38dB LA<sub>90, 10min.</sub> for night hours) and also exceeds the measured background noise level, LA<sub>90 10min</sub> by 5dB or more, the permitted level will be the lower fixed limit or the background noise level plus 5 dB, whichever is the greater and:

- a. Within 21 days from receipt of a written request from the planning authority following a complaint to it from an occupant of a dwelling alleging noise disturbance at that dwelling, the developer shall, at their expense, employ a consultant approved by the planning authority to investigate the cause of the complaint and assess the level of noise immissions from the wind turbine *[...s...]* at the complainant's property. The written request from the planning authority shall set out the dates, times and locations to which the complaint relates and any identified atmospheric conditions, including wind direction, and include a statement as to whether, in the opinion of the planning authority, the noise giving rise to the complaint contains or is likely to contain a tonal component. Where the property to which a complaint is related is not listed in Table 1 attached to this condition, the developer shall agree in writing with the planning authority the noise limits from those listed in the table that shall be adopted at the complainant's property for compliance checking purposes. The proposed noise limits shall be those limits specified for a listed location which is likely to experience the most similar background noise environment to that experienced at the complainant's property. The chosen noise limits for the complainant's property shall be submitted to and approved in writing by the planning authority before the noise immissions assessment is carried out.
- b. The assessment of the rating level of noise immissions shall be undertaken in accordance with an assessment protocol that shall previously have been submitted to and approved in writing by the planning authority. The protocol shall include the proposed measurement location *[...s...]* where measurements for compliance checking purposes shall be undertaken, whether noise giving rise to the complaint contains or is likely to contain a tonal component, and also the range of meteorological and operational conditions. The proposed range of conditions shall be those which prevailed during times when the complainant alleges there was disturbance due to noise, having regard to the written request of the planning authority under paragraph (a), and such others as the independent consultant considers likely to result in a breach of the noise limits.
- c. The developer shall provide to the planning authority the independent consultant's assessment of the rating level of noise immissions within 2

months of the date of the written request of the planning authority for compliance measurements to be made under paragraph (a). Certificates of calibration of the instrumentation used to undertake the measurements shall be submitted to the planning authority with the independent consultant's assessment of the rating level of noise immissions.

Table 1

Location		Wind speed at rotor height in m/s averaged over 1 minute periods. Sound Pressure Levels in dB L <sub>Aeq 1min</sub>						
Property Name	Map Ref	4	5	6	7	8	9	10
H1								
H2								
H3								
H4								
H5								
H6								
Note: for all properties not specified above the predicted noise from the turbine will be calculated using hemispherical propagation with no reduction for air attenuation or ground effect.								

*Other Notes may be added to the table depending on the advice of Environmental Health and the individual circumstances of the case*

**Reason:** To ensure that noise limits are not exceeded and to enable prompt investigation of complaints in order to protect nearby residents from undue noise and disturbance from the development.

### 09012 TV & Radio Mitigation Plan

No works in connection with the development hereby approved shall commence unless a TV and radio reception mitigation plan for a 20km radius from the boundary of the development site has been submitted to and approved in writing by the planning authority:-

- (a) The plan shall provide for a baseline TV and radio reception survey to be carried out prior to commencement of the construction of wind turbines at the development site, the results of which shall be submitted to the Planning Authority.
- (b) Within 12 months of the commissioning of the development, any claim by any individual person regarding radio interference or TV picture loss or interference at their house, business premises or other building, shall be investigated by a suitably qualified engineer and the results submitted to the Planning Authority within one month of the conclusion of the investigation.
- (c) Should any impairment to the TV or radio signal be attributable to the wind turbine development, the developer shall remedy such impairment within an agreed timescale so that the standard of reception at the affected property is equivalent to baseline TV or radio reception.

**Reason:** To ensure that any adverse effect on TV or radio reception is rectified.

### 09013 Decommissioning Guarantee

No works in connection with the development hereby approved shall commence unless the developer has provided to the planning authority written details of the guarantee or other financial provision that is proposed to be put in place to cover all site restoration and aftercare liabilities at the end of the period of this permission. The developer shall also provide an independent confirmation by a chartered surveyor (whose appointment for this task has been approved by the planning authority) that the amount of the guarantee or financial provision so proposed is sufficient to meet the full estimated costs of dismantling, removal, disposal, site restoration, remediation aftercare liabilities and incidental work as well as associated professional costs. No works shall commence on site unless written confirmation has been given by the planning authority that the proposed guarantee is satisfactory and the developer has confirmed in writing to the planning authority that the guarantee has been put in place. The guarantee or other financial provision must:

- a) be granted in favour of the Council as planning authority;
- b) be from a bank or other institution which is of sound financial standing and capable of fulfilling the obligations under the guarantee;
- c) either contain indexation provisions so that the specified amount of the guarantee shall be increased on each anniversary of the date of this permission by the same percentage increase in the General Index of Retail Prices (All Items) exclusive of mortgage interest published by on or behalf of HM Government between the date of this permission and such relevant anniversary or be reviewable to ensure that the specified amount of the guarantee always covers the value of the site restoration and aftercare liabilities;
- d) come into effect on or before the date of commencement of development, and expire no earlier than 12 months after the end of the aftercare period.

In the event that the guarantee becomes invalid for any reason, no operations shall be carried out in connection with the development hereby approved unless a replacement guarantee, completed in accordance with the terms of this condition has been submitted to and approved in writing by the planning authority.

**Reason:** To ensure financial security for the cost of the site reinstatement to the satisfaction of the planning authority is in place to provide that any redundant wind turbine(s) and ancillary equipment is removed from the site, in the interests of the [...*safety and/or visual amenity of the area and environmental protection*...].

### 09014 Construction & Component Traffic Routes

No works in connection with the development hereby approved shall commence unless details of the routes of all construction and component traffic has been submitted to and approved in writing by the planning authority. The details shall include complete transportation proposals for all loads to the development site from either their place of manufacture or the port to which they have been delivered. All construction and component traffic shall adhere to the approved routes.

Reason: In the interests of road safety and to avoid degradation of the road and bridge network.

### **09015 Dilapidation Survey & Remediation Works**

No works in connection with the development hereby approved shall commence unless a dilapidation survey of the condition of the roads, bridges and retaining walls along the approved route(s) for all construction and component traffic has been carried out and has been submitted to and approved in writing by the planning authority. No more than 28 days after the completion of the development the construction and component traffic routes shall be resurveyed and a scheme of remedial works for those routes submitted to and approved in writing by the planning authority. Thereafter, the remedial works shall be carried out in complete accordance with the approved remediation scheme.

Reason: In the interests of road safety.

### **09016 Air Defence Radar Mitigation Scheme**

No works in connection with the development hereby approved shall commence unless an Air Defence Radar Mitigation Scheme (ADRMS) has been submitted to and approved in writing by the Planning Authority. For the purposes of this condition, an ADRMS means a detailed scheme to mitigate the adverse impacts of the development on the air defence radar at Remote Radar Head Buchan and the air surveillance and control operations of the Ministry of Defence. The scheme shall set out the appropriate measures to be implemented to that end. No turbine shall become operational unless:

- a) The mitigation measures that the approved ADRMS requires to be implemented prior to the operation of the turbine have been implemented; and
- b) Any performance criteria specified in the approved ADRMS that require to have been satisfied prior to the operation of the turbine have been satisfied.

The developer shall thereafter comply with all other obligations contained within the approved ADRMS for the duration of the operation of the development.

**Reason:** To protect the operational effectiveness and safety of air surveillance and control.

### **09017 Aviation Safety Lighting**

*[...The/No...]* wind turbine hereby approved shall *[...not...]* commence operation unless MOD-accredited aviation safety lighting consisting of 25 candela omnidirectional red lighting or infrared lighting with an optimised flash pattern of 60 flashes per minute of 200ms to 500ms duration has been fitted at the highest practicable point on the hub height of *[...the/each...]* turbine. Once fitted, the aviation lighting shall be retained throughout the lifetime of *[...the/each...]* wind turbine.

**Reason:** In the interests of air safety.



### 09018 Colour

No works in connection with the development hereby approved shall commence unless details of the finish and colour of [...the/each...] turbine and all externally visible components of the associated ancillary aspects of the proposal have been submitted to and approved in writing to by the planning authority. For the avoidance of doubt [...the/each...] wind turbine shall be finished in a non-reflective off-white/pale grey semi-matt finish and shall not display any advertising on any part of the turbine. The development shall be carried out in complete accordance with the approved details.

**Reason:** In the interests of the visual amenity of the area.

### 09019 Shadow Flicker

No works in connection with the development hereby approved shall commence unless a written scheme has been submitted to and approved in writing by the planning authority setting out a protocol for the assessment and remediation of shadow flicker in the event of a complaint being received from the owner or occupier of a dwelling alleging shadow flicker. For the purposes of this condition “dwelling” means any dwelling which lawfully exists or had planning permission at the date of this permission. The turbine [...s...] shall operate in accordance with the approved shadow flicker mitigation protocol and must be capable of being programmed to shut down during times and weather conditions when shadow flicker could occur.

**Reason:** To protect the amenities of nearby residents by reducing and mitigating the impact of shadow flicker

### 09020 Illumination

At no time shall the site be illuminated by artificial lighting.

**Reason:** In the interests of visual amenity and landscape protection.

## 10 Archaeology

### 10001 Programme of archaeological works

No works in connection with the development hereby approved shall commence unless an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the planning authority and a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be [...*occupied/brought into use...*] unless a post-excavation research design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.

**Reason:** To safeguard and record the archaeological potential of the area.

### 10002 Protective fencing during construction

No works in connection with the development hereby approved shall commence unless a site protection plan has been submitted to and approved in writing by the planning authority. Site protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:

- a) The location of the historic environment features to be protected during construction works; and
- b) The position and details of the warning signs and protective fencing to be erected.

No works in connection with the development hereby approved shall commence unless the site protection measures have been implemented in full in accordance with the approved details. All protective fencing and warning signs shall be retained during the construction period in accordance with the approved details and no works shall take place at any time within the protected areas.

**Reason:** In the interests of protecting known features of the historic environment.

### 10003 Standing buildings survey

No works in connection with the development hereby approved shall commence unless a Level [...*1, 2 or 3...as specified by Archaeology...See associated informative that defines level of detail for each type...*] archaeological standing building survey of the extant buildings and structures on the application site has been undertaken and has been submitted to and approved in writing by the planning authority. The standing building survey shall not be undertaken unless its scope has been approved in writing by the planning authority. The survey must be in a digital format and must be clearly marked with the planning reference number.

**Reason:** To ensure that a historic record of the building is made for inclusion in the National Record of the Historic Environment and in the local Sites and Monuments Record.

#### **10004 Photographic survey**

No demolition or any other works in connection with the development hereby approved shall commence unless a photographic survey of the existing buildings and structures on the application site has been submitted to and approved in writing by the planning authority. All external and internal elevations of the buildings and structures together with the setting of the buildings and structures and any unusual features of the existing buildings and structures shall be photographed. The photographic viewpoints must be clearly annotated on a plan to accompany the survey. The photographs and plan must be in a digital format and must be clearly marked with the planning reference number.

**Reason:** To ensure that a historic record of the building is made for inclusion in the National Monuments Record for Scotland and in the local Sites and Monuments Record.

#### **10005 Walkover survey**

No works in connection with the development hereby approved shall commence unless an archaeological walkover survey of the extant buildings and upstanding features on the application site has been undertaken and has been submitted to and approved in writing by the planning authority. The survey shall not be undertaken unless its scope has been approved in writing by the planning authority.

**Reason:** To safeguard and record the archaeological potential of the area.

## 11 **Advertisements**

*Without prejudice to the power of the planning authority to impose additional conditions upon the grant of advertisement consent, Regulation 6 of the Town and Country Planning (Control of Advertising) (Scotland) Regulations 1984 states that the standard conditions set out in Part I of Schedule 1 to the Regulations shall apply to the display of all advertisements.*

*The standard conditions can be found in Section 41 of the Informatives section of the Model Conditions document. These informatives must be applied to all consents for the display of advertisements.*

## 12 Waste Management

### 12001 Communal recycling & waste storage

No works in connection with the development hereby approved shall commence unless full details of a communal recycling/food waste/residual waste bin storage area, capable of accommodating bins for up to [...*INSERT*...] properties and located outwith any visibility splays, have been submitted to and approved in writing by the planning authority. No [...*dwellinghouse/residential unit/building*...] shall be [...*occupied/brought into use*...] unless the communal storage area has been provided in accordance with the approved details. Once provided, the communal storage area shall thereafter be permanently retained.

**Reason:** To ensure that suitable provision is made for the storage of recycling, food waste and residual waste bins.

### 12002 Recycling & food/residual waste scheme

No works in connection with the development hereby approved shall commence unless a scheme for the storage of recycling, food waste and residual waste within the application site has been submitted to and approved in writing by the planning authority. No [...*dwellinghouse/residential unit/building*...] shall be [...*occupied/brought into use*...] unless the scheme has been provided in accordance with the approved details. Once provided, the recycling, food waste and residual waste storage scheme shall thereafter be permanently retained.

**Reason:** To ensure that suitable provision is made for the storage of communal recycling, food waste and residual waste bins.

### 12003 Construction of bin/recycling storage area

No [...*dwellinghouse/residential unit/building*...] shall be [...*occupied/brought into use*...] unless the recycling, food waste and residual waste bin storage area(s) [...*has/have*...] been provided in accordance with the approved plans. Once provided, the recycling, food waste and residual waste bin storage area(s) shall thereafter be permanently retained.

**Reason:** To ensure that suitable provision is made for the storage of recycling, food waste and residual bins.

### 12004 Site waste management (construction)

No works in connection with the development hereby approved shall commence unless a construction phase Site Waste Management Plan has been submitted to and approved in writing by the planning authority. The development shall not progress other than in accordance with the approved Site Waste Management Plan.

**Reason:** To ensure that waste on the site is managed in a sustainable manner.

## **13 Phasing of Development**

### **13001 Phasing plan to be submitted**

No works in connection with the development hereby approved shall commence unless a Phasing Plan setting out the details of the phasing of the development has been submitted to, and approved in writing by, the planning authority. Thereafter, the development shall be carried out in complete accordance with the approved Phasing Plan.

**Reason:** To ensure that build-out of the development is phased so as to avoid adverse impact on local services and infrastructure and in the interests of the visual amenity of the area.

### **13002 Phasing accords with approved details**

The development shall be carried out in complete accordance with the Phasing Plan hereby approved under this grant of planning permission.

**Reason:** To ensure that build-out of the development is phased so as to avoid adverse impact on local services and infrastructure and in the interests of the visual amenity of the area.

## 14 Minerals

*The model conditions in this section are the ones more specifically related to mineral extraction proposals. Conditions from other sections in the document may also be relevant such as roads related conditions, environmental controls, archaeology and biodiversity issues etc.*

### 14001 Temporary Permission

Planning permission is hereby granted for a temporary period only and shall cease to have effect on [...insert date...] (the 'cessation date'). Prior to the cessation date, the application site shall be cleared of all works and development approved under the terms of this permission (including any subsequent ancillary works, infrastructure, fixtures, fittings and any temporary developments permitted under Class 14 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992) and reinstated in accordance with the agreed restoration and aftercare scheme submitted to and approved in writing by the planning authority under the terms of condition [...insert number...] of this permission.

**Reason:** To enable the impact of the temporary development on the amenity of the surrounding area to be reviewed and to ensure the appropriate restoration and aftercare of the site.

### 14002 Restoration/Aftercare Scheme (proposed)

No works in connection with the development hereby approved shall commence unless full details of a scheme for the restoration and aftercare of the application site have been submitted to and approved in writing by, the planning authority. Prior to the cessation of this permission the site shall be restored in accordance with the approved restoration and aftercare scheme.

**Reason:** To ensure the timeous and appropriate restoration and aftercare of the site in the interests of the amenity of the area.

### 14003 Restoration/Aftercare Scheme (retro)

Within one month of the date of this planning permission full details of a scheme for the restoration and aftercare of the application site shall be submitted to and approved in writing by the planning authority. Prior to the cessation of this permission the site shall be restored in accordance with the approved restoration and aftercare scheme.

**Reason:** To ensure the timeous and appropriate restoration and aftercare of the site in the interests of the amenity of the area.

### 14004 Restoration/Aftercare Scheme (agreed)

The restoration and aftercare of the site shall be carried out in complete accordance with the approved restoration scheme.

*(The approved restoration scheme MUST be comprehensive and include timescales for the implementation of the works)*

**Reason:** To ensure the timeous and appropriate restoration and aftercare of the site in the interests of the amenity of the area.

#### **14005 Boundary Treatment**

No works in connection with the development hereby approved shall be carried out unless the site has been enclosed and warning signs erected in accordance with the approved details. Once erected, the approved boundary treatment shall be retained for the entire period of the planning permission and the subsequent restoration of the site. Within one month of the restoration of the site being completed the boundary treatment and warning signs shall be removed.

**Reason:** In the interests of public safety.

#### **14006 Dust Suppression Scheme**

No works in connection with the development hereby approved shall commence unless a scheme for suppressing dust from activities on the site has been submitted to and approved in writing by the planning authority. The development hereby approved shall not operate unless the dust suppression scheme has been implemented in accordance with the approved details. Once implemented the dust suppression scheme shall thereafter be permanently retained in accordance with the approved details.

**Reason:** To ensure that dust from the development does not result in undue loss of amenity for surrounding properties.

#### **14007 Wheel Washing Scheme**

No works in connection with the development hereby approved shall commence unless a scheme for mud control and wheel washing has been submitted to and approved in writing by the planning authority. The development hereby approved shall not operate unless the mud control and wheel washing scheme has been implemented in accordance with the approved details. Once implemented the mud control and wheel washing scheme shall thereafter be permanently retained in accordance with the approved details.

**Reason:** To ensure that mud, stones and other debris is not carried onto the public road from the site in the interests of road safety.

#### **14008 Stockpiling in proximity to roads**

No extraction in connection with the development hereby approved shall take place within 15metres of the *[...specify road(s) including number(s) if applicable...]* and any *[...soil storage/stockpile mounds or bunds...]* with a side which faces onto *[...this/these road(s)...]* shall not have a gradient steeper than 1 in 1.5

**Reason:** To prevent *[...soil/material...]* falling onto the road(s) in the interests of road safety.



### 14009 Approved drainage system carried out

No extraction in connection with any phase of the development hereby approved shall take place unless the proposed [...*foul and...*] surface water drainage system[s] for that phase [...*has/have...*] been provided in accordance with the approved plans [...*and the (INSERT name and date of approved drainage and maintenance report) ...*]. The [...*foul and...*] surface water drainage system[s] shall be permanently retained thereafter in accordance with the approved scheme.

**Reason:** In order to ensure that adequate drainage facilities are provided, and retained, in the interests of the amenity of the area.

### 14010 Working Methods

The development hereby approved shall be carried out in complete accordance with the approved detailed working method statement (*INSERT name and date of approved report as appropriate*).

Reason: To ensure adequate protection of the environment within the vicinity of the development.

### 14011 Phasing

The development hereby approved shall be carried out in full accordance with the approved phasing scheme [...*INSERT name and date of approved report or relevant plans and documentation details as necessary...*].

Reason: To ensure that the site is developed in an appropriate manner in the interests of the visual amenities of the area.

### 14012 Hours of Operation

The [...*development/use...*] hereby approved shall not operate outwith the hours of [...*INSERT hours (24 hour clock) Monday to Friday; Saturday & Sunday. Time and day to vary depending on the circumstances...*].

**Reason:** In order to ensure that the development would not result in undue loss of amenity for surrounding properties.

### 14013 Blasting

Ground vibrations as a result of blasting operations shall not exceed a peak particle velocity of 6mm/sec in 95% of all blasts measured over any period of six months and no individual blasts shall exceed a peak particle velocity of 12mm/sec as measured at vibration-sensitive buildings. For the purposes of this condition the measurement shall be the maximum of three mutually perpendicular directions taken at the ground surface.

**Reason:** In order to ensure that the development would not result in undue loss of amenity for surrounding properties.

## 14014 Blasting Monitoring

No works in connection with the development hereby approved shall commence unless a programme of blast monitoring [...in accordance with (*INSERT name and date of relevant Blasting Impact Report*) ...] has been submitted to and approved in writing by the planning authority. The development shall be carried out in complete accordance with the approved blast monitoring programme.

**Reason:** In order to ensure that the development would not result in undue loss of amenity for surrounding properties.

## 14015 Noise

Noise immissions from the development shall not exceed the levels set out in or derived from Table 1 in this condition at any dwelling which lawfully exists or has planning permission at the date of this consent and:

- a. Within 21 days from receipt of a written request from the planning authority following a complaint to it from an occupant of a dwelling alleging noise disturbance at that dwelling, the developer shall, at their expense, employ a consultant approved by the planning authority to assess the level of noise immissions from the development at the complainant's property. The written request from the planning authority shall set out the dates, times and locations to which the complaint relates and any identified atmospheric conditions, including wind direction, and include a statement as to whether, in the opinion of the planning authority, the noise giving rise to the complaint contains or is likely to contain a tonal component. Where the property to which a complaint is related is not listed in Table 1 attached to this condition, the developer shall agree in writing with the planning authority the noise limits from those listed in the table that shall be adopted at the complainant's property for compliance checking purposes. The proposed noise limits shall be those limits specified for a listed location which is likely to experience the most similar background noise environment to that experienced at the complainant's property. The chosen noise limits for the complainant's property shall be submitted to and approved in writing by the planning authority before the noise immissions assessment is carried out.
- b. The assessment of the rating level of noise immissions shall be undertaken in accordance with an assessment protocol that shall previously have been submitted to and approved in writing by the planning authority. The protocol shall include the proposed measurement locations where measurements for compliance checking purposes shall be undertaken, whether noise giving rise to the complaint contains or is likely to contain a tonal component, and also the range of meteorological and operational conditions. The proposed range of conditions shall be those which prevailed during times when the complainant alleges there was disturbance due to noise, having regard to the written request of the planning authority under paragraph (a), and such others as the independent consultant considers likely to result in a breach of the noise limits.

- c. The developer shall provide to the planning authority the independent consultant’s assessment of the rating level of noise immissions within 2 months of the date of the written request of the planning authority for compliance measurements to be made under paragraph (a). Certificates of calibration of the instrumentation used to undertake the measurements shall be submitted to the planning authority with the independent consultant’s assessment of the rating level of noise immissions.

Table 1

Property Name	Soil and Overburdening dB LAeq 1h	Quarrying Operations dB LAeq 1h
H1		
H2		
H3		
H4		
H5		
H6		

**Reason:** To ensure that noise limits are not exceeded and to enable prompt investigation of complaints in order to protect nearby residents from undue noise and disturbance from the development.

**14016 Restoration and Aftercare Guarantee**

No works in connection with the development hereby approved shall commence unless the developer has provided to the planning authority written details of the guarantee or other financial provision that is proposed to be put in place to cover all site restoration and aftercare liabilities at the end of the period of this permission. The developer shall also provide an independent confirmation by a chartered surveyor (whose appointment for this task has been approved by the planning authority) that the amount of the guarantee or financial provision so proposed is sufficient to meet the full estimated costs of dismantling, removal, disposal, site restoration, remediation aftercare liabilities and incidental work as well as associated professional costs. No works shall commence on site unless written confirmation has been given by the planning authority that the proposed guarantee is satisfactory and the developer has confirmed in writing to the planning authority that the guarantee has been put in place. The guarantee or other financial provision must:

- a) be granted in favour of the Council as planning authority;
- b) be from a bank or other institution which is of sound financial standing and capable of fulfilling the obligations under the guarantee;
- c) either contain indexation provisions so that the specified amount of the guarantee shall be increased on each anniversary of the date of this permission by the same percentage increase in the General Index of Retail Prices (All Items) exclusive of mortgage interest published by on or behalf of HM Government between the date of this permission and such relevant anniversary or be reviewable to ensure that the specified amount of the guarantee always covers the value of the site restoration and aftercare liabilities;

- d) come into effect on or before the date of commencement of development, and expire no earlier than 12 months after the end of the aftercare period.

In the event that the guarantee becomes invalid for any reason, no operations shall be carried out in connection with the development hereby approved unless a replacement guarantee, completed in accordance with the terms of this condition has been submitted to, and approved in writing by the planning authority.

**Reason:** To ensure financial security for the cost of the site reinstatement and aftercare liabilities is in place in the interests of the [...*safety and/or visual amenity of the area and environmental protection...*].

#### **14017 Sheeting of heavy goods vehicles**

All Heavy Goods Vehicles entering and leaving the site shall be sheeted.

**Reason:** In the interests of road safety and in order to ensure that the development would not result in undue loss of amenity for surrounding properties and to ensure adequate protection of the environment.

## **Informatives and Directions**

### **31 Time Limits and Notices**

#### **31001 Direction (non-standard time limit FPP)**

DIRECTION UNDER SECTION 59(5) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997:

Aberdeenshire Council hereby directs that this planning permission will lapse on the expiration of a period of [...x years...] from the date of this decision notice, unless the development is begun within that period.

#### **31002 Direction (non-standard time limit MSC)**

DIRECTION UNDER SECTION 59(5) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997:

Aberdeenshire Council hereby directs that application for approval of all matters specified in conditions to a grant of Planning Permission in Principle must be made before whichever is the latest of the following dates:

- (i) The expiration of [...x years...] beginning with the date of the planning permission in principle; or,
- (ii) The expiration of 6 months from the date on which an earlier application (Matters Specified in Condition) for the requisite approval was refused or dismissed following an appeal or review.
- (iii) The expiration of 6 months from the date on which an appeal against such refusal was dismissed.

In relation to any matter under parts (i) and (ii) above, only one application for approval of matters specified in conditions may be made after the expiration of the planning permission in principle.

The development hereby granted shall be begun before the expiration of [...x years..] from the final approval of the matters specified in conditions or, in the case of approval on different dates, the final approval of the last such matters to be approved.

#### **31003 Length of Permission (FPP)**

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended) this planning permission will lapse on the expiration of a period of three years from the date of this decision notice, unless the development is begun within that period.

#### **31004 Length of Permission (LBC/CAC)**

In accordance with section 16(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended) this consent will lapse on the expiration of a period of [...three years...] from the date of this decision notice, unless the works permitted by the consent are begun within that period.

### **31005 Length of Permission (PPP)**

Application for approval of all matters specified in conditions to a grant of Planning Permission in Principle must be made before whichever is the latest of the following dates:

- (a) The expiration of three years beginning with the date of the planning permission in principle; or,
- (b) The expiration of 6 months from the date on which an earlier application (Matters Specified in Condition) for the requisite approval was refused or dismissed following an appeal or review.

In relation to any matter under part (b) above, only one application for approval of matters specified in conditions may be made after the expiration of the planning permission in principle.

The development hereby granted shall be begun before the expiration of two years from the final approval of the matters specified in conditions or, in the case of approval on different dates, the final approval of the last such matters to be approved.

### **31006 NID Notice of Initiation of Development**

Notice of the start of development: The person carrying out the development must give advance notice in writing to the planning authority of the date when it is intended to start the development. Failure to do so is a breach of planning control and could result in the planning authority taking enforcement action. [See sections 27A and 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)]. Such notification shall contain the information set out in the 'Notification of Initiation of Development' Notice as appended.

### **31007 NCD Notice of Completion of Development**

Notice of the completion of the development: As soon as possible after the development is finished, the person who completed the development must write to the planning authority to confirm that the development has been completed. [See section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended)]. Such notification shall contain the information set out in the 'Notification of Completion of Development' Notice as appended.

### **31008 Major Development Site Notice**

Prior to the commencement of this development, the attached Site Notice must be posted in a publicly accessible part of the site and remain in place until the development is complete. This is a statutory requirement of the Town and Country Planning (Scotland) Acts and associated regulations.

### **31009 Schedule 3 Development Site Notice**

Prior to the commencement of this development, the attached Site Notice must be posted in a publicly accessible part of the site and remain in place until the

development is complete. This is a statutory requirement of the Town and Country Planning (Scotland) Acts and associated regulations.

### **31010 Matters Specified in Conditions (PPP)**

This approval relates solely to matters specified in conditions on planning permission in principle reference [insert] dated [insert]. Nothing contained within this approval shall be deemed to affect or vary the conditions imposed on that planning permission in principle.

### **31011 S75 Planning Obligations**

This decision notice must be read in conjunction with the terms of the Legal Agreement which has been signed in relation to this approved development.

### **31012 S75A Modification of Planning Obligation**

In accordance with Section 75A of the Town and Country Planning (Scotland) Act 1997 (as amended) this determination does not take effect until the date on which this notice is given is registered in the Land Register of Scotland. When submitting this deed for registration it should be identified as a 'Planning notice of determination' on the relevant application form. Further information on the Land Register of Scotland is available from the Registers of Scotland, at [www.ros.gov.uk](http://www.ros.gov.uk).

## **32 Temporary Permissions**

*As required.*

## **33 Regulation of Development**

### **33001 Building on the Boundary**

It is noted that your proposals involve building on or up to the boundary of your property. Please be advised that this permission does not entitle you to build on, under or over ground outwith your ownership or to enter private ground to demolish, construct or maintain your property. You must ensure that all development, including foundations, roof overhangs and rainwater goods are contained wholly within your own ground, unless you have the agreement of any neighbouring landowner for any works which encroach on their property.

### **33002 Permitted Development Rights**

Please note that certain permitted development rights have been removed from the land covered by the permission, as explained in the conditions above. This means that certain developments, for which an application for planning permission is not ordinarily required, will now require planning permission. You are therefore advised to contact your local planning office prior to commencing any future developments.

### **33003 Agricultural Permitted Development**

The works described benefit from permitted development rights under class 18 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and therefore must be used for the express purposes of agriculture. If at any point henceforth you wish to use the building for any other uses, formal planning permission will be required.

### **33004 Forestry Permitted Development**

The works described benefit from permitted development rights under class 22 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and therefore must be used for the express purposes of forestry. If at any point henceforth you wish to use the building for any other uses, formal planning permission will be required.

### **33005 Further permission (energy efficiency)**

Where additional micro-generation equipment is required to comply with Condition [...insert condition number...] and has not been approved under this permission, an express grant of planning permission may be required. This includes the installation and use of air/water/ground source heat pumps, free standing wind turbine, a flue relating to a combined heat and power- or biomass heating system.

### **33006 Accord with Approved Plans & Conditions**

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the planning authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action.

## **34 Access and Servicing**

### **34001 Developer's Expense**

The proposed vehicular access onto the public road shall be formed at the Developer's expense and must be constructed in accordance with the council's specification.

### **34002 Ditch Suitably Piped**

Any ditch under the proposed lay-by shall be suitably piped, with the pipe having a 150mm concrete surround, all to the requirements and specification of the Council.

### **34003 Surface Water Drainage**

Adequate provision shall be made for internal surface water drainage to ensure that surface water does not run from the site onto the public road or vice versa.



### **34004 Statutory Undertaker's Plant**

Adequate precautions shall be taken to protect any Statutory Undertaker's plant which may be affected by the works/development.

### **34005 No effluent to public road drainage**

No effluent from the proposed septic tank will be permitted to adversely affect the public road or its drainage system.

### **34006 Boundary Wall Line to be agreed**

Prior to commencing its construction, the line of any boundary wall along the frontage of the site shall be agreed on site with Roads Development, Infrastructure Services in order that allowance may be made for any future widening.

### **34007 Road Excavation Permit**

An application for a Road Excavation Permit must be submitted to Infrastructure Services, Area Roads Office at least 15 days prior to the commencement of any excavation works within the boundaries of the public road. Applicants should note that failure to obtain a Permit is an offence in terms of s56 of the Roads (Scotland) Act 1984. Note: The Public Road may incorporate - Carriageway, Verge, Cycleway/ Footway and Visibility Envelopes.

Further details and application forms may be obtained by emailing the relevant Area Roads Office (see below) or on the council's website (<http://www.aberdeenshire.gov.uk/roads-and-travel/roads/residential-streets/application-forms/>):

Banff & Buchan - [banffandbuchan.roads@aberdeenshire.gov.uk](mailto:banffandbuchan.roads@aberdeenshire.gov.uk)

Buchan - [buchan.roads@aberdeenshire.gov.uk](mailto:buchan.roads@aberdeenshire.gov.uk)

Formartine - [formartine.roads@aberdeenshire.gov.uk](mailto:formartine.roads@aberdeenshire.gov.uk)

Garioch - [garioch.roads@aberdeenshire.gov.uk](mailto:garioch.roads@aberdeenshire.gov.uk)

Kincardine & Mearns - [kincardineandmearns.roads@aberdeenshire.gov.uk](mailto:kincardineandmearns.roads@aberdeenshire.gov.uk)

Marr - [marr.roads@aberdeenshire.gov.uk](mailto:marr.roads@aberdeenshire.gov.uk)

### **34008 Construction Consent Needed**

Construction Consent for the proposed road(s) will be required prior to the commencement of any roadwork. Construction Consent Application forms must be submitted at least three months before any roadworks are intended to commence.

### **34009 Road Bond**

A Road Bond must be lodged with Aberdeenshire Council prior to commencing any work on any proposed dwellinghouse.

### **34010 Abnormal Loads**

If road deliveries to site exceed either the maxima stated in the “Road Vehicles (Construction and Use) (Amendment No.7) Regulations 1998” or “The Road Vehicles (Authorised Weight) Regulations 1998”, at least one month’s notice must be given to the council’s Abnormal Loads Officer together with submission of an Abnormal Load Routing Plan for approval. (Contact Abnormal Loads Officer either by email at [abnormal.loads@aberdeenshire.gov.uk](mailto:abnormal.loads@aberdeenshire.gov.uk) or Fax: 01224 662005).

To avoid delaying the start of the development it is advisable to submit the Abnormal Load Routing Plan (if required) at least 3 months prior to commencement of development. This will enable assessment of the route and any problems to be identified.

### **34011 Permits and Surveys**

The Developer should contact the local Roads Maintenance Team and Bridges Team at least two months prior to the start of works to arrange any necessary permits and for surveys to be completed. For the avoidance of doubt, where different transportation routes are required for components or construction vehicles these should be identified separately. Turbine delivery may require a separate route from crane or construction traffic.

### **34012 Stopping Up or Diversion Order required**

Please note that a Stopping Up Order or a Diversion Order under Sections 207 or 208 of the Town and Country Planning (Scotland) Act 1997 will be required in this instance. The planning permission cannot be implemented unless and until the Order is confirmed by Scottish Ministers.

## **35 Landscaping**

### **35001 Ash dieback (*Chalara fraxinea*)**

Please note that in order to protect Great Britain’s ash trees against the threat of *Chalara fraxinea* fungus The Plant Health (Forestry) (Amendment) Order 2012 prohibits (1) all imports of ash plants, trees and seeds into Great Britain, and (2) all movements of ash plants, trees and seeds within Great Britain, until further notice. Until this Order is repealed ash (*Fraxinus*) should not be specified in landscaping schemes. More information on ash dieback and *Chalara fraxinea* can be found at <http://www.forestry.gov.uk/ashdieback>

### **35002 No works to trees without consent**

The trees on or immediately adjacent to the application site are protected by virtue of [...a Tree Preservation Order...] [...and...] [...being sited within a Conservation Area...]. Only those works specified in the planning permission hereby granted may be carried out in respect of these trees. No further works to the protected trees shall be carried out without separate consent from the planning authority.

## **36 Biodiversity**

### **36001 Bats may be present**

Please note there is a possibility that bats may be present *in the property/on the site*. All bats and their breeding or resting places (i.e. roosts) are protected by law. It is an offence to disturb, injure or kill any bat or to damage, destroy or obstruct access to a bat roost. Damage does not have to be deliberate to be considered an offence. Work that may impact on bats and their roosts can only be carried out under licence. If evidence of bats is discovered works must cease immediately and the advice of Scottish Natural Heritage must be sought.

### 36002 Bats (licence required)

*This informative can be adapted to apply to other protected species as advised by the Environment Team.*

Due to the presence of (*name of bat species*) which is a European protected species, the applicant will be required to obtain a licence prior to any works commencing on site. SNH Licensing Team have been consulted by Aberdeenshire Council and will be able to issue you with your licence providing the bat survey accompanying your approved planning application is less than 18 months old and you are able to follow the mitigation and compensation measures outlined in the bat survey report. To issue your licence SNH will need the following information: the likely start and finish date of the works, your name, postal address and email address and the name, postal address and email address of the ecologist or bat consultant that you will be using and to whom you wish a copy of your licence to be sent. To obtain your licence please contact SNH Licensing Team either by telephone or email giving your planning reference and site address. Tel: 01463 725364 Email: [Licensing@snh.gov.uk](mailto:Licensing@snh.gov.uk)

### 36003 Barn Owls

Please note that there is a possibility that barn owls or other breeding birds may be present [*...in the property/on the site...*]. All birds, their nests and eggs are protected by law. Barn owls are given special protection which makes it an offence to:

- a) intentionally kill, injure or take a wild barn owl;
- b) to damage or destroy a nest while in use or being built; or
- c) to disturb a barn owl whilst building or in, on or near a nest containing eggs or young.

If evidence of barn owls is discovered works must cease immediately and the advice of Scottish Natural Heritage sought.

### 36004 Otters

Please note there is a possibility that otters may be present on the site. All otters and their breeding or resting places are protected by law. It is an offence to disturb, injure or kill any otter or to damage, destroy or obstruct access to its resting or breeding place. Damage does not have to be deliberate to be considered an offence. Work that may impact on otters and their breeding or resting places can only be carried out under licence. If evidence of otters is discovered works must cease immediately and the advice of Scottish Natural Heritage sought.

### **36005 Water Voles**

Please note that there is a possibility that water voles may be present [...*in the property/on the site...*]. Water voles are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally or recklessly damage, destroy or obstruct access to a water vole burrow or disturb a water vole whilst occupying its burrow. If evidence of water voles is discovered works must cease immediately and the advice of Scottish Natural Heritage should be sought.

### **36006 Badgers (no survey undertaken)**

Should any badger setts be discovered during the construction period then all work must stop immediately and the Planning Authority and Scottish Natural Heritage consulted. Work should not recommence until such times as appropriate mitigation measures have been agreed in writing with Scottish Natural Heritage.

### **36007 Badgers (survey done)**

Though no evidence of badger activity or setts was found during the survey badgers may be present in the wider area and may exploit foraging resources within the development site, as such the following precautionary measures should be undertaken:

- All stored or trench laid pipes should be capped at the end of each working day
- Open trenches or pits should have escape ramps provided and must be checked at the beginning of each day for potential entrapments
- Any access holes or entrances into machinery that are accessible to badgers should be suitably blocked when the machinery is not in use.

The developer should be made aware that any subsequent events involving a trapped badger should be referred to the Scottish Society for the Prevention of Cruelty to Animals (SSPCA) or a local badger expert.

Should any badger setts be discovered during the construction period then all work must stop immediately and the Planning Authority and Scottish Natural Heritage consulted. Work should not recommence until such times as appropriate mitigation measures have been agreed in writing with Scottish Natural Heritage.

### **36008 Squirrels**

Please note there is a possibility that red squirrels may be present on the site. All red squirrels and their dreys are protected by law. It is an offence to capture, injure or kill any red squirrel or to damage, destroy or obstruct access to a drey or nest. If any dreys are found the advice of Scottish Natural Heritage should be sought.

### **36009 Invasive Non-Native Species**

Please note there is a risk of invasive-non nature species (INNS) spreading onto this site. Measures may need to be put in place to protect the natural environment

and prevent the spread of invasive non-native species (INNS) onto this site from adjacent land.

### **36010 Breeding Birds**

Please note that there is a possibility that breeding birds may be present [...in the property/on the site...]. Breeding birds are protected under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally or recklessly damage, destroy, take or otherwise interfere with any nest, nesting site or eggs. This includes causing disturbance to the bird whilst it is nest building or near a nest with eggs or young or to disturb the dependent young of such a bird. If evidence of breeding birds is discovered works must cease immediately and the advice of Scottish Natural Heritage sought.

## **37 Built Heritage**

### **37001 Listed Buildings**

Both planning permission and listed building consent is required for these works. You are not authorised to commence development until you have both consents in place. Furthermore, both consents and their respective conditions must be read, and complied with, in tandem.

### **37002 Conservation Area Consent**

Both planning permission and conservation area consent is required for the demolition of the existing building and its replacement. Unless otherwise stated, you are not authorised to commence development or demolition until you have both consents in place. Furthermore, both consents and their respective conditions must be read, and complied with, in tandem.

## **38 Environmental Controls**

### **38001 Flood Risk**

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy, planning permission does not remove the liability position of developers or owners in relation to flood risk.

### **38002 Scottish Water**

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water.

### **38003 Septic Tanks & Soakaways**

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning

permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter.

### **38004 Nuisance**

The applicant is reminded that, irrespective of any grant of planning permission, the proposed development would remain subject to other statutory legislation. In particular, the grant of planning permission would not prevent the council from subsequently investigating complaints concerning activities arising from the development that could amount to a “statutory nuisance” as defined in section 79(1) of the Environmental Protection Act 1990.

### **38005 Contaminated Land**

This site has a history of potentially contaminative use. The applicant is advised that should any contamination of the ground be discovered during development the Planning Authority should be notified immediately. The extent and nature of the contamination should be investigated and a suitable scheme for the mitigation of any risks arising from the contamination should be agreed and implemented to the satisfaction of the planning authority. The responsibility for ensuring the safe development of the site rests with the developer

### **38006 Asbestos**

Your attention is drawn to the attached advice note regarding the removal and disposal of asbestos. [*...Most up-to-date Advice Note from Contaminated Land to be attached to decision notice...*]

### **38007 BS 5228 Noise and Vibration control**

BS 5228 gives best-practice recommendations for basic methods of noise control on construction and open sites. The guidance recommends procedures for noise and vibration control and aims to assist architects, contractors and site operatives, designers, developers, engineers, local authority environmental health officers and planners, regarding the control of noise and vibration. It refers to the need to protect persons living and working in the vicinity of construction sites and other open sites from noise and vibration as well as protecting those working on such sites. It also draws attention to the provisions in the Control of Pollution Act 1974 relating to the abatement of nuisances caused by noise and vibration. The standard offers examples of good practice, although adherence to its guidance does not in itself confer immunity from prosecution.

### **38008 Public Water Supply**

This planning permission has been granted on the basis that the proposed development will be connected to the public water supply. Should the developer wish to connect to a private water supply a fresh planning application would be required for the development to allow the planning authority to consider the implications of using a private water supply to service the development.

### **38009 Public Sewer Connection**

This planning permission has been granted on the basis that waste water from the proposed development will be disposed of via the public sewer. Should the developer wish to dispose of waste water via private means a fresh planning application would be required for the development to allow the planning authority to consider the implications of using a private means of disposal for waste water.

### **38010 Bird Hazard Management Plan**

*Use in conjunction with Condition 00827.*

The Bird Hazard Management Plan must ensure that all flat or shallow pitched roofs are constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by Aberdeen Airport Airside Operations staff. The owner/occupier must remove any nests or eggs found on the roof.

The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Scottish Natural Heritage (SNH) before the removal of nests and eggs.

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicants' attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to the aerodrome.

## **39 Wind Turbines**

### **39001 Noise Measurement (Small Scale)**

- a) Should a verified complaint relating to noise emissions be received and the developer be required to carry out a noise assessment under the conditions attached to this grant of planning permission, then noise measurements shall be carried out at the complainant's property, using a sound level meter of EN 60651/BS EN 60804 Type 1, or BS EN 61672 Class 1 quality (or the equivalent UK adopted standard in force at the time of the measurements) set to measure using the fast time weighted response as specified in BS EN 60651/BS EN 60804 or BS EN 61672-1 (or the equivalent UK adopted standard in force at the time of the measurements). This should be calibrated in accordance with the procedure specified in BS 4142: 2014 (or the equivalent UK adopted standard in force at the time of the measurements). Measurements shall be undertaken in such a manner to enable a tonal penalty to be applied.
- b) The microphone shall be mounted at 1.2 - 1.5 metres above ground level, fitted with a two-layer windshield or suitable equivalent approved in writing by the planning authority, and placed outside the complainant's dwelling.

Measurements should be made in “free field” conditions. To achieve this, the microphone should be placed at least 3.5 metres away from the building façade or any reflecting surface except the ground at the approved measurement location. In the event that the consent of the complainant for access to his or her property to undertake compliance measurements is withheld, the wind farm operator shall submit for the written approval of the planning authority details of the proposed alternative representative measurement location prior to the commencement of measurements and the measurements shall be undertaken at the approved alternative representative measurement location.

### **39002 Determination of LA90**

In the conditions attached to this planning permission the determination of the LA90 index shall be used with integrating periods of at least 1 minute duration. At least 10 periods of measurement are required for each integer wind speed bin from the cut-in wind speed to a wind speed of 11m/s.

The LA90 Wind Turbine Noise Level shall be correlated with wind speed and derived using a Best Fit Line, using linear regression analysis.

The LA90 Background Noise Level shall also be correlated with wind speed and derived using a Best Fit Line, using linear regression analysis.

The assessment of compliance with the conditions will be determined on the basis of the levels determined from the best fit lines.

The monitoring locations shall be agreed with the planning authority.

Where a tonal assessment is required it shall be carried out in accordance with the procedure recommended in Section 6 of the document “The Assessment & Rating of Noise from Wind Farms” (ETSU-R-97) i.e. the procedure based on the Joint Nordic Method.

An assessment of amplitude modulation of noise from the turbines may also be required, and shall be carried out in accordance with the terms specified by the planning authority and shall also be carried out at the expense of the wind turbine operator.

For noise other than amplitude modulation the LA90 index shall be used over a minimum of 20 periods each of 10 minutes duration. At least 10 of the periods of measurement shall be made at wind speeds between a wind speed specified by the council and a wind speed of not more than 2 metres per second above the wind speed(s) specified by the council. At least 10 measurements shall be made at wind speeds between the wind speed specified by the council and a wind speed not less than 2 metres per second below the wind speed(s) specified by the council. Measurements of noise emissions shall, so far as is reasonably practicable, be made in consecutive 10-minute periods provided that they fall within the wind speed range defined in this clause. Sufficient data points are required for the determination of the sound pressure levels at each of the required wind speeds and at wind directions agreed with the planning authority for each receptor location.



The LA<sub>90</sub> 10<sub>min</sub> noise level from the wind turbines (inclusive of existing background noise) shall be correlated with wind speed and derived using a Best Fit Curve and, where appropriate, allowing for a correction for the influence of the background noise level as described on page 88 of the ETSU-R-97 document, which will necessitate measurement of the background noise level in the absence of the turbine operating. Measured wind turbine noise levels and background noise levels shall be referenced to derived 10 metre height wind speeds. The measurement procedures, including any data filtering parameters, shall be agreed with the planning authority prior to commencement.

### 39003 Rotor Height Wind Speed

Rotor height wind speeds can be determined by direct measurement at hub height or calculated from the measured wind speed at 10m height, using a roughness value,  $Z_0 = 0.05\text{m}$ , from the following equation:

$$V_1 = V_2 \times \{ \text{LN} (H_1/Z_0) / \text{LN} (H_2/Z_0) \}$$

Where

- $V_1$  = Hub Height wind speed
- $V_2$  = Measured 10m height speed
- $H_1$  = Hub Height, metres
- $H_2$  = 10 metres
- LN is the natural logarithm to the base  $e$

### 39004 Noise Measurement Procedure

“Wind Turbine Sound Pressure Level” means the downwind sound pressure level due to the combined effect of all contributing Wind Turbines, excluding the contribution from background noise.

“Background Noise Level” means the noise level in the absence of noise generated by the wind turbines as measured and correlated with Wind Speeds using linear regression analysis determined as a result of the monitoring exercise required by the conditions attached to the planning permission.

“The integer wind speed bin wind speeds” are the wind speeds between 0.5 m/s below and 0.5 m/s above each integer wind speed.

“Night Hours” means 23:00 - 07:00 hours on all days.

“Quiet Daytime Hours” means 18:00 - 23:00 hours Monday to Friday, 13:00 - 23:00 hours on Saturday and 07:00 - 23:00 hours on Sunday.

“Daytime Hours” means 07:00 - 18:00 hours Monday to Friday and 07:00 - 13:00 hours on Saturday.

Measurements shall be made using a sound level meter of EN 60651/BS EN 60804 Type 1, or BS EN 61672 Class 1 quality (or the equivalent UK adopted standard in force at the time of the measurements) set to measure using the fast time weighted response as specified in BS EN 60651/BS EN 60804 or BS EN

61672-1 (or the equivalent UK adopted standard in force at the time of the measurements), with the microphone mounted at 1.2 – 1.5 metres above ground level in “free field” conditions, and fitted with a two-layer windshield, or suitable equivalent approved in writing by the planning authority. To achieve “free field” conditions, the microphone should be placed at least 3.5 metres away from the building facade or any reflecting surface except the ground at the approved measurement location.

### **39005 Roads**

The developer should contact the local Roads Maintenance Team and Bridges Team at least two months prior to start of works to arrange any necessary permits and surveys to be completed.

For the avoidance of doubt where different transportation routes are required for components or construction vehicles these should be identified separately. Turbine delivery may require a separate route from crane or construction traffic.

### **39006 Abnormal loads**

To avoid delay in the start of development it is advisable to submit ALRP at least 3 months prior to commencement of development. This will enable assessment of the route and any problems to be identified.

### **39007 Badgers**

Should any badger setts be discovered during the construction period then all work must stop immediately and the planning authority and Scottish Natural Heritage consulted. Work should not recommence until such times as appropriate mitigation measures have been agreed in writing with Scottish Natural Heritage.

## **40 Archaeology**

### **40001 Human Remains (Right of Sepulchre)**

The Right of Sepulchre under Scots Law means it is a criminal offence to disturb human remains, and that any uncovered during development works, archaeological excavation etc must be reported to the police or Procurator Fiscal's office immediately, as well as the Council's Archaeology Service. The finding of human remains would not prohibit any proposed development works continuing, but would cause minor delay while the remains were investigated.

### **40002 Archaeological Discoveries Bona Vacantia**

The developer has a legal requirement, under the laws of *bona vacantia* to report to the Treasure Trove Unit any objects or artefacts found during development works.

### **40003 Securing post excavation research design**

When any post excavation research design is required through the implementation of a programme of archaeological works, the analysis, publication and

dissemination of results and archive deposition requires to be agreed and secured between the developer of the site and the archaeological contractor undertaking the archaeological works on the site before it will be agreed in writing by the planning authority.

#### **40004 Works by archaeological organisation**

Any archaeological survey, watching brief or archaeological works required by a condition attached to this planning permission must be undertaken by a suitably qualified archaeological organisation.

#### **40005 Level 1 Standing Building Survey**

Level 1 Standing Building Survey: a full photographic survey of the interior and exterior of the building, including all exterior elevations and the building's setting, with the addition of measured floor plans and elevations and a written account of the building's plan, form, function, age and development sequence. Surveys must be submitted in a digital format. A more detailed specification of the survey can be obtained from the Council's Archaeology Service.

#### **40006 Level 2 Standing Building Survey**

Level 2 Standing Building Survey: a full analytical record, which will include detailed photographs of decorative and structural elements, a detailed written description and account of the building's origins, development, use and the evidence on which this has been based. Readily available historic documentation will be examined and measured drawings will be made of relevant sections, elevations and key architectural features. Surveys must be submitted in a digital format. A more detailed specification of the survey can be obtained from the Council's Archaeology Service.

#### **40007 Level 3 Standing Building Survey**

Level 3 Standing Building Survey: the highest level of investigation and record which comprises a detailed study involving: measured plans, elevations and sections, detailed photographs, a full written description and informed analysis as well as detailed historical research. Surveys must be submitted in a digital format. A more detailed specification of the survey can be obtained from the Council's Archaeology Service.

#### **40008 Development Brief**

Development Brief: a written specification prepared by the Aberdeenshire Council Archaeology Service for the applicant outlining the nature of the specific archaeological work required under the archaeological planning condition, and which includes information on the archaeological background of the development site. This document can be used by the applicant in the tendering process, and should be used by the appointed Chartered Institute for Archaeologists (CIfA) member archaeological contractor to inform the Written Scheme of Investigation.

#### **40009 Written Scheme of Investigation (WSI)**

Written Scheme of Investigation (WSI): a written specification produced by the appointed Chartered Institute for Archaeologists (CIfA) member archaeological contractor on behalf of the applicant which outlines in detail the proposed scheme of archaeological investigation. It should detail what archaeological works will be carried out and how; how any encountered archaeological remains will be dealt with; how any updates to the WSI will be provided; the reporting process; and the potential for post-excavation requirement. The WSI must be submitted to the planning authority for approval before being implemented. The contents of the WSI must conform to the relevant national and CIfA standards and guidance.

#### **40010 Post-Excavation Research Design (PERD)**

Post-Excavation Research Design (PERD): a written specification for the post-excavation analysis of artefacts and samples recovery during the excavation phase or archaeological works, prepared by the appointed Chartered Institute for Archaeologists (CIfA) member archaeological contractor on behalf of the applicant. This should include a project design for the post-excavation work, a costed assessment for this work, and costed proposals for the publication of results. The PERD must be submitted to the planning authority for approval. Once the PERD has been agreed, written confirmation must be provided to the planning authority demonstrating that an agreement is in place between the applicant and the appointed CIfA member archaeological contractor, committing the applicant to fund the post-excavation work and for said work to be completed by an agreed date.

### **41 Advertisements**

#### **41001 Clean and tidy**

In accordance with the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 all advertisements displayed and any land used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the planning authority.

#### **41002 Safe**

In accordance with the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 any hoarding or similar structure or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the planning authority.

#### **41003 Removal**

In accordance with the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 where any advertisement is required under these regulations to be removed the removal thereof shall be carried out to the reasonable satisfaction of the planning authority.

#### **41004 Permission of owner**

In accordance with the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 before an advertisement is displayed on land the permission of the owner of that land or other person entitled to grant permission shall be obtained.

## **42 Waste Management**

### **42001 Communal Recycling and Waste Storage**

The applicant is advised that vehicular access to the communal recycling and waste bin storage area is of paramount importance. Collection vehicles are generally LGV vehicles of approximately 10 metres in length and require adequate space to manoeuvre. They have a turning circle of 21.5 metres diameter. Where possible the need for these large vehicles to reverse should be negated or minimised. Refuse vehicles should not be required to reverse for a distance greater than 12 metres in accordance with BS 5906:2005.

## **43 Phasing of Development**

### **43001 Notice of Completion (Phasing)**

Within a period of 28 days following the completion of each phase of the development, a Notice of Completion in accordance with Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) must be submitted in writing to the Planning Authority.

## **44 Minerals**

*As required.*