

REGULATORY PANEL.

Minutes of meeting in County Buildings, Wellington Square, Ayr
on 24 March 2020 at 10.00 a.m.

Present: Councillors Brian Connolly (Chair), Ian Cavana, Alec Clark and Ian Fitzsimmons.

Apologies: Councillors Andy Campbell, Peter Convery, Mary Kilpatrick, Craig Mackay and Margaret Toner.

Attending: J. Nicol, Service Lead – Planning and Building Standards; K. Briggs, Service Lead – Legal and Licensing; K. Braidwood, Ayrshire Roads Alliance; and A. Gibson, Committee Services Officer.

Attending

Remotely: A. Cooke, Planning Co-ordinator.

1. Opening Remarks.

The Chair confirmed that today's meeting was not open to the public, due to the government restrictions now in place in response to the Coronavirus pandemic.

2. Declarations of Interest.

There were no declarations of interest by Members of the Panel in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

3. Minutes of previous meetings.

The Minutes of 6 February 2020 (issued) were submitted and approved.

4. South Ayrshire Council (Town of Prestwick) (Waiting Restrictions) (Civil Enforcement) Order 2012 Amendment Order No.1 2020.

There was submitted a report (issued) of 27 February 2020 by the Director – Place seeking formal approval to make a Traffic Regulation Order (TRO) under the Road Traffic Regulation Act 1984, namely "South Ayrshire Council (Town of Prestwick) (Waiting Restrictions) (Civil Enforcement) Order 2012 Amendment Order No.1 2020."

Having heard Members raise a few issues arising from the proposals, the Panel

Decided: to agree to make the above Traffic Regulation Order.

5. Applications for Planning Permission.

There were submitted reports of March 2020 by the Director - Place on current applications for determination.

The Panel decided as follows:-

- (1) **19/00658/DEEM** – Consultation under Section 36 of the Electricity Act 1989 – Arecleoch Windfarm, C72 from Gowlands Terrace, Barrhill to Council boundary, south of Chirmorrie, south of Barrhill, South Ayrshire for permission to erect and operate 13 wind turbines with associated infrastructure.

Decided: to agree, based on the grounds stated in the report

- (a) that the Council submit this report as an objection to the Scottish Government; and
- (b) that a comment be submitted to the Scottish Government for consideration in its own assessment of the proposed development, per section 11 of this report.

- (2) **19/00880/APPM - GIRVAN - Barbae Quarry, C13 from Assel Road, Pinmore via Tormitchel and Penwhapple Glen to B734 Junction at Penkill, north from Pinmore** - The winning and working of minerals and associated ancillary operations at Barbae Quarry including a lateral extension to the permitted quarry extraction area to the west of the existing site with progressive restoration and the construction and use of a temporary haul road access between Barbae Quarry and Tormitchell Quarry with associated tree planting and landscaping.

Decided: to agree that the Director - Place be granted delegated powers to approve the planning application subject to; a S75 legal agreement for provision of a suitable restoration bond to ensure the satisfactory restoration and aftercare of the quarry in the event that the operations cease on a permanent basis prior to final reinstatement being carried out; the conditions set out below; and a review of the reasoned conclusions on the significant effects on the environment at the date the consent was issued:-

- (a) that all quarrying and associated operations within the site shall cease by the 31st December 2042 or on the completion of extraction of the consented mineral reserve, whichever is the sooner. Unless with the express approval of the Council, the quarry shall be fully restored in accordance with the restoration scheme approved under Condition 6 within 12 months of the completion of the extraction of the consented mineral reserve or 31 December 2042 whichever is the sooner;
- (b) that the development hereby granted shall be implemented in accordance with the plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority;

- (c) that the extraction of minerals and reinstatement of areas shall be carried out in accordance with the extraction limits and sequence shown on approved drawings BQE/2-REV A, BQE/3-REV A, BQE/4 REV A, BQE/5 - REV A and BEQ/6 - REV A;
- (d) that the operator shall submit an annual statement and illustrative drawings to the Planning Authority within one year of the date of implementation of the permission and on the anniversary of that date in each subsequent year. The annual statement shall present an audit of the workings undertaken in the preceding calendar year, illustrating;
- the rates of extraction;
 - topographical and cross sectional drawings indicating, against the previous year, the quarry profile in terms of the depth of extraction;
 - the levels, if any, of restoration delivered on site; and
 - the results of any monitoring required in compliance with the conditions in the planning permission. For the avoidance of doubt, this shall include results from the implementation of dust and water management plans, where appropriate;
- (e) the areas identified on approved drawing numbers BQE/2-REV A, BQE/3-REV A, BQE/4 REV A and BQE/5 - REV A to be restored during the operational life of the quarry shall be spread with soil (or soil forming material) and planted and seeded with suitable species within one growing season following the completion of material placement works within these areas. Prior to any soil spreading and planting and seeding taking place in accordance with this condition, details of the composition of the soil or soil forming materials; the intended depth of soil or soil forming materials to be spread within the restoration areas; details of the species type and planting densities of all species to be included within the planting scheme; and details of aftercare measures required to ensure that all new planting is maintained shall be agreed in writing with the planning authority. The choice of soil composition and species of plant shall accord with the principles embodied within the approved Final Restoration Plan shown on approved drawing number BQE/6 - REV A;
- (f) one year prior to the permanent cessation of extraction operations, the operator shall submit a plan for the reinstatement and aftercare of the unrestored parts of the application site. The reinstatement plan shall accord with the principles embodied within the Final Restoration Plan shown on approved drawing BQE/6-REV A and shall, incorporate standing water bodies, conservation grassland, woodland areas and rock scree. Notwithstanding the generality of the foregoing, the reinstatement plan shall include the following:-
- stabilisation of the final excavation faces;
 - removal of all machinery and fixed plant;
 - demolition and clearance of all buildings and their foundations;
 - removal or spreading of any remaining stockpiles as part of the restoration works;
 - backfilling of the quarry benches as identified in the approved plans;
 - recovery of all soils stored within the site and reuse of such materials within the site to form a growing medium for subsequent habitat creation;

- if required, water management systems to moderate the rate and quality of any water discharge from the site to receiving water bodies in accordance with prevailing standards at the time; and
 - the plan shall include a schedule of aftercare works to be carried on for a minimum period of 5 years following completion of all restoration works;
- (g) that working hours within the site shall be restricted to between 0700 and 1900 Mondays to Fridays and 0700 to 1500 on Saturdays and Sundays. This condition shall not, however, operate so as to prevent the carrying out, outside these working hours, of essential maintenance to plant and machinery on the site, or the operation of pumps and ancillary machinery for water management purposes;
- (h) no work shall commence on the extended quarry workings or the proposed haul road hereby approved until the operator has submitted a Dust Management Plan for the site to the planning authority and has received the planning authority's written confirmation that the Dust Management Plan is acceptable. The Dust Management Plan shall include the control measures set out in paragraph 9.7.1 of the submitted EIA Report;
- (i) the operator shall minimise emissions of dust in accordance with the Dust Management Plan approved under Condition 8 of this permission at all times;
- (j) in the event of dust complaint relating to the development hereby permitted being received by the Planning Authority or the operator or site monitoring revealing non-compliance with condition 8 of this permission, an immediate investigation shall be initiated by the operator and the findings of the investigation shall be reported in writing to the Planning Authority. In the event that the investigation reveals, to the satisfaction of the Planning Authority non-compliance with condition 8, the operator shall cease the operation giving rise to the complaint until a report detailing appropriate mitigation measures to be taken has been submitted to and approved in writing by the Planning Authority. The approved mitigation measures shall be fully implemented prior to the recommencement of the operation giving rise to the complaint;
- (k) that all vehicles carrying processed stone of less than 75mm diameter shall be sheeted before leaving the site;
- (l) that ground vibration as a result of blasting operations shall not exceed a peak particle velocity (PPV) of 6mms⁻¹ in 95% of blast occasions and no blast shall exceed 12mms⁻¹ all as measured in any of the 3 planes of measurement. The measurement is to be taken at or near the foundations of the nearest noise sensitive premises;
- (m) provided that the property at Glenassel Lodge is under the control of the operator, the ground vibration due to blasting when measured at Glenassel Lodge shall comply with a vibration criteria of 15mm per second peak particle velocity at a 95% confidence level as measured in any of the 3 planes of measurement. In the event that the property at Glenassel Lodge ceases to be under the control of the operator, the ground vibration as a result of blasting operations shall not exceed a peak particle velocity (PPV) of 6mms⁻¹ in 95% of blast occasions and no blast shall exceed 12mms⁻¹ all as measured in any 3 planes of measurement at this property;

- (n) that unless otherwise agreed in writing by the Planning Authority, and unless as may be necessary for reasons of safety, the number of blasting episodes shall not exceed three in any one day;
- (o) that when carrying out blasting operations the developer shall minimise the propagation of airborne vibration outside the site as per Chapter 5.5 and 5.6 of the submitted EIA Report Volume 2;
- (p) that the blasting times shall be restricted to between 0800 and 1700 hours Mondays to Fridays and 0800 to 1500 on Saturdays with no blasting on Sunday. Any blasting outwith these hours shall be notified to the Planning Authority prior to the blasting being undertaken;
- (q) that an audible warning shall be given prior to the commencement of any blasting operations;
- (r) no work shall commence on the extended quarry workings until a program for monitoring and recording of vibration from blasting has been submitted to and approved by the Planning Authority. The operator shall thereafter ensure that the approved program for monitoring and recording vibration is implemented in full throughout the operational life of the quarry;
- (s) that during the permitted hours of operation the free-field equivalent continuous noise levels (LAeq 1hr) due to normal site activities shall not exceed 55dB free field as measured at the nearest noise sensitive premises that are not under the control of the operator and 65 dB free field as measured at the nearest noise sensitive premises that are under the control of the operator;
- (t) that during the permitted hours of operation the free-field equivalent noise level (LAeq 1hr) due to temporary site operations shall not exceed 60dB free field when measured at the nearest occupied noise sensitive premises that are not under the control of the operator and 70dB free field when measured at noise sensitive properties that are under the control of the operator. This work shall only include the stripping of top soil, sub-soil and over-burden, re-grading and restoration works and haul road construction works. Notification of all operations shall be given to Environmental Health 7 days prior to commencement. This increased noise limit will only apply for up to 8 weeks in any calendar year;
- (u) that in the event of a noise complaint relating to the site being received, the following procedures shall apply:
 - an immediate investigation will be initiated by the operator and the findings of the investigation reported to the Planning Authority; and
 - in the event that the complaint is deemed by the Planning Authority to be justified, having regard to the noise limits set out in conditions (s) and (t) of this permission, the operator shall cease the operation giving rise to the complaint until a report detailing appropriate mitigation measures to be taken has been submitted to and approved in writing by the Planning Authority and unless the measures detailed in the approved report are fully implemented thereafter.

- (v) no work shall commence within the proposed extended extraction area hereby approved until full details of the acoustic barrier to be erected between the quarry workings and the residential property at Glenassel Lodge have been submitted to and approved by the planning authority. The acoustic barrier shall thereafter be installed in accordance with the approved details, to the satisfaction of the planning authority, prior to the commencement of operations within the proposed extended extraction area;
- (w) that prior to the commencement of work within the site, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved by the Planning Authority. The CEMP shall include details of the following:-
- that a bat roost survey, carried out by an experienced bat ecologist, of all trees with bat roost potential of category 2a or 2b located along the route of the proposed haul road;
 - bat related mitigation in relation to the removal of the derelict kennels located within the site which contains a bat roost;
 - otter Mitigation Plan, including pre-construction survey works of watercourses, the timing of these works to determine the existence or absence of Otter activity and the range of mitigation measures that will be implemented should the presence of Otter be confirmed;
 - pre-construction surveys for water-vole and badger covering the watercourses 50 m upstream and 50 m downstream of the water crossings and within 50 m of all infrastructure in the case of badger. The CEMP shall also include details of the range of any mitigation measures required to protect water-vole and badger; and
 - any other measures reasonably required to protect wildlife within the site. The range of measures shall include those identified in the relevant section of Table 10.1 in the EIA Report dated September 2019 that accompanied the planning application;
- (x) that any surface water drainage measures required for the proposed haul road shall be constructed using Sustainable Drainage Systems which include open surface water drains to collect and manage water runoff and at regular intervals, allow this to be discharged, via silt traps, in a dispersed manner so as to safeguard existing surface water flow paths;
- (y) that no soil stripping works shall be commenced within the area of the proposed extension until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority;
- (z) that junction access visibility sightline splays of 4.5 metres x 120 metres shall be maintained in both directions at the junction of the quarry accessway with the public road for as long as the access junction remains in use. There shall be no obstacle greater than 1.05 metre in height within the visibility sightline splays;

- (aa) that junction access visibility sightline splays of 4.5 metres by 120 metres shall be maintained in both directions at the junction of the proposed haul road with the public road. There shall be no obstacle greater than 1.05 metre in height within the visibility sightline splays for as long as the junction remains in use;
- (bb) that a wheel cleaning facility shall be installed and maintained within the quarry site. The wheel cleaning facility shall be used to prevent mud and other materials being deposited onto the public road;
- (cc) that the proposed haul road access shall be constructed in accordance with the specifications in the Council's National Roads Development Guide and be a minimum of 6.0 metres wide over the initial 10 metres as measured from the rear of the public roadway and be formed with 10 metre radius curves. The road shall be surfaced for the first 100m to a specification to be agreed with the Council as Planning Authority, in consultation with the Roads Authority. The access shall be constructed, as approved, prior to the haul road being brought into use;
- (dd) that any gates shall be set back a minimum of 10 metres from the rear of the public footway/roadway, and open inwards away from the public roadway;
- (ee) that the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site;
- (ff) that the stripping, transport, and deposition of topsoil and subsoil shall be undertaken only when ground and weather conditions are suitable. All soil management measures shall be designed in accordance with best practice to cause the least damage to the soil structure. The position and design of any new soil storage mounds within the quarry shall be in accordance with approved drawings unless otherwise agreed in writing with the Planning Authority. No soil shall be removed from the site without the prior written agreement of the Planning Authority; and
- (gg) that the new watercourse crossing for the proposed haul road shall be sized to convey the 200 year design flow (0.65m³/s) and in accordance with the recommendations contained in the report prepared by SLR Consulting Ltd (dated 06/02/2020 - Reference 428-06996-00009).

Reasons:

- (a) to retain effective control over the life of the site;
- (b) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (c) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (d) in order to maintain effective planning control;
- (e) in order to ensure that restoration is implemented concurrently with extraction and to ensure that the materials used for restoration are suitable;
- (f) in the interest of biodiversity and effective landscape management: to ensure adequate measures are put in place to protect the landscaping and planting in the long term;
- (g) in the interests of residential amenity;
- (h) in the interests of residential amenity;
- (i) in the interests of residential amenity;
- (j) in the interests of residential amenity;
- (k) in the interests of residential amenity;
- (l) in the interests of residential amenity;
- (m) in the interests of residential amenity;
- (n) in the interests of residential amenity;
- (o) in the interests of residential amenity;
- (p) in the interests of residential amenity;
- (q) in the interests of residential amenity;
- (r) in the interests of residential amenity;
- (s) in the interests of residential amenity;
- (t) in the interests of residential amenity;
- (u) in the interests of residential amenity;
- (v) in the interests of residential amenity and no such detail having been submitted;
- (w) in the interests of protecting the natural heritage of the site;
- (x) in the interest of protecting the water environment;
- (y) in the interest of protecting the potential cultural heritage value of the site;
- (z) in the interest of road safety;
- (aa) in the interest of road safety;
- (bb) in the interest of road safety;
- (cc) in the interest of road safety and to ensure an acceptable standard of construction;
- (dd) in the interest of road safety;
- (ee) in the interest of road safety and to avoid the discharge of water onto the public road;
- (ff) in the interest of sound soil management; and
- (gg) in order to ensure that site and adjoining land remain free from flood-risk as a consequence of the development.

Advisory Notes:

• **South Ayrshire Council Biodiversity**

- (i) The works should not lead to contravention of either the Protection of Badgers Act 1992 or the Wildlife & Countryside Act 1981 as amended by the Nature Conservation (Scotland) Act 2004; (this includes ensuring that any foraging badger would not become trapped /injured during construction).
- (ii) That the works should not lead to contravention of the Habitats Directive / Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).
- (iii) That the area of construction be checked prior to the commencement of any works for any ground nesting birds or nesting hare, thereby ensuring that they are not contravening the Wildlife & Countryside Act 1981 as amended by the Nature Conservation (Scotland) Act 2004.
- (iv) If there is a requirement for any tree felling then it may be appropriate for the developer to conduct a survey (in season) for potentially roosting bats / nesting birds.
- (v) If there are any woodland edges likely to provide important foraging habitat, where possible an experienced ecologist should provide input to the lighting schemes so as not to impact on foraging bats and provide darkened corridors for commuting and foraging.
- (vi) Any temporary lights used during construction should be fitted with shades to prevent light spillage outside the working area. Temporary lights should not illuminate any tree lines or hedgerows due to lighting potentially affecting wildlife commuting and foraging.
- (vii) Where possible the developer considers the inclusion of bird and bat boxes within the development.
- (viii) Should any EPS be found either prior to or during the period of development then a qualified ecological consultant should be contacted immediately for advice before proceeding with works. Advice from SNH may be required and the ecologist should be able to determine this.
- (ix) Should any European EPS be found either prior to or during the period of development then the need for EPS licensing should be reviewed.
- (x) Should any vegetation require to be removed this should be undertaken outwith the breeding bird's season, specifically March to August, inclusive. If this is not possible, and works are due to take place between March and August, then nesting bird checks should be undertaken by a suitably qualified ecologist, immediately prior to any tree or vegetation removal works commencing.
- (xi) That where possible any landscape planting considers the use of native nectar rich species and fruiting species. These might include Blackthorn (*Prunus spinosa*), Crab apple (*Malus sylvestris*), Elder (*Sambucus nigra*), Hawthorn (*Crataegus monogyna*), Hazel (*Corylus avellana*), Holly (*Ilex aquifolium*), Rowan (*Sorbus aucuparia*) and Silver birch (*Betula pendula*).
- (xii) All holes and excavations greater than 1 m deep should be covered whilst unattended to prevent animals falling in, or ramps should be used in order to provide a means of trapped species to escape. Where this is not possible these areas should be fenced off to prevent accidental entry.
- (xiii) The ends of any pipeline should be capped when unattended, or at the end of each working day to prevent animal access.

- (xiv) Precautions should be taken to avoid the spread of Japanese Knotweed within the site.
- (xv) An advisory speed limit of 15 mph should be maintained throughout the site to reduce the risk of faunal collisions with vehicles.

- **Scottish Water**

Scottish Water note that the development proposals impact on existing Scottish Water Assets. The applicant must identify any potential conflicts and contact Scottish Water Asset Impact Team directly at service.relocation@scottishwater.co.uk. Any conflict with assets may be subject to restrictions on proximity of construction. Scottish Water asset plans can be obtained from Site Investigation Services (UK) Ltd Tel: 03331231223 or email SW@sisplan.co.uk or www.sisplan.co.uk

- **SEPA**

- (i) Should any dewatering be required, these operations should be carried out in compliance with general binding rules 2 and/or 15. Abstraction of groundwater in quantities greater than 10 m³/day will require authorisation under the Controlled Activities Regulations.
- (ii) If Japanese Knotweed is present within the area of vegetation to be cut back to form driver visibility splays at the site entrance, the developer must ensure the extent is clearly identified by further survey works and that all waste arising must be disposed of appropriately. Appropriate bio-security procedures should be adhered to, to ensure the invasive non-native species is not translocated.
- (iii) It is essential that best practice is adhered to in respect of the construction of the haul road water-crossing over the tributary of the Barbae Burn. The developer must ensure that drainage from the surface does not directly enter the watercourse.
- (iv) If SUDS are to be installed to collect and treat contaminated site drainage, these should not be placed on identified wetland type areas and SEPA would encourage SUDS facilities to be designed to function without a direct connection to any watercourse (i.e. further polished by running over undisturbed grassland or filter strip).
- (v) SEPA acknowledge a former settlement pond is to be retained as a feature in the restoration phase of the site and note it is currently full of silts/sediments. SEPA assume that before it is to be retained as a pond it will be subject to desilting works to ensure it does not present a risk to the water environment and to maximise the habitat enhancement the structure could offer.
- (vi) If the total length of the new haul road at the quarry exceeds 5km SEPA advise that a construction SUDS licence will be required, as per the terms of The Water Environment (Controlled Activities)(Scotland) Regulations 2011(as amended). If the access track is <5km the requirements of General Binding Rule 10 of CAR would apply instead.
- (vii) In terms of the site drainage arrangements associated with the collection, treatment and disposal of site drainage SEPA confirm the quarry site would be regulated as before, with a trade effluent licence issued under CAR. It is the responsibility of the applicant to ensure the CAR authorisation in place for the site remains appropriate for all activities to be undertaken at the site.

- (viii) Crushing and screening are listed activities in Schedule One, Section 3.5 of the 'Environmental Protection, The Pollution Prevention and Control (Scotland) Regulations 2012 and to undertake these activities will therefore require the applicant to obtain a PPC Part B permit.
- (ix) Authorisation is required under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR) to carry out engineering works in or in the vicinity of inland surface waters (other than groundwater) or wetlands. Inland water means all standing or flowing water on the surface of the land (e.g. rivers, lochs, canals, reservoirs).
- (x) Management of surplus peat or soils may require an exemption under The Waste Management Licensing (Scotland) Regulations 2011. Proposed crushing or screening will require a permit under The Pollution Prevention and Control (Scotland) Regulations 2012. Consider if other environmental licences may be required for any installations or processes.
- (xi) A Controlled Activities Regulations (CAR) construction site licence will be required for management of surface water run-off from a construction site, including access tracks, which:
 - is more than 4 hectares,
 - is in excess of 5km, or
 - includes an area of more than 1 hectare or length of more than 500m on ground with a slope in excess of 25 degrees.
- (xii) See SEPA's Sector Specific Guidance: Construction Sites (WAT-SG-75) for details. Site design may be affected by pollution prevention requirements and hence we strongly encourage the applicant to engage in pre-CAR application discussions with a member of the regulatory services team in your local SEPA office. Below these thresholds you will need to comply with CAR General Binding Rule 10 which requires, amongst other things, that all reasonable steps must be taken to ensure that the discharge does not result in pollution of the water environment. The detail of how this is achieved may be required through a planning condition.
- (xiii) Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory services team in your local SEPA office at: 31 Miller Road, Ayr, KA7 2AX, Tel no 01292 294 000.

- **Ayrshire Roads Alliance**

- (i) Road Opening Permit: That a Road Opening Permit shall be applied for, and obtained from the Council as Roads Authority, for any work within the public road limits, prior to works commencing on site.
- (ii) Roads (Scotland) Act: The Council as Roads Authority advises that all works on the carriageway to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984.
- (iii) New Roads and Street Works Act 1991: In order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, must be co-ordinated so as to minimise their disruptive impact. This co-ordination shall be undertaken by the developer and his contractors in liaison with the local roads authority and the relevant utility companies.

- (iv) Signage to TSRGD 2016: The Council as Roads Authority advises that only signs complying with the requirements of 'The Traffic Signs Regulations and General Directions 2016' are permitted within public road limits.

- **EIA Regulations 2017**

Prior to issuing planning permission, the Council as Planning Authority is required to undertake a review of the Reasoned Conclusions on the Significant Effects of the Development on Environment to ensure that this remains up to date. In terms of the Environmental Impact Assessment (Scotland) Regulations 2017, Regulation 29(4) the Reasoned Conclusions are to be reviewed prior to the final issuing of permission. Thus, if there is any significant delay in concluding the Section 75 Agreement attached to this permission, there is a possibility that the applicant will require to provide up to date environmental information and for the Planning Authority to review its consideration of the proposals.

List of Determined Plans:

- Drawing - Reference No (or Description): BQE/7 Haul Road Design A;
- Drawing - Reference No (or Description): BQE/LA/39 to 43 LIVA Figures;
- Drawing - Reference No (or Description): BQE/LA/6 to 38 LIVA Figures;
- Drawing - Reference No (or Description): BQE/LA/1 to 5 LVIA Figures;
- Drawing - Reference No (or Description): 16311-SK-09 Access Junction;
- Drawing - Reference No (or Description): Figure 3-1 Site Boundaries _ Survey Area;
- Drawing - Reference No (or Description): BQE/8 Illustrative Phasing Sections;
- Drawing - Reference No (or Description): BP/10/PA/02A Existing Landform;
- Drawing - Reference No (or Description): B10/PA/03A Location Plan;
- Drawing - Reference No (or Description): BQE/1-REVA Existing Landscape _ Approved Planting;
- Drawing - Reference No (or Description): BQE/10 Illustrative Phase 1 Section;
- Drawing - Reference No (or Description): BQE/11 Illustrative Phase 2 Section;
- Drawing - Reference No (or Description): BQE/12 Illustrative Phase 3 Section;
- Drawing - Reference No (or Description): B10/PA/01A Site Location Plan;
- Drawing - Reference No (or Description): BQE/2 Phase 1 A;
- Drawing - Reference No (or Description): BQE/3 Phase 2 A;
- Drawing - Reference No (or Description): BQE/4 Phase 3 A;
- Drawing - Reference No (or Description): BQE/5 Phase 4 A;
- Drawing - Reference No (or Description): BQE/6 Final restoration Plan A;
- Drawing - Reference No (or Description): BQE/9 Illustrative Restoration Section A;
- Other - Reference No (or Description): Bat Survey Baseline (tech appendix 3.4);
- Other - Reference No (or Description): Bat Survey Appendix B to F;
- Other - Reference No (or Description): EIA Non Technical Summary;
- Other - Reference No (or Description): EIA Report Volume 2;
- Other - Reference No (or Description): EIA Chapter 3 Technical Appendix 2;
- Other - Reference No (or Description): EIA Chapter 3 Technical Appendix E;
- Other - Reference No (or Description): EIA Chapter 4 Figures 4.1 to 4.6;
- Other - Reference No (or Description): EIA Chapter 8 Figures 1 to 3;
- Other - Reference No (or Description): EIA Technical Appendix 3.2 Extended Phase 1;
- Other - Reference No (or Description): EIA Extended Phase 1 _ NVC;

Other - Reference No (or Description): Forestry Advice;
 Other - Reference No (or Description): PAC Report Appendix 4;
 Other - Reference No (or Description): Planning Statement;
 Other - Reference No (or Description): Pre-Application Consultation Report;
 Other - Reference No (or Description): EIA Technical Appendix 3.3;
 Other - Reference No (or Description): EIA Technical Report 3.5 confidential; and
 Other - Reference No (or Description): Transport Statement.

Reason for Decision:

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

This is an EIA development. An Environmental Impact Assessment has been carried out. The likely significant effects of the development on the environment are mitigated.

- (3) **19/01106/APPM - AYR – Craigie Campus, Craigie Estate, Beech Grove, KA8 0SR -** Erection of 8-lane all weather athletics track, changing pavilion, spectator terracing, indoor athletics hall, full size artificial grass pitch, with associated floodlighting, fencing, car parking, access roads, footpaths and landscaping.

Decided: to approve the application subject to the following conditions:-

- (a) that the development hereby granted shall be implemented in accordance with the plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority;
- (b) that the operation of this facility shall not result in an increase of more than 5dB(A) between the existing background noise level (LA90 (1 hour)) and the rating level (LArTr) where Tr = 1 hour daytime (Measured as per the current version of British Standard 4142). For the avoidance of doubt BS4142 defines the rating level (LAr Tr) as being the specific noise level LAeq, Tr plus any adjustments for the characteristic features of the sound;
- (c) the hours of operation of the development hereby approved shall be restricted to between 7:00 am and 11:00 pm;

- (d) that the presence of any previously unsuspected or un-encountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, a comprehensive contaminated land investigation shall be carried out if requested, and which shall be submitted to for the formal prior written approval of the Council as planning authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution 'The investigation of potentially contaminated sites- Code of Practice' (BS 10175: 2001, or as may be amended). The report shall include a site-specific risk assessment of all relevant pollutant linkages, as required in Scottish Government Planning Advice Note 33 (or as may be amended). Any unacceptable risk or risks as defined under Part IIA of the Environmental Protection Act 1990, shall be the subject of a detailed remediation strategy which shall be submitted for the formal prior written approval of the Council as planning authority. Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the occupation of the development. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority;
- (e) that no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority;
- (f) that before any works start on site, detailed landscape plans at a recognised metric scale shall be submitted for the prior written approval of the Planning Authority. Plans shall be accompanied by a planting schedule which details the genus, species and variety or cultivar of all plants, bulbs, seeds and turf. Such details shall include compensatory tree and shrub to replace the trees lost as a result of the development. The species or varieties to be used shall be high nectar loading and berry/seed-bearing to provide seasonal food resources for biodiversity such as rowan varieties "commixta", "Joseph Rock" and "Hupehensis", alders, birches, and guelder rose. Shrubs such as escallonia, and other flowering ornamental shrubs also have biodiversity benefit and may be considered. The size and specification of all plant material shall be detailed, together with total plant numbers and densities per m². The location of all plant material shall be clearly identified on the landscape drawing. Ground preparation methods, topsoil quality and depth, planting methods, hole sizes and other materials such as mulches and stakes shall also be specified. Construction details for paved or other hard surfaces shall be provided together with details of any fences for inclusion as part of the landscape scheme. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner. The open space/landscaped area shall be retained as open space and to this approved standard;

- (g) that before any works start on site, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details;
- (h) that the existing trees, other than those identified for removal on approved drawing SAC/CSF/311, shall be retained and protected in accordance with BS5837:2005 Trees in relation to Construction, to the satisfaction of the Planning Authority;
- (i) that before any works start on site, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees on the site during operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery;
- (j) that before the proposed athletics facility is brought into use, a Travel Plan, shall be submitted for the formal prior written approval of the Council as Planning Authority (in consultation with the Roads Authority). The Travel Plan shall identify the measures to be implemented, the system of management, monitoring, review, reporting and the duration of the plan. It shall incorporate measures designed to encourage modes of travel other than private car;
- (k) that the proposed access as shown on the submitted site plan as proposed (drawing number CAFHML-ZZ-XX-DR-A-10100 Rev P02) is not approved. An amended access junction design shall be submitted for the approval of the Council as Planning Authority prior to the commencement of work on site;
- (l) that prior to occupation of the development any gates shall be set back a minimum of 10 metres from the rear of the adjacent road (university Avenue), and open inwards away from the roadway;
- (m) that the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site;
- (n) that defined parking bays and associated aisle widths shall accord with the dimensions as set out within paragraphs 3.6.2 and 3.6.3 of the National Roads Development Guide publication, adopted for use by the Council;

- (o) that a minimum of 124 off-road parking spaces shall be provided within the existing site boundary. A fully dimensioned parking layout shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority);
- (p) that cycle parking accommodating a minimum of 20 cycles shall be provided within the site boundary. Precise details of the siting and specifications of the cycle stand(s) shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site;
- (q) that no work shall be carried out on any phase of the development unless and until an effective vehicle wheel washing facility has been installed in accordance with details that shall be submitted for the written approval of the Council as Planning Authority prior to its installation, if required for that phase. When required, such facility shall be retained in working order and used such that no vehicle shall leave the site carrying earth and mud in their wheels in such a quantity which will cause a nuisance or hazard to the road system in the locality;
- (r) that the applicant/developer shall, prior to the movement of any construction traffic to or from the site, submit a Construction Traffic Management Plan for the written approval of the Council as Planning Authority. The plan shall describe the methodology for the movement of construction traffic to and from the site, giving particular cognisance to the adjacent Ayr Academy and University of the West of Scotland, and shall require the agreement of the Council as Roads Authority prior to any movement of construction traffic associated with the site; and
- (s) that the applicant/developer shall, prior to the commencement of any work on site, submit an Event Traffic Management Plan for the written approval of the Council as Planning Authority. The plan shall describe the methodology for the management of traffic movements associated with planned major events in addition to typical daily use, and shall consider the requirements to manage and guide traffic, arrangements for car parking overspill, coach parking arrangements, and any other factors relating to event traffic management.

Reasons:

- (a) that in order to ensure that the development is carried out in accordance with the approved plans;
- (b) that in order to prevent the likelihood of a noise nuisance in the interest of residential amenity;
- (c) that in order to prevent the likelihood of a noise nuisance in the interest of residential amenity;
- (d) to ensure all contamination within the site is dealt with;
- (e) to establish whether there are any archaeological interests on this site and allow for archaeological excavation and recording;
- (f) in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality;

- (g) in the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term;
- (h) in the interests of visual amenity and to ensure that all trees worthy of retention are satisfactorily protected before and during works on site;
- (i) in order to ensure that no damage is caused to the existing trees during development operations;
- (j) to encourage sustainable means of travel;
- (k) in the interest of road safety and to ensure an acceptable standard of construction;
- (l) in the interest of road safety;
- (m) in the interest of road safety and to avoid the discharge of water onto the public road;
- (n) in the interest of road safety and to ensure that there is adequate space for manoeuvring and turning;
- (o) in the interest of road safety and to ensure adequate off-street parking provision;
- (p) to ensure adequate provision of cycle parking on site, and encourage sustainable means of travel;
- (q) in the interest of road safety;
- (r) in the interest of road safety; and
- (s) in the interest of road safety

Advisory Notes:

South Ayrshire Sustainable Development Biodiversity

- (i) That the applicant is made aware that works should not lead to contravention of either the Protection of Badgers Act 1992 or the Wildlife & Countryside Act 1981 as amended by the Nature Conservation (Scotland) Act 2004; (this includes ensuring that any foraging badger would not become trapped /injured during construction).
- (ii) That the applicant is made aware that works should not lead to contravention of the Habitats Directive/Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).
- (iii) That the area of construction be checked prior to the commencement of any works for any ground nesting birds or nesting hare, thereby ensuring that they are not contravening the Wildlife & Countryside Act 1981 as amended by the Nature Conservation (Scotland) Act 2004.
- (iv) If there is a requirement for any tree felling then it may be appropriate for the developer to conduct a survey (in season) for potentially roosting bats/nesting birds.
- (v) If a bat survey demonstrates that bats and / or a known roost are likely to be affected by the proposed development and planning permission is to be granted then a condition should be placed on the decision notice requiring the developer to apply for, and obtain, a European Protected Species Licence (EPS) before work commences.
- (vi) If a bat survey demonstrates that development is likely to affect bat foraging and/or commuting habitat then where possible linear features such as tree lines should be retained, and compensatory planting should be considered.
- (vii) If there are any woodland edges likely to provide important foraging habitat, where possible an experienced ecologist should provide input to the lighting schemes so as not to impact on foraging bats and provide darkened corridors for commuting and foraging.

- (viii) Any temporary lights used during construction should be fitted with shades to prevent light spillage outside the working area. Temporary lights should not illuminate any tree lines or hedgerows due to lighting potentially affecting wildlife commuting and foraging.
- (ix) Where possible the developer considers the inclusion of bird and bat boxes within the development.
- (x) If there are any woodland edges likely to provide important foraging habitat, where possible an experienced ecologist provides input to the lighting schemes so as not to impact on foraging bats and provide darkened corridors for commuting and foraging.
- (xi) If an EPS licence is required further survey will be required in order to gain sufficient information in order to supply a sufficient baseline and to inform the necessary mitigation plan required to support a licence application. Application forms can be found on the SNH website along with guidance.
- (xii) Should any EPS be found either prior to or during the period of development then a qualified ecological consultant should be contacted immediately for advice before proceeding with works. Advice from SNH may be required and the ecologist should be able to determine this.
- (xiii) Should any European EPS be found either prior to or during the period of development then the need for EPS licensing should be reviewed.
- (xiv) Should any vegetation require to be removed this should be undertaken outwith the breeding bird's season, specifically March to August, inclusive. If this is not possible, and works are due to take place between March and August, then nesting bird checks should be undertaken by a suitably qualified ecologist, immediately prior to any tree or vegetation removal works commencing.
- (xv) Where possible that any native hedgerows are retained, or replaced with native species hedgerow enhancements. This could consist of mostly hawthorn, with a mix of hazel, holly, dog rose, willow and elder.
- (xvi) That where possible any landscape planting considers the use of native nectar rich species and fruiting species. These might include Blackthorn (*Prunus spinose*), Crab apple (*Malus sylvestris*), Elder (*Sambucus nigra*), Hawthorn (*Crataegus monogyna*), Hazel (*Corylus avellana*), Holly (*Ilexaquifolium*), Rowan (*Sorbus aucuparia*) and Silver birch (*Betula pendula*).
- (xvii) All holes and excavations greater than 1 m deep should be covered whilst unattended to prevent animals falling in, or ramps should be used in order to provide a means of trapped species to escape. Where this is not possible these areas should be fenced off to prevent accidental entry.
- (xviii) The ends of any pipeline should be capped when unattended, or at the end of each working day to prevent animal access.

SEPA

- (i) Foul drainage must be connected to the public sewerage system in accordance with Scottish Water requirements.
- (ii) If a pumping station is required to connect drainage to the sewer then it should be designed to adoptable standards with no overflow to the water environment. Surface water must be treated using SUDS designed and constructed in accordance with the CIRIA manual.

- (iii) The use of surface features such as swales and wetlands would be welcomed as they provide a high level of treatment/attenuation as well as providing a valuable habitat. The site has an area of more than 4 hectares and so a construction site licence will be required.
- (iv) Flood risk:- The applicant should refer to SEPA standing advice for planning authorities and developers on development management consultations paragraph seven which states; "The following advice applies to those footpaths, tracks, roads, playing field and other landscaping proposals that require planning permission under the Town and Country Planning (Scotland) Act 2006. Applicants to design footpaths, roads, playing fields, car parks and other landscaping proposals to ensure that they do not result in an elevation of the land within the functional flood plain. If this is not possible, applicant to move that element of the development to outwith the area thought to be at risk of flooding. Where neither is possible, please consult SEPA on proposals which result in elevation of land levels if the sites are thought to be at risk of flooding (from watercourses alone or in combination with sea). For sites which are at risk of flooding only from the sea, we recommend that you consult your flood prevention authority colleagues specifically asking if the development is likely to have a significant effect on the storage capacity of the functional flood plain, could be at serious risk of erosion, could cause problems associated with level access or could affect local flooding problems.
- (v) Authorisation is required under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR) to carry out engineering works in or in the vicinity of inland surface waters (other than groundwater) or wetlands. Inland water means all standing or flowing water on the surface of the land (e.g. rivers, lochs, canals, reservoirs).
- (vi) Management of surplus peat or soils may require an exemption under The Waste Management Licensing (Scotland) Regulations 2011. Proposed crushing or screening will require a permit under The Pollution Prevention and Control (Scotland) Regulations 2012. Consider if other environmental licences may be required for any installations or processes.
- (vii) A Controlled Activities Regulations (CAR) construction site licence will be required for management of surface water run-off from a construction site, including access tracks, which;
 - is more than 4 hectares,
 - is in excess of 5km, or
 - includes an area of more than 1 hectare or length of more than 500m on ground with a slope in excess of 25 degrees
 See SEPA's Sector Specific Guidance: Construction Sites (WAT-SG-75) for details. Site design may be affected by pollution prevention requirements and hence we strongly encourage the applicant to engage in pre-CAR application discussions with a member of the regulatory services team in your local SEPA office.
- (viii) Below these thresholds you will need to comply with CAR General Binding Rule 10 which requires, amongst other things, that all reasonable steps must be taken to ensure that the discharge does not result in pollution of the water environment. The detail of how this is achieved may be required through a planning condition.
- (ix) Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory services team in your local SEPA office at: 31 Miller Road, Ayr, KA7 2AX.

South Ayrshire Council Environmental Health

- (i) The flood lighting must comply with the Institution of Lighting Professionals "Guidance Note for the Reduction of Obtrusive Light". A copy of this is attached for your information.
- (ii) In order to minimise nuisance in the surrounding area from noise and vibrations, during all construction works, the plant and machinery used should be in accordance with BS 5228; Noise Control on Construction and Open Sites and the Control of Pollution Act 1974. To prevent nuisance all reasonably practicable steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.
- (iii) The permitted noise levels and working times as specified in "South Ayrshire Councils Environmental Health, levels and conditions to be applied to works on construction sites" should be adhered to. I have enclosed a copy of this document for your information.
- (iv) If the kitchen is to operate as a food business in accordance with the Food Safety Act 1990 then it must comply with the requirements of the Food Safety Act 1990 and any Regulations and requirements therein and thereto.
Road Opening Permit: That a Road Opening Permit shall be applied for, and obtained from the Council as Roads Authority, for any work within the public road limits, prior to works commencing on site.

Ayrshire Roads Alliance

Road Opening Permit: That a Road Opening Permit shall be applied for, and obtained from the Council as Roads Authority, for any work within the public road limits, prior to works commencing on site.

Roads (Scotland) Act: The Council as Roads Authority advises that all works on the carriageway to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984.

New Roads and Street Works Act 1991: In order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, must be co-ordinated so as to minimise their disruptive impact. This co-ordination shall be undertaken by the developer and his contractors in liaison with the local roads authority and the relevant utility companies.

Costs of Street Furniture: The Council as Roads Authority advises that any costs associated with the relocation of any street furniture shall require to be borne by the applicant/developer.

Costs of TROs: The Council as Roads Authority advises that promotion of Traffic Regulation Orders resulting from this development shall require to be fully funded by the applicant - including any relevant road signs and markings.

Signage to TSRGD 2016: The Council as Roads Authority advises that only signs complying with the requirements of 'The Traffic Signs Regulations and General Directions 2016' are permitted within public road limits.

RSA Stage 2: The Council as Roads Authority advises that prior to the commencement of works to construct any new or amended roads infrastructure; a Stage 2 Road Safety Audit in compliance with HD 19/03 of the Standard for Highways Design Manual for Roads and Bridges shall be completed and submitted for the prior written approval of the Council as Roads Authority. This applies to all proposed new roads and any alterations to existing roads carried out under a Section 56 Agreement with the Council as Roads Authority & the applicant.

Road Will Not Be Adopted: The Council as Roads Authority advises that the Council will not adopt the road on its completion.

List of Determined Plans:

Drawing - Reference No (or Description): CAF-HML-ZZ-00-DR-A-10110 Floor Plan Level 0;

Drawing - Reference No (or Description): CAF-HML-ZZ-RF-DR-A-10120 Roof Plan;

Drawing - Reference No (or Description): CAF-HML-ZZ-XX-DR-A-10001 Location Plan;

Drawing - Reference No (or Description): CAF-HML-ZZ-XX-DR-A-10001 Location Plan Existing

Drawing - Reference No (or Description): CAF-HML-ZZ-XX-DR-A-10002 Site Plan Existing;

Drawing - Reference No (or Description): CAF-HML-ZZ-XX-DR-A-10100 Site Plan Proposed;

Drawing - Reference No (or Description): CAF-HML-ZZ-XX-VS-A-00901 Main Entrance;

Drawing - Reference No (or Description): CAF-HML-ZZ-XX-VS-A-00902 Athletics Track;

Drawing - Reference No (or Description): CAF-HML-ZZ-XX-VS-A-00903 Athletics Hall;

Drawing - Reference No (or Description): CAF-HML-ZZ-ZZ-DR-A-10130 Elevations Proposed;

Drawing - Reference No (or Description): CAF-HML-ZZ-ZZ-DR-A-10140 Sections;

Drawing - Reference No (or Description): SAC/CAF/304 A Proposed Layout;

Drawing - Reference No (or Description): SAC/CSF/303 Floodlighting Details Car Park;

Drawing - Reference No (or Description): SAC/CSF/304 Floodlighting Details Sports Pitch;

Drawing - Reference No (or Description): SAC/CSF/305 Boundary Fence;

Drawing - Reference No (or Description): SAC/CSF/306 Spectator Rail;

Drawing - Reference No (or Description): SAC/CSF/308 Floodlighting Details;

Drawing - Reference No (or Description): SAC/CSF/311 Tree Removal Locations;

Drawing - Reference No (or Description): EC22263_52-015 Drainage Details;

Drawing - Reference No (or Description): EC22263_52-011 Drainage Layout 1 of 3;

Drawing - Reference No (or Description): EC22263_52-013 Drainage Layout 3 of 3;

Drawing - Reference No (or Description): EC22263_52-012 Drainage Layout 2 of 3;

Drawing - Reference No (or Description): CAF-BB-XX-XX-DR-C-10030 Upper Pitch Site Levels Cut _ Fill 1;

Drawing - Reference No (or Description): CAF-BB-XX-XX-DR-C-10032 Proposed Site Sections 1;

Drawing - Reference No (or Description): CAF-BB-XX-XX-DR-C-10031 Site Sections Sheet 1;

Other - Reference No (or Description): Bat Surveys;

Other - Reference No (or Description): PAC Report;

Other - Reference No (or Description): Ecological Impact Assessment;

Other - Reference No (or Description): Extended Phase 1 Habitat Survey;
Other - Reference No (or Description): Flood Risk Assessment;
Other - Reference No (or Description): List of Individual Trees Tagged;
Other - Reference No (or Description): Tree Survey;
Other - Reference No (or Description): Drainage Impact Assessment;
Other - Reference No (or Description): Traffic Assessment Report;
Other - Reference No (or Description): Design _ Access Statement; and
Other - Reference No (or Description): Drainage Calculations.

Reason for Decision:

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

The meeting ended at 10.35 a.m.