

REGULATORY PANEL.

Minutes of meeting in County Buildings, Wellington Square, Ayr,
on 3rd June 2015 at 10.00 a.m.

Present: Councillors Peter Convery (Chair), Ian Cavana, Ian Douglas, Ann Galbraith, Sandra Goldie, William J. Grant and Hugh Hunter.

Apology: Councillor Andy Campbell.

Attending: C. Cox, Planning Manager; A. Brown, Co-ordinator (Legal Services, Property and Contracts); A. Browne, Supervisory Planner; and A. Gibson, Committee Services Officer.

Also attending: E. Kelty (Ayrshire Roads Alliance).

1. 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.

2. Minutes of previous meeting.

The Minutes of 13th May 2015 (issued) ([link attached](#)) were submitted and approved.

3. Order Under the Road Traffic Regulation Act 1984.

There was submitted a report (issued) ([link attached](#)) of 28th April 2015 by the Executive Director – Economy, Neighbourhood and Environment seeking approval to make an Order under the Road Traffic Regulation Act 1984, namely "South Ayrshire Council (Waggon Road, Ayr) (Waiting Restrictions) Order 2015."

There was concern expressed by various Members of the Panel relating to this proposed Order specifically in relation to the consultation that had been undertaken.

Decided: to agree that, although the statutory consultations for this Order had been conducted, consultation be undertaken with the local community prior to it being considered by this Panel for determination.

4. Applications for Planning Permission.

There were submitted reports (issued) of May 2015 by the Executive Director – Economy, Neighbourhood and Environment on current applications for determination.

The Panel decided as follows:-

- **12/01156/APP – BALLANTRAE – A77T Main Street, Ballantrae – Council Boundary, south of Ballantrae** – Erection of 14 wind turbines, permanent meteorological mast, 5 temporary analysis masts, sub-station/control and temporary construction compounds, CCTV and signage; formation of access tracks/crossings, hardstanding, 3 borrow pits, underground cabling and associated landscaping ([link attached](#)).

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

- (1) the permission hereby granted shall endure for a period of 25 years from the date when electricity is first exported to the electricity grid network ('First Export Date'), or 18 months after initiation of development, whichever is the sooner. Written confirmation of the first export date shall be provided to the Planning Authority within one month of the first export date by recorded delivery;
- (2) this consent shall cease to have effect after the end of 3 years from the date of this consent if any material operation relevant to the development has not been substantially commenced by that date;
- (3) that the erection of turbine number 5, turbine number 6, and turbine number 7, as shown on Figure 4.1 of the Environmental Statement, Volume 2, and Site Layout Plan, is not hereby approved. The relevant, dedicated infrastructure for turbine number 5, turbine number 6 and turbine number 7 is also not approved. The developer shall submit revised layout plans to show the proposed development, omitting turbines 5, 6 and 7, associated dedicated infrastructure, and the relocation of the permanent meteorological mast. The revised layout shall be submitted for the written approval of the Planning Authority in consultation with SEPA and SNH prior to any development commencing. All conditions associated with this consent shall relate to the layout as revised;

- (4) in the event that any wind turbine fails to produce electricity on a commercial basis to the public network for a continuous period of 3 months, the Planning Service shall be notified by the company in writing, highlighting the location of the turbine and the reason it is not producing electricity on a commercial basis. The Planning Authority shall thereafter be notified on a monthly basis, whether that turbine is producing electricity on a commercial basis. If in the event that any wind turbine installed and commissioned fails to produce electricity on a commercial basis to the public network for a continuous period of 6 months, then unless otherwise agreed in writing with the planning authority, such wind turbine shall be deemed to have ceased to be required. If deemed to have ceased to be required, the wind turbine and its ancillary equipment shall be dismantled and removed from the site by the Company within the following 6 month period and the ground fully reinstated to the specification and satisfaction of the planning authority after consultation with SNH;
- (5) the Company shall not transfer or assign the permission without the prior written authorisation of the Planning Authority;
- (6) that details of the external materials to be used for the substation buildings and the substation layout shall be submitted to and approved in writing by the Planning Authority before work on them is commenced. The substation buildings hereby granted consent shall not be brought into use unless they have been finished in complete accordance with such details as have been so approved. On decommissioning of the wind farm the substation buildings shall be removed or, with the prior written approval of the planning authority, revert to agricultural or forestry use in conjunction with the surrounding land;
- (7) that no development in respect of this consent shall take place unless the details of the proposed turbines (including size, type, external finish, colours, rated capacity, sound power levels), the wind monitoring masts and all associated apparatus have been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, the tip height and blade diameter of the turbines hereby granted consent shall not exceed the heights and dimensions specified in the submitted plans and Environmental Statement and shall not exceed heights specified in the submitted plans and Environmental Statement above ground level or as agreed through micro siting. The development shall not be brought into use until the company has provided the planning authority with a report confirming that the development has been completed in accordance with the approved plans or as amended by this consent, conditions, or by prior approval of the Planning Authority;
- (8) prior to the commencement of the development, a Recreation and Access Plan for the construction and operation phases of the wind farm shall be submitted to and agreed with the Planning Authorities. Thereafter the plan shall be implemented in full, to the satisfaction of the Planning Authority;

- (9) that the development shall be undertaken in accordance with the application, environmental statement environmental, statement additional information (where this supersedes the ES), except in so far as amended by any conditions of this consent, or by the prior approval of the Planning Authority;
- (10) no turbine, crane pad, meteorological mast, access track, or temporary compounds shall be sited except a) in the positions set out in plans submitted and in the Environmental Statement and Environmental Statement (where this supersedes the ES) or in so far as amended by conditions or the terms of this consent. B) in a position not more than 30 metres from the positions shown on the plans submitted and in the Environmental Statement or ES Additional Information (where this supersedes the ES) and with the prior approval of the Ecological Clerk of Works and planning authority, in consultation with SNH;
- (11) that no development in respect of this consent shall take place unless a timetable for the construction period has been agreed in writing with the relevant Planning Authority;

(12) Restoration

at least three months prior to the Commencement of Development, the Company shall provide to the Planning Authority written details of the bond or bonds or other financial provision which it proposes to put in place to cover all decommissioning and Site restoration costs on the expiry of the consent period, or if the development ceases to produce electricity on a commercial basis to the public network for a continuous period of 6 months, unless otherwise agreed in writing with the planning authority. This shall be subject to an independent review by an appropriate professional, appointed by the Company and approved by the Planning Authority, all to the satisfaction of the Planning Authority.

There shall be no Commencement of Development until the Company has provided documentary evidence that the proposed bond or bonds or other financial provision is in place and written confirmation has been given by the Planning Authority that the proposed bond or bonds or other financial provision is satisfactory.

The approved bond or bonds or other financial provision shall be maintained throughout the duration of this consent.

The adequacy of the approved bond or bonds or other financial provision shall be subject to a review at five yearly intervals prior to the fifth anniversary of the original Bond, taking into consider current site conditions, changes in costing and environmental standards, indexation and the Council's financial provision procedures at that time. The bond review shall be undertaken by a suitably qualified professional, appointed by the Company and approved by the Planning Authority. The findings of such reviews shall be provided to the Company and the Planning Authority. Any approved alteration to the Bond shall be implemented within one month of the review report or prior to the expiry of the existing Bond whichever is sooner;

- (13) no development will commence unless a draft restoration strategy, including associated plans, has been submitted and approved by the planning authority, in consultation with SEPA and SNH, and evidence has been provided by the developer that land owners are in agreement with the restoration strategy. The strategy must include indicative details of final restored sub-soil, top soil and peat levels across the site, and the anticipated end land use. The restoration strategy shall be reviewed by the company at 5 year intervals and submitted to the Planning Authority for approval, all to the satisfaction of the Planning Authority;
- (14) there shall be no Commencement of Development unless and until a scheme for the restoration of the road edges and track edges, the areas of the temporary construction compounds, areas of trenching, areas around turbine and anemometer mast bases, and other areas that may be disturbed as a result of the construction process, is submitted to and approved in writing by the Planning Authority. The approved scheme shall be implemented to the satisfaction of the Planning Authority;
- (15) prior to each borrow pit being opened up, a borrow pit location plan and scheme for the reinstatement of that borrow pit and any associated tracks not used for the operation of the wind farm, together with a detailed method statement for the re-vegetation of the sides and bases of the borrow pits and their associated tracks, shall be submitted to and approved in writing by the Planning Authority in consultation with SEPA. The scheme shall include a scaled plan of the borrow pit site, phasing of work and specification of all land reinstatement. Thereafter, the agreed reinstatement scheme shall be implemented to the satisfaction of the Planning Authority;
- (16) that within six months of the end of the construction period any temporary construction compound and lay-down areas shall be removed from the Site and these uses discontinued, unless otherwise agreed in writing with the Planning Authority. Any works associated with reinstatement of the land shall be carried out within 18 months of the first export date, in accordance with a scheme for such reinstatement works which shall be submitted to and approved in writing by the relevant Planning Authority prior to commencement of development;
- (17) **Environmental**
that no development in respect of this consent shall take place unless an independent environmental consultant, approved by the Planning Authority, has been appointed by the Company to assist the Planning Authority in the monitoring of the Site during the construction period and to ensure that the development complies with the approved plans, the Environmental Statement, the Environmental Statement additional information, and the Conditions attached to the consent. The duration of this appointment shall be agreed with the Planning Authority and shall include all required monitoring and supervision of any mitigation. Reports to the Planning Authority shall be in accordance with an agreed scheme of monitoring and reporting, all to the satisfaction of the Planning Authority;

- (18) there shall be no Commencement of Development unless and until water crossing proposals have been submitted to, and approved by, the Planning Authority after consultation with SEPA. The approved proposals shall thereafter be implemented in full to the satisfaction of SEPA and the Planning Authority;
- (19) at least two months prior to the commencement of development, site specific Construction Method Statement (CMS) and Environmental Management Plans. The (EMP) and CMS shall be submitted to, and be approved in writing by the Planning Authority in consultation with SEPA and SNH. All work shall be carried out in accordance with the approved plans and environmental statement, as amended by the environmental statement additional information and as amended by conditions of this consent. These documents shall take account of all matters set out in the Environmental Statement, Environmental Statement additional information, conditions of this consent, including details and specifications of all on-site construction works, post-construction reinstatement, drainage, mitigation, and other restoration and aftercare, together with details of their timetabling and shall include the following:-
- (a) a traffic management plan;
 - (b) a site waste management plan;
 - (c) SUDS design to include surface water run-off, oil interceptor and sediment control measures and flood risk management from all hard surfaces within the site;
 - (d) the method of working and the reinstatement and restoration of any borrow pits and associated tracks;
 - (e) dust management, including cleaning of site entrances and adjacent public highway;
 - (f) a pollution prevention and control method statement, including arrangements for the storage of fuel, oil, and other chemicals on site, site waste, and incorporating ongoing regular monitoring measures to ensure there is no contamination of water courses, drainage ditches, groundwater or any private water supplies;
 - (g) soil and subsoil storage and management;
 - (h) sewage disposal and management;
 - (i) ecological monitoring over the construction period;
 - (j) details of any foul drainage arrangements;
 - (k) details of temporary construction site lighting;
 - (l) details of temporary diversions of any rights of way and associated signage;
 - (m) details of details of any water course engineering works including water course crossings, including wildlife crossing measures;
 - (n) details of methods to be adopted to reduce the effects of construction noise to the lowest practicable levels in accordance with BS5228;
 - (o) post construction restoration/reinstatement and aftercare of working areas;
 - (p) formation of the construction compound, access tracks and any areas of hard standing; and
 - (q) construction of the access into the site, including the upgraded access track, shall be implemented thereafter in accordance with the environmental management plan and construction management statement as approved.

- (20) that a peat management plan shall be prepared and submitted for the prior written approval of the Planning Authority in consultation with SEPA and SNH to include estimated volumes and the possible need for off-site disposal with any required authorisations, and shall incorporate a peat waste management plan which specifically deals with surplus peat, before any construction works commence;
- (21) that a site specific construction environmental management plan (CEMP) shall be submitted at least 2 months prior to the proposed commencement date, for the prior written approval of the Planning Authority in consultation with SEPA and SNH. The CEMP shall include detailed pollution and mitigation measures for all construction works, a surface water management plan, methods of reinstatement after construction and final site decommissioning, and shall include any site specific Construction Method Statements provided by the contractor as required by the Planning Authority and statutory consultees. The CEMP shall also contain consideration of the Comments of SNH on chapter 7 and 8 of the ES as detailed in the SNH letter to South Ayrshire Council Dated 5th May 2015 CNS/REN/WF/Glen App : CEA136011; A1603731;
- (22) that a scheme of planting and phasing plan for replacement woodland planting shall be submitted to the Planning Authority for prior written approval, in consultation with SNH before construction work commences. The planting shall take place as approved in the scheme and phasing plan unless otherwise agreed by the Planning Authority;
- (23) prior to any construction works, including tree felling, an ecologist approved by the relevant Planning Authority in consultation with Scottish Natural Heritage shall carry out a protected species survey and based on the findings of this survey, the Company shall submit a management plan for the approval of the Planning Authority. This plan shall include mitigation measures designed to safeguard protected mammals within and adjacent to the operational areas of the Site during construction, including a bat mitigation plan and procedure for the stoppage of works should red squirrel dreys be identified prior to, or during felling operation, and during construction;
- (24) prior to the commencement of the development an Ecological Clerk of Works (ECoW) shall be in place. The ECoW shall be appointed by the Company and approved by the Planning Authorities in consultation with SNH, for the period from commencement of development to Final Commissioning of the development. The scope of work of the ECoW shall include:-

- (a) monitoring compliance with the ecological mitigation works that have been approved in this consent;
- (b) advising the Company on adequate protection of nature conservation interests on the Site;
- (c) directing the micro-siting and placement of turbines and tracks;
- (d) monitoring the compliance with environmental management measures in all methods statements.
- (e) providing contractor tool-box talks about legally protected species;
- (f) ensuring any required protected species licences are in place and providing advice and monitoring compliance with the licence conditions; and
- (g) providing reports on the above points on a three monthly basis to the Planning Authority.

The Ecological Clerk of Works shall provide a final report at the end of the Commissioning for the Planning Authority in relation to compliance including any micro-siting positions with confirmation of the positions of all turbines and associated infrastructure;

- (25) there shall be no Commencement of Development unless and until details of the measures to be taken to protect breeding birds and specifically to discourage birds from breeding on those areas of the Site to be worked on during the breeding season, have been submitted to and approved by the Planning Authority in consultation with SNH. The measures, as approved by the Planning Authority, shall be implemented;
- (26) prior to the wind farm becoming operational a scheme for the ornithological monitoring shall be submitted to the Planning Authority for their approval after consultation with the SNH and such other parties as the Planning Authority consider appropriate. This scheme shall include monitoring:-
 - (a) during wind farm construction;
 - (b) in years 1 to 3 following the Final Commissioning of the Development; and
 - (c) that a revised ornithological monitoring scheme shall be submitted to the Planning Authority in year 3 of the operation of development detailing further monitoring for the duration of the development, for the approval of the Planning Authority in consultation with SNH;
- (27) that at least three months prior to the commencement of any works on site, a detailed Habitat Management Plan shall be submitted for the written approval of the Planning Authority in consultation with SNH. The HMP shall include management measures to help accelerate canopy closure in replanted areas around turbine keyholes, and to manage habitat within permanently open keyholes so as to minimise hen harrier foraging and nesting opportunities in areas close to turbines. The plan shall include monitoring and reporting arrangements for all stages of development including construction, decommissioning, reinstatement, restoration and aftercare. The approved plan shall be implemented in full;

(28) Heritage

That prior to the commencement of development and for the duration of all construction, temporary fencing should be erected outwith the scheduled area of Finnarts Bridge, burnt mound 630m SSE of (Index No 5521) (site 31) monument to a distance of 20 metres, measured from the outer edge of the scheduled area of the monument;

- (29) that any proposed compensatory planting shall ensure the creation and maintenance of a 20 metre unplanted buffer, measured from the outer edge of the Finnarts Bridge, burnt mound 630m SSE of Index No 552) (site 31) scheduled monument;
- (30) no work shall commence on site until the developer has submitted for the written approval of the Planning Authority an archaeological mitigation strategy set out in a written scheme of investigation (WSI). Thereafter, the developer shall ensure that the approved strategy is fully implemented and that all fencing off/marketing out, monitoring of construction works, recording, and recovery of archaeological material within the development site is undertaken to the satisfaction of the Planning Authority. The developer shall give a minimum of two weeks notice of the commencement of the approved archaeological works in writing to the nominated archaeological contractor and to the Planning Authority. No works shall commence until the two week notice period has expired;

(31) Technical

In the event of serious health and safety, Environmental or Planning incident occurring on Site during the period of consent, the applicant must notify the Local Authority and Scottish Ministers within 24 hours of the incident occurring;

- (32) that the wind turbine blades on all the turbines hereby granted consent shall rotate in the same direction;
- (33) prior to the Commencement of the Development, the Company shall undertake a baseline TV reception study for the approval of the relevant Planning Authority. Within 12 months of the wind farm's final commissioning, any claim by any individual person for TV picture loss or interference at their house or premises shall be investigated by a suitably qualified engineer, appointed at the Company's expense, and the results submitted to the Planning Authority. Should the investigation find any significant impairment to the TV signal that is attributable to the wind farm, taking into account the baseline TV reception study undertaken as part of this condition, the Company shall remedy such impairment, at its sole expense, as soon as is reasonably practicable, so that the standard of reception at the house or premises is maintained, to the satisfaction of the Planning Authority;
- (34) no symbols, signs, logos or other lettering (other than those required for health and safety reasons) shall be displayed on the turbines, other buildings or structures within the Site without a grant of express advertisement consent from the Planning Authority;

- (35) there shall be no Commencement of Development until the applicant has provided Defence Infrastructure Organisation Safeguarding with the following detailed information:-
- (a) date of commencement of construction;
 - (b) anticipated date of completion of construction;
 - (c) the heights and locations in latitude and longitude of all turbines and meteorological masts;
 - (d) a description of all structures over 90 meters high; and
 - (e) the maximum extension height of any construction equipment.

The Company shall provide the Planning Authority with written confirmation of this having been done;

- (36) that turbines 3, 5, 7, 14, 10, 9 and 8 shall be lit with infrared lighting with an optimised flash pattern of 60 flashes per minute of 200ms to 500ms duration at the highest practical point.

No later than one month after the completion of the construction phase the Company shall submit to the Planning Authority, Ministry of Defence and Civil aviation authority the actual built location of turbines and apparatus in longitude and latitude and the actual height from ground level to tip of blade;

- (37) that no development shall commence until a lighting scheme for the duration of construction works and operation phase of the development has been submitted for the prior written approval of the Planning Authority;
- (38) there shall be no Commencement of Development unless and until the Company have submitted details of the operational procedures to be put in place in the event of ice accumulation on wind turbine blades;
- (39) no Blasting shall take place until a monitoring scheme to address borrow pit blasting has been submitted to South Ayrshire Council and received the written approval of, the Planning Authority. The scheme shall be implemented as approved in writing by the Planning Authority. The scheme shall make provision for:-
- (a) blasting monitoring locations (Nearest noise/vibration sensitive properties);
 - (b) type of monitoring equipment to be used;
 - (c) frequency of monitoring
 - (d) the methods to be employed to minimise the effects of overpressure arising from blasting, having regard to blast design, methods of initiation and the weather conditions prevailing at the time;
 - (e) limits of overpressure levels at specified properties; and
 - (f) submission of blasting records to the Planning Authority;

- (40) prior to the commencement of the development, the Company shall submit to the Planning Authority a management plan for minimising the emission of dust from the construction and operation of the development hereby authorised. The dust management plan shall specify the following matters and, after its approval shall be implemented in full by the Company:-
- (a) the water spraying of all internal roads and stockpiles of materials to suppress dust in periods of prolonged dry weather;
 - (b) the means to ensure that an adequate water supply is available at all times for dust suppression purposes; and
 - (c) the operation of the site so as to ensure that adequate steps are taken at all times to minimise dust propagation from un-surfaced access tracks within the site;
- (41) prior to the commencement of the site, a surface water quality monitoring and management plan covering water control and the means of drainage from all hard surfaces and structures within the site shall be submitted for approval of the Planning Authority in consultation with SEPA, and following approval it shall be implemented by the company. For the purposes of this condition "hard surfaces" includes internal access tracks, construction and lay-down areas, turbine pads and crane pads. The details to be submitted shall include the means of protecting surface water and ground water and controlling surface water run-off. The management plan as approved shall then be implemented in full;
- (42) prior to the commencement of the development the company shall submit to the Planning Authority an assessment of the effects of the development on the quantity and quality of water supplied to all properties with private water supplies that may be affected by the development. Thereafter, any mitigation measures as identified in the risk assessment shall be implemented and agreed by the Planning Authority in order to maintain a secure and adequate quality of water supply to all properties with private water supplies that may be affected by the development. In particular, the assessment shall include:-
- (a) identification of the exact location of the borehole supplying Glen App Manse and properties at location 10 and 11 indicated on Figure 6.5a of the Environmental Statement Volume 2 shall be determined by the developer and the monitoring regime and pollution mitigation measures shall be incorporated into the CEMP, for the prior written approval of the Planning Authority in consultation with the Planning Authority; and
 - (b) details of monitoring and mitigation measures for the supply of water to property Drumbo, property number 6 indicated on Figure 6.5a of the Environmental Statement Volume 2 to ensure the proper planning and other environmental control of the development;

- (43) No blasting shall take place except between the following times:-
- (a) 10:00 – 12:00 and 14:00 – 16:00 Mondays to Fridays; and
 - (b) 10:00 – 12:00 Saturdays;
- (44) ground vibration from the blasting shall not exceed a peak particle velocity of 6mm /second at the blasting monitoring locations identified for **condition 1** above. The measurement to be the maximum of three mutually perpendicular directions taken at the ground surface;
- (45) in the event of a complaint to the Planning Authority regarding shadow flicker, the applicant will appoint a suitably qualified person to the satisfaction of the Local Authority, who will undertake an investigation into the incidence of shadow flicker at the compliant location. Where shadow flicker is considered by the Planning Authority to result in an unacceptable loss of amenity, mitigation measures shall be investigated and implemented, to the satisfaction of the Local Authority within a timescale stipulated by the Planning Authority;
- (46) that the proposed means of access to the trunk road shall be constructed to a layout and type and method of construction to be approved by transport Scotland prior to the commencement of development;
- (47) that wheel washing facilities shall be provided within the site and any detritus carried from the site on to the trunk road shall be removed from the trunk road;
- (48) that prior to the commencement of deliveries to the site, a route access report including swept path analysis shall be undertaken to ensure that exceptional loads can be transported through the trunk road network safely. The complete report shall detail any accommodation measures required including the temporary removal of street furniture, junction widening, traffic management and show that the transportation will not have any detrimental effect on structures within the route path;
- (49) that during the delivery period of wind turbine construction materials any additional signing or temporary traffic control measures deemed necessary due to the size or length of any loads being delivered or removed must be undertaken by a recognised QA traffic management consultant, to be approved by transport Scotland before deliver commences;
- (50) that the developer shall, in consultation with the Ayrshire Roads Alliance, carry out any before and after construction inspection surveys deemed necessary for any structures which are the responsibility of South Ayrshire Council Structures Section. That before and after surveys shall form the basis for establishing any reinstatement costs for damage due to abnormal traffic conditions and/ or loading associated with the development of the site. The developer shall be liable for the costs of these works;

- (51) that the developer shall, prior to the movement of any abnormal loads, submit a transport management plan to the roads authority and Strathclyde Police. The plan shall describe the methodology for the movement of abnormal loads associated with the site;

(52) Noise

Construction noise reduction shall include:-

- (a) construction work which is audible from the boundary of any noise sensitive property, shall only take place between the hours of 07:30 – 19:30 Monday to Friday and 08:00 – 16:00 Saturday with no working on a Sunday or local or national public holidays without the written approval of the Planning Authority. Outwith the said hours, development at the site shall be limited to turbine erection, maintenance, emergency works, dust suppression and the testing of plant and equipment, or construction work that is not audible at the boundary of any noise sensitive property out-with the site. The receipt of any materials or equipment for the construction of the site by track other than the turbine blades, nacelles or towers is not allowed out with the said hours unless otherwise agreed by the Planning Authority having been given a minimum of two working days notice of the occurrence of the propose event;
- (b) fixed and mobile plant used within the site during the construction period shall not incorporate bleeping type warning devices that are audible out with the site boundary;
- (c) efficient silencers shall be fitted to, used and maintained in accordance with manufacturers' instructions on all vehicles, plant and machinery used on the site. Save for the purposes of maintenance, no machinery shall be operated with the covers open or removed. Where practicable, noise from fixed plant and equipment will be contained within suitable acoustic enclosures or behind acoustic screens;
- (d) all sub-contractors appointed by the main contractor shall be formally required, through contract, to comply with all environmental noise conditions;
- (e) any plant and equipment required for operation at night (23:00 – 07:00) will be mains electric powered where practicable. Any night-time lighting rigs, pumps or other equipment shall be powered using mains electricity or suitably silenced and shielded to ensure compliance with WHO night-time noise criteria, assuming open windows;
- (f) a programme of noise monitoring during construction shall be conducted in accordance with a protocol agreed with South Ayrshire Council;
- (g) prior to any works being undertaken a detailed method statement for the construction project will require to be undertaken for approval by South Ayrshire Council's Planning Department. This shall include an assessment of potentially noisy operations and outline the noise mitigation measures proposed. This will also include a programme and phases for each stage of work; and

- (h) the site contractors shall conduct all site operations in accordance with accredited documented procedures. This shall include a complaint investigation procedure.

The site contractors shall publicise the programme for the commencement and duration of operations, provide details of the project programme; and provide named contacts for daytime and out of hours.;

- (53) the rating level of noise emissions from the combined effects of the wind turbines (including the application of any tonal penalty) when determined in accordance with the attached Guidance Notes, shall not exceed the values for the relevant integer wind speed set out in, or derived from, the tables attached to these conditions at any dwelling which is lawfully existing or has planning permission at the date of this permission and:
 - (a) the wind farm operator shall continuously log power production, wind speed and wind direction, all in accordance with Guidance Note 1(d). These data shall be retained for a period of not less than 24 months. The wind farm operator shall provide this information in the format set out in Guidance Note 1(e) to the Planning Authority on its request, within 14 days of receipt in writing of such a request;
 - (b) no electricity shall be exported until the wind farm operator has submitted to the Planning Authority for written approval a list of proposed independent consultants who may undertake compliance measurements in accordance with this condition. Amendments to the list of approved consultants shall be made only with the prior written approval of the Planning Authority;
 - (c) 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 wind farm operator shall, at its expense, employ a consultant approved by the Planning Authority to assess the level of noise emissions from the wind farm at the complainant's property in accordance with the procedures described in the attached Guidance Notes. The written request from the Planning Authority shall set out at least the date, time and location that the complaint relates to 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;

- (d) the assessment of the rating level of noise emissions 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 identified in accordance with the Guidance Notes 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 (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 emissions. 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 (c), and such others as the independent consultant considers likely to result in a breach of the noise limits;
- (e) the geographical coordinates references set out in Tables 1 & 2 are provided for the purpose of identifying the general location of dwellings to which a given set of noise limits apply. Where there is more than one property at a location specified in Tables 1 and 2 attached to this condition, the noise limits set for that location shall apply to all dwellings at that location. Where a dwelling to which a complaint is related is not listed in the tables attached to these conditions, the wind farm operator shall submit to the Planning Authority for written approval proposed noise limits selected from those listed in the Tables to be adopted at the complainant's dwelling for compliance checking purposes. The proposed noise limits are to be those limits selected from the Tables specified for a listed location which the independent consultant considers as being likely to experience the most similar background noise environment to that experienced at the complainant's dwelling. The rating level of noise emissions resulting from the combined effects of the wind turbines when determined in accordance with the attached Guidance Notes shall not exceed the noise limits approved in writing by the Planning Authority for the complainant's dwelling;
- (f) the wind farm operator shall provide to the Planning Authority the independent consultant's assessment of the rating level of noise emissions undertaken in accordance with the Guidance Notes within 2 months of the date of the written request of the Planning Authority for compliance measurements to be made under paragraph (c), unless the time limit is extended in writing by the Planning Authority. The assessment shall include all data collected for the purposes of undertaking the compliance measurements, such data to be provided in the format set out in Guidance Note 1(e) of the Guidance Notes. The instrumentation used to undertake the measurements shall be calibrated in accordance with Guidance Note 1(a) and certificates of calibration shall be submitted to the Planning Authority with the independent consultant's assessment of the rating level of noise emissions;

- (g) where a further assessment of the rating level of noise emissions from the wind farm is required pursuant to Guidance Note 4(c), the wind farm operator shall submit a copy of the further assessment within 21 days of submission of the independent consultant's assessment pursuant to paragraph (d) above unless the time limit has been extended in writing by the Planning Authority; and

- (h) once the Planning Authority has received the independent consultant's noise assessment required by this condition, including all noise measurements and any audio recordings, where the Planning Authority is satisfied of an established breach of the noise limits set out in the attached table 1, upon notification by the Planning Authority in writing to the wind farm operator of the said breach, the wind farm operator shall within 21 days propose a scheme for the reasonable approval of the Planning Authority. The scheme shall be designed to mitigate the breach and to prevent its future recurrence. This scheme shall specify the timescales for implementation. The scheme shall be implemented as reasonably approved by the Planning Authority and according to the timescales within it. The scheme as implemented shall be retained thereafter unless otherwise agreed with the Planning Authority.

Table 1 At all times during both day and night time hours, noise limits expressed in dB $L_{A90,T}$ as a function of ten metre height windspeed (m/s) as determined within the site averaged over 10 minute periods.

Location (easting, northing grid coordinates)	Ten Metre Height Windspeed								
	4	5	6	7	8	9	10	11	12
	L_{A90} Decibel Levels								
Shennas (212573,572025)	22.2	24.2	26.2	28.2	28.2	28.2	28.2	28.2	28.2
High Croach (207688,568286)	21.5	23.5	25.5	27.5	27.5	27.5	27.5	27.5	27.5
Meikle Laight (207688,570126)	26.8	28.8	30.8	32.8	32.8	32.8	32.8	32.8	32.8
Finnarts Farm (205659,5734630)	30.2	32.2	34.2	36.2	36.2	36.2	36.2	36.2	36.2
Craiganlea House (208357, 574233)	33.2	35.2	37.2	39.2	39.2	39.2	39.2	39.2	39.2
Dupin Farm (208357,575286)	30.5	32.5	34.5	36.5	36.5	36.5	36.5	36.5	36.5
Altimeg Farm (209130, 576246)	25.7	27.7	29.7	31.7	31.7	31.7	31.7	31.7	31.7
Little Laight (206365, 570827)	28.6	30.6	32.6	34.6	34.6	34.6	34.6	34.6	34.6
Marchburn (205754, 571238)	28.2	30.2	32.2	34.2	34.2	34.2	34.2	34.2	34.2
Finnarts Dorran (205251, 572753)	28.7	30.7	32.7	34.7	34.7	34.7	34.7	34.7	34.7
Drumbo(206540, 573814)	34.0	36.0	38.0	40.0	40.0	40.0	40.0	40.0	40.0
Glenapp Schoolhouse (207402,574637)	33.2	35.2	37.2	39.2	39.2	39.2	39.2	39.2	39.2
Glenapp Manse(207552, 574615)	33.8	35.8	37.8	39.8	39.8	39.8	39.8	39.8	39.8
Torrisdale(207922, 575062)	31.7	33.7	35.7	37.7	37.7	37.7	37.7	37.7	37.7

The specification of the wind turbine used for noise predication as reported Glen App Windfarm Environmental Assessment – Noise and Vibration is based on the noise specification of the Siemens SWT-2.3-93 wind turbine. The noise assessment was carried out based on the location of the fourteen turbines in this report.

Any change to the turbine specification and/or the location of the turbines shall not be made unless approved in writing by the Planning Authority.

Reasons:

- (1) to define the duration of the consent and ensure compliance with condition through financial penalty of non-compliance;
- (2) to ensure the Commencement of the Development is undertaken within three years.
- (3) in the interest of visual amenity;
- (4) to ensure that any redundant wind turbine is removed from site, in the interests of safety, amenity and environmental protection;
- (5) to safeguard the obligations of the consent if transferred to another company.
- (6) to safeguard the visual amenity of the area;
- (7) to safeguard the visual amenity of the area;
- (8) ensure access is available over site but ensure health and safety during construction and decommissioning;
- (9) to ensure the development is carried out in accordance with the applicant's stated intentions and the application documentation;
- (10) to maintain proper planning control of the development, to allow for local ground conditions, to protect the area's visual and landscape amenity, and to ensure there are no potential increased impact on the Galloway Moors and Glen App SPA, and Galloway Moors and Glen App SSSI;
- (11) to ensure the proper planning of the area;
- (12) to ensure that there are sufficient funds available for the full costs of site restoration in the event of default by the company or subsequent assignee;
- (13) to ensure best practice in site restoration is maintained and appropriate restoration bonds are maintained, all in the interest of visual amenity and the proper planning of the area;
- (14) to maintain proper planning control in respect of elements of the Development likely to be influenced by construction;
- (15) to safeguard the visual amenity of the area;
- (16) to safeguard the visual amenity of the area;
- (17) to ensure the effective monitoring of construction;
- (18) to minimise environmental impact of water crossings;
- (19) to ensure that all construction operations are carried out in a manner that minimises their impact on highway safety, amenity and the environment, and that the mitigation measures contained in the environmental statement and further Environmental statement information accompanying the application, or as detailed in conditions of this consent, or as otherwise agreed, are fully implemented;
- (20) to ensure that all surplus peat is treated in accordance with the requirements of SEPA;
- (21) to ensure the proper planning and other environmental control of the development;
- (22) to ensure compensatory woodland planting is completed;
- (23) to ensure protection of the natural environment;
- (24) to avoid or mitigate potential impacts on the environment;
- (25) in the interests of protecting breeding birds;
- (26) to minimise the impact of the development on ornithological species;
- (27) to protect or enhance ecological interests;
- (28) to ensure that no damage to the monument occurs from construction activities;
- (29) to ensure that the risk of regenerative tree growth does not pose a threat to the physical integrity of the monument, and that the setting of the monument is appropriately protected;

- (30) to safeguard cultural heritage;
- (31) to ensure compliance with Health and Safety Legislation;
- (32) to safeguard the visual amenity of the area;
- (33) to protect the amenity of local residents;
- (34) to safeguard the visual amenity of the area;
- (35) in the interest of aviation safety;
- (36) in the interest of aviation safety;
- (37) in the interest of visual amenity;
- (38) in the interests of health and safety;
- (39) to minimise disturbance to residents from noise and vibration;
- (40) to minimise dust to nearby residents;
- (41) to minimise impacts on groundwater quality and hydrology;
- (42) in order to maintain a secure and adequate quality water supply to all properties with private water supplied that may be affected by the development;
- (43) to minimise disturbance to local residents;
- (44) to minimise disturbance to residents in the vicinity of the wind farm;
- (45) in the interest of residential amenity;
- (46) to minimise interference with the safety and free flow of traffic on the trunk road;
- (47) to ensure the safety of the Trunk Road;
- (48) to minimise interference and maintain the safety and free flow of traffic on the trunk road as a result of the traffic moving to and from the development;
- (49) to ensure that the transportation will not have any detrimental effect on the road and structures along the route;
- (50) in the interests of road safety;
- (51) in the interests of road safety;
- (52) to minimise disturbance to residents in the vicinity of the wind farm; and
- (53) in the interest of residential amenity.

Advisory Notes:

- The applicant/developer shall contact the relevant Ports Authority with regard to the import of components in order to identify appropriate delivery routes to the site.
- Dumfries and Galloway Council should be consulted with regards to routes within their boundary and Transport Scotland should be contacted for the proposed routes utilising the Trunk Roads.
- Please note that work should be undertaken in compliance with legislation and guidance relating to the; Water environment, Chemical & oil storage, Pollution prevention, Storage and movement of waste materials and controlled waste. Information and guidance, including best practice, can be found at the website of the Scottish Environment Protection Agency (SEPA) as follows; www.sepa.org.uk; and
- If advice from SEPA is required on a specific regulatory matter, a member of SEPA's operations team should be contacted at SEPA's local office; Dumfries Office, Rivers House, Irongray Road, Dumfries, DG2 0JE (01387 720 502).

List of Determined Plans:

Drawing - Reference : Location Plan;

Drawing - Reference : Site Layout Plan;

Other – Reference Glen App Windfarm Environmental Statement Volume 1: Written Statement;

Other – Reference Glen App Windfarm Environmental Statement Volume 2: Figures;

Other – Reference Glen App Windfarm Environmental Statement Volume 3: Appendices;

Other – Reference Glen App Windfarm Environmental Statement Additional Information;

Other – Reference Glen App Windfarm Planning Statement;

Other – Reference Glen App Windfarm Design and Access Statement; and

Other – Reference Glen App Windfarm Pre-application Consultation Report.

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.

- **15/00099/APPM and 15/00128/LBC –TROON – Marr College, Dundonald Road –** Proposed alterations and extension to secondary school including associated vehicular/pedestrian accesses, car parking, landscaping, outdoor sports facilities and demolition of housewifery building and erection of temporary accommodation; and alteration and extension to Marr College main building and demolition of housewifery/janitors house. [\(link attached\)](#).

Decided:

(1) to approve application **15/00099/APPM** subject to the following conditions:-

- (a) that the development hereby granted shall be implemented in accordance with the approved 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 prior to the commencement of development, details of the location, height and materials of all new boundary fences, gates or other means of enclosure shall be submitted to the Planning Authority for written approval;
- (c) that prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority;

- (d) that all landscaping works and open space provision shall be completed in accordance with the approved landscape drawings prior to completion of the approved development. The open space/landscaped area shall be retained as open space and to this approved standard. The proposed shrub areas shall be planted with a mixture of low growing evergreen and deciduous ground cover plant material. Thorny plants shall be avoided and planting material in single areas marked A-H, shall not rely only on one plant type;
- (e) that the existing trees, other than those agreed or approved for removal, shall be retained and protected in accordance with BS5837:2012 Trees in relation to Construction, to the satisfaction of the Planning Authority;
- (f) that ventilation within the kitchen areas shall be adequate and suitable for the food handling/cooking carried out therein. The ventilation system in this area shall be provided with suitable means of filtration e.g., grease and charcoal filters and extended ducting terminating at least one metre above eaves level of any building within 20 metres of the building housing the commercial kitchen, or alternatively the operation of the premises is limited to enclosed unit cooking;
- (g) that all mechanical ventilation and air conditioning plant shall be suitably isolated from the structure of the building and fan units positioned in a ducted system shall be isolated from the ducting by means of flexible connections;
- (h) that all external artificial lighting sources require to be installed in such a manner as to comply with the Institution of Lighting Professionals "Guidance Note for the Reduction of Obtrusive Light";
- (i) footpath and cycle links shall be provided with existing public roads and footways at locations to the satisfaction of the Planning and Roads Authority, to encourage sustainable modes of transport;
- (j) that the applicant shall submit a swept path analysis accommodating the largest size of vehicle expected to be used by or serve the development for the formal prior written approval of the Council as Planning Authority;
- (k) that the applicant / developer shall, prior to commencement of work on site, submit a Construction Traffic Management Plan for the prior written approval of the Planning Authority (in consultation with the Roads Authority and Police Scotland) before any work commences on site. The plan shall describe the methodology for the movement construction traffic to and from the site;
- (l) that prior to occupation of the development, a School Travel Plan shall be submitted for the formal prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The School 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;

- (m) that the inter-visible passing places shown on the service yard access road within the site shall be provided in accordance with the Roads Development Guide before development completion. Before any work commences on site details and specifications of the required inter-visible passing places (including construction, siting and layout) shall be submitted for the prior written approval of the Planning Authority;
- (n) that off street parking provision shall be provided within the site in accordance with the submitted and approved layout plan. This shall include a provision for 124 car parking spaces (of which 6 bays shall be set aside as disabled user spaces), capacity to accommodate 5 school buses, and a pick up/ drop off facility for 23 cars;
- (o) that parking bays shall be a minimum 4.8 metres x 2.5 metres with minimum aisle widths of 6 metres;
- (p) that before any works start on site, details shall be submitted to the Planning Authority showing the design and specification of a turning area capable of accommodating service vehicles. The turning area shall be constructed as approved prior to the development being occupied;
- (p) that prior to occupation of the development any gates shall be set back a minimum distance of 6 metres from the rear of the public footway, and open inwards away from the public roadway;
- (q) that a lockable and covered cycle stand accommodating a minimum of 44 cycles (based on a rate of 1 space per 25 staff and pupils) shall be provided within the site boundaries. Precise details of the siting and specifications of the required cycle stand shall be submitted for the formal prior written approval of the Planning Authority before any work commences on site; and
- (s) that before occupation of any part of the new school the applicant / developer shall provide full traffic signal control incorporating pedestrian facilities at the existing site access road junction with A759 Dundonald Road including all associated footway crossings/tactile paving provision and the complete removal of the existing Pelican crossing on the A759 Dundonald Road in close proximity to the site access with associated reinstatement of the public footways/carriageway. The detailed design and specification and 5 year maintenance arrangements shall be submitted for approval of the Planning Authority (in consultation with the Roads Authority) prior to the commencement of works on site and all carriageway /footway / reinstatement works shall be in compliance with the Council's Roads Development Guide.

Reasons:

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
 - (b) in the interests of visual amenity;
 - (c) in the interests of visual amenity;
 - (d) to ensure landscaping works are completed at an appropriate stage in the development of the site;
 - (e) in the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during works on site;
 - (f) in order to prevent the occurrence of a smell nuisance;
 - (g) in the interests of safeguarding amenity;
 - (h) in the interests of safeguarding amenity;
 - (i) to encourage sustainable means of travel;
 - (j) in the interest of road safety;
 - (k) In the interest of road safety;
 - (l) to encourage sustainable means of travel;
 - (m) in the interest of road safety and to avoid the possibility of unnecessary reversing of vehicles, particularly onto the public road;
 - (n) in the interest of road safety and to ensure adequate off-street parking provision. To reduce the potential for congestion and obstruction caused by off-site car parking;
 - (o) in the interest of road safety and to ensure that there is adequate space for manoeuvring and turning;
 - (p) to enable service vehicles to enter and leave the site in forward gear and in the interests of road safety;
 - (q) in the interest of road safety;
 - (r) to ensure adequate provision of lockable and covered cycle storage on site. To encourage sustainable means of travel; and
 - (s) for the purposes of road safety and functional operation of the local road network.
- (2) to approve application **15/00128/LBC** subject to the following conditions and approval of Historic Scotland:-
- (a) that the works hereby granted Listed Building Consent shall be implemented in full accordance with the approved plan(s) as listed below unless a variation required by a condition of the consent has been agreed in writing by Historic Scotland; and
 - (b) that before any work commences on site precise details and specifications of the proposed junctions between the proposed north extension and the north elevation of Marr College shall be submitted for the prior written approval of Historic Scotland. For the avoidance of doubt, these junctions shall respect, and wherever possible protect the high quality sandstone masonry. At the point where the walkway to the 1975 teaching block is to be removed, the original window pattern shall be recreated by reinstating the lost two window openings.

Reasons:

- (a) to ensure that the work is carried out in accordance with the approved plans unless otherwise agreed; and
- (b) to safeguard the character and appearance of the listed building.

Advisory Notes 15/00099/APPM:

- Environmental Health has suggested that prior to any works being undertaken a detailed method statement for the construction phase of the project should be prepared and submitted to Environmental Health. This should include an assessment of potentially noisy and dusty operations, outlining the mitigation measures proposed and the program and phases for each stage of the work, thereafter the method statement shall be implemented in full. This will help ensure proper environmental control in respect of noise and dust to safeguard the amenities of nearby residents.
- The related application for listed building consent (15/0012//LBC) requires formal approval from Historic Scotland. Work should not be commenced until you are in receipt of all necessary approvals.
- The Council as Roads Authority advises that any costs associated with the relocation of any street furniture will require to be borne by the applicant/developer.
- The Council as Roads Authority advises that the costs associated with the Public Notice associated with the removal of the existing signalized pedestrian crossing on the A759 Dundonald Road in the vicinity of the site access resulting from this development will require to be fully funded by the applicant.
- 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.
- The Council as Roads Authority advises that the Council will not adopt the road on its completion.
- Please note that Construction Consent from the Roads Authority will be required for the formation of any new road and that traffic calming measures will be required. The formation of any new road will require to comply with the specifications of the Roads Authority which are detailed in the latest Roads Development Guide publication.
- 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 Roads Authority and the relevant utility companies.

- All associated costs for the signalled junction installation and Pelican removal shall be borne by the developer and shall include for the ongoing maintenance of all the junction equipment for a period of 5 years from the date of commissioning utilising the Council's ongoing traffic signal maintenance contract agreement.
- The Council as Roads Authority advises that a Road Opening Permit will be required for any work within the public road limits.

List of Determined Plans 15/00099/APP:

Drawing - Reference No (or Description): MR(PL)AP001 exist location;
 Drawing - Reference No (or Description): MR(PL)AP002 proposed location;
 Drawing - Reference No (or Description): MR(PL)AP003 existing site;
 Drawing - Reference No (or Description): MR(PL)AP004 proposed site;
 Drawing - Reference No (or Description): MR(PL)AE001 existing site elev;
 Drawing - Reference No (or Description): MR(PL)AE002 proposed N/S elev;
 Drawing - Reference No (or Description): MR(PL)AE002 proposed site elev;
 Drawing - Reference No (or Description): MR(PL)AE004 proposed E/W elev;
 Drawing - Reference No (or Description): MR(PL)AP005 proposed GF plan;
 Drawing - Reference No (or Description): MR(PL)AP006 proposed 1st flr;
 Drawing - Reference No (or Description): MR(PL)AP007 proposed 2nd flr;
 Drawing - Reference No (or Description): MR(PL)AP008 proposed 3rd flr;
 Drawing - Reference No (or Description): MR(PL)AP009 proposed roof plan;
 Drawing - Reference No (or Description): MR(PL)AS001 section AA / BB;
 Drawing - Reference No (or Description): MR(PL)AS002 section CC/DD/EE;
 Drawing - Reference No (or Description): MR(PL)AS003 section FF/GG/HH;
 Drawing - Reference No (or Description): MR(PL)AS004 section JJ/KK;
 Drawing - Reference No (or Description): LOGISTICS / PHASING;
 Drawing - Reference No (or Description): 1416.L.G(92)002 tree protection;
 Drawing - Reference No (or Description): 1416.L.G(92)002 tree removal;
 Drawing - Reference No (or Description): 1416.L.G(92)004 planting plan;
 Drawing - Reference No (or Description): 1416.L.G.(92)001 general layout;
 Drawing - Reference No (or Description): 361 14 01 REV (S-2) floor plans;
 Drawing - Reference No (or Description): 361 14 03 REV (S-1) site plan;
 Other - Reference No (or Description): AMBIENT NOISE report;
 Other - Reference No (or Description): DESIGN + ACCESS statement;
 Drawing - Reference No (or Description): DRAINAGE STRATEGY plan;
 Other - Reference No (or Description): ECOLOGICAL APPRAISAL;
 Other - Reference No (or Description): GROUND INVESTIGATION report;
 Other - Reference No (or Description): NOISE IMPACT assessment;
 Other - Reference No (or Description): PAC report;
 Other - Reference No (or Description): TRANSPORT STATEMENT addendum; and
 Other - Reference No (or Description): TREE SURVEY report.

List of Determined Plans 15/00128/LBC:

Drawing - Reference No (or Description): MR(LBC)AE001 Existing Site Elevations;
 Drawing - Reference No (or Description): MR(LBC)AE002 proposed elevations;
 Drawing - Reference No (or Description): MR(LBC)AE003 proposed N/S elev;
 Drawing - Reference No (or Description): MR(LBC)AE004 Proposed E/W elev;
 Drawing - Reference No (or Description): MR(LBC)AE005 S/E elevs;
 Drawing - Reference No (or Description): MR(LBC)AE006 Courtyard elevs;
 Drawing - Reference No (or Description): MR(LBC)AE007 North elev;
 Drawing - Reference No (or Description): MR(LBC)AP001 location plan;
 Drawing - Reference No (or Description): MR(LBC)AP002 proposed location;
 Drawing - Reference No (or Description): MR(LBC)AP003 existing site;
 Drawing - Reference No (or Description): MR(LBC)AP004 proposed site;
 Drawing - Reference No (or Description): MR(LBC)AP005 proposed GF;
 Drawing - Reference No (or Description): MR(LBC)AP006 proposed FF;
 Drawing - Reference No (or Description): MR(LBC)AP007 proposed 2nd flr;
 Drawing - Reference No (or Description): MR(LBC)AP008 proposed 3rd flr;
 Drawing - Reference No (or Description): MR(LBC)AP009 proposed roof plan;
 Drawing - Reference No (or Description): MR(LBC)AP010 Grnd / 1st (downtake);
 Drawing - Reference No (or Description): MR(LBC)AP011 2nd / 3rd (downtake);
 Drawing - Reference No (or Description): S-1 site plan;
 Drawing - Reference No (or Description): S-2 floor plans;
 Other - Reference No (or Description): HERITAGE STATEMENT;
 Other - Reference No (or Description): PHASING; and
 Other - Reference No (or Description): BUILDING SURVEY B- external fabric.

Reason for Decision:

15/00099/APPM - 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.

15/00128/LBC - It is considered that the proposal does not detrimentally affect the traditional character or appearance of this statutorily listed building.

The meeting ended at 11.25 a.m.