

# Development Management Sub Committee

Wednesday 8 May 2019

**Application for Planning Permission 18/09397/FUL  
At 4 Currievale Farm, Currie, EH14 4AA  
Demolition of existing barn and formation of new kennels with 6 double kennels and isolation kennel for a total of 13 dogs, formation of a new dwelling house in the style of a barn conversion, formation of a dog freedom field (in retrospect), the formation of two poly tunnels with a possible third and ecological development of the remainder of the land.**

<b>Item number</b>	4.5
<b>Report number</b>	
<b>Wards</b>	B02 - Pentland Hills

## Summary

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The proposal involves a new development within the green belt which is not necessary for the purposes of agriculture, woodland and forestry, horticulture or countryside recreation; and for which there is no exceptional reason to justify its construction. The proposal involves the construction of new buildings which would have an adverse impact on the rural character and appearance of the surrounding area, and the design and scale of which is not acceptable. In addition, the proposal would have a materially detrimental impact on the living conditions of neighbouring residents. The proposal is contrary to policies Env 10, Des 1 and Hou 7 of the adopted Edinburgh Local Development Plan and the Council's Guidance for Development in the Green Belt and Countryside.

## Links

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[Policies and guidance for this application](#)

LDPP, LEN09, LEN10, LEN21, LEN22, LDES01, LDES05, LTRA02, LHOU07, NSG, NSGCGB,

# Report

**Application for Planning Permission 18/09397/FUL  
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## Recommendations

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1.1 It is recommended that this application be Refused and Enforced subject to the details below.

## Background

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### 2.1 Site description

The planning application relates to a section of open fields covering a total area of 3.26 hectares, located at the western end of a single lane access road leading off Curriehill Road. The original Currievale Farm steadings are located directly to the east of the site and have been converted into residential dwellings. The main Edinburgh-Carlisle Railway line is located directly to the south of the site. An existing barn storage structure is located adjacent to the western boundary of the site. The surrounding area is predominantly rural in nature and is characterised by farmland and open fields.

### 2.2 Site History

23 November 2017 - Planning permission in principle refused for a proposed dwelling adjacent to Currievale Farm (application reference: 17/02952/PPP).

## Main report

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### 3.1 Description Of The Proposal

The application seeks planning permission for the following development on the site:

- The demolition of an existing metal barn storage structure and the construction of a new barn style dwellinghouse. The exterior walls of the dwellinghouse will consist of silver/gray scottish larch cladding with the roof being formed from metal sheeting.

- The construction of new dog kennels, poly tunnels, bee hives and the formation of an exercise yard in the north eastern corner of the site. The exterior walls of the kennels will consist of rough cast render with a membrane flat roof.

Planning permission is also sought in retrospect for the fencing off of a section of land in order to form a dog training and walking facility adjacent to the western boundary of the site known as 'Freedom Field'.

### Supporting Documents

The applicant has submitted the following supporting documents which are available to view online via Planning and Building Standards Online Services:

- Design Statement

### **3.2 Determining Issues**

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

### **3.3 Assessment**

To address these determining issues, the Committee needs to consider whether:

- a) The principle of the proposed development is acceptable;
- b) The proposed scale, design and materials are acceptable;
- c) The proposal would have an adverse impact on the amenity of living conditions of neighbouring residents;
- d) The proposal affects road safety;
- e) The proposal raises any issues in respect of flooding, pollution and air, water and soil quality.
- f) The proposal raises any issues in respect of the development of a site of archaeological significance;
- g) The proposal raises any issues in respect of aerodrome safeguarding, and

h) Any issues raised in representations have been addressed.

a) Principle of Development

The proposal is located within the Edinburgh Green Belt as defined in the adopted Edinburgh Local Development Plan (LDP). LDP policy Env 10 permits development under limited circumstances for the purposes of agriculture, horticulture, forestry, countryside recreation, the intensification of an existing use or other uses appropriate to the rural character of the area or where a countryside location is essential.

In addition to the above, the Council's Non-Statutory Guidance for Development in the Countryside and Green Belt sets out exceptional circumstances where new dwellings in the countryside may be justified. Dwellings will generally not be permitted unless they are associated with a countryside use and a functional need for the dwelling has been established.

The site consists predominantly of scrubland and has not been subject to development and therefore, does not constitute brownfield land. While there is a steel storage barn building located in the south west corner of the site, this is associated with an agricultural use. The site retains an essentially rural nature and has an important role in contributing to the character of the surrounding green belt.

The proposal would involve the construction of a stand-alone dwelling and dog kennels within the site. The proposal would form an incongruous development with no direct relation to the character of the site which would serve to detract from the landscape character of the surrounding area.

The proposed dwelling has no correlation with an acceptable countryside use. The proposal does not meet any of the relevant criteria associated with LDP policy Env 10 or the criteria outlined in the non-statutory guidance regarding the circumstances in which new dwellings in the countryside can be considered acceptable. Consequently, there are no exceptional planning reasons for approving a new house in this location.

b) Scale, Design and Materials

The proposed dwelling is a contemporary interpretation of a traditional barnhouse and forms an unsympathetic addition within the setting of the existing property and wider landscape. The design of the proposed dwelling is such that it would form an incongruous feature within the surrounding area, contrasting sharply with the stone built former steadings located to the east and having a detrimental impact on the visual amenity of the area.

The proposed kennel block neighbouring the new dwellinghouse would introduce a third architectural style. As with the new dwellinghouse, the contemporary design would form an incongruous addition which contrasts with the design and appearance of the steading. The siting, design and materials result in a conspicuous addition which is detrimental to the rural character of the area.

The proposed scale, design and materials of the development are not acceptable and the proposal is contrary to LDP policy Des 1.

c) Neighbouring Amenity

The site lies in close proximity to a number of residential dwellings which are situated within the former farm steading buildings located to the south east.

The proposal will have a neutral impact on neighbouring amenity. The orientation of the property will not cause significant overlooking of the neighbouring property. In terms of daylight and sunlight there is sufficient space between the existing and proposed development to result in a neutral impact on daylight and sunlight.

Environmental Protection were consulted on the proposal and highlighted concerns regarding the potential impact of dog barking noise complaints on the amenity of neighbouring residents. The kennel element of the proposal would result in several dogs being kept in a small location and has the potential to give rise to notable levels of dog barking and howling with a resultant materially detrimental impact on the amenity of neighbouring residents. Environmental Protection have further advised that they have already received complaints of dog howling from the existing Freedom Field complex.

The proposal would have a materially detrimental impact on the living conditions of nearby residents due to noise disturbance and is contrary to LDP policy Hou 7.

d) Road Safety and Parking

Transport Planning has raised no objection to the application. The addition of a single dwelling and outbuilding is likely to have a neutral impact on the local transport network.

The proposal complies with LDP policy Tra 2.

e) Flooding, Pollution and Air, Water and Soil Quality

Flood Prevention were consulted on the proposal and raised no objection to the application. The addition of a single dwelling and outbuilding is likely to have a neutral impact on flood risk.

SEPA were consulted on the proposal and raised no objection. The proposal does not raise any issues in respect of pollution and air, water and soil quality.

The proposal complies with LDP policies Env 21 and Env 22.

f) Development of a Site of Archaeological Significance

The city archaeologist was consulted on the proposal and identified the site as being of potential archaeological significance. The city archaeologist stated that he had no objection to the proposal subject to the inclusion of a condition requiring a programme of archaeological work to be completed prior to the commencement of development.

The proposal will not have an adverse impact on a site of archaeological significance and complies with LDP policy Env 9.

### g) Aerodrome Safeguarding

Edinburgh Airport were consulted on the proposal and raised no objection subject to the inclusion of suspensive conditions requiring details of a bird hazard management plan.

The proposal does not raise any issues in respect of aerodrome safeguarding.

### h) Matters Raised in Representations

#### **Objection Comments**

##### **Material Considerations**

- Proposal is not an acceptable green belt development - addressed in section 3.3 (a).
- Proposal will have an adverse impact on the character and appearance of the surrounding area - addressed in section 3.3 (a) and 3.3 (b).
- Design of the proposal is inappropriate - addressed in section 3.3 (b).
- Proposal will have a detrimental impact on the living conditions of nearby residents - addressed in section 3.3 (c).
- Proposal raises issues in respect of road safety - addressed in section 3.3 (d).
- Proposal raises issues in respect of flood risk and waste water - addressed in section 3.3 (e).

##### **Non-Material Considerations**

- A caravan has previously been sited on the land without planning permission.
- Impact of the proposal on house prices.
- Signage being erected along the access lane.
- Proposal will not bring any employment benefits for the local area.
- Issues relating to contributions to the maintenance of the road.

#### **Support Comments**

##### **Material Considerations**

- Proposed use is acceptable in principle - addressed in section 3.3 (a).
- Proposal will have positive impact on the character and appearance of the surrounding area - addressed in sections 3.3 (a) and (b).

- Proposal is an acceptable use - addressed in section 3.3 (a).
- Proposal will have an acceptable impact on traffic levels - addressed in section 3.3 (d).
- Proposed noise levels will be acceptable and will not have a detrimental impact on the amenity of neighbouring residents - addressed in section 3.3 (c).

### **Non-Material Considerations**

- Existing use of the site provides a benefit to dog walkers.
- Existing structural condition of the barn building.

### **Conclusion**

In conclusion, the proposal involves a new development within the green belt which is not necessary for the purposes of agriculture, woodland and forestry, horticulture or countryside recreation; and for which there is no exceptional reason to justify its construction. The proposal involves the construction of new buildings which would have an adverse impact on the rural character and appearance of the surrounding area, and the design and scale of which is not acceptable. In addition, the proposal would have a materially detrimental impact on the living conditions of neighbouring residents. The proposal is contrary to policies Env 10, Des 1 and Hou 7 of the adopted Edinburgh Local Development Plan and the Council's Guidance for Development in the Green Belt and Countryside. It is recommended that planning permission is refused with a recommendation to proceed to enforcement action to effect the cessation of the current use of the 'Freedom Field' dog training site. There are no material considerations which outweigh this conclusion.

It is recommended that this application be Refused and Enforced subject to the details below.

### **3.4 Conditions/reasons/informatives**

#### **Reason for Refusal:-**

1. The proposal is contrary to policy Env 10 of the adopted Local Development Plan (LDP) and the Council's Guidance for Development in the Countryside and Green Belt as it would involve the development of a new build dwellinghouse in a green belt location with no exceptional planning reason to justify its construction.
2. The proposal is contrary to policy Des 1 of the adopted Local Development Plan. By virtue of its scale, design and materials, the proposal would be damaging to the character and appearance of the surrounding area.



3. The proposal is contrary to policy Hou 7 of the adopted Local Development Plan as it would have a materially detrimental impact on the living conditions of neighbouring residents.

## **Financial impact**

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### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

## **Risk, Policy, compliance and governance impact**

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5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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### **6.1 The equalities impact has been assessed as follows:**

The application has been assessed and has no impact in terms of equalities or human rights.

## **Sustainability impact**

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### **7.1 The sustainability impact has been assessed as follows:**

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

Pre-application discussions took place on this application.

### **8.2 Publicity summary of representations and Community Council comments**

Eighty seven letters of representation has been received. 54 letters of objection were received and 33 letters of support. A full summary of all the matters raised by these representations can be found in section 3.3 (h) of the main report.

## **Background reading/external references**

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- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

<b>Statutory Development Plan Provision</b>	Edinburgh Local Development Plan
<b>Date registered</b>	22 October 2018
<b>Drawing numbers/Scheme</b>	01 - 05,  Scheme 1

**David R. Leslie**  
 Chief Planning Officer  
 PLACE  
 The City of Edinburgh Council

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## **Links - Policies**

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### **Relevant Policies:**

#### **Relevant policies of the Local Development Plan.**

LDP Policy Env 9 (Development of Sites of Archaeological Significance) sets out the circumstances in which development affecting sites of known or suspected archaeological significance will be permitted.

LDP Policy Env 10 (Development in the Green Belt and Countryside) identifies the types of development that will be permitted in the Green Belt and Countryside.

LDP Policy Env 21 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

LDP Policy Env 22 (Pollution and Air, Water and Soil Quality) sets criteria for assessing the impact of development on air, water and soil quality.

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

### **Relevant Non-Statutory Guidelines**

**Non-statutory guidelines** DEVELOPMENT IN THE COUNTRYSIDE AND GREEN BELT, provide guidance on development in the Green Belt and Countryside in support of relevant local plan policies.

# Appendix 1

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## **Consultations**

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### **City Archaeologist**

*Further to your consultation request I would like to make the following comments and recommendations in respect to this application the demolition of existing barn and formation of new kennels with 6 double kennels and isolation kennel for a total of 13 dogs, formation of a new dwelling house in the style of a barn conversion, formation of a dog freedom field (in retrospect), the formation of two poly tunnels with a possible third and ecological development of the remainder of the land.*

*The site forms part of and occupies the NW corner of Currievale Farm. The farm was constructed between 1852 & 1857, with the current converted steading dating to this period. However evidence from aerial photography (see fig 1 below) has identified earlier occupation immediately adjacent to the site in the form of a multi (3) ditched large enclosure or fort (Currievale Fort NT16NE59. This type of monument in the Lothians is commonly dated to the Iron Age of the latter 1st millennium BC/early 1st Millennium AD, though an earlier Late Bronze Age date can't be ruled out.*

*Accordingly, this application is regarded as occurring within an area of archaeological potential and this application must be considered therefore under terms the Scottish Government Historic Environment Policy (SHEP), Scottish Planning Policy (SPP), PAN 02/2011 and also Edinburgh Local Development Plan (2016) ENV8 & ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.*

## *Buried Archaeology*

*The proposals will require significant ground-breaking works regarding both the demolition of the current barn and construction of the new development. Such works will have significant impacts upon any surviving archaeological remains associated with the development of the farm but also significantly potentially prehistoric remains given the proximity of the adjacent late prehistoric Currievale fort.*

*However, it is considered that development of the site would have overall have a low-moderate archaeological impact. It is recommended therefore that a programme of archaeological work is undertaken prior to/during demolitions and development in order that any archaeological remains encountered are fully excavated and recorded where preservation in situ is not possible.*

*Accordingly, it is essential that the following condition is attached to this consent to ensure that undertaking of the above elements of archaeological work are undertaken.*

*'No demolition nor development shall take place on the site until the applicant has secured and implemented a programme of archaeological work (excavation, reporting and analysis, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'*

*The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.*

*Please contact me if you require any further information.*

## **SEPA**

*Thank you for your consultation email which SEPA received on 14 December 2018.*

*Advice for the planning authority*

*We have no objection to this planning application. Please note the advice provided below.*

### *1. Flood risk*

*1.1 We have reviewed the information provided in this consultation and it is noted that, the application site (or parts thereof) lies adjacent to the medium likelihood (0.5% annual probability or 1 in 200 year return period) fluvial flood extent of the SEPA Flood Map, and may therefore be at medium to high risk of flooding.*

1.2 For planning purposes the functional flood plain will generally have a greater than 0.5% (1:200) probability of flooding in any year. Built development should not therefore take place on the functional flood plain. Scottish Planning Policy states in paragraph 255, that "the planning system should promote a precautionary approach to flood risk from all sources", as well as flood avoidance and flood reduction, where appropriate. It further defines in paragraph 256 that, "the planning system should prevent development which would have a significant probability of being affected by flooding or would increase the probability of flooding elsewhere. Piecemeal reduction of the functional floodplain should be avoided given the cumulative effects of reducing storage capacity."

1.3 Review of LiDAR (DTM) data indicated that the proposed site lies at a higher elevation than the watercourse to the north and the ground to the west. As the site is adjacent to the indicative flood envelope and we hold no additional information to indicate that the site is at flood risk, we have no objection to the proposed development on flood risk grounds. It is recommended that contact is made with your Flood Risk Management Authority regarding this issue. If your authority requires further comment from us, additional information would be necessary to enable us to comment upon the flood risk at the application site.

## 2. Waste water drainage

2.1 There was no planning application available and as such the details for waste water drainage are not known. This site is within an area where there is a public sewerage system, and as such waste water drainage from the development should be directed to that system. The applicant should consult with Scottish Water to ensure a connection to the public sewer is available and whether restrictions at the local sewage treatment works will constrain the development.

2.2 If the proposals should change we would wish to be consulted at the earliest opportunity as we would not support private drainage proposals in an area served by the public sewer.

Detailed advice for the applicant

## 3. Flood risk

3.1 The SEPA Flood Maps have been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km<sup>2</sup> using a Digital Terrain Model (DTM) to define river corridors and low-lying coastal land. The maps are indicative and designed to be used as a strategic tool to assess flood risk at the community level and to support planning policy and flood risk management in Scotland.

3.2 Please note that we are reliant on the accuracy and completeness of any information supplied by the applicant in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.

3.3 The advice contained in this letter is supplied to you by SEPA in terms of Section 72 (1) of the Flood Risk Management (Scotland) Act 2009 on the basis of information held by SEPA as at the date hereof. It is intended as advice solely to The City of Edinburgh Council as Planning Authority in terms of the said Section 72 (1). Our briefing note entitled: "Flood Risk Management (Scotland) Act 2009: Flood risk advice to planning authorities" outlines the transitional changes to the basis of our advice in line with the phases of this legislation.

## *Regulatory advice for the applicant*

### *4. Regulatory requirements*

*4.1 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).*

*4.2 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.*

*4.3 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:*

- o is more than 4 hectares,*
- o is in excess of 5km, or*
- o includes an area of more than 1 hectare or length of more than 500m on ground with a slope in excess of 25*

*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.*

*4.4 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.*

*4.5 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:*

*Silvan House, 231 Corstorphine Road, Edinburgh, EH12 7AT Tel: 0131 273 7296*

*If you have any queries relating to this letter, please contact me by telephone on 0131 273 7296 or e-mail at [planning.se@sepa.org.uk](mailto:planning.se@sepa.org.uk).*

### **Environmental Protection**

*Environmental Protection has concerns regarding this application.*

*The application proposes to site kennels within the front garden area of a newly proposed residential property. Residential properties are situated near to the east of the proposed kennels. The kennels will be capable of housing 13 dogs.*

*The application property is in a quiet rural area in close proximity to existing residential properties. This Department receives dog barking noise complaints on a regular basis both from within residential properties and kennel premises. The introduction of kennels into this quiet residential area is likely to allow dogs to bark on a 24 hour basis. Therefore, it is the opinion of this Environmental Protection that dog barking noise complaints are likely to be received and the residential amenity of the local area could be detrimentally affected. There is already an element of dog activity on the site and it should be noted that dog howling has been complained about already.*

*It is difficult to mitigate noise from dog barking and there is no competent technical acoustic guidance available regarding dog barking. There is no other suitable location on in the site to locate the kennels to reduce the likely noise impacts on the existing residential properties.*

*With regards the farmhouse proposal, Ground conditions relating to potential contaminants in, on or under the soil as affecting the site will require investigation and evaluation, in line with current technical guidance such that the site is (or can be made) suitable for its intended new use/s. Any remediation requirements require to be approved by the Planning & Building Standards service. The investigation, characterisation and remediation of land can normally be addressed through attachment of appropriate conditions to a planning consent (except where it is inappropriate to do so, for example where remediation of severe contamination might not be achievable).*

*It is also noted that the applicant is proposing to install a wood burning stove in the proposed farmhouse. The applicant must ensure that they are aware that Edinburgh is Smoke Control Area and any wood burning stove must be fully compliant with the Clean Air 1993. There is a list of approved appliances for use in Scotland on the Department for Environment, Food and Rural Affairs website.*

*Environmental Protection recommends that the application be refused due the adverse noise impacts this proposal will have on neighbouring amenity.*

### **Edinburgh Airport**

*The proposed development has been examined from an aerodrome safeguarding perspective and could conflict with safeguarding criteria unless any planning permission granted is subject to the conditions detailed below:*

#### *Submission of a Bird Hazard Management Plan*

*Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority. The submitted plan shall include details of:*

- monitoring of any standing water within the site temporary or permanent*
- sustainable urban drainage schemes (SUDS) - Such schemes shall comply with Advice Note 3 'Wildlife Hazards' (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/>).*
- management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 3 'Wildlife Hazards.'*
- reinstatement of grass areas.*



- maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow.
- which waste materials can be brought on to the site/what if any exceptions e.g. green waste.
- monitoring of waste imports (although this may be covered by the site licence).
- physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste.
- signs deterring people from feeding the birds.

*The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority.*

*Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Edinburgh Airport.*

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

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

#### *Submission of Landscaping Scheme*

*No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority, details must comply with Advice Note 3 'Wildlife hazards' (available at <http://www.aoa.org.uk/operations-safety/>). These details shall include:*

- any earthworks.
- grassed areas.
- the species, number and spacing of trees and shrubs.
- details of any water features.
- drainage details including SUDS - Such schemes must comply with Advice Note 3 'Wildlife Hazards' (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/>).
- others that you or the Authority may specify and having regard to Advice Note 3: Wildlife Hazards].

*No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority. The scheme shall be implemented as approved.*

*Reason: To avoid endangering the safe movement of aircraft and the operation of Edinburgh Airport through the attraction of birds and an increase in the bird hazard risk of the application site.*

#### *Submission of SUDS Details*

*Development shall not commence until details of the Sustainable Urban Drainage Schemes (SUDS) have been submitted to and approved in writing by the Planning Authority. Details must comply with Advice Note 3 'Wildlife Hazards'. The submitted Plan shall include details of:*

- Attenuation times*
- Profiles & dimensions of water bodies*
- Details of marginal planting*

*No subsequent alterations to the approved SUDS scheme are to take place unless first submitted to and approved in writing by the Planning Authority. The scheme shall be implemented as approved.*

*Reason: To avoid endangering the safe movement of aircraft and the operation of Edinburgh Airport through the attraction of Birds and an increase in the bird hazard risk of the application site. For further information please refer to Advice Note 3 'Wildlife Hazards' (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/>)*

*It is important that any conditions requested in this response are applied to a planning approval. Where a Planning Authority proposes to grant permission against the advice of Edinburgh Airport, or not to attach conditions which Edinburgh Airport has advised, it shall notify Edinburgh Airport, and the Civil Aviation Authority and the Scottish Ministers as specified in the Safeguarding of Aerodromes Direction 2003.*

#### **Roads Authority**

*No objections to the application subject to the following being included as conditions or informatives as appropriate:*

- 1. All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2016 regulations or British Standard 8300:2009 as approved;*

#### *Note:*

*The application has been assessed under the 2017 parking standards. This type of development is not specifically mentioned in the parking numbers table. It is noted that 6 car parking spaces are being provided, which is acceptable to Transport.*

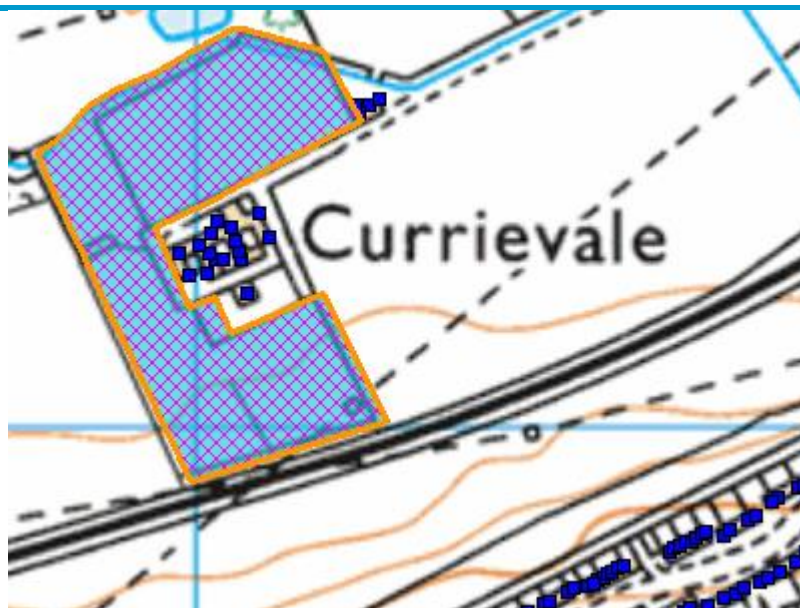
*This development is served off a private (non-adopted) access.*

### **Flood Prevention**

*We are happy for this to proceed to determination with no further comment from flood prevention.*

### **Location Plan**

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**END**