

# Development Management Sub-Committee Report

**Wednesday 5 October 2022**

**Application for Planning Permission  
Edinburgh Zoo, 134 Corstorphine Road, Edinburgh.**

**Proposal: Installation of ground mounted solar array and associated infrastructure.**

**Item – Committee Decision  
Application Number – 21/06721/FUL  
Ward – B06 - Corstorphine/Murrayfield**

## **Reasons for Referral to Committee**

In accordance with the statutory scheme of delegation, the application has been referred for determination by the Development Management Sub-committee as the Chief Planning Officer considers the application to be of significant public interest.

### **Recommendation**

It is recommended that this application be **Granted** subject to the details below.

### **Summary**

The proposals are acceptable in terms of Sections 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The proposals comply with the development plan and there are no material considerations which outweigh this conclusion.

## **SECTION A – Application Background**

### **Site Description**

The application site relates to land at Edinburgh Zoo, No. 134 Corstorphine Road, Edinburgh. The area to accommodate the array consists of sloping neutral semi-improved grassland that is currently utilised as a rotational grazing paddock at the northern boundary of the Zoo. The total area of the site is 1.08 hectares. The site lies within an area bounded with security fencing and established vegetation and trees. The site lies within the Greenbelt, is a defined area of open space, is part of the Special Landscape Area (Corstorphine Hill) and is part of a Local Nature Conservation Site.

Access to the site will be gained via the main vehicle gate off Corstorphine Road, lying 590m south of the development. Existing internal roadways will be utilised to reach the secure access gate for the development. This gate will be used solely to access the development site during construction and future maintenance; no access will be available to unauthorised personnel.

There are a number of category B and C listed buildings within the wider zoo site. The nearest listed building is, however, more than approximately 200 metres away from the proposed solar array.

## **Description of the Proposal**

The application is for planning permission for the installation of a ground mounted solar array and associated infrastructure. The array will comprise of 1870 photovoltaic (PV) panels comprising a total generating capacity of 1MW. Each panel will measure 2279mm by 1134mm by 34mm. The PV panels will be arranged in rows, supported 0.8 metres off the ground by a series of narrow metal frames with specifically chosen tree-system foundations to limit ground disturbance and protect drainage. The maximum height of the array above ground level will be 2.02 metres. The PV panels will be fitted with anti-reflective coating.

Eight inverters for the array will be contained within a metal 20ft kiosk to the south of the development, which shall be painted in a similar style to the other metal containers that are already located nearby. An energy education centre is also proposed to the south of the array to educate visitors about the importance of renewable energy and sustainability, with emphasis on the benefits of the installation to the zoo. The centre will be 10 metres in length, 3 metres in depth and 4 metres in height with a pitched tiled roof and wooden sides similar to many other buildings within the zoo. It will have a large window so that the array can be clearly viewed. A new substation is also proposed.

The array will generate electricity feeding directly into Edinburgh Zoo, contributing towards their targets of becoming a greener business with a reduced carbon footprint from their operations. With a reduced reliance on the national grid network the sites operations will benefit from energy and financial security. During the winter months the Zoo has a high energy requirement for heating the many animal enclosures, during these times it is expected that all energy produced by the array will be utilised onsite, however during warmer seasons excess energy will be exported to the grid. It is anticipated that the operational period of the array will be 30 years with provision for it to be decommissioned afterwards.

## **Supporting Information**

Planning Statement  
Landscape and Visual Impact Assessment  
Phase 1 habitat survey  
Surface water management report  
Glint and glare map

## **Relevant Site History**

No relevant site history.

## **Other Relevant Site History**

30.09.2021- Screening Opinion request for proposed Edinburgh Zoo Solar Array. EIA not required. (Application Reference: 21/04346/SCR).

## **Pre-Application process**

Pre-application discussions took place on this application.

## **Consultation Engagement**

Edinburgh Airport

Archaeology

Environmental Protection

Flood Planning

Nature Scot

Natural Environment

National Air Traffic Services

Refer to Appendix 1 for a summary of the consultation response.

## **Publicity and Public Engagement**

**Date of Neighbour Notification:** 5 January 2022

**Date of Renotification of Neighbour Notification:** Not Applicable

**Press Publication Date(s):** Not Applicable;

**Site Notices Date(s):** Not Applicable;

**Number of Contributors:** 0

## **Section B - Assessment**

### **Determining Issues**

Due to the proposals relating to a listed building(s), this report will first consider the proposals in terms of Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997:

- Is there a strong presumption against granting planning permission due to the development harming the listed building or its setting?

- If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then consider the proposed development under Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Do the proposals comply with the development plan?

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

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

In the assessment of material considerations this report will consider:

- the Scottish Planning Policy presumption in favour of sustainable development, which is a significant material consideration due to the development plan being over 5 years old;
- equalities and human rights;
- public representations and
- any other identified material considerations.

## **Assessment**

To address these determining issues, it needs to be considered whether:

### **a) The proposals harm the setting of listed buildings?**

The following HES guidance is relevant in the determination of this application:

- Managing Change in the Historic Environment: Setting

There are a number of listed buildings located within the zoo. However, the historical designations map which has been submitted shows that the proposed array will not be visible from any of the listed buildings and that there is quite a substantial distance between the array and listed buildings present. It must also be acknowledged that there are already a number of large non-traditional buildings which are present throughout the zoo.

### **Conclusion in relation to the setting of listed buildings**

The proposal will not have a detrimental impact on the setting of the listed buildings. The proposal is acceptable in terms of Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

## **b) The proposals comply with the development plan?**

The Development Plan comprises the Strategic and Local Development Plans. The relevant Edinburgh Local Development Plan 2016 (LDP) policies to be considered are:

- LDP Historic Environment policy Env 3
- LDP Design policies Des 1.
- LDP Environment policies Env 8, Env 9, Env 10, Env 11, Env 12, Env 15, Env 16, Env 18 and Env 21.
- LDP Sustainable Energy policy Rs 1.

The non-statutory Edinburgh Design Guidance and Guidance for Development in the Countryside and Greenbelt is a material consideration that is relevant when considering policy Env 10. The non-statutory 'Listed Buildings and Conservation Area' guidance is a material consideration that is relevant when considering policy Env 3.

### Impact on setting of listed building

Policy Env 3 (Listed Buildings - Setting) states that development affecting the setting of a listed building will be permitted only if not detrimental to the appearance or character of the building, or to its setting.

This has been assessed in sections a) and b) and the proposals comply with LDP Policies Env 3.

### Principle of development

LDP policy Env 10 (Development in the Green Belt and Countryside) states that within the Green Belt and Countryside shown in the proposals map, development will only be permitted where it meets one of the four stated criteria and that the key test for all proposals in the countryside and greenbelt will be to ensure that development would not detract from the landscape quality and/or rural character of the area.

Criterion (c) of Env 10 states that for development relating to an existing use or building(s) such as an extension to a site or building, ancillary development or intensification of the use, provided the proposal is appropriate in type in terms of the existing use, of an appropriate scale, of high-quality design and acceptable in terms of traffic impact. The Guidance for Development in the Countryside and Green Belt (2019) reiterates the requirements of the policy stated above.

The proposed array will provide power to the existing zoo. It is therefore an ancillary development within the wider site. The development is large at 1.08 hectares, however it is of an appropriate scale given that the total size of the zoo is approximately 33 hectares. It is of appropriate design and it will have no impact in terms of traffic,

The proposal therefore complies with criterion (c) of LDP policy Env 10 provided it does not detract from the landscape quality and/or rural character of the area.

## Impact on Landscape Quality and Ecology

The application site lies within the Corstorphine Special Landscape Area.

LDP policy Env 11 (Special Landscape Areas) states that planning permission will not be granted for development which would have a significant adverse impact on the special character or qualities of the Special Landscape Area shown on the proposals map.

The Review of Local Landscape Designations states that *From a city-wide perspective, Corstorphine Hill is conspicuous amongst Edinburgh's urban hills, comprising a distinctive and scenically attractive, low, elongated north-south ridge and having a locally unique wooded character, which contrasts with surrounding built development.*

*Corstorphine Hill is an important landmark on western approaches to Edinburgh by road and rail. As Edinburgh's largest urban woodland, it forms a green backdrop to views across the city centre from The Mound, Calton Hill, Blackford Hill, the Braid Hills and Salisbury Crags.*

*The hill's legible geomorphology, historic land use and built heritage emphasise generations of cultural associations between people and place. This is continued by the attraction of Edinburgh Zoo, the hill's popularity as a viewpoint, recreational environment and semi-natural resource within the city*

In terms of pressures upon landscape integrity, it states:

*Inappropriate development or poor quality design affecting landscape character, in particular the pattern of tree and woodland cover, or impacting adversely on key views from surrounding areas.*

A landscape and visual impact assessment has therefore been carried out to assess the potential impact of the solar array on Corstorphine Hill Special Landscape Area and the key views identified.

It is acknowledged that the zoo, which is an element of the special landscape area, already has a number of large buildings of different shapes and sizes present, as would be expected due to its commercial function. There are also a number of large telecommunications masts present nearby. The application site is currently an area of neutral semi improved grassland and no trees shall be removed as part of the development.

The applicant has provided a zone of theoretical visibility map as well as a viewpoint map which identified key viewpoints from where the array may be visible. Photomontages were then taken from these sites.

Based on the information provided and due to the fact that the array would be a maximum of 2.02 metres from the ground level and that there is tree cover present surrounding the site, there would be very limited visibility of the array. Within the zoo, the array will be shown as an exhibit and will be read in association with the animal enclosures and existing displays. Provided trees to the south remain in place, the proposal would not have a materially detrimental impact on key views.

LDP policy Env 15 (Sites of Local Importance) states development likely to have an adverse impact on the flora, fauna, landscape or geological features of a Local Nature Conservation Site will not be permitted unless it can be demonstrated that:

- (a) the reasons for allowing the development are sufficient to outweigh the nature conservation interest of the site
- (b) the adverse consequences of allowing the development for the value of the site has been minimised and mitigated in an acceptable manner.

LDP policy Env 16 (Species Protection) states that planning permission will not be granted for development that would have an adverse impact on species protected under European or UK law.

The site is not prime agricultural land, the majority of the site is neutral semi improved grassland. The planning statement confirms that the proposed array and associated infrastructure will have a small footprint as the proposed panels will be raised off the ground. Major excavation or land levelling works will not be required. Grassland will remain beneath the panels and there will be opportunities to enhance ground conditions with regular maintenance.

A stage 1 habitats survey of the development site was submitted with the application. It concluded that there is evidence of badger setts within proximity of the site and the presence of mammal paths through the site. Whilst the habitat survey states that the impact to species during the operational phase of the development will be negligible, appropriate mitigation measures have been proposed. Actions are also to be adopted during construction and further recommendations have been made to enhance the sites attractiveness and suitability for species as part of the development. It is recommended that hedgehog boxes as well as bat and bird boxes are installed as well as log piles and insect hotels.

In terms of ecology there are no objections to the application subject to the inclusion of a condition relating to a construction environmental management plan.

The application complies with LDP policy Env 15 and Env 16.

LDP policy Env 12 (Trees) states that development will not be permitted if likely to have a damaging impact upon a tree protected by virtue of a Tree Preservation Order (TPO) or on any other tree or woodland worthy of retention.

There are a number of semi-mature trees that line the boundaries of the site. None of these trees are covered by a TPO and nor are the trees within a conservation area. The plans submitted do not show that any trees are to be removed or pruned to accommodate the array and associated components onsite. The PV panels will be arranged in rows, supported 0.8 metres off the ground by a series of narrow metal frames with specifically chosen tree-system foundations to limit ground disturbance. Cable routing shall be installed in ducting along verges minimising ground work and impact to established trees. A condition has been applied to the permission to ensure that the trees directly surrounding the site are protected during construction works. A further condition has been applied stating that none of the trees directly to the south of the site shall be removed, pollarded or pruned without the written consent of the Council. This condition will ensure that there are no materially detrimental impacts on key views.

The application complies with LDP policy Env 12.

LDP policy Env 18 (Open space Protection) states that proposals involving the loss of open space will not be permitted unless it can be demonstrated that:

- (a) there will be no significant impact on the quality or character of the local environment and
- (b) the open space is a small part of a larger area or of limited amenity or leisure value and there is a significant over-provision of open space serving the immediate area and
- (c) the loss would not be detrimental to the wider network including its continuity or biodiversity value and either
- (d) there will be a local benefit in allowing development in terms of either alternative provision being made or improvements to an existing public park or other open space or
- (e) the development is for a community purpose and the benefits to the local community outweigh the loss.

The field is currently surrounded by high security fencing and provides very limited amenity value throughout the zoo. The land is also not particularly high quality and does not have any trees present within it. The use of the field for the solar array will not have a significant impact on the quality or character of the local environment. The majority of the 33 hectare Edinburgh Zoo and the wider Corstorphine Hill area will still provide open space and the proposal will not harm the overall areas biodiversity value. It is also acknowledged that the proposal will have a substantial role in ensuring that the zoo reduces its carbon emissions and limits its impacts on Climate Change as well as providing an educational resource. The proposal will include a learning zone that will show patrons of the zoo how solar panels work and how they can help tackle Climate Change.

The proposal complies with LDP policy Env 18.

The proposal will not have a significant impact upon the special character or qualities of the Special landscape Area. The proposal complies with LDP policy Env 11 and Env 10.

The development is acceptable in principle.

#### Scale, form and design and amenity

LDP policy Des 1 (Design Quality and Context) states development will be granted for development that contributes towards a sense of place. Design should be based on an overall design concept that draws upon positive characteristics of the surrounding area. Permission will not be granted for poor quality or inappropriate design or for proposals that would be damaging to the character or appearance of the area.



The proposed development is functional in appearance. It will be located within the zoo which already has a number of buildings which are functionally formed in order to contain and provide habitation for the animals. It is relatively low lying and has been sited so that it is located away from neighbouring houses and is sheltered by surrounding trees and bushes. It will not be damaging to the character or appearance of the area. The proposal will have no material impact upon the amenity of neighbouring properties.

The proposal complies with LDP policy Des 1.

### Archaeology

LDP policy Env 9 (Development on Sites of Archaeological Significance) states that planning permission will be granted for development on sites of known or suspected archaeological significance if it can be concluded that either:

- (a) no significant archaeological features are likely to be affected by the development, or
- (b) any significant archaeological features will be preserved in situ and, if necessary, in an appropriate setting for public access and interpretation.

Subject to the inclusion of a condition relating to surveying and recording of the site, the application complies with LDP policy Env 9.

### Flooding

LDP policy Env 21 (Flood Protection) states that planning permission will not be granted for development that would increase a flood risk or be at risk of flooding itself.

The applicant submitted flood risk information with the application. Flood Planning has confirmed that subject to the inclusion of a condition relating to further details of the proposed drainage management bunds, it had no objection to the proposal.

### Renewable Energy

LDP policy RS 1 (Sustainable Energy) states that planning permission will be granted for development of low and zero carbon energy schemes such as solar panels provided the proposals:

- (a) do not cause significant harm to the local environment, including natural heritage interests and the character and appearance of listed buildings and conservation areas
- (b) will not unacceptably affect the amenity of neighbouring occupiers by reason of, for example noise emissions or visual dominance.

The proposal will not cause significant harm to the local environment or to the character and appearance of listed buildings and conservation areas. It will also not unacceptably affect the amenity of neighbouring occupiers.

The proposal complies with LDP policy Rs 1.

## **Conclusion in relation to the Development Plan**

The proposal complies with all relevant policies set out in the Local Development Plan.

### **c) There are any other material considerations which must be addressed?**

The following material planning considerations have been identified:

#### SPP - Sustainable development

Scottish Planning Policy (SPP) is a significant material consideration due to the LDP being over 5 years old. Paragraph 28 of SPP gives a presumption in favour of development which contributes to sustainable development. Paragraph 29 outlines the thirteen principles which should guide the assessment of sustainable development.

The proposal complies with Paragraph 29 of SPP.

The SPP also states that the planning system should support the development of a diverse range of electrical generation from renewable energy technologies- including the expansion of renewable generation capacity.

#### Emerging policy context

The Draft National Planning Framework 4 has been consulted on but has not yet been adopted. As such, little weight can be attached to it as a material consideration in the determination of this application.

While City Plan 2030 represents the settled will of the Council, it has not yet been submitted to Scottish Ministers for examination. As such, little weight can be attached to it as a material consideration in the determination of this application.

#### Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

#### Edinburgh Airport

The airport was consulted as part of the assessment of the application. It confirmed that it had no objections to the proposal.

#### National Air Traffic Services

NATS was consulted as part of the assessment of the application. It confirmed that it had no objections to the proposal.

## Public representations

None received.

### **Conclusion in relation to identified material considerations**

There are no material considerations which indicate the proposal should be refused.

### **Overall conclusion**

The proposals are acceptable in terms of Sections 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The proposals comply with the development plan and there are no material considerations which outweigh this conclusion.

## **Section C - Conditions/Reasons/Informatives**

The recommendation is subject to the following;

### **Conditions :-**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. If development has not begun at the expiration of this period, the planning permission lapses.
2. 'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'
3. Prior to the construction of works on site the applicant shall provide details of the proposed drainage management bunds for the written approval of the Planning Authority.
4. No development shall take place until a construction environmental management plan, relating to biodiversity (CEMP:biodiversity), has been submitted to and approved in writing by the planning authority.

The CEMP (biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologist need to be present on site to oversee works.
- f) Responsible persons and lines of communication.

- g) The role and responsibilities on site of ecological clerk of works (ECoW) or similar competent person.
  - h) The use of protective fences, exclusion barriers and warning signs.
5. The trees surrounding the site shall be protected during the construction period by the erection of fencing, in accordance with BS 5837:2012 " Trees in relation to design, demolition and construction".
6. The trees highlighted in red in approved drawing No.11 shall not be lopped, topped or felled without the approval of the Council, as planning authority. If any trees within this defined area are required to be removed, they shall be replaced with species of a similar type and standard to be agreed with the Council, as planning authority.

**Reasons:-**

- 1. To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2. To protect features of archaeological interest within the site.
- 3. In the interests of flood management.
- 4. In order to safeguard the interests of nature conservation.
- 5. In order to protect the trees surrounding the site.
- 6. In the interests of visual amenity.

**Informatives**

It should be noted that:

- 1. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
- 2. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
- 3. Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes' (Available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/>).

## **Background Reading/External References**

To view details of the application go to the [Planning Portal](#)

**Further Information - [Local Development Plan](#)**

**Date Registered: 22 December 2021**

## **Drawing Numbers/Scheme**

1-11

Scheme 1

**David Givan  
Chief Planning Officer  
PLACE  
The City of Edinburgh Council**

Contact: Robert McIntosh, Planning Officer  
E-mail: [robert.mcintosh@edinburgh.gov.uk](mailto:robert.mcintosh@edinburgh.gov.uk)

## Summary of Consultation Responses

NAME: Edinburgh Airport

COMMENT: The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We therefore have no objection to this proposal, however have made the following observation:

Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes' (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/>).

DATE: 13 September 2022

NAME: Archaeology

COMMENT:

Further to your consultation request, I would like to make the following comments and recommendations concerning the above planning application for the formation of temporary site compound for use during construction. Installation of ground mounted solar array and associated infrastructure.

Edinburgh Zoo occupies the southern side of Corstorphine Hill, with the application site sited running down from its summit. Corstorphine Hill is known to be a focus for prehistoric activity, contain several sites including Neolithic/Bronze Age cup marked outcroppings of natural bedrock on its western slopes. Bronze Age and Iron Age settlement is known from across the northern end of the hill in the 19th century whilst flint artifacts and a sherd of Roman Samian pottery have been discovered from across the hill in the 1990's. Further, the hill has evidence for latter medieval and post-medieval landscapes and activities associated with several estates most notably Craigcrook Castle to the east, with the site forming part of a late Victorian Golf Course.

Accordingly, the site is located within an area of archaeological potential this application must be considered under terms of Scottish Government's Our Place in Time (OPIT), Scottish Planning Policy (SPP), PAN 02/2011, HES's Historic Environment Policy for Scotland (HEPS) 2019 and CEC's Edinburgh Local Development Plan (2016) Policies 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.

The full extent of the prehistoric cup and ring markings are not fully known as much of the bedrock has been buried. It is therefore possible that they could occur in this location as natural bedrock was observed on the surface of the site. In addition, except for the Victorian Golf Course the area has remained relatively free from development as such it is possible that isolated features may occur therefore across this site dating back to prehistory.

The proposals will require extensive ground works in terms of the excavation of new service trenching. Accordingly, it is recommended that a suitable programme of archaeological works is undertaken to monitor these ground-breaking works in order to record and excavate any significant archaeological deposits uncovered which may survive.

Therefore, it is recommended that the following condition is attached if permission is granted to ensure that this programme of archaeological mitigation is undertaken.

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work would 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.

DATE: 13 September 2022

NAME: Environmental Protection

COMMENT: I refer to the above and would advise that Environmental Protection has no objections to the proposed development.

The application proposes the erection of a ground mounted solar array along with an inverter kiosk, a new electrical substation and an associated education centre. The array will be positioned in a paddock area in the northern part of the zoo and will be arranged in 11 rows which will be 2 metres apart. The highest point of the panels will be 2.02m above ground level. The inverter kiosk will be located within the southern part of the paddock area and the electrical substation will be located further south adjacent to existing substation units. It is stated that noise from the proposed array and infrastructure will be negligible. The closest residential properties are located over 200m to the west on Cairnmuir Road and so would be unlikely to be adversely affected by noise.

DATE: 13 September 2022

NAME: Flood Planning

COMMENT: Thank you for providing the completed certificate A1.

Flood Prevention propose that the following condition is included with any permission that the Planning Authority is minded to grant. This will cover the implementation of the bunds noted in Figure 7 as there has been limited information provided at this stage.

o Prior to the start of works on site the applicant shall provide details of the proposed drainage management bunds to the satisfaction of The City of Edinburgh Council Planning Authority.

DATE: 13 September 2022

NAME: Nature Scot

COMMENT:

We will not be commenting on this application as it falls outwith our planning role:  
<https://www.nature.scot/professional-advice/planning-and-development/our-planning-role-and-consulting-us>  
<https://www.nature.scot/doc/guidance-planning-how-and-when-consult-naturescot-checklist>

However, I have added a link to our solar array guidance which may be useful in terms of biodiversity enhancement advice:

<https://www.nature.scot/professional-advice/planning-and-development/planning-and-development-advice/renewable-energy/solar-energy>

I've also added our protected species standing advice here:

<https://www.nature.scot/professional-advice/planning-and-development/planning-and-development-advice/planning-and-development-protected-species>

DATE: 13 September 2022

NAME:

COMMENT:

DATE: 13 September 2022

NAME: Natural Environment

COMMENT: Installation of ground mounted solar array and associated infrastructure, Edinburgh Zoo, 134 Corstorphine Road Edinburgh, 21/06721/FUL

Policy Context

Policy Des 3 Development Design - Incorporating and Enhancing Existing and Potential Features

Policy Env 12 Trees

Policy Env 15 Sites of Local Importance

Policy Env 16 Species Protection

Edinburgh Design Guidance

BS42020: 2013 Biodiversity

Planning Statement Edinburgh Zoo Solar Array chapter 7. ECOLOGY

Having reviewed the application and details within the Planning Statement - Chapter 7 Ecology, I would advise that the details and requirements of Table 7.12 and Table 7.13, should be included as part of the consent. In order to achieve this I would advise that a condition requiring a an Construction Environmental Management Plan (CEMP) should be include with any consent given.

This will ensure all ecological mitigation and enhancements, recommended within the Planning Statement, are implemented as part of any consent given and compliance with policies Des 3, Env12, Env15 and Env16.

Condition

Construction Environmental Management Plan - Biodiveristy (suggested wording) from BS42020 :2013 Biodiversity

No development shall take place until a construction environmental management plan, relating to biodiversity (CEMP:biodiversity), has been submitted to and approved in writing by the planning authority.



The CEMP ( biodiversity) shall include the following.

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

Reason: In order to safeguard the interests of nature conservation.

DATE: 13 September 2022

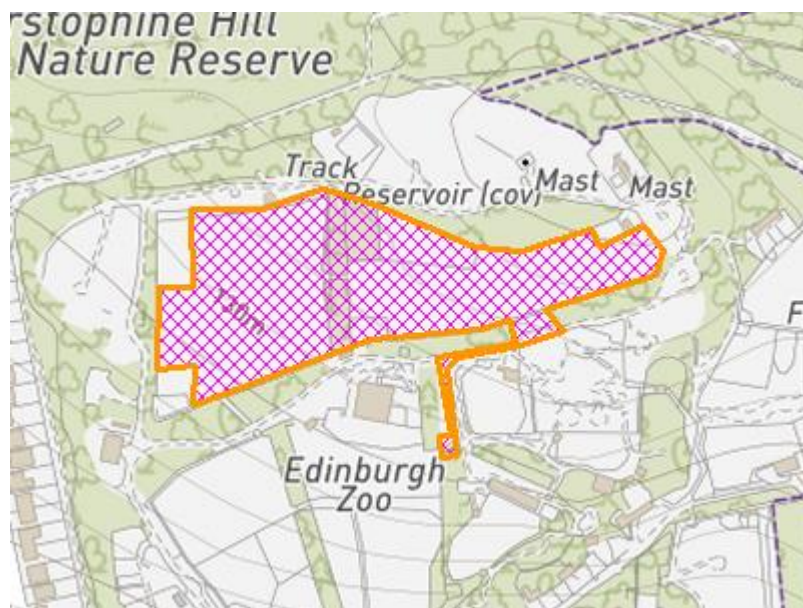
NAME: National Air Traffic Services

COMMENT: Representation received.

DATE: 21 September 2022

The full consultation response can be viewed on the [Planning & Building Standards Portal](#).

## Location Plan



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