

Development Management Sub-Committee Report

Wednesday 7 June 2023

Application for Planning Permission

Land 177 Metres West Of Bonnington Mains Quarry, Cliftonhall Road, Newbridge

Proposal: Development of field for ancillary quarrying operations.

Item – Presentation Item at Committee

Application Number – 22/02513/FUL

Ward – B02 - Pentland Hills

Reasons for Referral to Committee

Recommendation

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

Summary

The proposed development is in accordance with the Local Development Plan and NPF4.

The proposals do not conflict with equalities & human rights.

The proposals are acceptable and there are no material considerations that outweigh this conclusion.

SECTION A – Application Background

Site Description

The site is located 650 metres to the southwest of Ratho village, on the northern side of Wilkieston Road.

It is bounded to the west and north by agricultural fields, to the northeast by the former Craigpark Quarry and to the south by Wilkieston Road, with agricultural fields beyond.

The application site is a hard rock quarry that extends to an overall site area of 15.3 hectares of which the extraction area extends to 11.29 hectares.

There is a deep excavation within the southern part of the site and raised area at the end of the access drive in the northern part.

Access to the site is from Cliftonhall Road (B7030) to the west of the site. The site access is angled at 30 degrees to the line of Cliftonhall Road such that vehicles can only enter and leave the site in a northerly direction, towards Newbridge.

The nearest inhabited buildings are; Bonnington Mains Farm, 347 metres, and Bonnington Cottage, 442 metres, to the south west, with Bonnington Village beyond, 517 metres; Clifton Cottage, 584 metres, to the west; the consented Craigpark Country Park Ranger Lodge, 140 metres; the Cala housing development, at Old Quarry Road, 395 metres, to the north east; and Ratho Mains Farm, 797 metres to the east.

The former Craigpark quarry to the north of the site is in the process of being restored with the use of inert fill materials and planning permission has been granted to develop an outdoor leisure complex (planning permission reference: 17/02471/FUL).

Description of the Proposal

The proposal is for ancillary quarrying operations, mainly in the northern portion of the field immediately west of the existing site. This includes a site office and associated car parking, water attenuation and settlement ponds, aggregate processing, and storage, including aggregate storage sheds and an asphalt plant (previously approved to be developed within the existing quarry boundary). Primary crushing and some stockpiling would continue to be undertaken within the quarry void, whilst secondary crushing, screening, and stockpiling would be undertaken within the Field Extension Area. No mineral extraction is proposed within the western field. In addition, it is proposed to develop a workshop and aggregate storage sheds within the existing quarry boundary alongside the concrete plant. Furthermore, it is proposed to import 'RAP' (Reclaimed Asphalt Pavement) for recycling and reuse within the asphalt plant. This material would be removed from old worn roads and surfaces and imported into the site where it would be processed and stocked within the site prior to use within the proposed asphalt plant. No change has been proposed to the extraction limit of 375,000 tonnes per annum (as outlined in Condition 17 of the 2017 application).

Supporting information

An EIA Report was submitted to support the application, topics scoped in include:

- Landscape and visual impact
- Ecology
- Soils and agricultural land
- Water environment
- Noise
- Dust & air quality
- Socio-economic
- Human health
- Vulnerability to accidents & disasters
- Cumulative effects

Supporting Information

The following documents were submitted in support of the application:

- Environmental Statement.

- Extractive Waste Management Plan.
- Planning Statement.
- PAC Report.
- Site plans.
- Elevational drawings.
- Field Site Restoration Plan

These documents can all be viewed on the Planning and Building Standards Online Service.

Relevant Site History

22/02514/FUL

Land 177 Metres West of Bonnington Mains Quarry
Cliftonhall Road
Newbridge
Edinburgh

Extraction of Quartz-Dolerite and erection of plant and ancillary structure (Section 42 Application to vary conditions 2, 13, 15, 16 and 18 of Planning Permission 17/05930/FUL).

22/00035/SCO

Land 177 Metres West of Bonnington Mains Quarry
Cliftonhall Road
Newbridge
Edinburgh

Request for EIA Scoping Opinion

23 February 2022

21/06730/PAN

Land 177 Metres West of Bonnington Mains Quarry
Cliftonhall Road
Newbridge
Edinburgh

Development of field located immediately West of Bonnington Mains Quarry for ancillary quarry operations including formation of Screening Bund and Overburden Storage, Water Settlement Ponds, Construction of Workshop and Aggregate Storage Sheds, Aggregate Processing and Storage Area and formation of Carpark and Weighbridge.

Pre-application Consultation approved.

10 January 2022

17/05930/FUL

Bonnington Mains Quarry
Cliftonhall Road
Newbridge

EH28 8PW

Section 42 application for proposed variation to conditions 5, 8, 18, 22 + 23 of planning consent P/PPA/LA/643 (dated 4 September 1990) to amend noise + vibration limits, postpone submission of final restoration plan + clarify period for completion of all mineral operations to 31 December 2050

Granted

6 September 2018

12/01430/MWD

Bonnington Mains Quarry

Cliftonhall Road

Newbridge

EH28 8PW

Application for the management of extractive waste.

Granted

20 June 2012

99/00654/FUL

Bonnington

Kirknewton

Edinburgh

Use of land for the storage and recycling of inert waste construction materials

Granted

16 August 2000

Other Relevant Site History

Bonnington Mains Quarry

12 January 1989 - planning permission was refused for hard rock quarry extraction and associated plant and machinery for the production of asphalt and cement from the site (application number 1693/87/32).

Reasons for refusal were:

- visual amenity impact given the exposed position.
- a premature loss of resource.
- loss of prime agricultural land; and
- impact on the amenity of nearby residential properties.

4 September 1990 - an appeal to the Scottish Office Inquiry Reporters Unit was upheld.

The Reporter concluded; the need for a new hard rock quarry had been substantiated, that that need justified the loss of prime agricultural land subject to a restoration scheme that would encompass a return to agricultural use, and that the operation could be suitably mitigated to an acceptable level so as to protect amenity of nearby residents (appeal reference P/PPA/LA/643).

Neighbouring Site History- Craigpark Quarry; located immediately to the northeast of the site.

14 August 2009 - planning permission was granted for the erection of 117 houses on 5.93 hectares (18%) and the restoration of the remaining 27.02ha (82%) of the quarry for public amenity use. Those works anticipated a total quantity of material, to restore the quarry, of approximately 343,500 cubic metres: with some 96,000 cubic metres of imported infill material (application number 05/01229/FUL).

9 May 2018 - planning permission for the development of the former quarry site as an outdoor leisure complex, including water sport facilities, pedestrian and vehicular access, landscaping works, ancillary class 1 (retail) and class 3 (food and drink) uses, and tourism accommodation (application number 17/02471/FUL).

Pre-Application process

Pre-application discussions took place on this application.

Consultation Engagement

Edinburgh Airport

SEPA

NatureScot

Scottish Water

West Lothian Council

Environmental Protection

Archaeology

Natural Environment

Flood Planning

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

Publicity and Public Engagement

Date of Neighbour Notification: 27 June 2022

Date of Renotification of Neighbour Notification: Not Applicable

Press Publication Date(s): 8 July 2022 1 July 2022 1 July 2022

Site Notices Date(s): Not Applicable

Number of Contributors: 360

Section B - Assessment

Determining Issues

This report will consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

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:

- 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 comply with the development plan.

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4.

The relevant NPF4 and LDP policies to be considered are:

- NPF4 climate and nature crises policies 1, 2
- NPF4 natural places policy 4
- NPF4 soils policy 5
- NPF4 Policy 33 Minerals
- NPF4 historic assets and places 7h and 7o
- LDP design policies -Des 4, Des 5
- LDP environment policy -Env 10, Env 12, Env 21 & Env 22
- LDP resources policy- RS 5

The non-statutory 'Development in the Countryside & Green Belt Guidance' & 'Surface Water Management and Flood Risk Guidance' are material considerations that are relevant when considering policies Env 10 & Env 21.

NPF4/ Local Development Plan Position

Principle

NPF4 Policy 33 Minerals requires LDPs to support a landbank of construction aggregates of at least 10-years at all times in the relevant market areas, whilst promoting sustainable resource management, safeguarding important workable mineral resources, which are of economic or conservation value, and take steps to ensure these are not sterilised by other types of development.

Policy 33d) requires that development proposals for the sustainable extraction of minerals will only be supported where they:

- i. will not result in significant adverse impacts on biodiversity, geodiversity and the natural environment, sensitive habitats, and the historic environment, as well as landscape and visual impacts.
- ii. provide an adequate buffer zone between sites and settlements taking account of the specific circumstances of individual proposals, including size, duration, location, method of working, topography, and the characteristics of the various environmental effects likely to arise.
- iii. can demonstrate that there are no significant adverse impacts (including cumulative impact) on any nearby homes, local communities and known sensitive receptors and designations.
- iv. demonstrate acceptable levels (including cumulative impact) of noise, dust, vibration and potential pollution of land, air, and water.
- v. transport impacts through the number and length of lorry trips and by using rail or water transport wherever practical.
- vi. have appropriate mitigation plans in place for any adverse impacts.
- vii. include schemes for a high standard of restoration, aftercare, and commitment that such work is undertaken at the earliest opportunity. As a further safeguard a range of financial guaranteed options are available, and the most effective solution should be considered and agreed on a site-by-site basis. Solutions should provide assurance and clarity over the amount and period of the guarantee and in particular, where it is a bond, the risks covered (including operator failure) and the triggers for calling in a bond, including payment terms.

Policy RS 5 of the LDP seeks to safeguard defined, economically viable mineral resources from sterilisation, including Bonnington Mains Quarry and to ensure that there is a sufficient 10-year reserve of construction aggregates. These policies include ensuring adequate and appropriate site restoration schemes. While the expansion of existing facilities in preference to the provision of new quarries is supported in principle, specific alterations to the original conditions and the wider concerns and impacts of the operation of the quarry site should be fully assessed here as part of this application.

The development of the field for ancillary quarrying operations would be considered as effective development of adjacent land as this area of land is immediately west of the main quarry and is already constrained, therefore the scope of potential development is limited to the current operations of the quarry.

As stated in the applicant's planning statement, access to the remaining mineral reserve at Bonnington Mains Quarry is constrained due to a lack of space as the large proportion of the remaining reserve is located along the south-western boundary. By relocating the overburden material on the western boundary and the stocking operations currently at the base of the quarry to the adjacent western field it would allow the remaining mineral deposits to be developed. Additionally, the asphalt plant, previously approved to be developed within the existing quarry boundary would be acceptable in principle in the adjacent field.

As a result, it is considered that the principle of development is acceptable and in compliance with NPF4 Policy 33d and RS5 as the proposal would help safeguard economically viable mineral resources from sterilisation and contribute to the supply of construction aggregates to the Edinburgh and Lothians region.

Loss of Countryside

Policy Env 10 (Development in the Green Belt and Countryside) states that development will only be permitted where it would not detract from the landscape quality and/or rural character of the area for the purposes of agriculture, woodland and forestry, horticulture or countryside recreation, or where a countryside location is essential and provided any buildings, structures or hard standing areas are of a scale and quality of design appropriate to the use.

Criterion C of LDP policy Env 10 states "For development relating to an existing use or building(s) such as an extension to a site or building, ancillary development or intensification of use, provided the proposal is appropriate in type in terms of existing use, of appropriate scale, of high-quality design and acceptable in terms of traffic impact".

The proposed extension to the quarry is minimal in terms of its incursion into land defined as 'countryside', and in practical terms is an area already constrained by near-by quarrying operations. Additionally, appropriate mitigatory measures have been proposed to screen aspects of the proposals such as the asphalt plant to protect the rural character of the area. Consequently, the loss and impact on the countryside would be considered insignificant and complies with Criterion C of LDP policy Env 10.

Impacts on Biodiversity, Geodiversity and the Natural environment, Sensitive Habitats

The ecology of the site and its immediately surrounding area was fully assessed as part of the Environmental Statement (ES), this included various surveys and field studies of protected species.

The proposal is not envisaged to have any detrimental impact on protected species or ecology within the application site. The site consists of arable agricultural land of limited ecological value and is not located within an area designated for the protection of natural habitats. The adjacent land has been in use for mineral extraction since the 1990s therefore it is not considered that there are ecological constraints introduced as part of this proposal.

NatureScot have stated that while pink footed geese may be foraging in the field, the field itself is relatively small and is surrounded by abundant arable fields, therefore there are ample opportunities for foraging resources within the locality. It is also concluded that although this field will be lost for the duration of the quarry, it will be restored post-quarrying.

Two mature trees have been identified on the site which have bat roost potential. However, these trees will be unaffected by the development.

The proposal is acceptable in terms of its ecology impact and is in compliance with NPF4 policy 4 and NPF4 policy 33d.

Adequate Buffer Zone

An adequate buffer zone has already been established as part of the existing use of the site for quarrying operations. Furthermore, the relocation of the asphalt plant from the original quarry site to the field extension area has further increased the separation distance between the proposals and sensitive receptors such as nearby residential development at Old Quarry Road and the Wavegarden development under construction.

The proposals comply with NPF4 policy 33d.

Impacts (including Cumulative Impact) on any Nearby Homes, Local Communities and known Sensitive Receptors and Designations

Noise, Dust, Vibration and Potential Pollution of Land, Air and Water

Policy Des 5 (Development Design- Amenity) states that planning permission will be granted for development where it is demonstrated that the amenity of neighbouring developments is not adversely affected and that future occupiers have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy, or immediate outlook.

Policy Env 22 (Pollution and Air, Water and Soil Quality) states that planning permission will only be granted for development where: there will be no significant adverse effects for health, the environment and amenity and either; there will be no significant adverse effects on: air, and soil quality; the quality of the water environment; or on ground stability; and appropriate mitigation to minimise any adverse effects can be provided.

The applicant's noise consultant carried out a series of noise predictions, based upon the guidance contained within the 'Code of Practice for Noise and Vibration Control on Construction and Open Sites' (BS 5228) and Planning Advice Note 50: controlling the environmental effects of surface mineral workings (PAN 50) on several noise sensitive receptors (where nominal noise limits were measured free field over any one-hour period and applied to the extant 2017 planning permission). They are as follows:

- Clifton Cottage 45 dB(A) LAeq,
- Bonnington Mains Farm 52 dB(A) LAeq,
- Craigpark Housing Development 52 dB(A) LAeq,
- Park Ranger Lodge 52 dB(A) LAeq,
- Ratho Mains Farm 51 dB(A) LAeq,

The results of this study (detailed in the accompanying Environmental Impact Statement for this application) states that all routine daytime operations in progress meet the limits imposed by the 2017 application and the justifiable night-time limit at surface mineral workings of 42 dB LAeq,1h (PAN 50, Annex A).

Following discussions with Environmental Protection and concerns regarding impact on neighbouring amenity, the nominal noise limits for each noise sensitive receptor would remain in place.

A fugitive dust and air quality assessment was undertaken by the applicant which confirmed with the recommended dust control measures in place, that it was unlikely that there would be significant dust impact on nearby sensitive receptors. Regarding air quality impact on the surrounding area, the new proposals would not create an additional air quality 'load' on the environment nor would National Air Quality Objectives for PM10 and PM2.5 be exceeded at nearby receptors.

Regarding the quality of soil and agricultural land, a soil analysis of the field was carried out which established that the soils were of LCA (Land Capability for Agriculture) Class 2. A soils management plan has been prepared to ensure that the land is returned to LCA Class 2 following the cessation of quarrying operations.

No issues have been identified by Environmental Protection.

The proposals comply with Des 5 and Env 22 & NPF4 policy 5 and 33d.

Mitigation Plans

Climate Mitigation and Adaptation

NPF4 Policy 1 gives significant weight to the global climate and nature crisis to ensure that it is recognised as a priority in all plans and decisions. The proposed development contributes to the spatial principles of 'Compact Urban Growth' and 'Local Living' through the use of a brownfield site for sustainable, energy-efficient housing within an existing community.

NPF4 Policy 2 a) supports development proposals that are sited and designed to minimise lifecycle greenhouse gas emissions as far as possible and in 2 b) those that are sited and designed to adapt to current and future risks from climate change.

It is proposed to import 'RAP' (Reclaimed Asphalt Pavement) for recycling and reuse within the asphalt plant. This material would be removed from old worn roads and surfaces and imported into the site where it would be processed and stocked within the site prior to use within the proposed asphalt plant. The importation and recycling of construction waste would ensure that construction material is re-used within the construction industry as opposed to waste being disposed of in landfill.

Furthermore, the proposed restoration scheme will ensure that the application site is returned to the pre-existing ecological environment that existed before the original consent.

The proposals are in compliance with NPF4 Policy 1, 2 and 33d.

Landscape & Visual Impact

Policy Des 4 (Development Design - Impact on Setting) states that Planning permission will be granted for development where it is demonstrated that it will have a positive impact on its surroundings, including the character of the wider townscape and landscape, and impact on existing views.

The proposal for ancillary operations are situated in the lower portion of a field to the east of a belt of trees adjacent to the B7030 with the increase in elevation to the south screening the lower elements of the proposal. Land to the east of the site consists of a quarry void/restored quarry with mitigation planting (this area is part of the Wave garden development).

Ratho Hills Special Landscape Area (SLA) is located to the south-east of the application site at the northern boundary to Wilkieston Road. Furthermore, the area is situated within the Rolling Farmland Landscape Character Type and Bonnington Farmland (25) Landscape Character Area (LCA) as stipulated by the Edinburgh Landscape Character Assessment.

The EIA report assessed the visual impact of the proposals on nearby residential and recreational receptors. These include: Bonnington, Wilkieston and Ratho; Cala Homes Development; Bonnington Mains Farm; Clifton Mains Farm and Cottages; 114 and 118 Clifton Road; Bonnington House and Farmstead; National Trail, Union Canal Towpath and NCN route 754 and the Local Footpath at Tormain Hill.

This proposal includes mitigation in terms of the establishment of a permanent screening bund and with planting to the west, south and east, with the site location also being set low within the landscape. However, the EIA statement does identify that whilst the proposed asphalt plant would be largely screened by landform, the upper parts of the 29.5 m stack would remain visible across the wider landscape, whereas the 2017 application within the original quarry site considered an asphalt plant of 15.2m in height.

Following discussions with the applicant, the asphalt plant was reduced in height to 20.9 metres with additional planting and permanent bunds further reducing the extent of the structure which would be visible compared with the initial iteration which would have protruded noticeably in the landscape.

These mitigatory measures would ensure compliance with policy Des 4 and would not overly impact on the pre-existing landscape character or the nearby identified receptors.

Water Environment

Policy Env 21 (Flood Protection) states planning permission will not be granted for development that would: increase a flood risk or be at risk of flooding itself; impede the flow of flood water or deprive a river system of flood water storage within the areas shown on the Proposals Map as areas of importance for flood management; and be prejudicial to existing or planned flood defence systems.

The relevant section within the Environmental Statement, submitted with the application, identifies potential hydrogeological and hydrological impacts of the quarry operations.

These matters considered by the Scottish Environmental Protection Authority (SEPA) and the internal Flooding team; the proposed mitigation measures identified were deemed as acceptable. The proposals comply with LDP policy Env 21.

Archaeology

NPF4 policy 7h (natural assets and places) states that development proposals affecting scheduled monuments will only be supported where:

- i. direct impacts on the scheduled monument are avoided.
- ii. significant adverse impacts on the integrity of the setting of a scheduled monument are avoided; or
- iii. exceptional circumstances have been demonstrated to justify the impact on a scheduled monument and its setting and impacts on the monument or its setting have been minimised.

NPF4 policy 7o (natural assets and places) states that non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible. Where there is potential for non-designated buried archaeological remains to exist below a site, developers will provide an evaluation of the archaeological resource at an early stage so that planning authorities can assess impacts. Historic buildings may also have archaeological significance which is not understood and may require assessment.

It is recommended that the applicant secure the implementation of a programme of archaeological works before the construction of works onsite to ensure compliance with NPF4 policy 7h and 7o.

Transport Issues

A Transport Statement was submitted by the applicant which illustrated that the predicted movements associated with the existing and proposed development would fall below the peak worst-case scenario of 365 HGV movements per day stipulated in the application 17/05930/FUL.

As a result, no traffic or road safety issues were identified by the Roads Authority and the proposals are acceptable and comply with NPF4 policy 33d.

Restoration and Aftercare

The proposed restoration plan for the field site area is acceptable. A restoration guarantee bond was submitted as part of the 2017 Section 42 application which the planning authority can draw upon in the event restoration works are not satisfactorily completed. An updated Performance Guarantee Bond referring to this application and the accompanying s42 application (22/02514/FUL) shall be submitted by the applicant following the granting of this permission.

Conclusion in relation to the Development Plan

The proposed development broadly complies with the provisions of NPF4 and the LDP and there is not considered to be any significant issues of conflict.

b) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Emerging policy context

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.

Public representations

A summary of the representations is provided below:

material considerations

Representations: Objections

Ratho & District Community Council

- Impact on amenity of surrounding area (air quality, odour, noise levels, night-time working, light pollution, dust dispersion) -Addressed Section B a).
- Landscape/visual impact (height of asphalt plant, loss of local views, scale/design of bund)- Addressed in Section B a).
- Loss of potential green belt/countryside- Addressed Section B a).

General Comments

- Principle of development unacceptable/lack of coordinated development- Addressed Section B a).
- Impact on amenity of surrounding area (air quality, odour, noise levels, night-time working, light pollution, dust dispersion) Addressed Section B a).

- Landscape/visual impact (height of asphalt plant, loss of local views, scale/design of bund) Addressed Section B a).
- Loss of potential green belt/countryside- Addressed Section B a).
- Ecology (impact on migratory birds & deer, loss of farmland, loss of trees)- Addressed Section B a).
- Increased levels of traffic- Addressed Section B a).

Representations: Support

- Mineral reserves on site
- Jobs creation
- EIA findings

non-material considerations

- Will make Ratho less desirable place to live.
- Impact property prices
- Lack of consultation
- Impact on biodiversity of Wavegarden
- Vibrational effects of quarrying operations

Conclusion in relation to identified material considerations.

No further material considerations have been identified.

Overall conclusion

The proposed development is in accordance with the Local Development Plan and NPF4.

The proposals do not conflict with equalities & human rights.

The proposals are acceptable and there are no material considerations that outweigh this conclusion.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following.

Conditions

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

2. The hours of operation shall be restricted to:

- a) for normal quarry operations:
Monday - Friday: 07:00 - 19:00
Saturday: 07:00 - 19:00
- b) for fixed plant only:
Monday - Friday: 07:00 - 19:00
Saturday: 07:00 - 19:00
Sunday: 10:00 - 14:00

or such longer times as may be agreed with the Planning Authority if lower noise emission levels from the fixed plant permits.

- c) For avoidance of doubt, operations associated with the asphalt plant operational at the quarry shall be unrestricted - 24-hour operations permitted.

3. That with respect to the control of noise resulting from the operations during the permitted daytime hours of operation, the nominal noise limit from site operations shall not exceed the following, when measured free field over any one-hour period:

- Clifton Cottage 45 dB(A) LAeq,
- Bonnington Mains Farm 52 dB(A) LAeq,
- Craigpark Housing Development 52 dB(A) LAeq,
- Park Ranger Lodge 52 dB(A) LAeq,
- Ratho Mains Farm 51 dB(A) LAeq,

- b) During night-time operations the nominal noise limit from the asphalt plant and associated operations shall not exceed NR25 when measured within the nearest noise sensitive receptor.
- c) Notwithstanding the terms of part (a), that during temporary operations, such as soil stripping operations, the nominal daytime noise limit from site operations, shall be no more than 70dB LAeq over anyone hour period for a maximum of 8 weeks per year.
- d) Details of all noise measuring and monitoring records shall be recorded by the developer and be submitted to the Planning Authority on a quarterly basis.

4. Suitable modern dust suppression or collection equipment shall be installed on all relevant plant and shall be regularly maintained in accordance with the manufacturers' recommendations, to ensure its efficient operation.

5. All conveyors shall be adequately enclosed.

6. An adequate number of portable water sprayers shall be provided for the damping down of stockpiles, areas around the asphalt plant and internal haul roads.

7. No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting, publication, public engagement) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority
8. No structure may be erected, unless and until such time as the Local Planning Authority receive confirmation from the Airport Operator in writing that: (a) an IFP Assessment has demonstrated that an IFP Scheme is not required; or (b) if an IFP Scheme is required such a scheme has been approved by the Airport Operator; and (c) if an IFP Scheme is required the Civil Aviation Authority has evidenced its approval to the Airport Operator of the IFP Scheme (if such approval is required); and (d) if an IFP Scheme is required the scheme is accepted by NATS AIS for implementation through the AIRAC Cycle (or any successor publication) (where applicable) and is available for use by aircraft.
9. 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.

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 development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority.
10. An obstacle light shall be placed on the highest part of the structures. The obstacle light must be a Type B low intensity steady state red light with a minimum of 32 candelas. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of 'CAP168 Licensing of Aerodromes' (available at www.caa.co.uk/srg/aerodrome).
11. An updated Performance Guarantee Bond referring to this application and the accompanying s42 application (22/02514/FUL) shall be submitted by applicant to the satisfaction of the Planning Authority following the granting of this permission

Reasons

1. To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. In order to protect the amenity of the occupiers of neighbouring properties.
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4. In order to protect the amenity of the occupiers of neighbouring properties.
5. In order to protect the amenity of the occupiers of neighbouring properties.

6. In order to protect the amenity of the occupiers of neighbouring properties.
7. To ensure that no significant archaeological features are likely to be affected by the development.
8. In the interests of aviation safety.
9. 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.
10. Permanent illuminated obstacle lights are required to avoid endangering the safe movement of aircraft and the operation of Edinburgh Airport.
11. In order to ensure that there is an acceptable means of restoration plan for the site and its after use.

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. In order to prevent spillage and windblown dust from lorries, all such loads shall be adequately sheeted prior to leaving the site.
4. 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: 20 June 2022

Drawing Numbers/Scheme

01,02,03(A)-06(A),07,08

Scheme 2

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Adam Cairns, Planning Officer
E-mail: adam.cairns@edinburgh.gov.uk

Appendix 1

Summary of Consultation Responses

NAME: Edinburgh Airport
COMMENT: No objections
DATE: 8 November 2022

NAME: SEPA
COMMENT: No objections
DATE: 24 August 2022

NAME: NatureScot
COMMENT: No objections
DATE: 11 August 2022

NAME: Scottish Water
COMMENT:
DATE: 18 July 2022

NAME: West Lothian Council
COMMENT: No objections
DATE: 17 August 2022

NAME: Environmental Protection
COMMENT: No objections
DATE: 7 March 2023

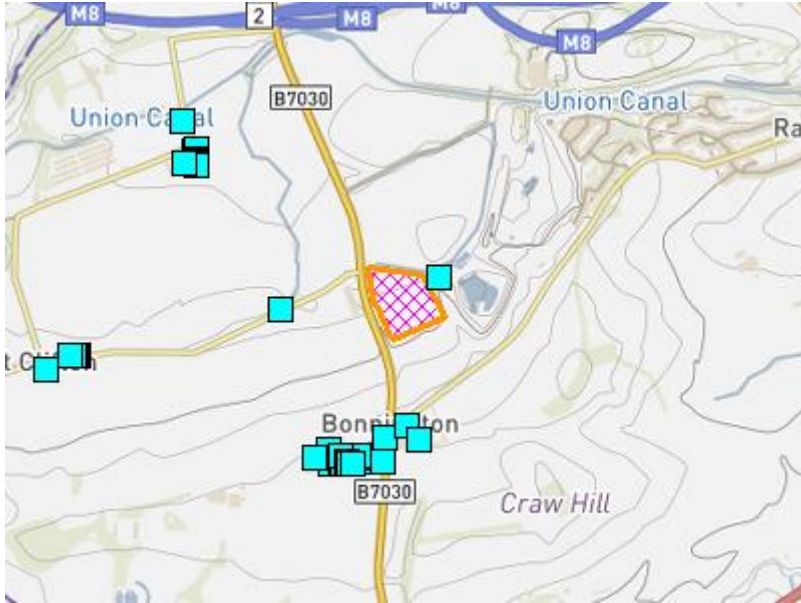
NAME: Archaeology
COMMENT: It is recommended that the applicant secure the implementation of a programme of archaeological works to ensure compliance with NPF4 policy 7h and 7o.
DATE: 18 July 2022

NAME: Natural Environment
COMMENT: No objections
DATE: 25 October 2022

NAME: Flood Planning
COMMENT: No objections
DATE: 21 July 2022

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

Location Plan



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