

**Appendix 2.**

**Proposed Construction of Pitched Roof over Flat Roof to Create Flat, Installation of Three Air Source Heat Pumps and Pruning of Tree (Part Retrospective) at 58 Albert Street, Kirkwall (17/540/PP)**

**Grant subject to the following conditions:**

01. Total noise from the Air Source Heat Pump installed to provide heating to the flat hereby approved shall not exceed NR25 within any residential property outwith the development, where NR25 is the Noise Rating Curve at 25, (noise measurements to be made with a window of any residential property outwith the development open no more than 50 millimetres).

Reason: To protect any nearby residents from excessive noise disturbance from the air source heat pump installed as part of the development.

02. Total noise from the two Air Source Heat Pumps installed to provide heating to the retail areas of the building shall not exceed NR25 within any residential property outwith the development, where NR25 is the Noise Rating Curve at 25, (noise measurements to be made with a window of any residential property outwith the development open no more than 50 millimetres).

Reason: To protect any residents of the flat from excessive noise disturbance from the air source heat pumps not associated with the flat and, for clarity, stating that the flat shall comply with the design statement submitted as part of the application.

03. The air source heat pumps hereby approved shall have timber housing constructed, indicated as a timber screen with louvres, within six weeks of the date of installation of the new air source heat pump and shall be finished in black unless otherwise approved, in writing, by the Planning Authority.

Reason: To protect the character and appearance of Kirkwall Conservation Area.

04. No development shall commence on site until full details of the proposed rooflights serving the bedrooms of the development hereby approved have been submitted to, and approved in writing by, the Planning Authority. For the avoidance of doubt these rooflights shall be of a sound-reducing design.

Reason: To protect the residents from excessive noise disturbance from nearby air source heat pumps.

05. The rooflights located on the north-east plane of the roof shall be of conservation style, either fixed or top hung, shall incorporate a central vertical glazing bar and be finished externally in dark grey.

Reason: To preserve the character and appearance of Kirkwall Conservation Area and for the avoidance of doubt.

06. The roof of the development hereby approved shall be finished in natural heather Welsh slate with buff fireclay ridge tiles.

Reason: To preserve the character and appearance of Kirkwall Conservation Area and for the avoidance of doubt.

07. Surface water drainage provision within the application site shall accord with the principles of Sustainable Urban Drainage Systems (SUDS) and designed to the standards outlined in Sewers for Scotland Second Edition (or any superseding guidance prevailing at the time).

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

08. No development, site excavation or groundwork shall commence until all retained trees have been protected against construction damage using protective barriers located beyond the Root Protection Area (in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction, or any superseding guidance prevailing at that time). These barriers shall remain in place throughout the construction period and must not be moved or removed during the construction period without the prior written approval of the Planning Authority. No tree works shall be carried out until full details have been submitted to, and approved in writing by, the Planning Authority, and thereafter all works shall be in accordance with those approved details.

Reason: In order to ensure the protection of retained trees, which are important amenity assets, both during construction and thereafter.

09. Hours of construction and demolition work on site involving the use of machinery and powered tools, or any other operation, for example hammering, that would generate noise audible beyond the boundary of the site, shall only take place between the hours of 08:00 and 18:00 Mondays to Fridays, 08:00 to 12:30 on Saturdays and not at all on Sundays or the Christmas or New Year Public Holidays, unless otherwise agreed, in writing, with the Planning Authority.

Reason: To safeguard the amenity of nearby residents.