

## Appendix 5

### Proposed Conditions – 21/375/PP

01. Hours of construction 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 07:30 and 19:00 Mondays to Fridays, 09:00 to 17:00 Saturdays, and not at all on Sundays or the Christmas or New Year Public Holidays, unless otherwise agreed, in writing, by the Planning Authority.

Reason: To safeguard the amenity of nearby residents.

02. No other development shall commence until both existing buildings, annotated as 'Redundant Houses' in the location plan hereby approved, drawing reference 5065/3/P2, are entirely demolished. All stone resulting from the demolition of Redundant House 2 shall be retained for re-use in the construction of boundaries or other features within the application site, unless otherwise agreed, in writing, by the Planning Authority. All other material resulting from demolition and not required in the construction of the replacement dwelling shall be removed from site and disposed of in a licensed waste disposal facility or used for purposes for which planning permission is either not needed or has been granted.

Reason: To secure the demolition of existing redundant buildings, and to prevent the loss of traditional building materials.

03. No development shall commence until a Landscaping Scheme for all hard and soft landscaping is submitted to, and approved in writing by, the Planning Authority. The Landscaping Scheme shall include:

- The location of all proposed planting.
- A planting schedule comprising layout, number, density, species, and height of all trees and shrubs.
- The location, design and materials of all hard landscaping works.
- The location, design, materials and height of all fences or other boundary treatments, incorporating re-use of materials resulting from demolition of Redundant House 2, as specified by condition 02.
- A timescale for the implementation and completion of all soft and hard landscaping contained in the Scheme, including all tree and shrub planting in the first planting season following commencement of development, and completion of all footpaths and hard landscaping prior to first occupation.

All soft and hard landscaping shall be carried out wholly in accordance with the approved Scheme of Landscaping, unless otherwise agreed, in writing, with the Planning Authority.

Any tree or shrub planting which, within a period of five years from planting, in the opinion of the Planning Authority, is dead, dying, diseased or severely damaged, shall be replaced by a tree or shrub of similar size and species to that originally planted, unless otherwise agreed, in writing, with the Planning Authority.

Thereafter, the development shall be maintained in accordance with the details included in the Scheme of Landscaping throughout the lifetime of the development.

Reason: To protect the character and appearance of the area.

04. The access with the public road hereby approved shall be constructed to the Council's Roads Services standard drawing 'SD-01 Typical Access for Single Development (2-4 houses)', attached to and forming part of this decision notice, including dimensions, road construction, any pipe required, and verge or footway. The access shall be constructed and completed wholly in accordance with these details prior to any other works commencing on the development hereby approved, and thereafter shall be retained in accordance with these details throughout the lifetime of the development, unless otherwise agreed in writing by the Planning Authority.

Any damage caused to the existing road infrastructure during construction of the development shall be repaired prior to first occupation of the development, to the satisfaction of the Planning Authority, in conjunction with Roads Services.

Reason: In the interests of road safety.

05. Throughout the lifetime of the development, the maximum noise from the Air Source Heat Pumps hereby granted planning permission shall not exceed NR25 within any residential property outwith the individual development sites, 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 50mm).

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

06. Throughout the lifetime of the development hereby approved, surface water on each site must be treated in accordance with the principles of Sustainable Drainage Systems (SuDS) and be compliant with the guidance set out in CIRIA's SuDS Manual C753. The requisite surface water drainage shall be operational prior to the development being brought into use and shall be maintained as such thereafter.

All surface water shall be contained within the development site and there shall be no surface water drainage run-off onto adjacent land or onto the public road.

Reason: To ensure the provision of an adequate surface water drainage system and to accord with Policy 13B – Sustainable Drainage Systems (SuDS) of Orkney Local Development Plan 2017 and Scottish Planning Policy: Managing Flood Risk and Drainage.