

1. DRAFT PLANNING CONDITIONS AS PROPOSED BY THE APPELLANT

1.1 Regulation 4(2) of the Town and Country Planning (Appeals) (Scotland) Regulations 2013 requires the Planning Authority to provide its proposed conditions as part of its response to an appeal. The Appellant reserves the right to comment on the Planning Authority’s proposed conditions.

1.2 The Appellant notes that consultees to the Application proposed conditions that they considered appropriate in the event that planning permission was granted. The Appellant has considered those in providing the below list of proposed conditions and would welcome the Planning Authority to engage with these as a part of its requirement under Regulation 4(2) as mentioned. The draft conditions as well as advisory notes are as follows:

Condition 1 (Approved Plans)

1. That the development hereby permitted shall be carried out strictly in accordance with the approved details shown on the following drawings, or such other details that require to be confirmed via conditions, and no change to those details shall be made without prior written approval of the Planning Authority:

Drawing Ref.	Description
3547-REP-001	Site Location Plan
3547-DR-LAN-101 Rev C	Landscape Masterplan
3547-DR-P-0024	Proposed Composite Site Layout Plan
3547-DR-P-0013 Rev 1	Indicative Transformer & HV Compound Elevations
3547-DR-P-0010 Rev 1	Indicative Palisade Fence Detail
3547-DR-P-0011 Rev 2	Indicative Palisade Gate Detail
3547-DR-P-0012	Indicative Battery Container Elevations
3547-DR-P-0014	Indicative Inverter Cabinets Elevations
3547-DR-P-0015 Rev 2	Indicative RS Building Elevations
3547-DR-P-0016	Indicative Communications Room Elevations
3547-DR-P-0017	Indicative Cooler Elevations
3547-DR-P-0018	Indicative Security Column Elevation
3547-DR-P-0019	Emergency Diesel Generator Elevations
3547-DR-P-0020	Indicative LV Switch House Elevations

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

Condition 2 (Materials)

2. Prior to the commencement of development of on-site structures, the details of the finish and colour of external materials must be submitted to and approved by the Planning Authority.

Reason: To ensure the appropriate preservation of visual amenity.

Condition 3 (Archaeology)

3. No development shall take place within the development site as outlined in red on the approved Site Location Plan (3547-REP-001) until the developer has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation which has been submitted by the applicant, and approved by the Planning Authority after consultation with the West of Scotland Archaeology Service. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken in accordance with the approved written scheme of investigation.

Reason: To ensure any archaeological resources on site are recovered and/or recorded in the interests of safeguarding built heritage.

Condition 4 (Visibility Splays)

4. All works associated with the implementation of a visibility splay measuring 4.5m x 215m x 1.05m shall be undertaken prior to the facility being brought into use. The splay shall thereafter be maintained throughout the life of the development to ensure that no features within the splay shall exceed 1.05m in height.

Reason: To ensure that the site can be accessed safely.

Condition 5 (Road Safety Audit)

5. Prior to the commencement of development, a Road Safety Audit in relation to the new access and any recommendations shall be submitted to and approved by the Planning Authority, after consultation with the Roads Authority. Any approved recommendations shall thereafter be implemented.

Reason: To ensure that the site can be accessed safely.

Condition 6 (Construction Management Plan)

6. Prior to commencement of development, a Construction Management Plan shall be submitted to and approved by the Planning Authority. The approved Construction Management Plan shall thereafter be implemented on site during the construction phase to the satisfaction of the Planning Authority

Reason: To ensure the construction phase is managed appropriately in the interests of the safe and efficient operation of the local road network.

Condition 7 (Traffic Management Plan)

7. That prior to the facility hereby approved being brought into use, a Traffic Management Plan shall be submitted to and approved by the Planning Authority. The management plan shall identify measures to reduce the speed of vehicles along the stretch of Gleniffer Road conterminous with the visibility splay area, and a timetable for the installation of the measures. The measures shall thereafter be implemented in accordance with the agreed timetable.

Reason: To reduce traffic speeds in the interests of traffic safety

Condition 8 (Condition Survey)

8. The development hereby approved shall not commence until a condition survey of the roads to be used by construction traffic has been carried out in association with the Roads Authority. The methodology of the survey shall be approved in writing by the Planning Authority and shall assess the existing state of the highway. No building or use hereby permitted shall be occupied or the use commenced until a second condition survey has been submitted for the written approval of the Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Planning Authority.

Reason: To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.

Condition 9 (Noise)

9. That prior to the facility hereby approved becoming operational a noise assessment shall be submitted and approved in writing by the Planning Authority. Such assessment shall be conducted in accordance with BS4142:2014+A1:2019 'Methods for rating industrial and commercial sound'. The assessment shall include if necessary background measurements and the specified sources of noise from plant and equipment to be operated on the site. The Assessment must also provide a specification of the measures to be implemented on site to mitigate noise impact and any ongoing maintenance requirements thereafter. The facility shall thereafter operate in accordance with any measures set out in the approved noise assessment.

Reason: To ensure noise impact is mitigated in the interests of amenity.

Condition 10 (Drainage)

10. That prior to the facility hereby approved becoming operational, a management and maintenance plan for the SUDS system shall be submitted and approved by the Planning authority. The plan shall set out measures to be adopted to ensure the SuDS system remains fully functional for the lifetime of the development. The

facility shall thereafter operate in accordance with the approved management and maintenance plan.

Reason: To ensure the SUDS system is managed appropriately in the interests of natural heritage and the water environment.

Condition 11 (Landscaping)

11. That all planting as detailed within the approved Landscape Masterplan shall be completed on site within the first planting season following the facility hereby approved being brought into use.

Reason: To ensure the required landscaping is completed in a timely manner in the interests of natural heritage and visual amenity.

Condition 12 (Ecology)

12. That all aspects of the implementation of the development hereby approved shall be undertaken in accordance with the recommendations as set out in Section 4 of the Preliminary Ecological Appraisal (dated January 2021).

Reason: In the interests of natural heritage.

Condition 13 (Pollution Control)

13. That all works associated with the implementation of the facility hereby approved shall be undertaken in accordance with SEPA Guidance for Pollution Prevention for works and maintenance in or near water: GPP5 Version 1.2 February 2018.

Reason: To ensure the risk of pollution is minimised in the interests of protecting the water environment.

Condition 14 (Cessation of Development)

14. That six months prior to the facility hereby approved ceasing operations, a site decommissioning and restoration plan with associated timetable shall be submitted for the written approval of the Planning Authority. All decommissioning and site restoration works shall thereafter be undertaken in accordance with the agreed timetable to the satisfaction of the Planning Authority.

Reason: To ensure the site is restored following decommissioning in the interests of visual amenity.