

REGULATORY PANEL (PLANNING)

Minutes of a hybrid webcast meeting
on 14 November 2024 at 10.00 a.m.

Present
in County

Buildings: Councillors Alan Lamont (Chair), Alec Clark, Lee Lyons, Martin Kilbride and Duncan Townson.

Present

Remotely: Councillors Mary Kilpatrick and Craig Mackay.

Apologies: Councillors Ian Cavana and Mark Dixon.

Attending
in County

Buildings: F. Ross, Co-ordinator (Legal Services Property and Contract) Legal and Licensing; C. Iles, Service Lead – Planning and Building Standards; E. Goldie, Co-ordinator (Place Planning); D. Clark, Supervisory Planner; D. Delury, Compliance Supervisor, F. Sharp – Supervisory Planner, E. McKie – Planner, J. McClure – Committee Services Lead Officer, J. Butchart, Committee Services Officer; and E. Moore, Clerical Assistant.

Chair's Remarks.

The Chair

- (1) welcomed everyone to the meeting; and
- (2) outlined the procedures for conducting this meeting and advised that this meeting would be broadcast live.

1. Sederunt and Declarations of Interest.

The Co-ordinator – Legal Services, Property & Contracts called the Sederunt for the meeting and having called the roll, confirmed that there were no declarations of interest by Members of the Panel in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

2. Minutes of previous meetings.

The Minutes of previous meeting of 12 September 2024 (issued) were submitted and approved (issued).

Decided: to approve the minutes.

3. **Hearings relating to Applications for Planning Permission.**

There were submitted reports (issued) of November 2024 by the Housing, Operations and Development Directorate on planning applications for determination.

The Panel considered the following applications: -

- (1) **24/00649/APP – TROON – Kilmarnock Road, South Ayrshire** – Erection of replacement telecommunications mast and associated telecommunications equipment.

The Panel

Decided: to approve the application, subject to the following conditions:-

- (a) that the development hereby permitted must be begun within three years of the date of this permission.
- (b) that the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority; and
- (c) In the event that equipment becomes obsolete or redundant it shall be removed and the site reinstated to a standard acceptable by and to the satisfaction of the Planning Authority within one month of the removal of the equipment.

Reasons:

- (a) to be in compliance with Section 58 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 32 of The Planning (Scotland) Act 2019;
- (b) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed; and
- (c) to minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard.

List of determined Plans:

Drawing - Reference No (or Description): 100 Rev. B
 Drawing - Reference No (or Description): 200 Rev. A
 Drawing - Reference No (or Description): 201 Rev. D
 Drawing - Reference No (or Description): 300 Rev. A
 Drawing - Reference No (or Description): 301 Rev. D
 Supporting Information - Reference No (or Description): Design and Access Statement
 Supporting Information - Reference No (or Description): Additional Supporting Statement

Reason for Decision:

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings. The explanation for reaching this view is set out in the Report of Handling which forms a part of the Planning Register.

- (2) **24/00538/APP – AYR – 31 Heathfield Road, South Ayrshire** – Formation of all weather play court, erection of fencing, erection of floodlighting, and associated development.

The Panel

Decided: to approve the application, subject to the following conditions:-

- (a) that the development hereby permitted must be begun within three years of the date of this permission.
- (b) that the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority
- (c) that, prior to the commencement of development details shall be submitted for the prior written approval of the planning authority of the lighting which shall comply with the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light to the requirements of the Council's Environmental Health Service and to the satisfaction of the Planning Authority. Thereafter the lighting shall be implemented as per the agreed specification, and shall operate in the evening hours of darkness, and not beyond 2130 hours daily.
- (d) that before any works start on site a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for the prior written approval of the Planning Authority. The scheme as approved shall be implemented within 6 months / first planting season following the completion or occupation of the development, whichever is the sooner. The open space/landscaped area shall be retained as open space and to this approved standard.
- (e) that the development hereby permitted under this application shall not operate beyond 2200 each day.
- (f) that, prior to the commencement of development details shall be submitted for the prior written approval of the planning authority of the climbing wall. Thereafter, the climbing wall shall be implemented as per the agreed details.

Reasons:

- (a) to be in compliance with Section 58 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 32 of The Planning (Scotland) Act 2019;
- (b) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed
- (c) in the interests of residential amenity, and to accord with the advice of the Council's Environmental Health Service.
- (d) in the interest of visual amenity.
- (e) in the interests of residential amenity, and to accord with the advice of the Council's Environmental Health Service.
- (f) to clarify the terms of the development.

List of determined Plans:

Drawing - Reference No (or Description): SAC/HPS-103
 Drawing - Reference No (or Description): SAC/HPS-106
 Drawing - Reference No (or Description): SAC/HPS-100 B B
 Drawing - Reference No (or Description): SAC/HPS-100 C
 Drawing - Reference No (or Description): SAC/HPS-101A Layout A
 Drawing - Reference No (or Description): SAC/HPS-102
 Drawing - Reference No (or Description): SAC/HPS-105
 Supporting Information - Reference No (or Description): Operational information and email of 28.10.2024
 Supporting Information – Lighting Product data sheet and brochure
 Supporting Information – Climbing Wall image
 Supporting Information – Trampoline image

Reason for Decision:

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

4. **Consultation under Section 36 of the Electricity Act 1989 (24/00295/DEEM) Braston Farm, Ayr (Installation of a battery energy storage system and associated infrastructure).**

There was submitted a report (issued) of November 2024 by the Housing, Operations and Development Directorate in respect of an application for consent under section 36 of the Electricity Act 1989 for construction, operation and maintenance of a battery energy storage system (bess) up to 500mw, with associated infrastructure including a substation; new vehicular access from the A713 for construction and maintenance vehicles, new vehicular access tracks, perimeter fencing; lighting; surface water drainage infrastructure including detention basin and landscaping planting / ecological enhancements. Modification of existing site levels to create development platform areas.

The Panel heard from the Council's appointed planning consultant.

Having heard from Members regarding various concerns surrounding the application, the Panel then heard from the applicant.

The time being 10.50am the meeting was adjourned due to technical issues with the webcast. The meeting resumed at 11.00am, however, the webcast was unable to continue.

A representative from Ayrshire Roads Alliance answered questions from Members in relation to roadworks and access to Ayr Hospital.

By means of a roll call the Panel

Decided: to object unless the conditions set out in the appendix are imposed in their entirety or suitable alternative conditions are agreed in writing between the energy consents unit and the planning authority, as follows:

C1: The consent is for a period of 40 years from the date of Final Commissioning. Written confirmation of the date of Final Commissioning shall be provided to the Planning Authority and Scottish Ministers no later than one calendar month after that date.

R1: To define the duration of the consent

C2: The commencement of development shall be no later than three years from the date of this consent. Written confirmation of the intended date of commencement of development shall be provided to the Planning Authority no later than one calendar month before that date.

R2: To be in compliance with Section 58 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 20 of The Planning (Scotland) Act 2006.

C3: That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission, or a non-material variation has been agreed in writing by the Planning Authority.

R3: To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.

C4: Prior to the commencement of development, the following detailed design matters shall be submitted to and approved in writing by the Planning Authority:

A/ Site layout plans showing the position of all development platforms, buildings and infrastructure, roads, access arrangements, parking areas, footpaths, boundary treatments and drainage infrastructure;

B/ Block and layout plans showing proposed finished floor levels and elevations of each building and infrastructure, showing dimensions, and palettes of external materials;

C/ Proposed parking areas;

D/ Proposed footpaths;

E/ Boundary treatments and drainage infrastructure;

F/ Site section drawings showing existing and proposed ground levels; and

G/ Landscaping Strategy Plan (showing the locations and species of all existing and proposed trees, shrubs, hedges, palettes of hard landscaping features) in accordance with the 'hard landscaping', 'soft landscaping', and 'boundaries' related proposals identified on the approved Landscape Strategy Plan (reference: THEM3044 05 E). The size of trees within the native woodland and understory mix shall be heavy standards (14-16cm girth and 400-450cm in height), and the proportion of evergreen species will be at least 35%.

Thereafter the development shall be constructed in accordance with the approved levels, diagrams, elevations and sections, unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority.

R4: To provide the detailed development design.

C5: Prior to the commencement of development, full details of maintenance and management for the landscaping strategy plan approved under the detailed design condition (Condition 4) and a timetable for its implementation shall be submitted to and approved in writing by the Planning Authority, unless otherwise first agreed in writing by the Planning Authority. Management and maintenance shall commence within the timeable agreed with the Planning Authority.

R5: In the interest of local amenity.

C6: The maximum height of the proposed development within the substation area (having regard to any proposed change in site levels and the height of infrastructure) shall not exceed 53.62m AOD. The maximum height of development (battery units and associated electrical infrastructure) within the BESS area (having regard to any proposed change in site levels and the height of infrastructure) shall not exceed 49.32mAoD.

R6: In the interest of amenity of nearby settlements.

C7: Pre-construction surveys shall be carried out no more than 3 months prior to the commencement of development for protected species that can be surveyed at any time of the year (e.g. otter and badger), or if there is a restricted window within which a survey can only be undertaken (e.g. breeding birds, bats and water vole), as close to the start of works as possible, and always within the most recent survey window.

The surveys shall inform a Species Protection and Enhancement Plan (SPP) which shall be submitted to and approved in writing by the Planning Authority, prior to the commencement of development. Thereafter, any required work identified in the approved SPP shall be carried out in strict accordance with the approved mitigation measures and timescales set out and agreed.

R7: In the interests of the protection of species.

C8: Prior to commencement of development, the proposed route for any abnormal loads on the trunk road network must be submitted to and approved by the Planning Authority, in consultation with Transport Scotland as the trunk roads authority.

Prior to the movement of any abnormal load, details of any accommodation measures required on the trunk road network, including the removal of street furniture, junction widening and traffic management must be submitted and approved and implemented to the satisfaction of the Planning Authority, in consultation with Transport Scotland.

R8: To minimise interference and maintain the safety and free flow of traffic on the Trunk Road as a result of the traffic moving to and from the development.

C9: Prior to the movement of any components and/or construction materials, any additional signing or temporary traffic control measures deemed necessary on the trunk road network due to the size or length of any loads being transported must be undertaken by a recognised QA traffic management consultant, to be approved by Transport Scotland.

R9: To ensure that the transportation of any components/materials will not have any detrimental effect on the road and structures along the route.

C10: Prior to the commencement of development on site, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, the CEMP will consider (but not be limited to) the impact on existing habitats from noise, dust and air quality and construction activities. Where works along Annfield Burn are required, an invasive species management plan should be prepared and submitted as part of the CEMP. This shall include details of control methods such as mechanical removal and/or herbicide application as well as details of biosecurity measures such as suitable disposal of materials. The CEMP shall also include existing onsite habitat monitoring and risk assessments to be carried out before, during and after development. The approved CEMP and any required mitigation measures shall be implemented on site for the full construction period of the development, and during the operational period.

R10: In order to understand and monitor the impact on species over the duration of the works.

C11: During the daytime period (07:00 – 23:00) the rating level of the development derived in accordance with British Standard (BS) 4142:2014 + A1:2019 'Methods for rating and assessing industrial and commercial sound' will not exceed the representative background sound level by more than +5dB when measured externally at the nearest noise sensitive receptors, as existing or consented at the time of this consent.

During the night-time period (23:00 – 07:00) the rating level of the development derived in accordance with British Standard BS 4142:2014 + A1:2019 'Methods for rating and assessing industrial and commercial sound' will not exceed 30 dB when measured internally at the nearest noise sensitive receptors, as existing or consented at time of this consent.

Written confirmation of the location of any noise sensitive premises and premises that are financially involved shall be provided to the Planning Authority prior to the commencement of development.

Prior to the date of Final Commissioning, the applicant shall submit to the Planning Authority for written approval a list of proposed independent consultants who shall undertake compliance and validation measurements to demonstrate compliance with the parts (1) and (2) above on the written request of the Planning Authority.

Any variation from compliance determined by the validation measurements shall be mitigated for in order to comply with parts (1) and (2) above subject to agreement with the Planning Authority.

R11: To protect nearby residents from undue noise and disturbance.

C12: Prior to the commencement of development, an updated Biodiversity Net Gain (BNG) Assessment based on the 'Recommendations to Provide Net Gain' outlined in Section 4.2 of the approved Biodiversity Net Gain Assessment report, and which includes a plan of the 'post-development habitats' (symbolised with the UK Habitat Classification typologies), shall be submitted to and approved in writing by the Planning Authority.

R12: In order to ensure that commitments to habitat mitigation and enhancement on which the BNG calculations have been based are included in the final design, and in the interest of habitat mitigation and enhancement.

C13: Prior to the commencement of development, a Habitat Management Plan which sets out measures for the establishment and long-term management and monitoring of newly created and retained habitats to maximise benefits for biodiversity shall be submitted to and approved in writing by the Planning Authority. The Habitat Management Plan shall include a programme for the implementation of the agreed measures. The approved Habitat Management Plan shall be implemented in accordance with the approved details.

R13: In the interests of the protection and enhancement of habitats and species.

C14: Prior to the commencement of development, a revised Drainage Strategy for the site including a detention basin which is designed for a 1 in 200-year event + climate change allowance of 41% shall be submitted to and approved in writing by the Planning Authority. The Drainage Strategy shall include details of the programme for implementation of the drainage system. The approved Drainage Strategy shall thereafter be implemented in accordance with the approved details.

R14: In the interests of mitigating flood risks of the development

C15: Prior to the commencement of development, plans detailing the proposed access junction layout shall be submitted to and approved in writing by the Planning Authority in consultation with ARA. The junction layout shall accord with the standards as set out in the SCOTS National Roads Development Guide.

R15: In the interest of road safety and to ensure an acceptable standard of construction.

C16: Junction access visibility sightline splays of 4.5 metres by 120 metres, as shown in Drawing Number TP888/SK/001 of the Transport Statement, shall be maintained in both directions at the junction with the public road, prior to the commencement of construction work. There shall be no obstacle greater than 1.05 metres in height within the visibility sightline splays.

R16: In the interest of road safety and to ensure an acceptable standard of construction, and to avoid the possibility of unnecessary reversing of vehicles onto the public road.

C17: The proposed access shall be constructed in accordance with the specifications in the SCOTS National Roads Development Guide. The access shall be constructed, as approved by condition and in conjunction with any necessary Roads Construction Consents and/or Permits.

R17: In the interest of road safety and to ensure an acceptable standard of construction.

C18: Prior to occupation of the development any gates shall be set back a minimum of 10 metres from the rear of the public footway/ roadway, and open inwards away from the public roadway.

R18: In the interest of road safety.

C19: Prior to the commencement of development, a plan for the removal of infrastructure and physical components which become obsolete or redundant prior to the final decommissioning of the BESS shall be submitted to and approved by the council. The plan shall include the timescales within which obsolete or redundant infrastructure and physical components will be removed from the site.

R19: In the interest of amenity.

C20: Prior to the commencement of the development, details of an Employment and Skills Plan and Strategy, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted to, and approved by the Planning Authority. The approved document shall be implemented as part of the construction of the development. The document shall outline:

- I) the measures proposed to recruit local people including apprenticeships
- II) mechanisms for the implementation and delivery of the Employment and Skills Plan and Strategy
- III) measures to monitor and review the effectiveness of the Employment and Skills Plan and Strategy in achieving the objective of recruiting and supporting local labour objectives

Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted to and approved by the Planning Authority.

R20: To be in accordance with NPF4 Policy 11(e) in relation to maximizing local employment opportunities.

C21: Prior to the commencement of development, a Written Scheme of Archaeological monitoring and recording (archaeological watching brief) during ground-breaking works adjacent to the former location of Bank house (where the potential for the survival of buried archaeological remains associated with the house and its orchard grounds has been identified within the approved 'Archaeology and Built Heritage Impact Assessment') shall be submitted to and approved in writing by the Planning Authority. The approved written investigation and programme of works including any measures therewithin shall be implemented on site and shall remain in place for the duration of the construction phase of the areas subject to the investigation, unless otherwise agreed in writing by the Planning Authority. Any modifications or updates required for the approved written investigation and programme of works shall first be subject to the written approval of the Planning Authority and implemented thereafter as approved.

R21: To establish whether there are any archaeological interests on this site and allow for archaeological excavation and recording.

C22: Prior to the commencement of development on site, a full Emergency Action Plan shall be submitted to and approved in writing by the Planning Authority. This shall include a Fire Safety Management Plan which outlines the measures in place to limit the fire risk, and a response and management plan in the event of a fire. Thereafter, the development shall be constructed, implemented and operated in strict accordance with the measures contained within the approved Emergency Action Plan, and these shall be maintained for the lifetime of the development, unless otherwise agreed in writing by the Planning Service.

R22: In the interest of health and safety.

C23: Prior to the commencement of development, a Decommissioning, Restoration and Aftercare Strategy shall be submitted to and approved in writing by the Planning Authority. The strategy shall comprise of measures for the decommissioning of the development, restoration and aftercare of the site and will include, without limitation, a Decommissioning, Restoration and Aftercare Plan with proposals for the removal of the above ground elements of the development, confirmation of the status of subterranean elements of the development (retention, removal, or other such proposal), the treatment of ground surfaces, the management and timing of the works and environmental management provisions.

R23: To ensure the decommissioning and removal of the Development in an appropriate and environmentally acceptable manner and the restoration and aftercare of the site, in the interests of safety, amenity and environmental protection.

C24: The development shall be decommissioned, the site restored, and aftercare thereafter undertaken in accordance with the decommissioning, restoration and aftercare strategy and associated plan approved under Condition 23, within one year of the expiry of the consent or within one year of permanent cessation of the use of the development site for the purpose of operating the approved Battery Energy Storage System, whichever is the sooner, unless otherwise agreed in writing in advance with the Planning Authority.

R24: To ensure the decommissioning and removal of the Development in an appropriate and environmentally acceptable manner and the restoration and aftercare of the site, in the interests of safety, amenity and environmental protection.

C25: Prior to the commencement of development, a bond or other form of financial guarantee in terms which secures the cost of performance of all decommissioning, restoration and aftercare obligations referred to in conditions 23 and 24 has been submitted to and approved in writing by the Planning Authority.

The value of the financial guarantee shall be agreed between the applicant and the Planning Authority or, failing agreement, determined (on application by either party) by a suitably qualified independent professional as being sufficient to meet the costs of all decommissioning, restoration and aftercare obligations referred to in conditions 23 and 24.

The financial guarantee shall be maintained in favor of the Planning Authority until the completion of all decommissioning, restoration and aftercare obligations referred to in conditions 23 and 24.

The value of the financial guarantee shall be reviewed by agreement between the applicant and the Planning Authority or, failing agreement, determined (on application by either party) by a suitably qualified independent professional not less than every five years, and at the time of the approval of the detailed decommissioning, restoration and aftercare plan approved under condition 23. The value of the financial guarantee shall be increased or decreased to take account of any variation in costs of compliance with decommissioning, restoration and aftercare obligations referred to in conditions 23 and 24 and best practice prevailing at the time of each review.

R25: to ensure that there are sufficient funds to secure performance of the decommissioning, restoration and aftercare conditions attached to this deemed planning permission in the event of default by the applicant.

C26: No battery energy storage infrastructure and apparatus, substation infrastructure or buildings, or any other infrastructure constructed on site shall display any illuminated text, sign, logo, or advertisement, other than those required by law under other legislation.

R26: in the interest of visual amenity

C27: No development shall commence unless and until a Construction Traffic Management Plan (CTMP) has been submitted to, and approved by, the Planning Authority in consultation with ARA. The CTMP shall be required to include:

1. Confirmation of routes for use by Abnormal Indivisible Load (AIL) movements, along with details of any route restrictions for other development trips (non AIL movements) including construction traffic;
2. Before and after construction inspection surveys of all roads and structures (including video condition survey) to be used to access the development site - the full scope of which will first be agreed in writing by the Roads Authority. The before and after surveys shall form the basis for establishing any reinstatement costs for damage due to abnormal traffic conditions and /or loading associated with the development of the site. The applicant shall be liable for the costs of these works;
3. Full details of swept path analysis of the abnormal load route on public roads within the remit of South Ayrshire Council accommodating the largest size of vehicle expected to be used during the transportation of turbine components;
4. A full breakdown of all vehicle numbers anticipated to be generated by the development over the construction period, broken down by vehicle classification. The detail provided shall require to be sufficient to highlight periods of peak development traffic generation, and provide both estimated daily and weekly trip number estimates;
5. Full details of any mitigation and/or control measures required on the public road network to facilitate construction traffic, including AILs. Where this requires public road layout or alignment mitigation this requires to include full detailed design/ construction details;
6. Full construction details of any new, or upgraded, junctions onto the existing public road network, as may be required;
7. Details of measures/ contractual agreements to be put in place to manage the compliance of contractors and sub-contractors with using agreed/approved construction traffic routes. This shall include any associated monitoring procedures, and any specific training and disciplinary measures to be established to ensure the highest standards are maintained;
8. Details of all public road signing and lining arrangements to be put in place during both the construction period, and for the operation of the site thereafter, as may be required. This detail shall include any additional advisory/warning signage and/or temporary traffic control measures which may be required during the construction period;
9. Full details of all arrangements for emergency vehicle access;
10. Full details of measures to minimise traffic impacts on existing road users including consideration of avoiding busy road periods, and requirements for all drivers to drive in a safe and defensible manner at all times;
11. Measures to accommodate pedestrians and cyclists and details of a nominated road safety person;
12. All materials delivery lorries (dry materials) to be sheeted to reduce dust and spillage onto the public roads;
13. Details of wheel wash facilities to be established at the site entrance or an alternative suitable location to ensure no tracking of mud onto the public highway;

14. Details of the provision of construction updates on the project website and a newsletter to be distributed to residents within an agreed distance of the site;

15. Full details on the process for the identification and undertaking of any necessary repairs to the construction traffic route, including the mechanism for coordination with the Roads Authority;

16. A Travel Plan for the construction phase of the development to minimise private car travel during the construction phase of the development.

Thereafter, the development shall be carried out in full accordance with the approved CTMP, unless approved otherwise in writing with the Planning Authority, in consultation with the Ayrshire Roads Alliance.

Reason: In the interests of road safety.

C28: That the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for the approval of the Planning Authority in consultation with ARA, before any work commences on site. Thereafter, the approved measures shall be implemented before works commence on site.

Reason: In the interest of road safety and to avoid the discharge of water onto the public road.

Informative Notes For Developer

Scottish Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

SEPA

Since the proposed development does not involve land raising within the functional floodplain, we refer the applicant to our [Standing Advice guidance](#) on flood risk for further information.

Details of regulatory requirements and good practice advice, for example in relation to private drainage, can be found on the regulations section of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the local compliance team at: SWS@sepa.org.uk.

Glasgow Prestwick Airport

Guidance should be considered relevant to users of all cranes exceeding a height of 10 metres above ground level (AGL) or that of the surrounding structures or trees (if higher).

For guidance to crane users on the crane notification process and obstacle lighting and marking please refer to CAA CAP Document 1096 which is available at: <http://www.caa.co.uk>.

Please be aware any crane erected without notification may be considered a hazard to air navigation and such a crane operates at the crane user's risk of endangering the safety of an aircraft.

The applicant should be informed that the granting of planning consent does not carry with it the right to carry out works within the trunk road boundary and that permission must be granted by Transport Scotland Roads Directorate.

Trunk road modification works shall, in all respects, comply with the Design Manual for Roads and Bridges and the Specification for Highway Works published by HMSO. The developer shall issue a certificate to that effect, signed by the design organisation.

Trunk road modifications shall, in all respects, be designed and constructed to arrangements that comply with the Disability Discrimination Act: Good Practice Guide for Roads published by Transport Scotland. The developer shall provide written confirmation of this, signed by the design organisation.

The road works which are required due to the above Conditions will require a Road Safety Audit as specified by the Design Manual for Roads and Bridges.

Any trunk road works will necessitate a Minute of Agreement with the Trunk Roads Authority prior to commencement.

To obtain permission to work within the trunk road boundary the developer should contact the Area Manager through the general contact number 0141 272 7100.

The Operating Company has responsibility for co-ordination and supervision of works and after permission has been granted it is the developer's contractor's responsibility to liaise with the Operating Company during the construction period to ensure all necessary permissions are obtained.

NatureScot

Ground or Vegetation Clearance

Ground or vegetation clearance works should be undertaken outwith the main bird nesting season (March-August inclusive). If this is not possible, a suitably experienced ecologist should check the development site before work commences to determine the presence of any nesting birds. If nesting birds are found, a suitably sized buffer zone should be set up around the nest and no work within this zone should commence until the young have fledged or the nest is no longer in use. This will ensure that no nests are destroyed during the site construction works and no offences are committed under the Wildlife and Countryside Act 1981 (as amended).

Scottish Gas Networks

Preventing the risk of inducing currents and voltage onto the SGN pipeline

Prior to the energisation of the development, the developer, in consultation with SGN, shall undertake relevant studies, design modifications and consultations to prevent the risk of inducing currents and voltage onto the pipeline and associated infrastructure.

ARA Roads

Road Opening Permit:

That a Road Opening Permit is required in addition to planning consent for any work to be undertaken within the public road limits. An application for a Road Opening Permit should be made separately to the ARA as Roads Authority, prior to works commencing on site.

Roads (Scotland) Act:

The Council as Roads Authority advises that all works on the carriageway to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984.

New Roads and Street Works Act 1991:

In order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, must be co-ordinated so as to minimise their disruptive impact. This co-ordination shall be undertaken by the developer and his contractors in liaison with the local roads authority and the relevant utility companies.

Costs of Street Furniture:

The Council as Roads Authority advises that any costs associated with the relocation of any street furniture shall require to be borne by the applicant / developer.

Costs of TROs:

The Council as Roads Authority advises that promotion of Traffic Regulation Orders resulting from this development shall require to be fully funded by the applicant – including any relevant road signs and markings.

Signage to TSRGD 2016:

The Council as Roads Authority advises that only signs complying with the requirements of 'The Traffic Signs Regulations and General Directions 2016' are permitted within public road limits.

RSA Stage 1&2 Combined:

The Council as Roads Authority advises that prior to the commencement of works to construct any new or amended roads infrastructure; a Stage 2 Road Safety Audit in compliance with GG 119 of the Standard for Highways Design Manual for Roads and Bridges shall be submitted for the approval of the Planning Authority in consultation with ARA. This applies to all proposed new roads and any alterations to existing roads carried out under a Section 56 Agreement with the Council as Roads Authority & the applicant. The requirement to complete a Road Safety Audit includes for addressing the recommendations contained within the audit report.

Abnormal Loads (S96 Agreement):

The Council, as Roads Authority, reserves the right to reclaim any extraordinary maintenance costs which may be incurred as a result of this development under Section 96 of the Roads (Scotland) Act 1984. As such, the developer shall be required to enter into a formal agreement with the Council indicating their acceptance of such liability under a Section 96 Agreement.

Tonnage Contribution (S69 Agreement):

The Council, as Roads Authority, reserves the right to seek a contribution based on the tonnage of construction material imported using local public roads within South Ayrshire Council under Section 69 of the Local Government (Scotland) Act 1973. As such, the developer shall be required to enter into a formal agreement with the Council indicating their acceptance of such a contribution under a Section 69 Agreement.

Environmental Health

Construction Hours

Construction work shall only take place between the hours of 07.00 to 19.00 on Monday to Friday inclusive and 07.00 to 16.00 on Saturdays, with no construction work taking place on a Sunday or on public holidays.

The meeting ended at 11.20 a.m.