

## SCHEDULE OF PROPOSED CONDITIONS

**Condition 1** The development to which this planning permission relates must be commenced not later than the expiration of three years beginning with the date on which this permission is granted.

*Reason* To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.

## CONSTRUCTION PERIOD

**Condition 2** Hours of operation during the construction period should be restricted to 07.00 – 19.00 Monday to Friday, 07.00 – 17.00 on Saturdays and no working on Sundays.

*Reason* To protect the amenity at noise sensitive premises.

**Condition 3** Should any reasonable complaints be received in respect of construction noise levels, the developer shall fully investigate these complaints and if requested by the Planning Authority to establish noise levels at any affected property, shall undertake noise monitoring which shall be carried out by a suitably qualified noise expert or consultant previously agreed in writing by the Planning Authority and which shall be carried out in accordance with BS7445:2003, BS4142:2014 and PAN 1:2011.

*Reason* To quantify the loss of amenity at noise sensitive premises resulting from the operation of the development.

**Condition 4** Should any noise monitoring undertaken in accordance with Condition 3 above demonstrate that the noise thresholds are being exceeded, the developer shall submit a scheme of mitigating measures to the Planning Authority for written agreement within one month of the breach being identified. The agreed mitigating measures shall be implemented within one month of the written agreement or within any alternative timescale agreed in writing by the Planning Authority and thereafter retained throughout the life of the development unless otherwise agreed in writing by the Planning Authority.

*Reason* To ensure adequate mitigation is in place to protect amenity at noise sensitive premises.

**Condition 5** A method statement should be submitted to the Planning Authority outlining what dust mitigation measures will be put in place for the duration of the construction phase. Should any complaints be received in respect of dust, the developer shall fully investigate these complaints to establish dust levels at any affected property.

*Reason* To protect the amenity at dust sensitive premises.

**Condition 6** Prior to commencement of the development to which this planning permission relates, a site-specific construction and waste management plan shall be submitted for the written approval of the planning authority:

For the avoidance of doubt the plan shall incorporate:

- a draft programme of the works;
- a site waste management plan (dealing with all aspects of waste produced during the construction period;
- details of parking areas for vehicles of the site personnel, operatives and visitors;
- areas for loading and unloading areas for plant and materials; and
- areas for storage for plant and materials.

*Reason* To manage waste; the siting of temporary construction compounds; and management of loading and parking during the construction phase given the limitations and sensitivity of the site.

## ARCHAEOLOGY AND HISTORIC ENVIRONMENT

- Condition 7** No development shall take place until the applicant has secured the implementation of a program of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Comhairle as Planning Authority.

The applicant should commission an archaeological desk-based assessment of relevant existing Historic Environment data in order to accurately assess the impact of this development on the historic environment and make suitable recommendations with regard to the development. This should be undertaken in line with an agreed project design or method statement. A specific project brief for the desk-based assessment can be requested from Comhairle Archaeology.

Upon completion, a copy of the archaeological desk-based assessment should be sent to Comhairle Archaeology for comment. Subject to the archaeological potential of the proposed development site, further stages of assessment, including further survey may be required, where appropriate.

*Reason* To ensure proper recording and protection of items of archaeological interest.

- Condition 8** A method statement for the archaeological recording of standing structures (Farmhouse)(Enhanced) shall be submitted to and approved by the Comhairle as Planning Authority. Such method statement shall include identification of the organisation or person(s) that would be employed to undertake the survey (including their qualifications) and the timing for submitting a survey report. No part of the development to which this planning permission relates shall commence until the method statement has been approved in writing by the Comhairle as Planning Authority. The approved method statement (or any subsequent variation to it that may be agreed in writing by the Comhairle as Planning Authority) shall then be implemented to the satisfaction of the Comhairle as Planning Authority and a copy of the survey report shall be deposited in the National Monuments Record for Scotland and in the local Sites and Monuments Record.

*Reason* To ensure proper recording and protection of historic environment resources.

- Condition 9** A method statement for enabling an archaeological watching brief on all ground-breaking (as specified) shall be submitted to and approved by the Comhairle as Planning Authority. Such method statement shall include:

- a) identification of the organisation or person(s) that would be employed to undertake the watching brief (including their archaeological qualifications);
- b) provisions to be made to allow access to the development site and to enable investigation recording and recovery of finds; and
- c) terms for notification of the commencement of development and access arrangements to the site.

No part of the development to which this planning permission relates shall commence until the method statement has been approved in writing by the Comhairle as Planning Authority. The approved method statement (or any subsequent variation to it that may be agreed in writing by the Comhairle as Planning Authority) shall then be implemented to the satisfaction of the Comhairle as Planning Authority throughout the period of all ground-breaking works.

*Reason* To ensure proper recording and protection of items of archaeological interest.

## **WATER AND WASTEWATER**

**Condition 10** Prior to the commencement of development, the finalised surface water drainage scheme shall be submitted for approval by the Comhairle as Planning Authority. This should include details of run-off from the existing and proposed buildings; areas of hard-surfacing including existing and proposed parking areas and footpaths.

*Reason* To ensure the management of surface water drainage in the interests of the environment and road safety.

**Condition 11** Throughout the life of the development to which this planning permission relates, foul drainage from the development shall only be connected into the public sewerage system. **Note: For the avoidance of doubt, the grant of planning permission does not guarantee a connection to the public sewerage system.**

*Reason* In order to protect the environment from the impact of waste-water and because connection to the public sewerage system is in the best interests of public health.

## **ROADS & PARKING**

**Condition 12** The plant room hereby approved, shown on Approved Plan 04A, shall be positioned no closer than 3.5 metres from the adjacent edge of the public road.

*Reason* In order to ensure no obstruction to visibility in the interests of road safety.

**Condition 13** Prior to the commencement of development of the plant room hereby approved, shown on Approved Plan 04A, provision of a vehicular layby to service the building shall be submitted to the Comhairle for approval as Planning Authority. These approved details shall then be implemented and retained throughout the life of the development to the satisfaction of the Comhairle as Planning Authority.

*Reason* In order to secure the satisfactory development of the site in the interests of road safety.

**Condition 14** Unless otherwise agreed in writing with the Comhairle as Planning Authority, no part of the development to which this planning permission relates shall be used until the car-parking provision, bus-bay provision, and connecting pedestrian routes, all as shown on Approved Plan 04A, have been fully implemented and made operational. These details shall then be retained throughout the life of the development to the satisfaction of the Comhairle as Planning Authority.

*Reason* In order to secure the satisfactory development of the site in the interests of road safety.

**Condition 15** Unless otherwise agreed in writing with the Comhairle as Planning Authority, no part of the development to which this planning permission relates shall be used until the following works are complete:

- all parking bays shall be suitably demarcated and include identifiers for any unique use, such as accessible bays or e-car charging bays;
- all bus bays shall be marked or fitted with signs to ensure use for buses and coaches only;
- a kerb or white line shall be installed or marked along the edge of the footpath connecting the 10-bay parking area and the main carpark and the public road edge.

These details shall then be retained throughout the life of the development to the satisfaction of the Comhairle as Planning Authority

*Reason* In the interests of pedestrian and road safety.

## AMENITY, LANDSCAPING AND DESIGN

**Condition 16** Prior to the commencement of development to which this planning permission relates, a soft and hard landscaping scheme shall be submitted for approval by the Comhairle as Planning Authority.

The scheme shall contain:

- finalised layout and surfacing details of pedestrian path network.
- details of the positioning, design and materials for all retaining structures on site.
- details of any fences, enclosures or other structures for screening.
- full details of planting, including replacement trees, throughout the site, including distribution, species and maturity
- a statement on how the landscaping scheme makes a contribution to the enhancement of biodiversity.

Unless agreed otherwise in writing with the Planning Authority, no part of the development shall be made operational until the agreed scheme has been implemented.

*Reason* In order to ensure the external spaces will sit suitably in the landscape, in the interests of visual amenity and the setting of the Calanais Complex of scheduled monuments.

**Condition 17** Throughout the life of the development to which this planning permission relates no part of the landscaping works shall affect the visibility splays relating to the accesses and parking areas.

*Reason* In the interests of road safety.

**Condition 18** Prior to the commencement of development to which this planning permission relates, a lighting scheme shall be submitted for approval by the Comhairle as Planning Authority. The scheme shall contain details of all proposed external lighting to the development, including security lighting, lamp-standards and low-level lighting. The approved details shall then be implemented and maintained throughout the lifetime of the development to the satisfaction of the Comhairle as Planning Authority.

*Reason* In the interests of visual amenity and to mitigate against adverse effects on the setting of the Calanais complex of scheduled monuments.

**Condition 19** Prior to the commencement of development, the following shall be submitted for approval by the Comhairle as Planning Authority:

- details of the materials, finishes and colours to be used for the windows and doors for the development.
- samples of all external timber and stone cladding finishes.
- Source and colour of natural stone to be used in visible built and engineered elements of the development.

The materials, finishes and colours shall otherwise be in accordance with the Approved Plans. The development shall be carried out and retained in compliance with the approved details unless agreed otherwise in writing with the Comhairle as Planning Authority.

*Reason* In the interests of the visual amenity of the area and the setting of the Calanais Complex of scheduled monuments.