

## Minute

### Planning Committee

Wednesday, 8 October 2025, 09:30.

Council Chamber, Council Offices, School Place, Kirkwall.



### Present

Councillors Owen Tierney, David Dawson, P Lindsay Hall, W Leslie Manson, James R Moar, Raymond S Peace, John A R Scott, Jean E Stevenson, Ivan A Taylor and Duncan A Tullock.

### Clerk

- Katy Russell-Duff, Committees Officer.

### In Attendance

- Gavin Barr, Head of Planning and Regulatory Services.
- Jamie Macvie, Service Manager (Development Management).
- Susan Shearer, Service Manager (Development and Marine Planning).
- Paul Maxton, Solicitor.

### Observing

- Hayley Green, Director of Infrastructure and Organisational Development.
- Susan Taylor, Committees Officer.

### Apology

- Councillor Janette A Park.

### Declarations of Interest

- Councillor Raymond S Peace – Item 3.
- Councillor John A R Scott – Item 3.
- Councillor Ivan A Taylor – Item 3.

### Chair

- Councillor Owen Tierney.

## 1. Planning Application 24/353/PP

### Proposed Erection of Three-Storey Office at The Crafty, Junction Road, Kirkwall

Neil Stevenson, applicant, and Stephen Omand, agent for the applicant, were present during consideration of this item.

After consideration of a report by the Director of Infrastructure and Organisational Development, copies of which had been circulated, and after hearing a report from the Service Manager (Development Management), the Committee:

Noted:

**1.1.** That letters of objections relating to the application for planning permission in respect of the proposed erection of a three-storey office at The Crafty, Junction Road, Kirkwall, had been received from the following:

- Tim Casson, 17 Sommerville Square, Kirkwall.
- Pat Heyward, 12 Sommerville Square, Kirkwall.
- Pauline Lee, 19 Sommerville Square, Kirkwall.
- Sheila McIndoe, 13 Sommerville Square, Kirkwall.
- Orkney Housing Association, 39A Victoria Street, Kirkwall.

After hearing representations from Stephen Omand, agent representing the applicant, Neil Stevenson, on the motion of Councillor Duncan A Tullock, seconded by Councillor David Dawson, the Committee:

Resolved, in terms of delegated powers:

**1.2.** That consideration of the application for planning permission in respect of the proposed erection of a three-storey office at The Crafty, Junction Road, Kirkwall, be deferred, to a subsequent meeting of the Committee, to allow for formal submission of 3D images of the proposed development, to allow further negotiation between officers and the developer regarding potential off-site works and additional details be provided, and to enable a member of the Roads Services team to be present.

## **2. Planning Application 25/039/PP**

### **Proposed Erection of House (Resubmission of 24/259/PP) near 1 Hellihole Road, Stromness**

Alan and Cathy Low, applicants, were present during consideration of this item.

After consideration of a report by the Director of Infrastructure and Organisational Development, copies of which had been circulated, and after hearing a report from the Service Manager (Development Management), the Committee:

Noted:

**2.1.** That a letter of objection relating to the application for planning permission in respect of the proposed erection of a house (resubmission of 24/259/PP) near 1 Hellihole Road, Stromness, had been received from Fiona Matheson, 90 Dundas Street, Stromness.

After hearing representations from the applicant, Cathy Low, on the motion of Councillor Owen Tierney, seconded by Councillor David Dawson, the Committee:

Resolved, in terms of delegated powers:

**2.2.** That the concerns of the objector had been considered in the assessment of the proposal but were of insufficient weight to warrant refusal.

**2.3.** That the proposed development had been fully assessed and was in accordance with the undernoted policies:

- National Planning Framework 4:
  - Policy 1 – Tackling the climate and nature crises.
  - Policy 2 – Climate mitigation and adaptation.
  - Policy 3 – Biodiversity.
  - Policy 7 – Historic assets and places.
  - Policy 9 – Brownfield, vacant and derelict land and empty buildings.
  - Policy 13 – Sustainable transport.
  - Policy 14 – Design, quality and place.
  - Policy 15 – Local Living and 20 minute neighbourhoods.
  - Policy 22 – Flood risk and water management.
- Orkney Local Development Plan 2017:
  - Policy 1 – Criteria for All Development.
  - Policy 2 – Design.
  - Policy 3 – Settlements, Town Centres and Primary Retail Frontages.
  - Policy 4 – Business, Industry and Employment.
  - Policy 8 – Historic Environment and Cultural Heritage.
  - Policy 13 – Flood Risk, SuDS and Waste Water Drainage.
  - Policy 14 – Transport, Travel and Road Network Infrastructure.
- Supplementary Guidance:
  - Settlements Statements (2017).
- Planning Policy Advice:
  - Amenity and Minimising Obtrusive Lighting (2021).
- Development Management Guidance:
  - Considering and Including Biodiversity in Development (2023).

**2.4.** That planning permission be granted in respect of the proposed erection of a house (resubmission of 24/259/PP) near 1 Hellihole Road, Stromness, subject to the conditions attached as Appendix 1 to this Minute.

### **3. Planning Application 25/142/PPMAJ**

#### **Proposed Change of Use from Agriculture to Construct Mountain Bike Trails and Associated Works near The Pickaquoy Centre, Muddisdale Road, Kirkwall**

Dan Brazier, James Linklater and Stephen Kemp, representing the applicant, The Pickaquoy Centre, were present during consideration of this item.

Councillors Raymond S Peace and Ivan A Taylor declared an interest in this item, their connection being that they were trustees of the Pickaquoy Centre Trust, and were not present during discussion thereof.

Councillor John A R Scott declared an interest in this item, his connection being that he was a Trustee and Vice Chair of the Pickaquoy Centre Trust, and was not present during discussion thereof.

After consideration of a report by the Director of Infrastructure and Organisational Development, copies of which had been circulated, and after hearing a report from the Service Manager (Development Management), the Committee:

Noted:

**3.1.** That, as the planning application for the proposed change of use from agriculture and construction of mountain bike trails and associated works near The Pickaquoy Centre, Muddisdale Road, Kirkwall, was classified as a major development as defined in The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, in accordance with the Planning Scheme of Delegation, it required to be reported to the Planning Committee for determination.

After hearing representations from Stephen Kemp and James Linklater, representing the applicant, The Pickaquoy Centre, the Committee:

Resolved, in terms of delegated powers:

**3.2.** That the proposed development had been fully assessed and was in accordance with the undernoted policies:

- National Planning Framework 4:
  - Policy 1 – Tackling the climate and nature crises.
  - Policy 2 – Climate mitigation and adaptation.
  - Policy 3 – Biodiversity.
  - Policy 4 – Natural places.
  - Policy 6 – Forestry, woodland and trees.
  - Policy 20 – Blue and green infrastructure.
  - Policy 21 – Play, recreation and sport.
  - Policy 22 – Flood risk and water management.
  - Policy 23 – Health and safety.
  - Policy 26 – Business and industry.

- Policy 30 – Tourism.
- Orkney Local Development Plan 2017:
  - Policy 1 – Criteria for All Development.
  - Policy 2 – Design.
  - Policy 4 – Business, Industry and Employment.
  - Policy 9 – Natural Heritage and Landscape.
  - Policy 10 – Green Infrastructure.
  - Policy 11 – Outdoor Sports, Recreation and Communities Facilities.
  - Policy 13 – Flood Risk, SuDS and Waste Water Drainage.
  - Policy 14 – Transport, Travel and Road Network Infrastructure.
- Supplementary Guidance:
  - Natural Environment (2017).
  - Settlement Statements (2017).
- Planning Policy Advice:
  - Planning for Open Space (2014).
  - Trees and Woodland (2014).
  - Amenity and Minimising Obtrusive Lighting (2021).
- Development Management Guidance:
  - Business Development Outwith Town Centres (2023).
  - Considering and Including Biodiversity in Development (2023).
- Development Brief:
  - K4 – Land North of Muddisdale Road, Kirkwall (2023).

**3.3.** That planning permission be granted in respect of the proposed change of use from agriculture and construction of mountain bike trails and associated works near The Pickaquooy Centre, Muddisdale Road, Kirkwall, subject to the conditions attached as Appendix 2 to this Minute.

Councillor W Leslie Manson left the meeting at this point.

#### **4. Planning Application 25/189/LB**

##### **Proposed Removal of Lighting Head and Associated Works at 80 Victoria Street, Stromness**

After consideration of a report by the Director of Infrastructure and Organisational Development, copies of which had been circulated, and after hearing a report from the Service Manager (Development Management), the Committee:

Noted:

**4.1.** That a letter of objection relating to the application for listed building consent in respect of the proposed removal of a lighting head and associated works at 80 Victoria Street, Stromness, had been received from Kristopher Bevan, Springbank, 33 Franklin Road, Stromness.

The Committee resolved, in terms of delegated powers:

**4.2.** That the concerns of the objector had been considered in the assessment of the proposal but were of insufficient weight to warrant refusal.

**4.3.** That the proposed development had been fully assessed and was in accordance with the undernoted policies:

- National Planning Framework 4:
  - Policy 7 – Historic assets and places.
- Orkney Local Development Plan 2017:
  - Policy 8 – Historic Environment and Cultural Heritage.
- Supplementary Guidance:
  - Historic Environment and Cultural Heritage (2017).
- National Planning Policy:
  - Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

**4.4.** That listed building consent be granted in respect of the proposed removal of a lighting head and associated works at 80 Victoria Street, Stromness, subject to the conditions attached as Appendix 3 to this Minute.

## **5. Planning Application 25/214/PP**

### **Proposed Erection of Replacement Community Hall and Associated Parking and Infrastructure near Clinkhammer, Westray**

Gina Rendall, representing the applicant, Westray Development Trust, was present during consideration of this item.

After consideration of a report by the Director of Infrastructure and Organisational Development, copies of which had been circulated, and after hearing a report from the Service Manager (Development Management), the Committee:

Noted:

**5.1.** That a letter of objection relating to the application for planning permission in respect of the proposed erection of a replacement community hall and associated parking and infrastructure near Clinkhammer, Westray, had been received from Lydia Harris, Ha'Gock Field, Westray.

After hearing representations from Gina Rendall, representing the applicant, Westray Development Trust, the Committee:

Resolved, in terms of delegated powers:

**5.2.** That the concerns of the objector had been considered in the assessment of the proposal but were of insufficient weight to warrant refusal.

**5.3.** That the proposed development had been fully assessed and was in accordance with the undernoted policies:

- National Planning Framework 4:
  - Policy 3 – Biodiversity.
  - Policy 9 – Brownfield, vacant and derelict land and empty buildings.
  - Policy 13 – Sustainable transport.
  - Policy 14 – Design, quality and place.
  - Policy 25 – Community wealth building.
  - Policy 29 – Rural development.
- Orkney Local Development Plan 2017:
  - Policy 1 – Criterial for All Development.
  - Policy 2 – Design.
  - Policy 4 – Business, Industry and Employment.
  - Policy 9 – Natural Heritage and Landscape.
  - Policy 11 – Outdoor Sports, Recreation and Community Facilities.
- Planning Policy Advice:
  - Amenity and Minimising Obtrusive Lighting (2021).

**5.4.** That planning permission be granted in respect of the proposed erection of a replacement community hall and associated parking and infrastructure near Clinkhammer, Westray, subject to the conditions attached as Appendix 4 to this Minute.

## **6. Planning Application 25/232/PP**

### **Proposed Erection of House at 6 Moar Drive, Kirkwall**

After consideration of a report by the Director of Infrastructure and Organisational Development, copies of which had been circulated, and after hearing a report from the Service Manager (Development Management), the Committee:

Noted:

**6.1.** That letters of objections relating to the application for planning permission in respect of the proposed erection of a house at 6 Moar Drive, Kirkwall, had been received from the following:

- David and Katie Foulis, 5 Moar Drive, Kirkwall.
- Ian Moore, 8 Moar Drive, Kirkwall.

The Committee, resolved in terms of delegated powers:

**6.2.** That the concerns of the objectors had been considered in the assessment of the proposal but were of insufficient weight to warrant refusal.

**6.3.** That the proposed development had been fully assessed and was in accordance with the undernoted policies:

- National Planning Framework 4:
  - Policy 3 – Biodiversity.
  - Policy 13 – Sustainable transport.
  - Policy 14 – Design, quality and place.
  - Policy 15 – Local Living and 20 minute neighbourhoods.
  - Policy 16 – Quality homes.
- Orkney Local Development Plan 2017:
  - Policy 1 – Criterial for All Development.
  - Policy 2 – Design.
  - Policy 3 – Settlements, Town Centres and Primary Retail Frontages.
  - Policy 5 – Housing.
  - Policy 13 – Flood Risk, SuDS and Waste Water Drainage.
  - Policy 14 – Transport, Travel and Road Network Infrastructure.
- Supplementary Guidance:
  - Settlement Statements (2017).
- Planning Policy Advice:
  - Development Briefs and Design Statements (2014).
  - Planning for Open Space (2014).
  - Amenity and Minimising Obtrusive Lighting (2021).
  - National Roads Development Guide (2015).
- Development Management Guidance:
  - Considering and Including Biodiversity in Development (2021).
- Development Brief:
  - Watersfield, Kirkwall (2011).

**6.4.** That planning permission be granted in respect of the proposed erection of a house at 6 Moar Drive, Kirkwall, subject to the conditions attached as Appendix 5 to this Minute.

## **7. Conclusion of Meeting**

At 11:24 the Chair declared the meeting concluded.

Signed: Owen Tierney.

## **Appendix 1.**

### **Proposed Erection of House (Resubmission of 24/259/PP) near 1 Hellihole Road, Stromness (25/039/PP)**

#### **Grant, subject to the following conditions:**

01. The development hereby approved to which this planning permission relates must be begun not later than the expiration of three years, beginning with the date on which the permission is granted, which is the date of this decision notice. If development has not commenced within this period, this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended, which limits the duration of planning permission.

02. No development shall commence until a Construction Method Statement has been submitted to and approved, in writing, by the Planning Authority. The Statement shall include but not be limited to:

- Parking of vehicles of site operatives and visitors.
- Loading and unloading of plant and materials.
- Storage of plant and materials used in construction of the development.
- Erection and maintenance of site fencing.
- Measures to control the emission of dust and dirt during construction.
- A scheme for recycling/disposing of waste resulting from demolition and construction works.

For the avoidance of doubt there shall be no burning or burying of waste within the site.

Thereafter, the development shall be constructed wholly in accordance with the approved Construction Method Statement.

Reason: To safeguard the amenity of neighbouring properties and occupants.

03. Throughout the lifetime of the development hereby approved, all surface water within the application site area shall 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. Surface water management hereby approved shall be operational prior to first occupation of the development 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 runoff to the public road or adjacent land.

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.

04. All landscaping works shall be carried out in accordance with the proposed site plan (reference J8614). No development shall commence until full details of the number, density and species of trees proposed to be planted, and full details of any existing trees or shrubs on the site to be pruned or removed, have been submitted to and approved, in writing, by the Planning Authority. All approved planting and seeding shall be carried out in the first planting season following the commencement of the development, unless otherwise stated within the approved details. Any trees or plants which, within a period of five years from the completion of the development, die or for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species unless otherwise approved, in writing, by the Planning Authority.

Reason: To ensure that the approved landscaping works are properly undertaken on site and that biodiversity measures are implemented.

05. Any exterior lighting installed within the site shall be positioned, angled and controlled to prevent any direct illumination, glare or light spillage outwith the site boundary.

Reason: To ensure that any lighting installed within the application site does not spill beyond the intended target area, does not impact adversely upon the amenity of adjacent properties and does not result in 'sky glow'.

06. In conjunction with the Construction Method Statement specified in condition 02, hours of work during the construction of the development hereby approved, 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 be restricted to 07:30 to 18:00 Mondays to Fridays, 08:00 to 13:00 on Saturdays and not at all on Sundays, Christmas or New Year Public Holidays unless otherwise agreed, in writing, with the Planning Authority.

Reason: In the interest of residential amenity of the area and to reduce any possible nuisance arising to nearby residents during the construction of this development.

07. Notwithstanding the provisions of Part 1 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any Order revoking or re-enacting that Order with or without modification), no building, structure or any other development shall be carried out between the house and the public road that exceeds three metres above existing ground level (approximately the height of the apex of the garage). In addition, all trees, shrubs or any other vegetation shall also be maintained to not exceed three metres above existing ground level.

Reason: In the interest of navigational safety, to ensure the leading light is not obscured.

08. Notwithstanding the provisions of Part 4 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any Order revoking or re-enacting that Order with or without modification), if it is proposed to breach the terms of condition 07 or cause any obstruction to the visibility of the leading light due to scaffolding, plant, machinery or any other temporary obstruction during construction of the development, no such temporary works shall be carried out until notification has been provided to Marine Services, Orkney Islands Council, in order that a Notice to Mariners can be issued, including the proposed duration of those temporary works which shall never exceed six months, and no such temporary works shall be carried out until these works have been agreed, in writing, by the Planning Authority.

Reason: In the interest of navigational safety, to ensure the leading light is not obscured.

09. Total noise from the air source heat pump(s) installed 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 mm.)

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

10. No other development shall commence until the existing access junction with the public road has been widened and upgraded wholly in accordance with the details included in drawing "Site Plans & Sections drawing No 240/P02 C". Thereafter, the access shall be retained in accordance with these details throughout the lifetime of the development.

Reason: In the interests of road safety.

11. No development shall commence until all vegetation along the boundary of the public road has been pruned/reduced to ensure it does not encroach beyond the site boundary into the public road along the whole frontage of the site. Thereafter, all vegetation along the frontage of the road shall be retained in accordance with these details throughout the lifetime of the development.

Reason: In the interests of road safety.

12. Notwithstanding submitted details, all stone boundary dykes at the site shall be retained throughout the lifetime of the development, and shall be maintained in a functional condition, free from damage or disrepair. No development shall commence until full details of all proposed finished boundary treatments have been submitted to and approved, in writing, by the Planning Authority. Thereafter the boundary treatments shall be retained in accordance with these details throughout the lifetime of the development.

Reason: In the interests of visual amenity and to retain the character of the area.

13. The biodiversity measures described in the biodiversity form (dated 18.07.2024) shall be implemented in full no later than the first planting season following commencement of development. Thereafter the biodiversity measures shall be permanently retained in accordance with the approved details, including replacement of any planting that does not survive, is removed, or is damaged, unless otherwise agreed, in writing, with the planning authority.

Reason: To ensure biodiversity measures are implemented as required by National Planning Framework 4 Policy 3.

14. In conjunction with the drawings hereby approved, no development shall commence until full and final details of the type and colouring of the cladding material for the roof and walls of the development have been submitted to and approved, in writing, by the Planning Authority. Thereafter, the development shall be completed wholly in accordance with approved details.

Reason: For the avoidance of doubt, to ensure the finish is appropriate in its context.

## **Appendix 2.**

### **Proposed Change of Use from Agriculture to Construct Mountain Bike Trails and Associated Works near The Pickaquoy Centre, Muddisdale Road, Kirkwall (25/142/PPMAJ)**

#### **Grant, subject to the following conditions:**

01. The development hereby approved to which this planning permission relates must be begun not later than the expiration of three years, beginning with the date on which the permission is granted, which is the date of this decision notice. If development has not commenced within this period, this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended, which limits the duration of planning permission.

02. An adaptive Woodland Management Plan comprising details of works to trees in the three affected woodland areas shall be submitted to the Planning Authority. The Plan shall include, but not be limited to:

- Track routes.
- Felling and pruning required for the construction of tracks.
- Any changes to ground levels.
- Any use of plant or machinery for construction.
- Tree protection measures during construction.

No development shall commence until the Plan has been approved, in writing, by the Planning Authority and until track routes within the woodland areas and all trees proposed to be felled and pruned have been identified/marked on site, and the identified/marked works have been approved, in writing, by the Planning Authority.

Thereafter, all works shall be carried out in accordance with the approved adaptive Plan, incorporating the approved works identified/marked on site.

Reason: To protect the amenity and arboricultural value of the woodlands, whilst providing flexibility for track construction.

03. All biodiversity/landscaping measures described in the biodiversity form (dated 28 March 2025) and the document 'Woodland Plan and biodiversity enhancement - MTB Trail, Muddisdale Road, Kirkwall' shall be implemented in full no later than the first planting season following commencement of the development.

Incorporating the requirements of condition 02, following construction of the tracks and prior to the development being brought into use, an as-built Landscaping Plan shall be submitted to the Planning Authority, confirming the exact location of all tracks and completed landscaping, accepting any micro changes that have occurred during the construction phase. The development shall not be brought into use until this as-built Landscaping Plan has been approved, in writing, by the Planning Authority.

Thereafter all biodiversity/landscaping/tree planting measures included in the Landscaping Plan shall be permanently retained in accordance with the approved details, including replacement of any planting that does not survive, is removed, or is damaged, unless otherwise approved, in writing, by the Planning Authority.

Reason: To safeguard biodiversity enhancement and to integrate the proposal with its surroundings, whilst providing flexibility for track construction.

04. All existing dry stone boundary dykes shall be retained and maintained throughout the lifetime of the development. No development shall commence until full details of all other boundary treatments have been submitted to and approved, in writing, by the Planning Authority, including the location/alignment of the west boundary fence in relation to the dyked boundary to the golf course. Thereafter, all boundary treatments shall be constructed wholly in accordance with approved details.

Reason: To ensure the security and enclosure of the facility, whilst maintaining an access strip along the west boundary, to minimise the risk of pedestrians crossing the facility.

05. All access to or egress from the site, both pedestrian and vehicular, shall be prohibited except for the approved access from the Pickaquoy Centre as included in the Location Plan hereby approved, except for maintenance purposes under the control of the Pickaquoy Centre, and the exception included in condition 06 below, unless otherwise approved in advance, in writing, by the Planning Authority.

Reason: To avoid vehicles entering or leaving the site using routes that are not considered and approved, in the interests of road safety.

06. Agricultural access to the field immediately north of the application site shall be maintained, and available to the user of the field, in agreement with the Pickaquoy Centre. Reasonable access shall not be refused by the Pickaquoy Centre, and the access shall be made available to the user of the field on instruction by the Planning Authority.

No development shall commence until all other vehicular access to that field has been stopped up.

Reason: To ensure safe access to the field, and in the interests of road safety.

07. The development hereby approved shall not be brought into use until the parking, turning and loading spaces hereby approved have been constructed and laid out wholly in accordance with details shown in drawing 5166-02-100. These parking, turning and loading spaces shall thereafter be retained, capable of use and free from obstruction, throughout the lifetime of the development unless otherwise approved, in writing, by the Planning Authority.

Reason: To ensure adequate parking provision is available.

08. The development hereby approved shall not be brought into use until all surface water management works have been completed.

Following construction and prior to the development being brought into use, as-built details of all surface water management works shall be submitted to the Planning Authority, including measures to manage surface water on the access track across the site. The development shall not be brought into use until these details have been approved, in writing, by the Planning Authority.

Maintenance inspections of the surface water management works, and drainage, shall be carried out monthly, and any remedial works carried out when required to maintain the features and drainage as approved. Any alterations or improvements to the management of surface water shall be submitted to and approved in advance, in writing, by the Planning Authority and thereafter carried out wholly in accordance with these approved details.

Reason: To manage surface water with an adaptive management approach, to maximise opportunity to improve surface water management on the site post-construction.

09. In accordance with condition 08 above, throughout the lifetime of the development hereby approved, surface water shall be managed in accordance with the principles of Sustainable Drainage Systems (SuDS) and the guidance set out in CIRIA's SuDS Manual C753. Requisite surface water drainage measures shall be operational prior to the development being brought into use and shall be maintained as operational thereafter and throughout the lifetime of the development.

All surface water shall be contained within the application site and shall be managed to avoid flow into any adjacent road or other land.

Reason: To ensure appropriate management of surface water drainage, in accordance with Policy 13B 'Sustainable Drainage Systems (SuDS)' of the Orkney Local Development Plan 2017.

10. The development hereby approved shall not be brought into use until signage has been displayed to direct users of the facility to the car parking and access to bike tracks and to confirm no access from Muddisdale Road. Full details of this signage shall be submitted to and approved, in writing, by the Planning Authority, including location and design. Thereafter, the signage shall be installed wholly in accordance with approved details.

Reason: In the interests of public access within and around the site.

Note: This condition is without prejudice to any other consents required for the display of the signage.

11. All construction works in connection with the development hereby approved shall be carried out wholly in accordance with the documents 'Method Statement – Construction' (22.04.25) and 'Existing and Construction Phase Access' hereby approved.

Reason: To protect residential amenity.

12. In conjunction with the requirements of condition 11 above, hours of work during the construction of the development hereby approved, 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 be restricted to 07:30 to 18:00 Mondays to Fridays, 08:00 to 13:00 on Saturdays and not at all on Sundays, Christmas or New Year Public Holidays unless otherwise agreed, in writing, with the Planning Authority.

Reason: To protect residential amenity and to reduce any possible nuisance arising to nearby residents during the construction of the development.

13. The development hereby approved shall form part of and an expansion to facilities provided under the management of The Pickaquoy Centre. The development shall not operate independently from The Pickaquoy Centre.

Reason: Management and inspection of the facility will be carried out by Pickaquoy Centre staff, opening hours are those of the Centre, and access and parking are in the control of The Pickaquoy Centre.

### **Appendix 3.**

#### **Proposed Removal of Lighting Head and Associated Works at 80 Victoria Street, Stromness (25/189/LB)**

##### **Grant, subject to the following conditions:**

01. The works permitted by this listed building consent shall be commenced within three years, beginning with the date of the grant of listed building consent, which is the date of this decision notice. If the works have not commenced within this period, this listed building consent shall lapse.

Reason: In accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, as amended, which limits the duration of listed building consent.

02. The mortar used for fixing of the walls shall use a lime mortar only (including no cement).

Reason: To protect the fabric, integrity, and special interest of the listed building.

#### **Appendix 4.**

### **Proposed Erection of Replacement Community Hall and Associated Parking and Infrastructure near Clinkhammer, Westray (25/214/PP)**

#### **Grant, subject to the following conditions:**

1. The development hereby approved to which this planning permission relates must be begun not later than the expiration of three years, beginning with the date on which the permission is granted, which is the date of this decision notice. If development has not commenced within this period, this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended, which limits the duration of planning permission.

2. No development shall commence (including demolition, ground preparation, works to trees, shrubs or other vegetation, construction, or any other works) during March to August (inclusive), or (if during these months) until a pre-start walkover of the site and inspection of the existing buildings, structures and vegetation has been completed by a suitably experienced (and licensed) ecologist, to identify signs of breeding birds and until an appropriate Breeding Bird Protection Plan has been submitted to and approved, in writing, by the Planning Authority. Thereafter, the development shall be carried out wholly in accordance with the approved Breeding Bird Protection Plan.

Reason: To avoid adverse effects on breeding birds, to meet the requirements of Policy 9C 'Wider Biodiversity and Geodiversity' of the Orkney Local Development Plan 2017, and to comply with protected species legislation.

3. Surface water shall be managed in accordance with the principles of Sustainable Drainage Systems (SuDS) and the guidance set out in CIRIA's SuDS Manual C753 throughout the lifetime of the development hereby approved,

Requisite surface water drainage measures shall be operational prior to the development being brought into use and shall be maintained as operational thereafter and throughout the lifetime of the development.

All surface water shall be contained within the application site and shall be managed to avoid flow into any adjacent road or other land.

Reason: To ensure appropriate management of surface water drainage, in accordance with Policy 13B 'Sustainable Drainage Systems (SuDS)' of the Orkney Local Development Plan 2017, and to protect road safety.

4. The biodiversity enhancement measures identified on the 1:200 Proposed Site Plan (Dwg. No. 004) and described in the Biodiversity Enhancement Form (dated 10 June 2025) shall be implemented in full no later than the first planting season following commencement of development. Thereafter the biodiversity measures shall be permanently retained in accordance with the approved details, including replacement of any planting that does not survive, is removed, or is damaged, unless otherwise agreed, in writing, by the Planning Authority.

In addition, swallow nesting boxes/cups shall be installed in the application site, in an enclosed space. Full details of the number and location of the swallow nesting boxes/cups shall be submitted to and approved, in writing, by the Planning Authority. Thereafter, and prior to the development being brought into use, the boxes/cups shall be installed in accordance with approved details.

Reason: To ensure biodiversity measures are implemented as required by Policy 3 of National Planning Framework 4.

5. The existing drystone dyke wall along the western boundary, as identified on the 1:200 Proposed Site Plan (Dwg. No. 004) shall be retained undamaged throughout the construction period. The existing opening shall be reinstated to match with the wall and thereafter the walls shall be retained throughout the lifetime of the development unless otherwise approved, in writing, by the Planning Authority.

Reason: To ensure the existing biodiversity is safeguarded as required by Policy 3 of National Planning Framework 4.

6. Throughout the lifetime of the development hereby approved, the proposed uses as indicated in Drawings 009 and 010 shall be maintained under a single management body and shall not be disposed of or operated wholly independently.

Reason: To protect the amenity of the neighbours, by ensuring a single management, given the proximity of the residential units.

7. Total noise from the air source heat pump(s) installed shall not exceed NR25 within any residential property out with the development, where NR25 is the Noise Rating Curve at 25, (noise measurements to be made with a window of any residential property out with the development open no more than 50 mm.)

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

8. Throughout the lifetime of the development, any exterior lighting employed on the development shall be so positioned, angled and controlled to prevent any direct illumination, glare or light spillage outwith the site boundary. External lighting on the building shall meet the requirements for Zone E3/E4 areas (Medium Brightness/High District Brightness) as defined by the Institution of Lighting Professionals.

Reason: To ensure that any lighting installed within the application site does not spill beyond the intended target area, does not impact adversely upon the amenity of adjacent properties and does not result in 'sky glow' and to accord with Orkney Local Development Plan 2017 Policy 2 - Design and Planning Policy Advice: Amenity and Minimising Obtrusive Lighting (2021).

9. Hours of work during the construction of the development hereby approved, 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 be restricted to 07:30 to 18:00 Mondays to Fridays; 08:00 to 13:00 on Saturdays and not at all on Sundays, Christmas or New Year Public Holidays unless otherwise agreed, in writing, with the Planning Authority.

Throughout the construction phase of the development there shall be no burning of waste material on site.

Reason: In the interest of the amenity of the area and to reduce any possible nuisance arising to nearby residents/properties during the construction of the development.

## **Appendix 5.**

### **Proposed Erection of House at 6 Moar Drive, Kirkwall (25/232/PP)**

#### **Grant, subject to the following conditions:**

01. The development hereby approved to which this planning permission relates must be begun not later than the expiration of three years, beginning with the date on which the permission is granted, which is the date of this decision notice. If development has not commenced within this period, this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended, which limits the duration of planning permission.

02. The biodiversity measures described in the submitted Biodiversity form and site plan shall be implemented in full no later than the first planting season following commencement of development. Thereafter, the biodiversity measures shall be permanently retained in accordance with the approved details, including the replacement of any planting that does not survive, is removed, or is damaged, unless otherwise approved, in writing, by the Planning Authority.

Reason: To ensure biodiversity measures are implemented as required by National Planning Framework 4 Policy 3 'Biodiversity'.

03. Hours of work during the construction of the development hereby approved, 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 be restricted to 07:30 to 18:00 Mondays to Fridays, 08:00 to 13:00 on Saturdays and not at all on Sundays, Christmas or New Year Public Holidays unless otherwise agreed, in writing, with the Planning Authority.

Throughout the construction phase of the development there shall be no burning of waste material on site.

Reason: In the interest of residential amenity of the area and to reduce any possible nuisance arising to nearby residents during the construction of the development.

04. Throughout the lifetime of the development hereby approved, any external lighting used on the development hereby approved shall be downward facing only and shall comply with the Council's requirements of Orkney Local Development Plan 2017 Policy 2 (principle vi) that all external lighting shall minimise light pollution and shall meet the requirements specified by the Institution of Lighting Professionals for Zone E1/E2 areas (Rural/Low District Brightness).

Reason: To minimise obtrusive light, glare or distraction in the interests of safeguarding the amenity of the area and to accord with Orkney Local Development Plan 2017 Policy 2 - Design.

05. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended, or any superseding Order, no boundary shall be installed forward of the building line of the development hereby approved until details have been submitted to and approved, in writing, by the Planning Authority. Thereafter, only the approved boundary treatment shall be installed.

Reason: To ensure compliance with the Watersfield, Kirkwall (2011) development brief.