

## Appendix 5.

### Proposed Conditions – 17/444/PP – Fernbank (Land Near), Holm

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

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

Reason: In the interests of road safety.

02. All landscaping works shall be carried out in accordance with the scheme and plans approved as part of this permission. All planting, seeding or turfing, as may be comprised in the approved scheme and plans, shall be carried out in the first planting and seeding seasons following commencement of the development, unless otherwise stated in the approved scheme. Any trees or plants which, within a period of five years from completion of the development, die for whatever reason or are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that the approved landscaping works are properly undertaken on site.

03. The roof of the development shall be finished in a natural stone slate or suitable slate substitute tile which reflects the same riven surface and relative dimensions including thickness and utilise the same traditional fixing methods as real slate. No development or work shall commence until full details of the roof materials (including samples where necessary) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: In order to enable the Planning Authority to consider this matter(s) in detail prior to the commencement of development; in the interests of amenity and for the avoidance of doubt.

04. The external walls of the development shall be finished in natural stone cladding of local origin and in conformance with traditional natural stone walling built practice in Orkney.

Reason: To ensure that the development is sensitive to, and compatible with, its context and local architectural styles.

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05. Within the application site, no building or structure shall be constructed upon land raised above its original level.

Reason: To ensure that land-raising does not result in a building or structure constructed at a height such that it gives rise to privacy and amenity concerns.

06. The garage hereby approved shall be used solely for purposes incidental to the enjoyment of the dwelling house and for no other purpose or use.

Reason: In order to safeguard the privacy and amenity of occupants of the adjacent properties.

07. No development shall commence until full details of all foul and surface water drainage infrastructure has been submitted, to, and approved in writing by, the Planning Authority. Thereafter, development shall progress in accordance with the approved details.

Reason: In order to ensure that private foul drainage infrastructure is suitably catered for, in the interests of public health and environmental protection.

08. Hours of construction work on site involving the use of machinery and powered tools, or any other operation, for example hammering, that would generate noise audible beyond the boundary of the site, shall only take place between the hours of 07:30 and 19:00 on Mondays to Fridays, 09:00 to 17:00 on Saturdays and not at all on Sundays or the 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 in order to reduce any possible nuisance arising to nearby residents during the construction of this development.