

Appendix 1.

Proposed Erection of House with Integral Garage and Air Source Heat Pump and Creation of Access at Fea House, Tankerness Hall Road, Tankerness (18/056/PP)

Grant subject to the following conditions:

01. The materials used on the external surfaces of the development hereby granted planning permission shall be as stated, unless otherwise agreed in writing by the Planning Authority.

- Roof – Mini Stonewold Concrete Tiles, Colour: Black.
- Walls – Dry Dash, Colour: White/Off-White; Base Render, Colour: White.
- Feature Wall to South and North Elevations – Eternit Vertical Boarding, Colour: Black.
- Windows – PVCu, Colour: White.
- Door – Composite, Colour: Black.
- Fascias, Soffits and Rainwater Goods – PVCu, Colour: Black.
- Garage Door – Colour: Black or Dark Grey.
- Boundary Treatment – Post and Wire Fencing, not exceeding 1 metre in height and planting of native shrubs.

Reason: To ensure that the external appearance of the development is acceptable.

02. Throughout the lifetime of the development, the maximum noise from the Air Source Heat Pump hereby granted planning permission shall not exceed NR25 within any residential property outwith the development site, 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 50mm).

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

03. Throughout the lifetime of the development hereby granted planning permission, the development shall incorporate a surface water drainage system which is consistent with the principles of Sustainable Drainage Systems (SuDS) compliant with the guidance set out in CIRIA's SuDS Manual C697/C753. The requisite surface water drainage shall be operational prior to the development being brought into use and shall be maintained as such thereafter. Further information on SuDS may be found on SEPA's website at: www.sepa.org.uk. All surface water shall be contained within the development site and there shall be no surface water drainage runoff onto the road.

Reason: To ensure the provision of an adequate surface water drainage system and to accord with Policy 13B – Sustainable drainage systems (SuDS) of the Orkney Local Development Plan 2017, Scottish Planning Policy – Managing Flood Risk and Drainage and in the interests of road safety.

04. Prior to the commencement of development, full details of the drainage works indicated on Site Plan OIC-01, including the outlet of the roadside drainage into the ditch adjacent to the property, and a maintenance plan including periodic cleaning of the ditch, shall be submitted to, and approved in writing by, the Planning Authority. Prior to first occupation of the development, and thereafter throughout the lifetime of the development, the development shall be maintained in accordance with those approved details.

Reason: In the interests of road safety.

05. The access with the public road hereby approved shall be constructed to the Council's Roads Services standard drawing 'SD-03 Access Over Verge for Single Dwelling', 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 commencement 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.

06. Hours of work during 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 in order to reduce any possible nuisance arising to nearby residents during construction of this development.