

PLANNING APPLICATION No 160276

Appendix 2 – Proposed Conditions

External finish of buildings

1. Notwithstanding the details shown on the Approved Plans, the erection of buildings or structures hereby permitted shall not commence until details or samples of the external materials to be used in their construction, including details of finishes, colours and treatment, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details or samples.

Reason: To ensure a satisfactory appearance to the development and to comply with policy D1 of the Aberdeen Local Development Plan 2012.

Water, drainage and associated works

2. No development hereby permitted shall not commence until details of the culverting of the Tullos Beck have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of preventing flooding and pollution of the water environment and to comply with policy NE6 of the Aberdeen Local Development Plan 2012

3. The culverting of the Tullos Burn shall be carried out in accordance with the approved details before the access road is brought into use and, within 2 months of the completion of these approved works, a report and “as built” drawings demonstrating that the culvert has been constructed in accordance with the approved details shall be submitted to the local planning authority.

Reason: In the interests of preventing flooding and pollution of the water environment and to comply with policy NE6 of the Aberdeen Local Development Plan 2012

4. No development hereby permitted shall commence until a scheme for the provision of surface water management has been submitted to and approved in writing by the local planning authority in respect of each phase of the development. The approved scheme for each phase shall be implemented in accordance with the approved details and retained thereafter.

Reason: In the interests of preventing flooding and pollution of the water environment and to comply with policy NE6 of the Aberdeen Local Development Plan 2012

5. The development hereby permitted shall not commence until a full Drainage Impact Assessment, indicating the proposed SUDS facilities in addition to a full examination of all watercourses within the vicinity of the site and the

impact which the development shall have on the existing drainage network has been submitted to and agreed in writing. All connections for the soakaways should also be shown and the location of these connections.

Reason: In the interests of preventing flooding and pollution of the water environment and to comply with policy NE6 of the Aberdeen Local Development Plan 2012

Aviation Lighting

6. Prior to the commencement of development details of the red aviation warning lights to be placed on the stack shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of aviation safety and the safety of the occupiers of the buildings

Lighting

7. Prior to the commencement of development details of external lighting and internal lighting which will be seen outside the boundaries of the site shall be submitted to and approved in writing by the local planning authority. The details shall include the position, height, type and power of each external lighting, the need for the external lights for security and safety, the circumstances in which external lighting is to be activated, the positioning and operation of internal louvres and the measures to be taken to minimize light pollution. The approved lighting scheme shall be implemented in accord with the approved details. Thereafter, the lighting and the louvres shall be retained in accordance with the approved details.

Reason: In the interests of visual amenity and to comply with policy R8 of the Aberdeen Local Development Plan 2012

Travel Plan

8. No waste shall be imported to the CERC until a travel plan to reduce reliance on the use of private cars as a means of staff and visitors getting to and from the CERC has been submitted to and approved in writing by the local planning authority. The approved travel plan shall be implemented and thereafter, the approved travel plan shall be retained.

Reason: To encourage travel by means other than private motor vehicles and to comply with policy D3 of the Aberdeen Local Development Plan 2012

Construction / Environmental Management Plan

9. No development shall take place until such time as a Construction / Environmental Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover, but not limited to:

- (i) A construction travel plan, including: the number of daily and peak hour construction vehicle movements, construction operation hours, construction vehicular routes to and from the site, construction delivery hours, car parking for contractors, methods to encourage public transport use, and methods to restrict large construction related vehicles using the strategic road network and its associated junctions during weekday peak periods;
- (ii) A plan showing the location of the contractor's site storage area/compound;
- (iii) The number, size (including height) and location of any contractors' temporary buildings;
- (iv) Temporary means of enclosure and demarcation of the site operational boundaries, to be erected prior to the commencement of construction operations in any part of the site and retained for the duration of construction operations;
- (v) The means of moving, storing and stacking all building materials, plant and equipment around the site;
- (vi) Measures to ensure that dust emissions are minimized;
- (vii) Details of external floodlighting installed during the construction period including hours of operation;
- (viii) Details of wheel wash facility, use of water bowsers or other measures necessary to ensure that mud and other materials are not deposited on the road network; and
- (ix) A detailed strategy and method statement for minimizing the amount of construction waste resulting from the development. The statement shall include details of the extent to which waste materials arising from the demolition and construction activities will be reused on site and measures for their reuse. If such reuse on site is not practicable, then details shall be given of the extent to which the waste material will be removed from the site for reuse, recycling, composting or disposal.

Reason: In order that the local planning authority is satisfied that the development is carried out in a manner which will minimise the effects of undertaking the development to satisfy policy R4 of the Aberdeen Local Development Plan 2012.

Electrical Connection

10. The commissioning of the development hereby approved shall not commence until the operator has submitted details of facilities to enable connection to the electricity distribution network and supply of generated electricity for approval in writing by the local planning authority, for the avoidance of doubt this shall include confirmation that electricity will be exported on commissioning. The connection to the electricity distribution network shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development exports energy and to comply with policy R5 of the Aberdeen Local Development Plan 2012 and Government energy policy

Odour, Dust and Litter

11. Prior to the commencement of the commissioning trials of the development hereby approved a scheme for the management and mitigation of dust and litter shall be submitted to and agreed in writing by the local planning authority. The scheme shall be adhered to fully in accordance with the agreed scheme.

Reason: In the interests of amenity and to comply with policies R3 and R8 of the Aberdeen Local Development Plan 2012

12. No handling, deposit or processing of waste material shall take place outside the confines of the buildings hereby approved

Reason: In the interests of amenity and to comply with policies R3 and R8 of the Aberdeen Local Development Plan 2012

13. No recyclable materials shall be stored outside on the ground, in heavy good vehicles, or other containers outside the confines of the buildings hereby approved

Reason: In the interests of amenity and to comply with policies R3 and R8 of the Aberdeen Local Development Plan 2012

14. To maintain negative air pressure within the Tipping Hall all doors to the waste Tipping Hall shall be kept closed unless vehicles are entering or leaving the Tipping Hall.

Reason: In the interests of amenity and to comply with policies R3 and R8 of the Aberdeen Local Development Plan 2012

Securing of Loads

15. All loads of waste materials carried on HGV into and out of the development hereby approved shall be enclosed or covered so as to prevent spillage, or loss of material at the site or on the local road network, or the migration of odours. All Refuse Waste Vehicles shall enter and leave the site with the waste receptacle enclosed.

Reason: In the interests of amenity and to comply with policies R3 and R8 of the Aberdeen Local Development Plan 2012

Waste Delivery Times

16. Heavy Goods Vehicles, including Waste Refuse Vehicles, delivering any waste material, process consumables (such as ammonia etc) or removing material or residues (including processed incinerator bottom ash etc) associated with the operational phase of the development shall only enter or exit the site between 07:00 hours and 19:00 hours Monday to Friday inclusive and between 07:00 hours and 13:00 hours on Saturdays.

Reason: In the interests of amenity of the area and to comply with policy R8 of the Aberdeen Local Development Plan 2012

Vehicle limitation

17. The number of waste vehicle vehicles movements identified in the ES shall not be exceeded, which for the avoidance of doubt equates to 614 per 5.5 day week.

Reason: In the interest of amenity and road safety

Site Car Parking

18. Prior to the development hereby permitted becoming operational the car parking as shown on the approved drawings shall be completed and marked out and shall be retained thereafter solely for the parking of cars

Reason: To ensure that adequate parking provision is retained and to comply with policy T2 of the Aberdeen Local Development Plan

Contaminated Land

19. No development shall take place unless it is carried out in full accordance with a scheme to address any significant risks from contamination on the site that has been approved in writing by the planning authority. The scheme shall follow the procedures outlined in "Planning Advice Note 33 Development of Contaminated Land" and shall be conducted by a suitably qualified person in accordance with best practice as detailed in "BS10175 Investigation of Potentially Contaminated Sites - Code of Practice" and other best practice guidance and shall include:

1. an investigation to determine the nature and extent of contamination
2. a site-specific risk assessment
3. a remediation plan to address any significant risks and ensure the site is fit for the use proposed
4. verification protocols to demonstrate compliance with the remediation plan

No building(s) on the development site shall be occupied unless

1. any long term monitoring and reporting that may be required by the approved scheme of contamination or remediation plan or that otherwise has been required in writing by the planning authority is being undertaken; and
2. a report specifically relating to the building(s) has been submitted and approved in writing by the planning authority that verifies that remedial works to fully address contamination issues related to the building(s) have been carried out, unless the planning authority has given written consent for a variation.

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy R2 of the Aberdeen Local Development Plan 2012

20. The final building on the application site shall not be occupied unless a report has been submitted and approved in writing by the planning authority that

verifies that the remedial works have been carried out in full accordance with the remediation plan, unless the planning authority has given written consent for a variation.

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy R2 of the Aberdeen Local Development Plan 2012

Noise

21. Prior to the development hereby permitted commencing A Construction Noise Management Plan shall be submitted to an approved in writing by the local planning authority, which shall include, albeit not limited to specific details of the construction plant, type and number of control measures to be implemented.

Reason: In the interests of amenity and to comply with R3 of the Aberdeen Local Development Plan

Roads

22. Prior to the commissioning of the development hereby permitted a Traffic Management Plan shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of road safety

23. Prior to the commissioning of the development hereby approved details of the access points into the site (access/egress for HGV and Waste Refuse Vehicles; and staff/visitor access/egress) shown on drawing No 37482-GLa100d shall be submitted to and approved in writing by the local planning authority. The accesses shall be completed in accordance with the agreed details.

Reason: In the interests of road safety

Ecology

24. Prior to the commencement of development a scheme to minimise and mitigate impacts on ecological interest during the construction period shall be submitted to and approved in writing by the local planning authority.

Reason: In the interest of nature heritage and to comply with policy NE8 of the Aberdeen Local Development Plan 2012

Cycle parking

25. The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all

times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy D3 of the Aberdeen Local Development Plan 2012

Landscaping

26. Within 12 months of the commencement of the development the plans and full details of hard and soft landscaping works shall have been submitted to and approved in writing by the local planning authority. These details shall include a detailed scheme for the landscaping of the site including details of:

i) Hard landscaping, including:

- a. Surface treatment finishes and colours;
- b. Proposed finished levels or contours at 0.5 metre intervals;
- c. Car parking layouts;
- d. Other vehicle and pedestrian access and circulation areas;
- e. Hard surfacing materials; and
- f. Water attenuation basins and bio retention/wetland areas, and associated drainage scheme.

ii) Soft Landscaping (including cultivation and other operations associated with plant and grass establishment) including planting plans covering the position, species, density and initial sizes of all new trees and shrubs;

iii) The programme of implementation of the approved scheme, and

iv) Proposals for the maintenance of the landscaping.

The landscape works shall be implemented in accordance with the approved details and maintained for the duration of the development.

The approved soft landscaping scheme shall be implemented within the first available planting season (the period between 31 October in any one year and 31 March in the following year) following completion of the construction phase of the development. All planting and seeding undertaken in accordance with this condition shall be maintained and any plants which within five years of planting or seeding die, are removed, damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policy D1 of the Aberdeen Local Development Plan

Breakdown or closure Contingency Plan

27. Prior to the first receipt of waste at the Energy from Waste facility details of the contingency plan to be employed to deal with the waste material destined for the Energy from Waste facility in the event of a breakdown or closure of it shall be submitted to and approved in writing by the Waste Planning Authority.

In the event of any of the trigger events specified in the contingency plan occurring the contingency plan will be carried out as approved.

Reason: to ensure that best operational and environmental practices are followed and in the interest of the amenity of the local and wider area.

Site decommissioning

28. The operator shall inform the Local Planning Authority in writing within 30 days of final cessation of operation of the development hereby permitted that all operations have ceased. Thereafter, the site shall be restored within a period of 24 months in accordance with a scheme to be submitted for the written approval of the Waste Planning Authority not less than 6 months prior to the final cessation of operation of the development hereby permitted. The scheme shall include the removal of all buildings, stack, associated plant, machinery, waste and processed materials from the site.

Reason: To avoid visual harm and to ensure the availability of the site so as not to preclude future development