

## **Revised conditions for Hazledene Road/Countesswells Road Zone A – item 6.3 - 170525**

### **2. Boundary Enclosures**

That no development shall take place unless a scheme detailing the proposed site and plot boundary enclosures for the development site has been submitted to the planning authority and subsequently approved in writing. Thereafter no building shall be occupied unless boundary enclosures have been provided in accordance with the agreed scheme, or such other drawing as may subsequently be submitted and approved in writing by the planning authority – in order to ensure appropriate distinction between public and private spaces, and to ensure that the enclosures are compatible with the character and appearance of the area.

### **7. Local Extract Ventilation (LEV) system**

That no building within the development hereby approved shall be occupied unless (A) the following information has been submitted to and agreed in writing by the planning authority, and (B) any LEV scheme and noise mitigation measures so agreed have been installed and are fully operational.

Required information:

- (i) full details of proposed cooking activities;
- (ii) an assessment of the requirements for extract ventilation in accordance with relevant guidance (for example: DEFRA document 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' and associated references);
- (iii) proposals for an appropriate system of Local Extract Ventilation (LEV) system; and
- (iv) a noise assessment by a suitably qualified noise consultant have been submitted to and agreed in writing by the planning authority.

Reason: in order to ensure that cooking fumes are adequately filtered and dispersed and that residential amenity is protected.

### **12. Scheme of Tree Protection**

That no development shall take place unless the scheme for the protection of all trees to be retained during construction works – *Struan Dalglish Arboriculture, May 2017* - has been implemented in full - in order to ensure adequate protection for the trees on site during the construction of the development.

### **13. Implementation of the approved Landscaping Scheme**

that all planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority - in the interests of the amenity of the area.