

Addendum

LA01/2019/0132/F

1.0 Update

1.1 Additional conditions are required regarding landscaping retention and provision, residential amenity and natural heritage.

10.15 No retained tree shall be cut down, uprooted or destroyed or have its roots damaged within the root protection area nor shall arboriculture work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written consent of the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

10.16 The existing natural screenings of the site, as indicated on approved drawing ref: 21, date stamped received 7 February 2019 shall be retained unless necessary to prevent danger to the public, in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: To safeguard the amenities of neighbouring occupiers and in the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality.

10.17 All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The works shall be completed at the start of the first available planting season following the granting of planning permission and after site earthworks are complete.

REASON: To ensure the provision, establishment and maintenance of a high standard of landscape.

- 10.18 If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

- 10.19 During the construction phase of the development hereby approved, including site clearance and installation of equipment at the substation, noise levels shall not be any greater than 65dB measured at the nearest dwellings.

Reason: To protect residential amenity

- 10.20 Noise levels at the nearest dwellings during the operational phase shall not exceed the day and night time background levels as stated within the noise impact report.

Reason: To protect residential amenity

- 10.21 Activities on site during the construction phase shall only take place between the hours of 07:00- 19:00 Monday to Friday, 08:00 and 17:00 Saturday and no activity on a Sunday and Public Holidays.

Reason: To protect residential amenity

- 10.22 No development shall take place until a construction management plan has been submitted to and approved in writing by the Council.

Reason: To protect residential amenity

- 10.23 No development shall take place until a final Construction Environmental Management Plan and finalised Site

Drainage Plan is submitted to and approved in writing by the Council. This should reflect and detail all the pollution prevention, mitigation and avoidance measures as outlined within the Appendix 1 Project Description (date stamped 07/02/2019), Chapters 13 and 16 of the Environmental Report (date published 22/03/2019) and Drainage Impact Assessment (date published 22/03/2019) and all additional submitted information.

Reason: To prevent damage to the features for which Errigal Glen ASSI has been designated.

10.24 There must be no direct discharges from the outfall of the septic tank. A suitable buffer of at least 10m must be maintained between the location of the septic tank and/or soakaway and all onsite watercourses.

Reason: To prevent damage to the features for which Errigal Glen ASSI has been designated.

11 Recommendation

2.1 That the Committee notes the contents of the Addendum and agrees with the recommendation to APPROVE, as set out in paragraph 10.1 of the Planning Committee Report.