

**App No. 23/00616/PM**

**EAST LoTHIAN COUNCIL**

**DECISION NOTICE**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

**TOWN AND COUNTRY PLANNING  
(DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013**

**SP Energy Networks  
c/o Laurie McGee  
65 Sussex Street  
Glasgow  
G41 1DX**

**APPLICANT: SP Energy Networks**

With reference to your application registered on 11th September 2023 for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

**Erection of 400KV substation and associated development, including associated temporary infrastructure including construction compounds and access road**

**at**

**Fields To The South Of Thornton Bridge Sealing End**

**Compound**

**Branxton**

**East Lothian**

East Lothian Council as the Planning Authority in exercise of their powers under the above-mentioned Acts and Regulations hereby **GRANT PLANNING PERMISSION** for the said development in accordance with the particulars given in the application, the plan(s) docketed as relative hereto and the conditions set out below:-

**CONDITIONS:**

- 1 The development hereby approved shall begin before the expiration of 3 years from the date of this permission.  
Reason:  
Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.
- 2 The development hereby approved shall be undertaken in accordance with the Environmental Impact Assessment Report docketed to this planning permission, except where altered by the conditions below, or unless otherwise agreed in writing by the Planning Authority.

Reason:

To ensure the reported likely environmental impacts of the development are not exceeded and the specified mitigation measures are fully implemented.

- 3 Prior to the commencement of development, a detailed scheme of landscaping for the application site, which shall be based on the Outline Landscape Proposals drawings Figure 6.7, 6.7a, 6.7b, 6.7c and 6.7d (drawing nos. 233-SHR SK-XX-XX-DR-LA-1000 Rev 03, 233-SHR SK-XX-XX-DR-LA-1000 Rev 01, 233-SHR SK-XX-XX-DR-LA-1000 Rev 01, 233-SHR SK-XX-XX-DR-LA-1000 Rev 01 and 233-SHR SK-XX-XX-DR-LA-1000 Rev 01 respectively) all contained within the EIA Report docketed to this planning permission, shall be submitted to and approved in writing by the Planning Authority. The scheme shall provide details of: the height and slopes of any mounding on or re-contouring of, the site; tree and shrub sizes, species, habitat, siting, planting distances and a programme of planting. The scheme shall also address long term management of the approved planting and boundary treatments.

In accordance with the approved scheme, all planting, seeding or turfing shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and managed in accordance with that scheme. Any trees or plants which within a period of five 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 similar size and species, unless the Planning Authority gives written consent to any variation.

Reason:

In order to ensure the implementation of a landscaping scheme to enhance the appearance of the development in the interests of the amenity of the area.

- 4 The development hereby approved shall be carried out in strict accordance with the 'Arboricultural Planning Statement Branxton Substation' Revision C report by RSK ADAS Ltd dated February 2024 docketed to this planning permission, unless otherwise agreed in writing with the Planning Authority.

Other than the trees shown to be removed in Appendix 4: Tree Protection Plan and listed in Appendix 7: Tree Works Schedule within the docketed 'Arboricultural Planning Statement Branxton Substation' Revision C report, no other trees or hedgerows which are to be retained on the site shall be damaged or uprooted, felled, topped, lopped or interfered with in any manner without the previous written consent of the Planning Authority.

Reason:

To ensure the retention of trees which are an important landscape feature of the area.

- 5 No development shall take place on site until temporary protective fencing in accordance with Appendix 9: Example Tree Protection Barrier of the docketed 'Arboricultural Planning Statement Branxton Substation' Revision C report has been erected in the positions shown for it on the Tree Protection Plan drawings within Appendix 4: Tree Protection Plan of the docketed 'Arboricultural Planning Statement Branxton Substation' Revision C report.

The temporary protective fencing shall be fixed to the ground to withstand accidental impact from machinery, erected prior to site start and retained on site and intact through to completion of development.

All weather notices shall be erected on the temporary protective fencing with words such as "Construction exclusion zone - Keep out". Within the areas so fenced off the existing ground level shall neither be raised or lowered and no materials, temporary buildings, plant, machinery or surface soil shall be placed or stored, no handling, discharge or spillage of any chemical substance, including cement washings, and no fires shall be lit thereon without the prior written approval of the Planning Authority. Planning of site operations shall take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweights (including drilling rigs), in order that they can operate without coming into contact with retained trees. Details of any trenches or services required in the fenced off areas shall be submitted to and approved by the Planning Authority prior to any such works being carried out and such trenches or services shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

Reason:

To ensure the protection of trees within the application site in the interests of safeguarding the landscape character of the area.

- 6 No development shall take place on site until a person who has, through relevant education, training and experience, gained recognised qualifications and expertise in the field of trees in relation to construction, been employed by the developer to monitor the site works, including the installation of the temporary protective fencing as required by Condition 5 above. The arboriculturist employed shall be required to approve the temporary protective fencing and submit written confirmation and photographic evidence that this has been installed for the prior approval of the Planning Authority prior to the commencement of development.

The arboricultural consultant shall remain the main contact for all tree related matters or queries that arise on the development site. Arboricultural monitoring shall include the supervision and reporting (to include both written and photographic updates). The arboricultural consultant shall be responsible to come up with an appropriate solution to resolve any damage or loss to trees and hedgerows shown to be caused by the development, the details of which shall be included in ongoing site inspection reports to the Planning Authority which shall be submitted quarterly. The Arboricultural consultant shall inspect the remaining trees and hedgerows on completion of the development, updating the tree condition survey and tree management schedule where required.

Reason:

To ensure the retention and protection of trees which are an important feature of the area.

- 7 No development shall take place (including demolition, ground works, and vegetation clearance) until supplementary surveys for protected species (bats, otter, badger, and breeding birds), to be carried out by a suitably qualified person, have been submitted to and

approved in writing by the Planning Authority. The results of the approved surveys shall be used to inform construction activities, and detail of any required mitigation proposals for protected species on the site as identified as being required as a result of the approved surveys shall be submitted to and approved by the Planning Authority prior to the commencement of development. The detail shall include a timetable for the implementation of any required mitigation proposals. Development shall thereafter be carried out in accordance with the detail as so approved.

Reason:

To avoid or minimise disturbance of wildlife.

- 8 No development shall take place until a Species Mitigation and Management Plan, which shall include measures to mitigate and manage the effects of the proposed development on species including breeding birds, otter, bats and badger, has been submitted to and approved in writing by the Planning Authority.

The development shall thereafter be carried out in strict accordance with the approved Species Mitigation and Management Plan unless otherwise approved in writing by the Planning Authority.

Reason:

To avoid or minimise disturbance of wildlife.

- 9 No development shall take place until a Habitat Management and Enhancement Plan (HMEP) has been submitted to and approved by the Planning Authority, which shall include on-site and off-site measures as appropriate to restore and enhance habitats including broadleaved woodland, neutral grassland, lowland meadow, mixed scrub and native hedgerow. The HMEP shall also include a timetable for implementation of the measures identified within it. The HMEP shall be designed to maximise biodiversity enhancement, in combination with HMEP's for other nearby energy developments.

The development shall thereafter be carried out in accordance with the approved Habitat Management and Enhancement Plan unless otherwise approved in writing by the Planning Authority.

Reason:

To ensure the development results in the management and enhancement of biodiversity.

- 10 There shall be no commencement of development until the Planning Authority has approved in writing the terms of appointment by the applicant of an appropriately experienced and qualified Ecological Clerk of Works (ECoW). The terms of the appointment shall:

o impose a duty to monitor compliance with the ecological mitigation measures described in the Environmental Impact Assessment Report docketed to this planning permission and the conditions imposed on this planning permission; and

o detail the stages of the construction phase of the development when the ECoW shall be in post.

The EcoW shall be appointed on the approved terms unless otherwise agreed in writing by

the Planning Authority.

Reason:

To avoid or minimise disturbance of wildlife.

- 11 Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Planning Authority. The CEMP shall identify potential noise and dust impacts that may arise during construction of the proposed development and specify any mitigation measures necessary to minimise any such impacts on sensitive receptors, and shall include hours for construction work.

With regards to noise the CEMP shall adopt "Best Practice Guidance" as recommended in BS 5228-1:2009+A1:2014 "Code of practice for noise and vibration control on construction and open sites, Part 1: Noise".

With regards to the control of dust the CEMP shall include details regarding practicable control measures for reducing visible dust emissions affecting properties beyond the site boundary. Control measures to be considered are identified in Section 8 of the Institute of Air Quality Management Guidance on the assessment of dust from demolition and construction (2014).

The development shall thereafter be carried out in strict accordance with the approved CEMP unless otherwise approved in writing by the Planning Authority.

Reason:

To minimise the impact of construction activity in the interests of the amenity of the area.

- 12 Prior to the commencement of development, to ensure that the site is clear of contamination, a Geo-Environmental Assessment shall be carried out and the following information shall be submitted to and approved by the Planning Authority:

1. (i) A Preliminary Investigation incorporating a Phase I Desk Study (including site reconnaissance, development of a conceptual model and an initial risk assessment); and

(ii) A Phase II Ground Investigation (only if the Desk Study has determined that further assessment is required), comprising the following:

- o A survey of the extent, scale and nature of contamination, and reporting on the appropriate risk assessment(s) carried out with regards to Human Health, the Water Environment and Gas Characteristic Situation as well as an updated conceptual model of the site;
- o An appraisal of the remediation methods available and proposal of the preferred option(s).

The Desk Study and Ground Investigation must be undertaken by suitably qualified, experienced, and competent persons and must be conducted in accordance with the relevant guidance and procedures.

If it is concluded by the Reporting that remediation of the site is not required, then Parts 2 and 3 of this Condition can be disregarded.

2. Prior to any works beginning on site (and where risks have been identified), a detailed Remediation Statement shall be produced that shows the site is to be brought to a condition suitable for the intended use by the removal of unacceptable risks to all relevant and statutory receptors. The Statement shall detail all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works as well as details of the procedures to be followed for the verification of the remedial works. It shall also ensure that the site will not qualify as contaminated land under Part2A of the Environmental Protection Act 1990 in relation to the intended use of the land following development; and

3. Following completion of the measures identified in the approved Remediation Statement, a Verification Report shall be submitted that demonstrates the effectiveness of the remediation carried out.

Reason:

To ensure that the site is clear of contamination and that remediation works are acceptable.

13 In the event that unexpected ground conditions (contamination) are encountered at any time when carrying out the permitted development, work on site shall cease and the issue shall be reported to the Planning Authority immediately. At this stage a Site Investigation and subsequent Risk Assessment may have to be carried out, if requested by the Planning Authority. It may also be necessary to submit a Remediation Strategy should the reporting determine that remedial measures are required. It should also be noted that a Verification Report would also need to be submitted confirming the satisfactory completion of these remedial works.

Reason:

To ensure that the site is clear of contamination.

14 Prior to the commencement of development a Soil Management Plan (SMP) shall be submitted to and approved by the Planning Authority. The SMP shall include appropriate measures for soil handling and storage of soils during construction and detail of soil reinstatement. Development shall thereafter be carried out in accordance with the SMP so approved.

Reason:

In the interests of soil management.

15 No development shall take place on the application site until the applicant has undertaken and reported upon a Programme of Archaeological Work (Evaluation by Archaeological Trial Trench; Historic Building recording; topographical survey) in accordance with a written scheme of investigation which has been submitted by the applicant (or their agent) and approved by the Planning Authority.

Reason:

In the interests of archaeological and natural heritage.

16 Notwithstanding that which is shown on the drawings docketed to this planning permission and prior to the commencement of the development, the detailed design and specification of the proposed left-in temporary construction access junction with the A1 trunk road shall be

submitted to and approved in writing by the Planning Authority in consultation with Transport Scotland.

Thereafter, and prior to the commencement of development, the junction shall be constructed in accordance with the detailed design and specification as so approved, unless otherwise agreed in writing with the Planning Authority in consultation with Transport Scotland.

Reason:

To ensure that the standard of the left-in junction with the A1 trunk road complies with the current standards in the interests of road safety.

17 The temporary works hereby approved comprising of:

- \* Temporary construction compounds and associated temporary access;
- \* Temporary access (haul) road to facilitate construction traffic movements from/to the substation site including the access from the A1 trunk road;
- \* Temporary access to substation site (separate from the proposed permanent access road);
- \* Temporary works areas associated with the tower installation, cable installation and sealing end compound removal;
- \* Temporary top soil storage areas; and
- \* Temporary earthworks storage areas;

shall all be removed in their entirety from the application site and any removed hedgerows and other field boundaries and the land upon which the temporary works are formed shall all be reinstated to their former condition within one year of the completion of the development hereby approved or on completion of the installation of the underground cables approved by separate planning permission in principle 22/00852/PPM, whichever is the later, unless otherwise approved in writing by the Planning Authority.

Prior to the cessation of the use and the restoration of the land of the site, details for the reinstatement of the land shall be submitted to and approved in writing in advance by the Planning Authority, and thereafter, the reinstatement of the land shall accord with the details so approved.

The date of completion of the development hereby approved and the date of completion of the installation of the underground cables approved by separate planning permission in principle 22/00852/PPM shall be provided in writing to the Planning Authority within 2 weeks of completion of each of the developments.

Reason:

In order to ensure a timely restoration of the land on which the temporary works will be formed in the interests of the character and amenity of the area.

18 Prior to any use being made by construction traffic associated with the proposed development of the temporary slip road taken from the A1 trunk road and the length of public road that crosses the bridge over the East Coast Main Line and onto the C120 Birnieknowes road, the road safety improvements all as shown on docketed drawing nos. CT1372-2-11HD-DO-AECOEC-3098 Rev 1, CT1372-2-11HD-DO-AECOEC-3097 Rev 1 and CT1372-2-11HD-DO-AECOEC-3090 Rev 1 shall be formed and installed and thereafter shall remain in place through to completion of development.

Reason:

In the interests of road and rail safety.

- 19 Unless otherwise agreed in writing with the Planning Authority, the junctions of the temporary access (haul) road with the local road network shall be constructed and formed in accordance with that shown on docketed drawings nos. CT1372-2-11HD-DO-AECOEC-2007 Rev 0, CT1372-2-11HD-DO-AECOEC-2008 Rev 0, CT1372-2-11HD-DO-AECOEC-2009 Rev 0B and CT1372-2-11HD-DO-AECOEC-2020 Rev 0B.

Reason:

In the interests of road safety.

- 20 Prior to the commencement of development, a Construction Traffic Management and Routing Plan (CTMRP) for the construction phase of the development shall be submitted to and approved in writing by the Planning Authority in consultation with Transport Scotland. The CTMRP shall, unless otherwise approved in writing by the Planning Authority, include the following details:

(i) detail for access from the A1 to the eastern part of the site, including a robust signage strategy and method of safely and physically controlling/preventing unauthorised access to construction only routes;

(ii) detail of any additional signing or temporary traffic control measures deemed necessary due to the size or length of construction loads being delivered, which shall be undertaken by a recognised Quality Assured traffic management consultant;

(iii) details of measures to reduce the number of construction vehicles;

(iv) details of and controls for access routes to and from the site for abnormal loads, large components and day-to-day deliveries/removals associated with the construction and decommissioning phases of the development;

(v) vehicle tracking of all turning movements onto the local road network, especially from the access route off the A1;

(vi) detailed swept path assessments of large component delivery routes and drawings detailing any required off-site mitigation works;

(vii) updated information on programme, construction tasks, vehicle types and trip generation;

(viii) frequencies and times of deliveries and arrangements for the removal of materials/plant from the site;

(ix) details of traffic management measures deemed necessary on the local and trunk road networks;

(x) details of temporary signage in the vicinity of the site warning of construction traffic;



(xi) arrangements for road maintenance and cleaning;

(xii) detail of how building materials and waste will be safely stored and managed on site;

(xiii) details of wheel washing facilities which must be provided and maintained in working order during the period of construction and/or decommissioning of the site. All vehicles must use the wheel washing facilities to prevent deleterious materials being carried onto the public road on vehicle wheels;

(xiv) details of how the behaviour of contractor and subcontractor drivers will be monitored and enforced with particular regards to vehicle speeds;

(xv) a Staff Travel Plan to include measures to minimise dependency on the private car to and from the construction compounds;

(xvi) a summary of the arrangements for road maintenance, dilapidation surveys and repairs during the construction programme;

(xvii) details of measures to be undertaken to ensure the safety of vulnerable road users on the local road network within the vicinity of the development site and its associated temporary infrastructure, including a timetable for the implementation of those measures; and

(xviii) details of a Traffic Signals Management Plan to include maintenance of the signals to be installed via an appropriate traffic management company;

(xix) measures for regular liaison with East Lammermuir Community Council, local residents and other energy developers working within the local area, to inform them of traffic associated with the construction of the development.

The development shall thereafter be carried out in accordance with the approved CTMRP unless otherwise approved in writing by the Planning Authority.

Reason:

In the interests of road safety and in the interest of the promotion of sustainable modes of transportation.

21 Prior to the commencement of the development hereby approved, a programme for monitoring the condition of and commitment to repair identified damage to the public roads to be used by construction traffic prior to, during and immediately following the completion of the development, shall be submitted to and approved in writing by the Planning Authority. The public roads to be monitored shall be the sections of the C120, C121, C124 and U220 as identified in Figure 12.1: Study Area within the Environmental Impact Assessment Report docketed to this planning permission and shall include the sections of the A1 trunk road. Thereafter the approved programme of monitoring and repairs shall be implemented.

Any remedial works required to those public roads shown by the monitoring as arising from the construction of the development shall be undertaken by the applicant with general repairs undertaken on a regular basis and periodic resurfacing where necessary in accordance with details

to be submitted to and approved by the Planning Authority. Any damage to the road surface as a direct result of the construction process of this development that is identified during the monitoring period which could result in a significant risk to road safety shall be repaired immediately.

The final remedial works shall be completed within 3 months of the completion of the final monitoring undertaken, unless an alternative means of securing the works is approved in writing by the Planning Authority.

Reason:

To ensure that damage to the public road network resulting from the proposed development is rectified.

22 Prior to any use being made of the temporary construction access (haul) roads as hereby approved, the date of which shall be provided in writing to the Planning Authority, a Stage 3 Road Safety Audit - Post Opening shall be submitted to and approved by the Planning Authority.

12 months following approval of the Stage 3 Road Safety Audit a Stage 4 Road Safety Audit shall be submitted to and approved by the Planning Authority for all works that are to remain permanently in place.

All the Road Safety Audits shall be carried out in accordance with GG119 Road Safety Audit Rev 1.

Reason:

In the interests of road and vulnerable user safety.

23 Prior to commencement of development, a swept path assessment shall be submitted to and approved by the Planning Authority, which shall demonstrate that the proposed temporary construction access (haul) roads and permanent site access roads can be accessed as required by a 10m rigid vehicle and 16.5m articulated vehicle.

Reason:

In the interests of road safety.

24 Prior to the commencement of development, a Public Access Management Plan shall be submitted to and approved in writing by the Planning Authority. The Public Access Management Plan shall include the following details:

(i) the proposed route of any temporary rerouting of Core Paths within the application site, the duration of the temporary rerouting, and any measures for its permanent diversion (including its new route) if required as a result of the proposed development; and

(ii) a timetable for the implementation of any temporary or permanent diversions of the above Core Paths.

Thereafter, the Public Access Management Plan shall be implemented and complied with in accordance with the approved details, unless otherwise approved in writing by the Planning Authority.

Reason:

To ensure continuity of the core path network in the interests of public access.

- 25 Prior to the commencement of development, a report on the actions to be taken to reduce the Carbon Emissions from the build and from the completed development shall be submitted to and approved in writing by the Planning Authority. This shall include the provision of renewable technology for all new buildings, where feasible and appropriate in design terms, and new car charging points and infrastructure for them, where feasible and appropriate in design terms. The details shall include a timetable for implementation.

Development shall thereafter be carried out in accordance with the report so approved.

Reason:

To minimise the environmental impact of the development.

- 26 In the event the development hereby approved is no longer required for electricity transmission purposes and fails to be used for this purpose for a continuous period of 6 months then, unless otherwise approved in writing by the Planning Authority, it shall be deemed to have ceased to be required. If it is deemed to have ceased to be required, after the end of the said continuous 6 months period a decommissioning and site restoration plan (the 'Demolition and Restoration Scheme') shall be submitted to and approved in writing by the Planning Authority. The Demolition and Restoration Scheme shall include details of:

- i) The extent of substation and all associated infrastructure to be removed and details of site restoration;
- ii) Management and timing of works;
- iii) Environmental management provisions; and
- iv) A traffic management plan to address any traffic issues during the decommissioning period.

The Demolition and Restoration Scheme shall be implemented in its entirety, unless otherwise approved in writing by the Planning Authority.

Reason:

To ensure that the application site is satisfactorily restored in the interests of the amenity of the area.

- 27 No development shall commence unless and until the Planning Authority has approved in writing the terms of appointment by the applicant (or their agent) of an independent and suitably qualified environmental consultant, as Planning Monitoring Officer ("PMO") to assist the Planning Authority in monitoring compliance with the terms of the planning permission and conditions attached to this consent.

The terms of appointment shall: (a) Impose a duty to monitor compliance with the terms of the planning permission and the conditions attached to it; (b) require to set out the frequency of PMO visits to site; (c) require the PMO to submit a monthly report to the Planning Authority summarising works undertaken on site; and (d) require the PMO to report to the Planning Authority any incidence(s) of noncompliance with the terms of the planning permission and conditions attached to it at the earliest practical opportunity.

The PMO shall be appointed on the approved terms throughout the period from commencement of development to completion of post construction restoration works.

Reason:

To enable the development to be suitably monitored to ensure compliance with the planning permission and the conditions attached to it.

The report on this application is attached to this Decision Notice and its terms shall be deemed to be incorporated in full in this Decision Notice.

Details of the following are given in the application report:

- the terms on which the Planning Authority based this decision;
- any variations made to the application in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997; and
- where applicable the summary of the terms of any agreement entered into under Section 75 of the Town and Country Planning (Scotland) Act 1997.

A copy of the Section 75 Agreement can be inspected in the application file on the Council's website.

The docketed plans to which this decision relate are as follows:

<u>Drawing No.</u>	<u>Revision No.</u>	<u>Date Received</u>
REPORT 01	-	02.06.2023
REPORT 02	-	02.06.2023
REPORT 03	-	02.06.2023
REPORT 04	-	02.06.2023
REPORT 05	-	02.06.2023
REPORT 06	-	02.06.2023
REPORT 07	-	02.06.2023
REPORT 08	-	02.06.2023
REPORT 09	-	02.06.2023
REPORT 10	-	02.06.2023
REPORT 11	-	02.06.2023

FIGURE 1.3	02	02.06.2023
FIGURE 10.1	02	02.06.2023
FIGURE 10.2	02	02.06.2023
FIGURE 12.1	04	02.06.2023
FIGURE 12.2	02	02.06.2023
FIGURE 12.3	02	02.06.2023
FIGURE 12.4	01	02.06.2023
FIGURE 13.1	02	02.06.2023
FIGURE 14.1	02	02.06.2023
FIGURE 2.1	03	02.06.2023
FIGURE 3.1	00	02.06.2023
FIGURE 4.1	03	02.06.2023
FIGURE 4.2	06	02.06.2023
FIGURE 1	02	02.06.2023
FIGURE 6.1	02	02.06.2023
FIGURE 6.2	02	02.06.2023
FIGURE 6.3	02	02.06.2023
FIGURE 6.4	02	02.06.2023
FIGURE 6.5	02	02.06.2023
FIGURE 6.6	02	02.06.2023
FIGURE 6.8	01	02.06.2023
FIGURE 7.2A	00	02.06.2023
FIGURE 7.2B	00	02.06.2023
FIGURE 7.3	00	02.06.2023

FIGURE 7.4	01	02.06.2023
FIGURE 8.2	00	02.06.2023
FIGURE 8.3	00	02.06.2023
FIGURE 8.4	01	02.06.2023
FIGURE 8.5	00	02.06.2023
FIGURE 9.1	00	02.06.2023
REPORT 12	-	02.06.2023
REPORT 13	-	02.06.2023
REPORT 14	-	02.06.2023
REPORT 15	-	02.06.2023
REPORT 16	-	02.06.2023
REPORT 17	-	02.06.2023
REPORT 18	-	02.06.2023
REPORT 19	-	02.06.2023
REPORT 20	-	02.06.2023
REPORT 21	-	02.06.2023
REPORT 22	-	02.06.2023
REPORT 23	-	02.06.2023
REPORT 24	-	02.06.2023
AECOEC-1006	-	02.06.2023
AECOEC-1010	P01	02.06.2023
AECOEC-2002	0A	02.06.2023
AECOEC-2003	0A	02.06.2023
AECOEC-2010	0A	02.06.2023

AECOEC-2011	0A	02.06.2023
AECOEC-2012	0A	02.06.2023
AECOEC-2013	0A	02.06.2023
INNERWICK COMPOUND	1	02.06.2023
INNERWICK COMPOUND	2	02.06.2023
SP4135429	2	02.06.2023
SP4161097	0	02.06.2023
REPORT 25	-	06.06.2023
REPORT 26	-	09.06.2023
REPORT 27	-	09.06.2023
FIGURE 11.1	04	09.06.2023
REPORT 28	-	09.06.2023
1000-24	3	17.07.2023
1000-6	2	17.07.2023
1HVB0055-BM-001	-	17.07.2023
GIB001	A	17.07.2023
GIS-BSH0001	A	17.07.2023
GIS-SA002	B	17.07.2023
GISCSE001	B	17.07.2023
SP2022244	5.0	17.07.2023
ADICORES-0428	0A	17.07.2023
ADICORES-0450	1	17.07.2023
ADICORES-0424	1	17.07.2023
SPENES-2305	0	17.07.2023

SPENES-2306	0	17.07.2023
ADICORES-0421	1	17.07.2023
SPENEC-0003 02	0I	17.08.2023
SPENEC-0003 03	0I	17.08.2023
SPENEC-0003 04	0I	17.08.2023
SPENEC-0003 05	0I	17.08.2023
SPENEC-0003 08	0I	17.08.2023
SPENEC-0003 07	0I	17.08.2023
SPENEC-0003 08	0I	17.08.2023
SPENEC-0003 10	0H	17.08.2023
SPENEC-0003 11	0H	17.08.2023
SPENEC-0003 09	0H	17.08.2023
SPENEC-0004 01	0D	17.08.2023
SPENEC-0005 01	0D	17.08.2023
SPENEC-0006 2	0A	17.08.2023
SPENEC-0006 01	0A	17.08.2023
SPENEC-0006 10	0A	17.08.2023
SPENEC-0006 11	0A	17.08.2023
SPENEC-0006 3	0A	17.08.2023
SPENEC-0006 4	0A	17.08.2023
SPENEC-0006 5	0A	17.08.2023
SPENEC-0006 6	0A	17.08.2023
SPENEC-0006 7	0A	17.08.2023
SPENEC-0006 8	0A	17.08.2023



SPENEC-0006 9	0A	17.08.2023
AECOEC-2014	0F	17.08.2023
AECOEC-2001	0A	11.09.2023
SP4177778 2	0.B	11.09.2023
SP4177778 3	0.B	11.09.2023
SP4184083 1	0.A	11.09.2023
SP4184083 10	0.A	11.09.2023
SP4184083 11	0.A	11.09.2023
SP4184083 2	0.A	11.09.2023
SP4184083 3	0.A	11.09.2023
SP4184083 4	0.A	11.09.2023
SP4184083 5	0.A	11.09.2023
SP4184083 6	0.A	11.09.2023
SP4184083 7	0.A	11.09.2023
SP4184083 8	0.A	11.09.2023
SP4184083 9	0.A	11.09.2023
SP4177778 1	0.B	01.11.2023
REPORT 29	-	28.03.2024
REPORT 30	-	28.03.2024
REPORT 31	-	28.03.2024
REPORT 32	-	28.03.2024
REPORT 33	-	28.03.2024
SPENEC-0001	OG	28.03.2024
SPENEC-0002	0E	28.03.2024



_TRROP	A	12.07.2024
_TRROP	A	12.07.2024
_TRROP	A	12.07.2024
AECOEC-2020	0B	12.07.2024
AECOEC-2030	0A	12.07.2024
AECOEC-2031	0A	12.07.2024
AECOEC-2032	0A	12.07.2024
AECOEC-2009	0B	15.08.2024
AECOEC-2008	0	15.08.2024
AECOEC-2007	0	30.08.2024
AECOEC-3094	1	17.10.2024
AECOEC-3090	1	17.10.2024
AECOEC-3091	1	17.10.2024
AECOEC-3092	1	17.10.2024
AECOEC-3093	1	17.10.2024
AECOEC-3096	1	17.10.2024
AECOEC-3097	1	17.10.2024
SCP-240484A-002	C	17.10.2024
SCP-240484A-0402	B	17.10.2024
AECOEC-3098	1	18.10.2024

## **ADVISORY NOTES**

It should be understood that this permission does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

**No means of access to the railway or Network Rail assets shall be obstructed at any time during**

**and after the construction of the development.**

**Construction works must be undertaken in a safe manner which does not disturb the operation of the neighbouring railway. Applicants must be aware of any embankments and supporting structures which are in close proximity to their development.**

**\* Details of all changes in ground levels, laying of foundations, and operation of mechanical plant in proximity to the rail line must be submitted to Network Rail's asset protection engineer for approval prior to works commencing on site. Where any works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. by a "possession" which must be booked via Network Rail's asset protection engineer and are subject to a minimum prior notice period for booking of 20 weeks. It is advised that applicants get in contact with Network Rail as early as possible to avoid delays to their anticipated timescales.**

**5th November 2024**



Keith Dingwall  
Service Manager - Planning  
(Chief Planning Officer)

## **NOTES ABOUT APPEAL OF DECISION**

If the applicant is aggrieved by the decision of the Planning Authority to grant permission for the proposed development subject to conditions, the applicant may appeal to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this decision notice. The notice of appeal should be addressed to Planning and Environmental Appeals Division, Scottish Government, Ground Floor, Hadrian House, Callendar Business Park, Callendar Road, Falkirk FK1 1XR. A copy of the notice of appeal must at the same time be sent to Development Management, East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the Planning Authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

### **Notes to Applicant**

The applicant/developer is strongly advised to check the status of utility apparatus for Scotland Gas Networks before progressing with any development on site. Scotland Gas Networks are currently referring prospective applicants/developers to [www.linesearchbeforeudig.co.uk](http://www.linesearchbeforeudig.co.uk) to review any apparatus that might be affected by the proposed works. If apparatus is located that would be affected then Scotland Gas Networks should be contacted on <https://www.sgn.co.uk/>

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

TOWN AND COUNTRY PLANNING

(DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

Section 27A (1) of the above-mentioned Act requires that Notice of Initiation of Development must be served to the Council **prior** to the start of development for which planning permission is granted. Failure to do so is a breach of planning control under section 123(1) of the above Act and may result in the Council taking enforcement action.

## NOTICE OF INITIATION OF DEVELOPMENT

Notice is hereby given that the under-mentioned scheme of development is expected to commence on ...../...../20....

Planning authority reference: 23/00616/PM

Date of decision notice: **5th November 2024**

Address/Location of site:

**Fields To The South Of Thornton Bridge Sealing End  
Compound  
Branxton  
East Lothian**

Name and address of developer:

Name and contact details of site agent:

Owner of land (if not as above):

Signed:

Print Name:

Date:

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

TOWN AND COUNTRY PLANNING

(DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

Section 27B (1) of the above-mentioned Act requires that this notice must be served to the Council on completion of the approved scheme of development.

NOTICE OF COMPLETION OF DEVELOPMENT

Notice is hereby given that the under-mentioned scheme of development was completed on ...../...../20....

Planning authority reference: 23/00616/PM

Date of decision notice: **5th November 2024**

Address/Location of site:

**Fields To The South Of Thornton Bridge Sealing End  
Compound  
Branxton  
East Lothian**

Name and address of developer:

Owner of land (if not as above):

Signed:

Print Name:

Date:

EAST LoTHIAN COUNCIL  
DEVELOPMENT MANAGEMENT

INFORMATION NOTE TO APPLICANT

Please note that Section 27C (1) of the Town and Country Planning (Scotland) Act 1997 requires that for development belonging to the categories of national developments, major developments and bad neighbour developments the person (s) carrying out the development must, for the duration of the development, display at the site a notice of a prescribed form as set out in Schedule 7 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. As the development for which planning permission reference..... has been granted is a national/major/bad neighbour development you are required to display such a notice, a template copy of which is attached to this information note for your use.

The notice must be displayed in a prominent place at or in the vicinity of the site of the development, be readily visible to the public and printed on durable material. Failure to do so is a breach of planning control under section 123(1) of the Town and Country Planning (Scotland) Act 1997 and may result in the Council taking enforcement action.



**NOTICE**

**DEVELOPMENT IN PROGRESS**

**NATIONAL/MAJOR/BAD NEIGHBOUR DEVELOPMENT**

(Delete as applicable)

Development at .....

Notice is hereby given that planning permission has been granted subject to conditions/unconditionally to:

name/address of developer .....

on .... / .... / ..... by East Lothian Council (reference): .... / ..... / ....

The development comprises (description).....

**Further information regarding the planning permission including the conditions, if any, on which it has been granted can be obtained during office opening hours (0900 – 17.00 Monday to Thursday and 0900 – 1600 on Fridays) at East Lothian Council, Environment Reception, John Muir House, Haddington EH41 3HA Tel. 01620 827216. Alternatively the information can be viewed at: [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)**