



## **SHETLAND ISLANDS COUNCIL**

### **Town and Country Planning (Scotland) Acts Town and Country Planning (General Permitted Development) (Scotland) Orders**

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With reference to the application for **Planning Permission** (described below) under the above Acts and Orders, the Shetland Islands Council in exercise of these powers hereby **GRANT Planning Permission** for the development, in accordance with the particulars given in, and the plans accompanying the application as are identified; subject to the condition(s) specified below.

#### **Applicant Name and Address**

Mr Jamie Watt  
The Gutters Hut  
North Ness Business Park  
Shetland  
United Kingdom  
ZE1 0LZ

#### **Agent Name and Address**

Kieran Shafiq  
Arcus Consultancy Service Ltd  
7th Floor  
144 West George Street  
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United Kingdom  
G2 2HG

#### **Reference Number: 2018/096/PPF**

Provision of a 2.09 km access track and associated works, new junction and temporary construction compound.: Unclassified road to Upper Kergord runs approximately 1.5km, from a junction with the B9075, approximately 70m east of B9075 of Weisdale crossing.

#### **Details of Approved Plans and Drawings:**

- Road Layout Plan Drawing No. LN000046-VIK-SID-SK-0003-03  
Received. 18.06.2018
- Road Section Drawing No. S118021-TG-HGT-XX-DR-CH-0001  
Received. 26.11.2018
- Road Section Drawing No. S118021-TG-HGT-XX-DR-CH-0002  
Received. 26.11.2018
- Location Plan Drawing No. S118021-TG-HML-KA-DR-CH-0001  
Received. 26.11.2018
- Road Layout Plan Drawing No. S118021-TG-HML-KA-DR-CH-0002  
Received. 18.06.2018
- Road Layout Plan Drawing No. S118021-TG-HML-KA-DR-CH-0003  
Received. 18.06.2018
- Road Layout Plan Drawing No. S118021-TG-HML-KA-DR-CH-0004  
Received. 18.06.2018
- Road Layout Plan Drawing No. S118021-TG-HML-KA-DR-CH-0005  
Received. 18.06.2018
- Road Layout Plan Drawing No. S118021-TG-HML-KA-DR-CH-0006  
Received. 18.06.2018
- Road Layout Plan Drawing No. S118021-TG-HML-KA-DR-CH-0007  
Received. 18.06.2018

## **IMPORTANT INFORMATION**

If you are aggrieved by any of the conditions on the grant of planning permission made by the planning authority, you may appeal to the Scottish Ministers under section 47 of the Town and Country Planning (Scotland) Act 1997 within 3 months from the date of this notice. The notice of appeal should be addressed to The Directorate for Planning and Environmental Appeals, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk FK1 1XR. They will provide you with the necessary forms, or alternatively they can be found on the Scottish Government's website, [www.scotland.gov.uk](http://www.scotland.gov.uk). Appeals can now also be submitted electronically using the Online Appeal and Application system, ePlanning, the address for which is: [www.eplanning.scotland.gov.uk](http://www.eplanning.scotland.gov.uk).

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.

## **Reasons for Council's decision:**

An Environmental Appraisal Report has been submitted in support of the application proposal and has considered the impacts on ecology, hydrology and flood risk, peat management, landscape and visual receptors, heritage, traffic and transport, noise and air quality. It has been concluded within the report that the proposed development will not give rise to any significant or unacceptable environmental effects. Consultee responses have also concluded that when appropriate mitigation measures, secured by means of appropriate planning conditions, are undertaken there will be no unacceptable adverse impacts. The proposal is therefore, subject to the foregoing, considered to be in compliance with Policies GP1, GP2, GP3, NH1, NH2, NH3, NH4, NH5, HE1, HE4, ED1, TRANS 3, RE1, WD1 WD3, of the Shetland Local Development Plan 2014 and the adopted Supplementary Guidance - Onshore Wind Energy February 2018

## **Conditions:**

( 1) The development hereby permitted shall not be carried out other than wholly in accordance with the following plans and details (as may be amended and/or expanded upon by a listed document following afterward) unless previously approved in writing by the Planning Authority:

Reason: For the avoidance of doubt as to what is being authorised by this permission.

( 2) The developer shall submit a written 'Notice of Initiation of Development' to the Planning Authority at least 7 days prior to the intended date of commencement of development. Such a notice shall:

(a) include the full name and address of the person intending to carry out the development;

(b) state if that person is the owner of the land to which the development relates and if that person is not the owner provide the full name and address of the owner;

(c) where a person is, or is to be, appointed to oversee the carrying out of the development on site, include the name of that person and details of how that person may be contacted; and

(d) include the date of issue and reference number of the notice of the decision to grant planning permission for such development.

Reason: To ensure that the developer has complied with the pre-commencement conditions applying to the consent, and that the development is carried out in accordance with the approved documents, in compliance with Section 27A of The Town and Country Planning (Scotland) Act 1997 (as amended).

( 3) No development shall commence unless and until a habitat management plan (HMP) has been submitted to, and approved in writing by the Planning Authority in consultation with SNH and SEPA. The HMP shall include details of how the plan is linked and associated with a consent for the Viking Wind Farm.

Reason: In the interests of the protected species and in compliance with Policies NH2 and NH3 of the Shetland Local Development Plan 2014.

( 4) The HMP shall set out proposed habitat management of the site during the period of construction, operation, restoration and aftercare, and shall provide for the maintenance, monitoring and reporting of restoration of the habitat on site as follows:

- a) Restoration of peatland (blanket mire) in line with the approved Peat Management Plan.
- b) Measures to protect Ground Water Dependant Terrestrial Ecosystems.

Reason: In the interests of the protected species and in compliance with Policies NH2 and NH3 of the Shetland Local Development Plan 2014.

( 5) Two months prior to commencement of any works on site a finalised Peat Management Plan (PMP) shall be submitted to and approved in writing by the Planning Authority in consultation with SEPA, and thereafter shall be implemented in full on site. This plan should set the following:-

- (a) finalised volumes, depth and location of peat to be disturbed;
- (b) details for the temporary storage of peat (including a detailed plan showing locations, volumes, time period of storage, and management during storage period);
- (c) details for the proposed reuse of the peat within the site (including a detailed plan showing volumes, location and usage);
- (d) details of any disposal of peat proposed (including volumes and detailed disposal proposals);
- (e) details of mitigation and restoration proposals.

Reason: In order to minimise disturbance of peat and ensure the appropriate reuse and management of peat on site and in compliance with Shetland Local Development Plan 2014 Policy NH5.

( 6) No development shall commence unless and until a Construction and Environmental Management Plan ("CEMP") containing site specific details of all on-site construction works, drainage and mitigation, together with details of their timetabling, and covering all the matters set down in condition 7 of this permission, has been submitted to and approved in writing by the Planning Authority in consultation with SNH and SEPA.

Reason: To ensure that all construction operations are carried out in a manner that minimises their impact on road safety, amenity and the environment, and that the mitigation measures contained in the Environmental Report accompanying the application, or as otherwise agreed, are fully implemented in accordance with Policies GP2, WD3, TRANS 3, and NH7 of the Shetland Local Development Plan 2014.

( 7) The Construction and Environmental Management Plan ("CEMP") shall be submitted at least 2 months prior to the proposed Commencement of Development and shall include:

- a) A site waste management plan (dealing with all aspects of waste produced during the construction period other than peat), including details of contingency planning in the event of accidental release of materials which could cause harm to the environment and minimisation of waste, re-use of materials and if necessary disposal of surplus materials;
- b) Details of the formation of the construction compound, welfare facilities, any areas of hard standing, and turning areas, internal access tracks (including construction methods thereof), car parking, material stockpiles, oil storage, lighting columns, and any construction compound boundary fencing;
- c) A dust management plan;
- d) Details of on-site activities including earth moving, aggregate mixing, crushing, screening, on site storage and transportation of raw material;
- e) The height and location of all stockpiles of road stone;
- f) Details of measures to be taken to prevent loose or deleterious material being deposited on the local road network for a distance of 160 metres either side of the Development's site entrance including wheel cleaning facilities and sheeting gantry to be retained for the duration of construction work and used by all construction traffic with an operating weight exceeding three tonnes to prevent the transfer of mud and loads to the public highway where haulage of materials won at the particular borrow pit is to take place on public roads, sheeting of all open bodied heavy commercial vehicles carrying dust creating materials into and/or out of the Development Site and measures to clean the site entrances, public right(s) of way and the adjacent local road network;
- g) monitoring proposals, contingency measures and emergency plans, including an environmental checklist to monitor and plan the timing of works to avoid construction of roads, de-watering of pits and other potentially polluting activities during periods of high rainfall. This should cover:
  - o daily visual inspections and regular sampling and testing for silt, and the recording of required environmental actions (e.g. in relation to silt management);
  - o proposals for planning activities in relation to heavy rain (up to 3 day forecast);

- o identification of all construction elements and their location in relation to sensitive receptors, including any waterbodies, water supplies, and water-dependent species;
  - o details how works will be programmed to avoid any adverse impact on sensitive receptors (e.g. construction should not take place close to sensitive receptors during wet periods).
- (h) the proposed location and design of construction elements, including fuel or oil storage and refuelling facilities, concrete batching, rock crushing, materials storage, soil storage, waste disposal facilities and any proposals for micro-siting away from sensitive receptors;
- (i) Surface Water Management plan including proposals for Sustainable Drainage Systems (SuDs) to provide for 2 stages of water quality treatment;
- (j) measures to prevent sedimentation or discolouration of any water features which may be affected by the proposals, including management of temporary soil and vegetation storage areas to minimise environmental impact;
- (k) specific measures to address silt-laden run-off from temporary access tracks, temporary compounds and other engineering operations during construction based on sustainable drainage principles, which also protects any surface water drainage facilities required for the operational phases of the development;
- (l) measures to ensure that the timing of works is planned to avoid conditions when pollution is going to be more likely or when ground conditions are sufficiently poor as to make construction works present a risk of pollution, to the agreement of the Planning Authority, in consultation with SEPA;
- (m) proposals and mitigation measures for the de-watering of excavations which demonstrate sufficient area to allow for settlement of silty water (or other appropriate measures for treatment);
- (n) specific measures to ensure that works do not cause oil, mud, silt, aggregate material or concrete to be washed away either during construction or as a result of subsequent erosion, vehicular movement or maintenance works at the site;
- (o) a Site Waste Management Plan (SWMP) which identifies all waste streams and proposals for their management, including peat and other materials excavated on site and the importation of any waste materials to the site;
- (p) temporary foul drainage facilities for workers on site. The preference being for waste water and solid waste to be transported away from the site and disposed of using standard waste handling facilities during the construction period;

- (q) implementation of permeable track construction for the width of the M6 flush identified previously on drawing LN0000046-VIK-ENV-SK-0015 should post-consent plans micro-siting place the access track directly on top of the habitat.

Reason: To ensure that all construction operations are carried out in a manner that minimises their impact on road safety, amenity and the environment (including groundwater dependant terrestrial ecosystems (GWDTE)), and that the mitigation measures contained in the Environmental Report accompanying the application, or as otherwise agreed, are fully implemented in accordance with Policies GP2, WD3, TRANS 3, NH3 and NH7 of the Shetland Local Development Plan 2014.

( 8) The approved Construction and Environmental Management Plan ("CEMP") shall be implemented in full unless otherwise approved in advance in writing by the Planning Authority in consultation with SNH and SEPA.

Reason: To ensure that all construction operations are carried out in a manner that minimises their impact on road safety, amenity and the environment, and that the mitigation measures contained in the Environmental Report accompanying the application, or as otherwise agreed, are fully implemented in accordance with Policies GP2, WD3, TRANS 3, NH3 and NH7 of the Shetland Local Development Plan 2014.

( 9) No development shall commence unless and until a detailed Water Quality Monitoring Programme (WQMP) is submitted to and approved in writing by the Planning Authority in consultation with SEPA prior to the Commencement of Development. The WQMP shall include:

- a) A plan showing the monitoring positions and infrastructure and national grid references for all monitoring locations;
- b) A detailed methodology for the gathering of hydrochemical (including turbidity and stream height data) and biotic baseline surface water quality information, including where necessary details of equipment to be used;
- c) A programme setting out the frequency of monitoring/surveying that shall extend to:
  - i. Twelve months of monitoring and reporting preconstruction;
  - ii. Monthly monitoring and reporting to be undertaken during the construction phase; and
  - iii. Twelve months of post-construction monitoring and reporting.

Reason: To protect surface water quality and fish populations and water quality in the Weisdale Burn and in compliance with Policies GP2, NH2, NH3, and NH7 of the Shetland Local Development Plan 2014.

(10) The Water Quality Monitoring Programme (WQMP) approved under condition 9 of this permission shall be implemented as approved unless any revision thereto is first agreed in writing by the Planning Authority in consultation with SEPA.

Reason: To protect surface water quality and fish populations and water quality in the Weisdale Burn and in compliance with Policies GP2, NH2, NH3, and NH7 of the Shetland Local Development Plan 2014.

(11) Development shall not commence until a written scheme of archaeological works (Written Scheme of Investigation), which identifies a phased programme and method of archaeological work has been submitted to and agreed in writing by the Planning Authority in consultation with the Regional Archaeologist. Thereafter a suitable mitigation strategy shall be submitted to the Planning Authority for agreement following consultation with the Regional Archaeologist. This may include further excavation, micro-siting, and/or fencing off areas, either prior to or during development, as appropriate.

Reason: To protect any archaeological remains within the site and in compliance with Shetland Local Development Plan (2014) Policy HE4, NPPG5 (Archaeology and Planning), and PAN 42 (Archaeology).

(12) Development shall commence not until a scheme detailing the proposed surface water disposal methods has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall be supported by:

- a) details of existing and proposed site levels, including a measured sectional drawing, showing the gradients of the access road within the development site and at the junction of the access with the public road;
- b) details of the surface water drainage on site pre and post development (catchment topography, local rainfall and runoff);
- c) the flow rate of any existing ditches, watercourses and culverts pre and post development;
- d) details of any flow attenuation measures to address any adverse impacts (if infiltration measures are proposed this should include details and results of a test pit for ground water level and soil infiltration test); and
- e) details of how any sustainable drainage scheme is to be maintained.
- f) details of the flow capacity of crossings, with accompanying annotated drawings with the 1 in 200 year (plus 20% climate change allowance) flood level to demonstrate that the structures would not restrict flow or increase flood risk elsewhere.

Reason: To ensure the provision of adequate surface water drainage as insufficient information has been submitted with the application in order to satisfy the Planning Authority that the development will not result in flooding, or be liable to flooding, and to ensure that no works are undertaken which have an adverse impact on any neighbouring properties or landownership in compliance with Shetland Local Development Plan (2014) Policies GP2 and WD3.

(13) No development shall commence until an otter survey has been undertaken and a report of survey has been submitted to, and approved in writing by, the Planning Authority. The survey shall cover both the application site and an area of



150 metres in all directions from the boundary of application site and the report of survey shall include mitigation measures where any impact, or potential impact, on protected species or their habitat has been identified. Development and work shall progress in accordance with any mitigation measures contained within the approved report of survey and the timescales contain therein.

Should an otter holt be found at any time during construction, an exclusion zone of at least 100 metres radius shall be established around the holt until an Otter Protection Plan (OPP) has been approved by the Planning Authority in consultation with SNH. The OPP shall detail measures that shall be taken to protect the otters.

Reason: In the interests of the protected species and in compliance with Policies NH2 and NH3 of the Shetland Local Development Plan 2014

(14) Development shall not commence until a bird survey is undertaken and a report of survey has been submitted to, and approved in writing by, the Planning Authority. The survey shall cover both the application site and an area of 150 metres in all directions from the boundary of application site and the report of survey shall include mitigation measures where any impact, or potential impact, on protected birds or their habitat has been identified. A Bird Protection Plan (BPP) shall also be developed and submitted to and approved in writing by the Planning Authority. Development and work shall progress in accordance with any mitigation measures contained within the BPP and the timescales contain therein.

Reason: In the interests of the protection of protected bird species and in compliance with Policies NH2 and HN3 of the Shetland Local Development Plan 2014

(15) No development shall commence until an Environmental Clerk of Works (ECoW) has been appointed by the developer. Their appointment and remit shall first be approved in writing by the Planning Authority (in consultation with SEPA and SNH). For the avoidance of doubt, the ECoW shall be appointed as a minimum for the period from the commencement of development to the time the development's construction in accordance with the approved plans and details is complete, and their remit shall, in addition to any functions approved in writing by the Planning Authority, include:

- i. Providing training to the developer and contractors on their responsibilities to ensure that work is carried out in strict accordance with environmental protection requirements;
- ii. Monitoring compliance with all environmental and nature conservation mitigation works and working practices approved under this consent;
- iii. Advising the developer on adequate protection for environmental and nature conservation interests within, and adjacent to, the application site;
- iv. Directing the placement of the development (including any micro-siting, if permitted by the terms of this consent) and the avoidance of sensitive features; and
- v. The power to call a halt to development on site where environmental considerations warrant such action.

Reasons: In the interests of the protection of the environment and in compliance with Policies NH2, NH2 and GP2 of the Shetland Local Development Plan 2014

(16) (a) Hours of working shall be 07:00 to 18:30 on Monday to Friday inclusive and 08:00 to 14:00 on Saturdays, with no construction work taking place on a Sunday or on public holidays, unless otherwise approved in writing by the Planning Authority.

(b) Heavy Goods Vehicles (HGV) movements to and from the site (excluding abnormal loads) during construction shall be limited to 07:00 to 18:30 Monday to Friday, and 08:00 to 14:00 on Saturdays, with no HGV movements to or from the site taking place on a Sunday or on a Bank Holiday or Public Holiday, unless otherwise approved in advance in writing by the Planning Authority.

Reason: In the interests of local amenity and in compliance with Policy GP2 of the Shetland Local Development Plan 2014

(17) (1) No development shall commence unless and until a Traffic Management Plan (TMP) has been submitted to and approved in writing by the Planning Authority in consultation with the Local Roads Authority. The Traffic Management Plan shall be submitted at least 3 months prior to the proposed commencement of development and shall include:

- (a) The routing of all traffic associated with the development on the local road network;
- (b) Measures to ensure that the specified routes are adhered to, including monitoring procedures;
- (c) Details of all signage and lining arrangements to be put in place, as well as measures to prevent conflict between construction traffic and other users of public road;
- (d) Provisions for emergency vehicle access;
- (e) Identification of a nominated person to whom any road safety issues can be referred;
- (f) A plan for access by vehicles carrying abnormal loads; including the number and timing of deliveries; the length, width and axle configuration of all extraordinary traffic accessing the site;
- (g) Detailed drawings of any proposed new access routes including any works to and any surfacing of existing tracks including public rights of way;
- (h) Details of a survey of the condition of all proposed access routes to the site from sources of materials to be used for the proposed development to be carried out prior to the commencement of the development (pre-construction survey);
- (i) A monitoring programme of the impacts of the development on the A970, the B9075 and any other public road to be identified as a haul road to the site, during the construction of the development and details of proposed mitigation measures as required;

- (j) Details of a survey further to that carried out under paragraph (h) that shall be undertaken within three months of the completion of the Development or such other period as approved in writing in advance by the Planning Authority, to the same specification as the pre-construction survey to identify any deterioration in condition arising from construction activities. Thereafter details of a scheme for any reinstatement works identified as necessary to return the access routes to their condition prior to construction works taking place and a timescale for implementation to be submitted to and approved in writing by the Planning Authority and the scheme implemented in accordance with the approved details.
- (k) Provision that no construction traffic shall be allowed to enter the Development Site until visibility splays as agreed by the Planning Authority have been provided at the junctions of the access roads and public highway.
- (l) Provision that both no later than 12 months prior to the end of the period of 3 years following the commencement of development of the access track hereby permitted, if a convertor station is not developed at Upper Kergord that makes use of the access track within 3 years of the date of commencement of development of the access track, a survey shall be undertaken by the developer of the condition of proposed access routes and the surrounding local rights of way network in accordance with a scheme first submitted to and approved by the Planning Authority, or, if following the development of a convertor station at Upper Kergord that convertor station ceases to be operational for a period lasting longer than 12 months, a survey shall be undertaken by the developer of the condition of proposed access routes and the surrounding local rights of way network in accordance with a scheme first submitted to and approved by the Planning Authority within 2 years of the convertor station having ceased to be operational. A further survey shall be undertaken by the developer within three months of the completion of the reinstatement of the development or such other period as approved in writing by the Planning Authority, to the same specification as the pre-reinstatement survey, to identify any deterioration in condition arising from reinstatement activity at the site. Details of a scheme for any reinstatement shall be submitted to and approved in writing by the Planning Authority. The scheme shall be implemented in accordance with the approved details.

(2) Thereafter the approved Traffic Management Plan shall be implemented in full during the construction of the development, unless otherwise agreed in advance in writing by the Planning Authority.

Reason: In order to safeguard road safety and in order to comply with Shetland Local Development Plan (2014) policies GP1, GP2 and TRANS3.

(18) No development shall commence until a scheme for the provision of road cleaning/sweeping measures to be put in place to deal with any mud, silt or other loose material trafficked on to the road as a result of the development has been submitted to and approved in writing by the Planning Authority. Thereafter the approved scheme shall be implemented in full during the construction of the development.

Reason: In order to safeguard road safety and in order to comply with Shetland Local Development Plan (2014) policies GP1, GP2 and TRANS3.

(19) No development shall commence unless and until the developer has provided documentary evidence that an agreement is in place with the Roads Authority to provide for repair to the agreed traffic routes to the site due to abnormal wear and tear arising from a level of use and purpose that is attributable to the development, and written confirmation has been given by the Planning Authority to the developer that the agreement is satisfactory. The agreement shall cover the duration of this permission.

Reason: In the interests of road safety and to ensure that any road repairs attributable to the development will be appropriately repaired in compliance with Shetland Local Development Plan (2014) policies GP1, GP2 and TRANS3.

(20) Any land disturbed by the construction of the development shall be graded and reinstated with topsoil and seeded or turfed with grass or otherwise landscaped. All planting, seeding or turfing shall be carried out by the end of the first planting and seeding seasons following the completion of the development, which run from 1st May to 15th August for the sowing of grass seed mixtures, and between 1st March and 15th May or before new leaf growth takes place (whichever is the soonest) for the planting of bare root stock trees, shrubs and hedges, and between 1st March and 15th August for potted and cell grown stock trees, shrubs and hedges). If the site is to be reinstated other than by seeding or turfing with grass, a scheme for the landscaping of the site shall first be submitted to and approved in writing by the Planning Authority before the commencement of any landscaping works.

Reason: To ensure the reinstatement of land disturbed by the construction of the development in compliance with Shetland Local Development Plan (2014) Policies GP2 and GP3.

(21) If any top soil, spoil or waste materials arising from the excavation of the site and the construction of the development are to be removed from or disposed of outwith the site, details of the method of storage or disposal of any such materials, including details of the location of any storage or disposal sites, shall be submitted and approved in writing by the Planning Authority prior to the commencement of development.

Reason: To ensure that any top soil or waste material arising from the construction of the development is disposed of to an authorised site and in an environmentally acceptable manner in compliance with Shetland Local Development Plan (2014) Policies GP2 and GP3.

(22) Unless otherwise agreed, following the commencement of development of the access track hereby permitted, if a convertor station is not developed at Upper Kergord that makes use of the access track within 3 years of the date of commencement of development of the access track, the access track shall be reinstated in accordance with a reinstatement plan to be submitted to and approved in writing by the Planning Authority beforehand, the completion of which shall be achieved before the expiry of a period lasting 4 years from the date of commencement of the access track. The access track shall also be reinstated if, following the development of a convertor station at Upper Kergord that convertor station ceases to be operational for a period lasting longer than 12 months. Submission of the reinstatement plan in the circumstance of the convertor station ceasing to be operational for that 12 month period shall take place within 2 years of the convertor station having ceased to be operational, and the approved reinstatement plan shall be implemented in full and the site reinstated within 3 years of the date the convertor station ceased to be operational.

Reason: To ensure that the site is reinstated in an environmentally acceptable manner in compliance with Shetland Local Development Plan (2014) Policies GP2 and GP3.

### **Notes to Applicant:**

#### **Commencement of Development**

The development hereby permitted must be commenced within 3 years of the date of this permission in order to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 20 of the Planning etc (Scotland) Act 2006.

#### **Notice of completion of development**

As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.

#### **Roads**

The Shetland Islands Council Roads Service have advised that the tie in with the existing public road or any new alignment of the Sandwater road would need to be constructed under a Roads Construction Consent. You are advised to contact them prior to the commencement of any development: Roads Services, SIC Department of Infrastructure Services, Gremista, Lerwick, ZE1 0PX. Tel: 01595 744866.

29 April 2019



Executive Manager - Planning