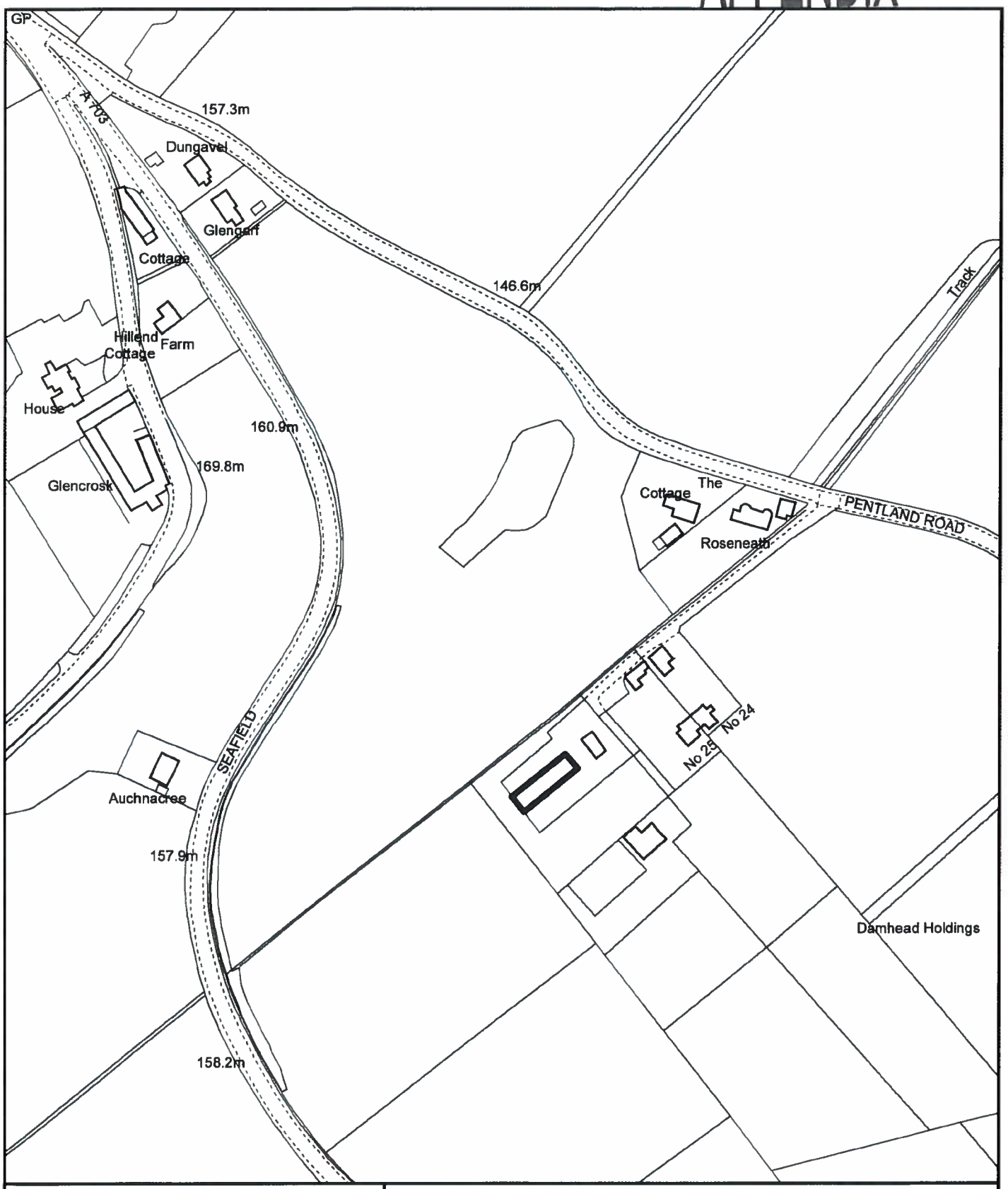
APPENDIX A



Education, Communities and Economy
Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
EH22 3AA

Midlothian

Partial change of use from agricultural farm to dog kennels and erection of associated kennels at Land 50M West Of 25 Damhead, Lothianburn

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File No. 13/00805/DPP

Scale: 1:2,500

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APPENDIX B

Midlothian

Fairfield House 8 Lothian Road Dalkeith EH22 3ZN

Tel: 0131 271 3302

Fax: 0131 271 3537

Email: planning-applications@midlothian.gov.uk

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000081691-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

Applicant or Agent Details

Are you an applicant, or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ☐ Applicant ☑ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Format Design
Ref. Number:	
First Name: *	Bob
Last Name: *	Tait
Telephone Number: *	01316617666
Extension Number:	
Mobile Number:	
Fax Number:	01316596033
Email Address: *	formatdesign@aol.com

You must enter a Building Name or Number, or both:*

Building Name:	Format Design
Building Number:	146
Address 1 (Street): *	Duddingston Road West
Address 2:	
Town/City: *	Edinburgh
Country: *	UK
Postcode: *	EH16 4AP

Is the applicant an individual or an organisation/corporate entity? *

☑ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	Mr	You must enter a Building Name or Number, or both:*	
Other Title:		Building Name:	Format Design
First Name: *	John	Building Number:	146
Last Name: *	Tickle	Address 1 (Street): *	Duddingston Road West
Company/Organisation:		Address 2:	
Telephone Number:		Town/City: *	Edinburgh
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH16 4AP
Fax Number:			
Email Address:			

Site Address Details

Planning Authority: Midlothian Council

Full postal address of the site (including postcode where available):

Address 1:	25 DAMHEAD	Address 5:	
Address 2:		Town/City/Settlement:	LOANHEAD
Address 3:		Post Code:	EH10 7EA
Address 4:			

Please identify/describe the location of the site or sites.

Northing	666404	Easting	325443

Description of the Proposal

Please provide a description of the proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Please see attached grounds of appeal

Type of Application

What type of application did you submit to the planning authority? *

- [x] Application for planning permission (including householder application but excluding application to work minerals).
- [ ] Application for planning permission in principle.
- [ ] Further application.
- [ ] Application for approval of matters specified in conditions.

What does your review relate to? *

- [x] Refusal Notice.
- [ ] Grant of permission with Conditions imposed.
- [ ] No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time of expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see attached grounds of appeal

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? * ☐ Yes ☑ No

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Grounds of Appeal, RMP's acoustic report, Extract of proposed kennels showing acoustic ceiling and barrier

Application Details

Please provide details of the application and decision.

What is the application reference number? * 13/00805/DPP

What date was the application submitted to the planning authority? * 13/11/13

What date was the decision issued by the planning authority? * 13/01/14

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☑ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be conducted by a combination of procedures.

Please select a further procedure *

Holding one or more hearing sessions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? * (Max 500 characters)

To allow us to put forward our case to the Local Review Body and answer any queries they may have

Please select a further procedure *

Inspection of the land subject of the appeal. (Further details below are not required)

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? * (Max 500 characters)

To allow the Local Review Body to assess the location of the kennels

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? * ☑ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? * ☑ Yes ☐ No

Checklist - Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? * ☑ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? * ☑ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? * ☑ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? * ☑ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and drawings) which are now the subject of this review * ☑ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare - Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Bob Tait

Declaration Date: 03/02/2014

Submission Date: 03/02/2014

Grounds of Appeal for the refusal of planning application Reference 13/00805/DPP Partial change of use from agricultural farm to dog kennels and erection of associated kennels at Land 50m West of 25 Damhead, Lothianburn, Edinburgh

The above application was refused on the grounds of:

1. ***It has not been demonstrated, to the satisfaction of the planning authority, that the proposed kennel business would not have a significant adverse impact on the amenity of the neighbouring dwellinghouses due to noise from dogs barking.***
2. ***For the above reason the proposal is contrary to policy ECON8 of the adopted Midlothian Local Plan which seeks to support rural development where it does not introduce unacceptable levels of noise nor cause a nuisance to residents in the vicinity of the site.***

This is the second planning application for this proposal, the first application was refused for similar reasons, ***"as it has not been demonstrated to the satisfaction of the Planning Authority, that the proposed kennel business would not have a significant adverse impact on the amenity of the neighbouring dwellinghouse due to noise from dogs barking***."

RMP, a consulting division of Edinburgh Napier University on acoustics, energy and vibration were appointed to carry out a full noise assessment. The kennel manufacturer was also contacted and additional mitigating measures were introduced.

History

The planning application is for the introduction of 20 kennels at 25 Damhead Holdings. The smallholding is currently run as a livery yard and wholesale trading of motor cars.
A mushroom farm previously operated from the premises, however this ceased trading some 11-12 years ago. The mushroom tunnels were still being used latterly for the storage of classic cars, which include Ferrarris, Scimitars, Masseratis, Jaguars etc. and was used by the Longstone Motor Company for storing cars. Unfortunately one of the mushroom tunnels was blown down during high winds, and the existing hardstanding is now being used for the storage of vehicles.

The livery business is still viable, however the decline in the motor vehicle business due to internet business has now led the applicants to review their smallholding business. They feel that in the interest of the business and to retain its viability they need to introduce a further business and they feel that dog kennels are appropriate in this location. They are very experienced in dealing with the animals, and the re-use of the hardstanding and the introduction of purpose built acoustic kennels on the hardstanding, where the mushroom tunnel was is an appropriate way of creating this additional business. The proposal would be located in the perfect position for servicing the immediate surrounding area and in and around Midlothian. It would also maintain the viability of the business and provide some additional employment for the local area.

We attach a copy of the report from RMP Acoustic Consultants and a summary of the points covered are as follows:

1. The original application for the development (12/00732/DPP) was refused on the grounds that the proposals may have a significant noise impact on the surrounding residential properties.
2. For the current application, RMP have developed, in conjunction with the kennel suppliers and project architect, an acoustically enhanced scheme that should not give rise to significant noise impact on the surrounding residential properties.
3. The proposed kennel site is approximately 65m south west from the semi-detached residence of 25 Damhead Holdings.

4. In order to control noise break out from the kennels the revised application includes significant enhancement to the acoustic mitigation measures as detailed below:

    - The roof overhang has been extended and an acoustic absorbent and an insulating tiled ceiling is to be installed.
    - A 2.2m high acoustically absorbent barrier fence will be constructed around the full perimeter of the kennels, effectively forming an enclosure when considered in conjunction with the absorbent acoustic ceiling. The location of the acoustic barrier is shown on the plan, see attached.

5. The acoustical impact of the proposals has been performed relative to the closest neighbouring property, located at 24 Damhead Holdings, adjacent to the client's dwelling at 25 Damhead Holdings. Dogs will have access to the external runs during the day, however they will not have access to them during the evening or during the night.

6. It was noted that despite the rural nature of the property it is exposed to road traffic noise from a variety of nearby roads. The noise survey was conducted at a location close to the dwellings of 24 and 25 Damhead Holdings over a period of 60 hours.

7. The prediction of dog bark noise at the closest neighbouring dwelling has been undertaken based on library measurements performed at an established Dumfriesshire Kennels.

8. The report recognises that there should be no loss of amenity to residents to noise generated from a development. A reduction of any residential amenity by noise was considered during night time hours as the potential for sleep disturbance.

9. The report takes into consideration the Guidelines noise levels, as detailed in the World Health Organisation document WHO 99.

The report concludes:

1. The revised assessment now includes significantly enhanced acoustic attenuation measures, including a sound absorbing and insulating ceiling and an absorbent acoustic barrier around the perimeter of the kennels.

2. The existing underlying noise environment was found to be dominated by road traffic noise.

3. Predictions of dog noise from the external run areas have been compared to annoyance limits provided in the 1999 World Health Organisation's document "*Guidelines for Community Noise*".

4. With the noise control measures in place we would expect the external amenity space of the closest neighbouring property would be acceptable, given that noise due to bark events associated with the development are predicted to be below project criteria and would be expected to be predominately below the existing ambient and maximum noise levels.

5. Internal noise levels within the neighbouring dwelling would be expected to comply with the ambient noise recommendations outlined by WHO 99.

In view of the above we feel that it has been demonstrated that the proposed kennel business would not have a significant adverse impact on the amenity of neighbouring dwelling houses due to noise from dogs barking. We feel that this is demonstrated in RMP's report, and the kennels proposed and manufactured by an established firm with acoustic measures introduced as described in the report. This would ensure that there will be no impact on the amenity of the neighbouring dwelling houses. It should also be noted that one of the dwelling houses referred to is actually the living accommodation of the applicant, who will be on site to ensure that there will be no intermittent break out of noise, which would be dealt with immediately.

Policy ECON 8 Rural Development of the Midlothian Local Plan states ***"Development proposals that will enhance rural economic development opportunities will be permitted provided they accord with all relevant local policies."*** The proposal is ideally located in the countryside and in terms of the strategic road network. It is in the character, scale and in keeping with rural setting and will not introduce unacceptable levels of noise or traffic, as has been demonstrated by the acoustic report. There is a perfectly acceptable existing access and all of the utility services are currently in place, and the proposal is not of a retail nature.

We feel that the proposal meets with all of the criteria as outlined in Policy ECON 8 Rural Development.

The National Planning Policy in the Midlothian Local Plan states ***"it encourages planning authorities to have positive policies to support rural diversification, where this is appropriate in the specified area."*** We feel that kennels are an appropriate use for the countryside and a rural area.

For the above reasons we would respectfully request that the Local Review Body uphold this appeal and grants planning permission for this proposal.

Format Design
February 2014

RMP
acoustics energy vibration

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Edinburgh
EH10 5BT

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F: 0131 455 5121
E: rmp@napier.ac.uk
www.rmp.biz
www.soundtest.co.uk
www.airtest.org.uk

BRIEF FOR CONSULTANCY:
To undertake a noise assessment in relation to a proposed new kennel development.

Noise Impact Assessment: Proposed Kennel Development 25 Damhead Holdings Midlothian

Technical Report No. R-6067A-RGM-CS
4 November 2013

PREPARED FOR:

Format Design
Holyrood Business Park
146 Duddingston Road West
Edinburgh
EH16 4AP

For the attention of Shona Mackay

The Queen's Anniversary Prizes 2009

Edinburgh Napier University

RMP is a consulting division of Edinburgh Napier University.

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1.0 Introduction

1.1 We were instructed by Mr John Tickle to undertake a further noise impact assessment in relation to a proposed dog boarding kennel development at 25 Damhead Holdings, Midlothian.

1.2 The original application for the development (12/00723/DPP) was refused on the grounds that the 2012 proposals may have a significant noise impact on the surrounding residential properties.

1.3 For the current application, RMP have developed, in conjunction with the kennel suppliers and project architect, an acoustically enhanced scheme that should not give rise to significant noise impact on the surrounding residential properties.

1.4 The proposed kennel site is approximately 65 m South West from the semi-detached residence of 25 Damhead Holdings. Concrete hard-standing, previously housing a mushroom farm poly-tunnel, will be used to site the proposed 20 kennel dog boarding facility.

1.5 The kennel block will be formatted in two rows of 10 separated by a central access corridor. It will be orientated with open kennel runs to the outside, and a food preparatory room at one end.

1.6 In order to control noise break out from the kennels the revised application includes significant enhancement to the acoustic mitigation measures, as detailed below:

- The roof overhang has been extended and an acoustic absorbent and insulating tiled ceiling will be installed, see rendered image over leaf.
- A 2.2m high acoustically absorbent barrier fence will be constructed around the full perimeter of the kennels, effectively forming an enclosure when considered in conjunction with the absorbent acoustic ceiling. The location of the acoustic barrier is shown in the plan overleaf. A section through the proposed barrier is also shown.

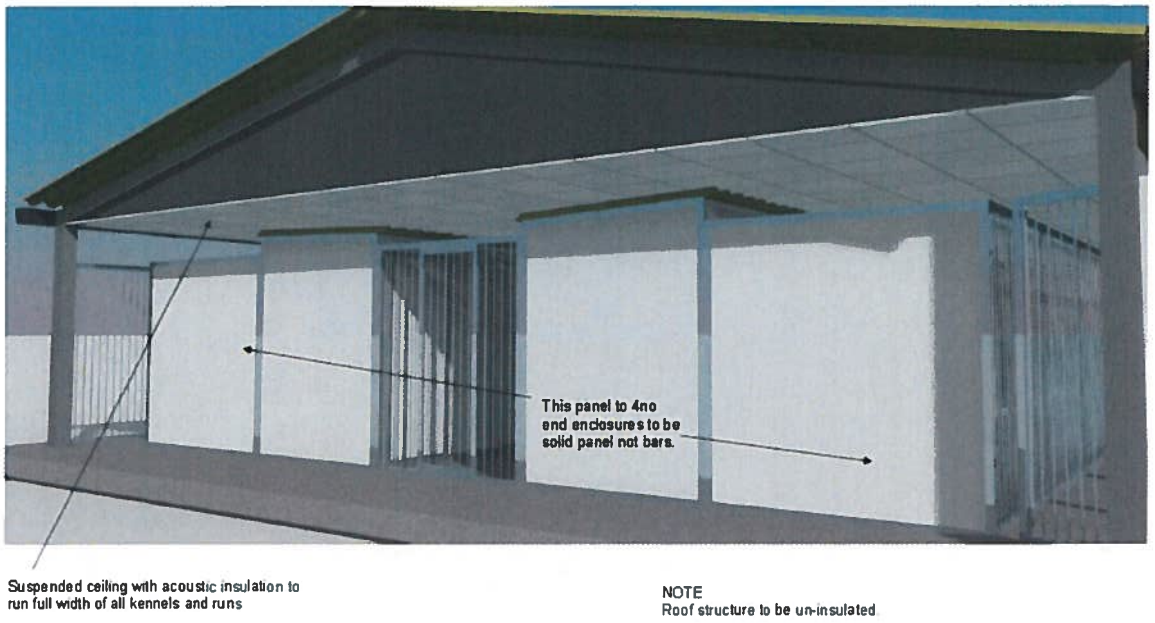

Figure 1: View of proposed kennels with acoustic ceiling; tiles to have Class A absorption coefficient and $D_{n,e,w}$ 42 dB Sound Insulation

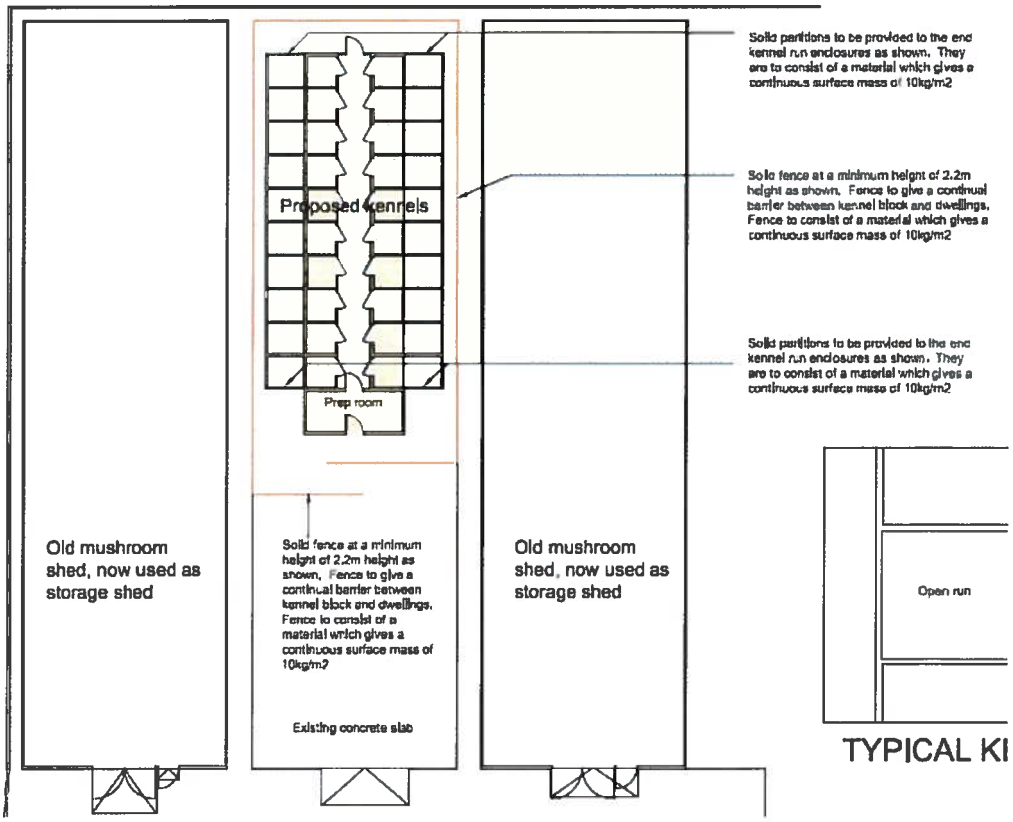

Figure 2: Plan of proposed kennels including acoustic barrier

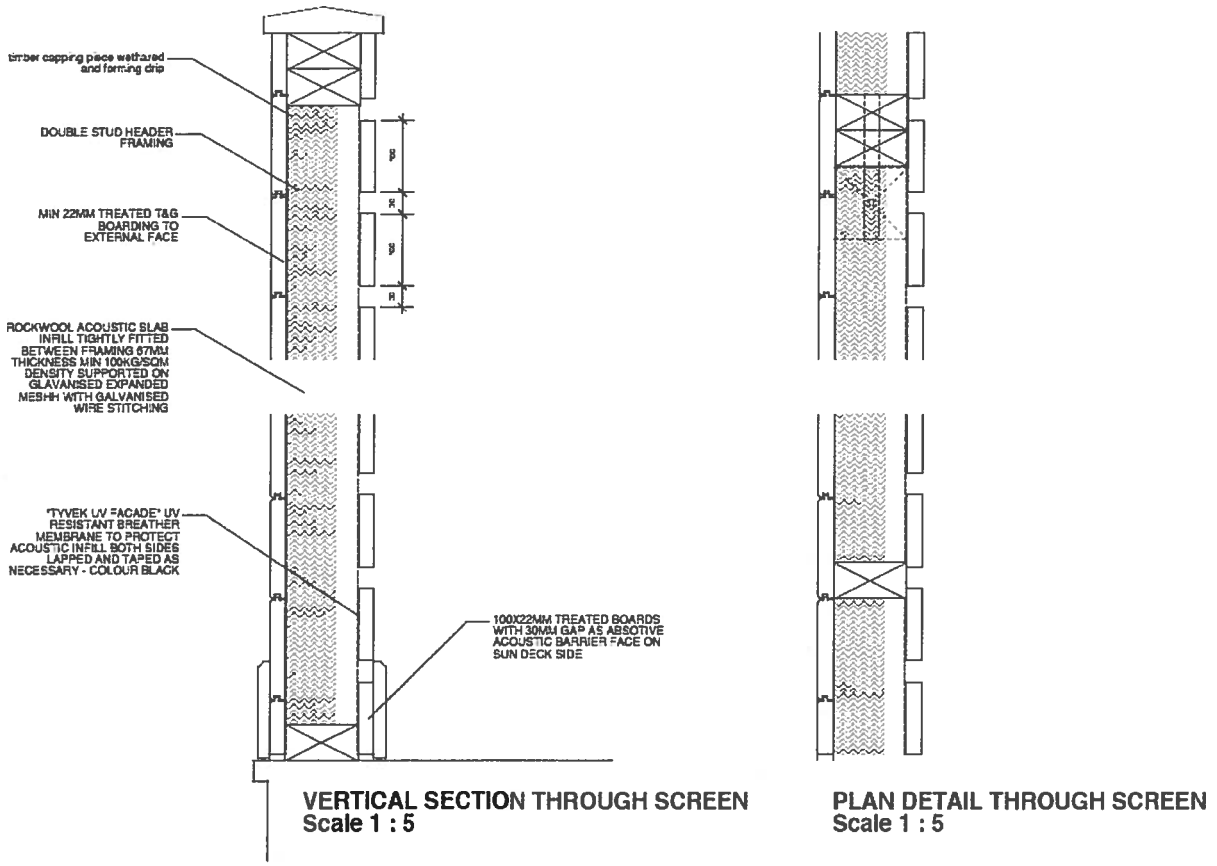

Figure 3: Section through absorbent acoustic barrier

1.7 The acoustical impact of the proposals has been performed relative to the closest neighbouring property, located at 24 Damhead Holdings, adjacent to the dwelling at 25 Damhead Holdings.

1.8 A site plan, showing the proposed kennel layout, is provided as Appendix A.

1.9 Our approach to this type of investigation is to survey the existing noise environment and undertake acoustic predictions of the noise likely to be generated by the development. These noise emission results would be compared against suitable criteria.

1.10 A description of the existing noise environment is provided in Section 2.0; pertinent acoustic criteria are discussed in Section 3.0; the noise emission prediction method is presented in Section 4.0 with the site assessment given in Section 5.0. Report conclusions are given in Sections 6.0.

1.11 A glossary of acoustical terminology is included as Appendix B.

2.0 Noise Environment

2.1 The site is set in a rural location to the East of the Hillend entrance to the Pentland Hills. It is accessed from Pentland Road, although set-back to the South some 110 m, and is surrounded by agricultural fields generally used for livestock grazing.

2.2 The development site was previously part of a mushroom farm although has not been in productive use for over 10 years. The closest building, approximately 25 m from the proposed kennel building, is a single storey motor garage used for the repair of vehicles.

2.3 It is proposed to house boarding dogs within the kennels. The dogs will have access to the external runs during the day although not during the evening or night-time.

2.4 Despite the rural nature of the property it is exposed to road traffic noise from a variety of nearby roads. In addition to Pentland Road to the North, Seafield Moor Road (A703) runs some 180 m away to the West and South, the A702 is some 100 m further West and Edinburgh City By-Pass (A720) is located approximately 850 m to the North.

2.5 A noise survey was conducted at a location close to the dwellings of 24 and 25 Damhead Holdings over a period of approximately 60 hours from 17:00 on Friday 14th September 2012.

2.6 Noise measurements were undertaken over a 60 hour period at a location close to the dwellings. The monitoring equipment was approximately 15 m South-East from the dwellings (height of 1.5 m) within the corner of a horse paddock. The position is highlighted on the site plan attached as Appendix A.

2.7 The instrumentation used for the measurements conformed to a Class 1 integrating sound level meter specification in accordance with BS EN 61672-1:2003 *Electroacoustics – Sound level meters Part 1: Specifications*. The equipment used in the survey is listed in Table 1.

Table 1: Environmental Noise Survey Equipment

Equipment	Serial No.	Calibration Certificate	Calibration Expiry
Brüel & Kjær Type 2250 Hand-held Analyzer Running Logging Software BZ-7224	2590391	C1107487	20/09/2013
Brüel & Kjær Type 4189 1/2" Prepolarized Free-field Microphone	2775324	C1107487	20/09/2013
Brüel & Kjær Type 4231 Sound Calibrator	2615191	C1107487	20/09/2013
Brüel & Kjær Type UA1404 Outdoor Microphone Kit	-	-	-
Davis Weather Station - Vantage Pro 6150CUK	B40527A01A	-	-

2.8 The equipment was set-up and checked by Tim Waters-Fuller B.Eng (Hons), MIOA. The noise measurements were carried out as far as practicable in accordance with BS 7445-1:2003 *Description and measurement of environmental noise. Part 1: Guide to quantities and procedures*.

2.9 The sound level meter was calibrated before and after the measurements. Negligible deviation from the calibration level of 94 dB re 2 x 10^{-5} Pa at 1000 Hz was recorded.

2.10 The noise meter was programmed for the following noise metrics over contiguous 15 minute periods: ambient (L_{Aeq}), maximum (L_{AFmax}) and background (L_{A90}) noise levels.

2.11 The summary meteorological conditions, measured during the survey, are listed in Table 2.

Table 2: Environmental Noise Survey Details				
Date and Time	Air Temp (°C)	Wind speed (m/s)	Wind Direction	Rainfall (mm)
14/09/2012 17:00	13.2	3.6	W	0.0
14/09/2012 19:00	12.0	3.6	W	0.0
14/09/2012 21:00	11.2	4.1	W	0.0
14/09/2012 23:00	11.3	3.9	W	0.0
15/09/2012 01:00	11.3	3.8	W	0.0
15/09/2012 03:00	11.1	4.1	W	0.0
15/09/2012 05:00	11.1	3.9	W	0.0
15/09/2012 07:00	11.4	3.6	W	0.0
15/09/2012 09:00	13.2	3.8	W	0.0
15/09/2012 11:00	14.7	4.0	W	0.0
15/09/2012 13:00	15.5	3.1	W	0.0
15/09/2012 15:00	14.9	2.8	W	0.0
15/09/2012 17:00	13.4	2.6	W	0.0
15/09/2012 19:00	12.8	2.6	WSW	0.0
15/09/2012 21:00	12.2	2.8	W	0.0
15/09/2012 23:00	12.4	2.6	W	0.0
16/09/2012 01:00	12.3	3.2	W	0.0
16/09/2012 03:00	12.1	2.9	WSW	0.0
16/09/2012 05:00	11.6	3.4	SW	0.0
16/09/2012 07:00	12.4	3.1	SW	0.0
16/09/2012 09:00	13.1	2.9	SW	0.0
16/09/2012 11:00	14.5	3.1	SW	0.0
16/09/2012 13:00	14.6	3.1	W	0.4
16/09/2012 15:00	13.3	2.4	W	0.0
16/09/2012 17:00	12.6	2.5	W	0.0
16/09/2012 19:00	10.8	2.6	W	0.0
16/09/2012 21:00	9.7	2.6	WSW	0.0
16/09/2012 23:00	9.6	2.6	WSW	0.0
17/09/2012 01:00	9.8	2.6	W	0.0
17/09/2012 03:00	9.8	2.9	WSW	0.0

2.12 The summary results of the noise survey are presented in two hourly periods in Table 3.

Table 3: Summary Environmental Noise Survey Results (dB re 2 x 10^{-5} Pa)				
Date and Time	Duration	L_{Aeq}	L_{Afmax}	L_{A90}
14/09/2012 17:00	02:00:00	57.3	71.9	51.9
14/09/2012 19:00	02:00:00	55.6	70.8	48.9
14/09/2012 21:00	02:00:00	56.9	75.6	47.8
14/09/2012 23:00	02:00:00	55.5	70.3	45.3
15/09/2012 01:00	02:00:00	54.1	72.8	43.1
15/09/2012 03:00	02:00:00	58.4	84.2	45.4
15/09/2012 05:00	02:00:00	55.4	76.1	46.9
15/09/2012 07:00	02:00:00	55.6	71.4	48.3
15/09/2012 09:00	02:00:00	58.3	75.9	50.3
15/09/2012 11:00	02:00:00	57.1	71.7	50.1
15/09/2012 13:00	02:00:00	54.9	66.1	48.2
15/09/2012 15:00	02:00:00	57.9	85.0	48.1
15/09/2012 17:00	02:00:00	55.3	70.7	48.4
15/09/2012 19:00	02:00:00	53.0	67.1	44.1
15/09/2012 21:00	02:00:00	51.2	63.2	42.0
15/09/2012 23:00	02:00:00	51.3	66.6	40.0
16/09/2012 01:00	02:00:00	51.3	66.6	38.3
16/09/2012 03:00	02:00:00	49.3	65.6	38.2
16/09/2012 05:00	02:00:00	49.2	62.2	38.4
16/09/2012 07:00	02:00:00	51.8	65.5	42.1
16/09/2012 09:00	02:00:00	53.9	67.8	46.1
16/09/2012 11:00	02:00:00	55.9	71.1	48.9
16/09/2012 13:00	02:00:00	54.9	70.3	48.4
16/09/2012 15:00	02:00:00	54.9	66.5	48.8
16/09/2012 17:00	02:00:00	55.6	68.4	48.6
16/09/2012 19:00	02:00:00	54.5	70.9	45.8
16/09/2012 21:00	02:00:00	52.0	74.1	42.4
16/09/2012 23:00	02:00:00	48.0	60.8	37.8
17/09/2012 01:00	02:00:00	46.4	60.5	35.7

2.13 The results of the noise survey indicate that the daytime noise environment is reasonably consistent. Ambient noise levels typically range between $L_{Aeq,2hrs}$ 52 – 58 dB; background levels range between L_{A90} 46 – 50 dB and the maximums typically reach L_{Afmax} 70 dB.

2.14 The night-time environment contain more acoustic variation with the Friday night ambient noise levels typically 5 dB above those recorded on the Saturday Night which are again some 2 – 3 dB above those from the Sunday night.

2.15 These dependencies indicate a correlation with traffic flow levels suggesting that the noise environment is strongly influenced by road traffic.

2.16 High maximum noise events are likely to be due to either livestock, birds or the dogs that currently live in the neighbourhood.

3.0 Acoustic Design Criteria

3.1 Acoustic design criteria are intended to ensure there is no loss of amenity for residents due to noise generated from the development. Reduction of residential amenity by noise is considered, during night-time hours, as the potential for sleep disturbance and, during daytime hours, as annoyance and disturbance from any task requiring concentration.

3.2 We would expect the Local Authority to take a similar approach for this development as per previous Midlothian planning applications involving residential development close to an existing kennel. A pertinent noise planning condition is reproduced here: *To provide a written report indicating the level of noise which would be experienced by neighbouring noise sensitive properties in terms of maximum bark noise levels (L_{Amax}) and the underlying background noise and provide comment on whether a good level of amenity, to include external garden areas, can be ensured i.e. demonstrate that barking would not be intrusive nor would noise levels result in action being taken in terms of the Civic Government (Scotland) Act 1982.*

3.3 The pertinent section from the *Civic Government (Scotland) Act 1982,* Section 49, is reproduced here:

49 Dangerous and annoying creatures.

(1) Any person who suffers or permits any creature in his charge to cause danger or injury to any other person who is in a public place or to give such person reasonable cause for alarm or annoyance shall be guilty of an offence and liable, on summary conviction, to a fine not exceeding [level 2 on the standard scale].

(2) A district court may, if satisfied that any creature kept in the vicinity of any place where a person resides is giving that person, while in that place, reasonable cause for annoyance, make an order requiring the person keeping the creature to take, within such period as may be specified in the order, such steps (short of destruction of the creature) to prevent the continuance of the annoyance as may be so specified.

(3) An application to a district court for an order under subsection (2) above may be made by any person.

(4) Any person who fails to comply with an order under subsection (2) above shall be guilty of an offence and liable, on summary conviction, to a fine not exceeding [level 3 on the standard scale]

…"

3.4 Guideline noise levels, including those correlated to annoyance, are detailed in the World Health Organisation document '*Guidelines for Community Noise*' (WHO99).

3.5 Excerpts from WHO99, pertinent to continuous sources of noise in the residential environment, are reproduced in Table 4:

Table 4. WHO 99 Criteria for Residential Environments

Specific Environment	Critical Health Effect	L_{Aeq} (dB)	Time Base (hrs)	L_{Afmax} (dB)
Outdoor living area	Serious annoyance (daytime and evening)	55	16	-
	Moderate annoyance (daytime and evening)	50	16	-
Dwelling, indoors	Speech intelligibility & moderate annoyance (daytime and evening)	35	16	-
Inside bedrooms	Sleep disturbance (night-time)	30	8	45
Outside bedrooms	Sleep disturbance, window open (outdoor values)	45	8	60

3.6 The WHO 99 Criteria for residential environments does not set out a maximum noise level during the daytime. It is proposed that a maximum external noise level of L_{AFmax} 65 dB would be appropriate to prevent disturbance during the day.

4.0 Noise Prediction

4.1 The prediction of dog-bark noise at the closest neighbouring dwelling has been undertaken based on library measurements performed at an established Dumfriesshire Kennels, taken 5 m in front of a kennel block containing 8 barking dogs within external kennel runs.

4.2 The summary library results are presented in Table 5. The associated noise spectrum is shown in Figure 1.

Table 5. Summary Noise Results in front of Top Kennel

Start time (hh:mm)	Duration (s)	L_{Aeq} (dB)	L_{AFmax} (dB)	L_{AF90} (dB)	Measurement Notes
14:30	30	90.8	98.8	83.4	Provoked barking (8 dogs)

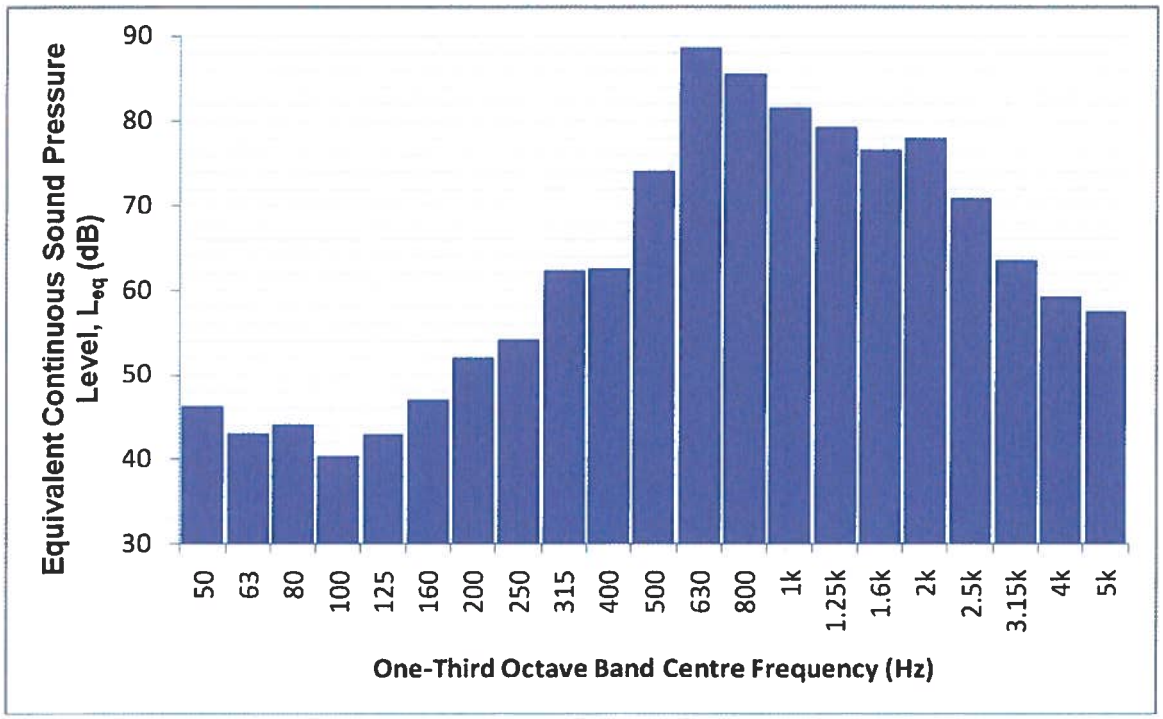

Figure 1. One-Third Octave Spectrum of 8 dogs barking at approx. 5 m separation

4.3 **Daytime Noise Prediction**

Extrapolation of these findings has been undertaken to predict the noise immission level from the proposed kennelled dogs to a location approximately 2 m in front of the closest neighbouring dwelling at 24 Damhead Holdings.

4.4 Distance attenuation as the noise from barking propagates over the intervening 75m has been based on standard point source attenuation, giving an attenuation of 24 dBA from the source distance of 5m.

4.5 Barrier attenuation from the proposed acoustic enclosure has been estimated at 18 dBA.

4.6 During the night time period the dogs will be located within the insulated kennels and will not have access to the runs. It is estimated that the additional attenuation provided by the kennel is 15 dBA.

5.0 Assessment

5.1 The main findings of the report are shown in Table 6, including the summary findings from the noise survey, the recommended noise criteria and the predicted short-term noise immission levels of between 2 and 16 barking dogs.

Table 6. Predicted noise immission levels at closest neighbouring dwelling vs existing and recommended noise limits (dB re 2 x 10^{-5} Pa)

Index	Existing Noise Environment	**Recommended Project Criteria**	Predicted Dog Bark Immission Levels			
			2 Dogs	4 Dogs	8 Dogs	16 Dogs
Daytime L_{Aeq}	52 – 58	**≤ 50**	43	46	49	52
Daytime $L_{Af\,max}$	≈ 70	**≤ 65**	51	54	57	60
Night-time L_{Aeq}	49 - 52	**≤ 45**	28	31	34	37
Night-time $L_{Af\,max}$	≈ 65	**≤ 60**	36	39	42	45

5.2 It can be seen that the predicted short-term daytime noise immission levels are generally below the RMP recommended levels. Only the daytime L_{Aeq} figure with 16 dogs barking is predicted to exceed the recommended criteria. We would consider it highly unlikely that this scenario would occur.

5.3 We would note that the occurrences of dog bark events would be expected to be less than 15 % during the daytime and significantly less again during the night. The influence of the kennels would not therefore be expected to affect the long-term background noise levels i.e. the noise level exceeded for 90 % of the time.

6.0 Conclusions

6.1 A revised noise impact assessment has been conducted for the proposed 20 kennel dog boarding facility at 25 Damhead Holdings.

6.2 The revised assessment now includes significantly enhanced acoustic attenuation measures, including a sound absorbing and insulating ceiling and an absorbent acoustic barrier around the perimeter of the kennels.

6.3 The assessment has considered the noise impact from barking dogs on the closest existing neighbouring dwelling at 24 Damhead Holdings.

6.4 The existing underlying noise environment was found to be dominated by road traffic noise.

6.5 Predictions of dog noise from the external run areas have been compared to annoyance limits provided in the 1999 World Health Organisation's document '*Guidelines for Community Noise*'.

6.6 The assessment has shown that dog bark noise is likely to meet the recommended limits given the proposed noise control measures.

6.7 With the noise control measures in place we would expect the external amenity space of the closest neighbouring property to be acceptable, given that noise due to bark events associated with the development are predicted to be below project criteria and would be expected to be predominantly below the existing ambient and maximum noise levels.

6.8 Internal noise levels within the neighbouring dwelling would be expected to comply with the ambient noise recommendations outlined by WHO 99 (and reproduced in Table 4).

6.9 Internal noise levels within the neighbouring dwelling would be expected to comply with the ambient noise recommendations outlined by WHO 99 (and reproduced in Table 4).

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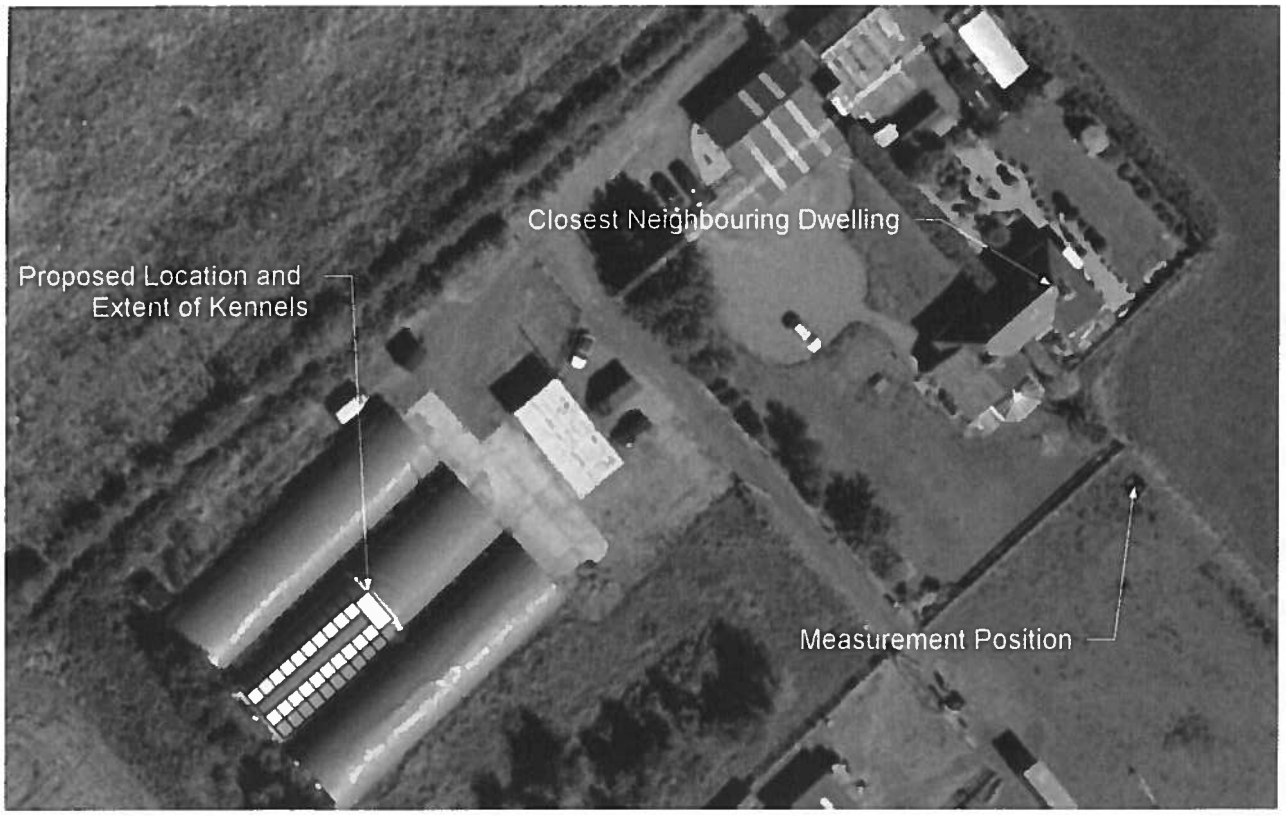
Appendix A. Location Plan



Appendix B. Glossary of Acoustical Terminology

"A" Weighting (dBA): The human ear does not respond uniformly to different frequencies. "A" weighting is commonly used to simulate the frequency response of the ear.

Ambient noise: Totally encompassing sound in a given situation at a given time usually composed of sound from many sources near and far.

Background noise level, $L_{A90,T}$: The A-weighted sound pressure level of the residual noise at the assessment position that is exceeded for 90 % of a given time interval, T, measured using time weighting, F, and quoted to the nearest whole number of decibels.

Equivalent continuous A-weighted sound pressure level, $L_{Aeq,T}$: It is that steady sound level which would produce the same energy over a given time period T as a specified time varying sound.

Frequency Spectrum: Analysis of the relative contributions of different frequencies that make up a noise.

Noise Immission: Sound Pressure Level due to specific source at receiver location.

R_w+C_{tr}: Weighted sound reduction index adapted for a specific noise spectrum such as road traffic.

Rating level: $L_{Ar,Tr}$: The specific noise level plus any adjustment for the characteristic features of the noise.

Reference time interval, T_r: The specified interval over which an equivalent continuous A-weighted sound pressure level is determined.

Specific noise level $L_{Aeq,Tr}$: The equivalent continuous A-weighted sound pressure level at the assessment position produced by the specific noise source over a given reference time interval.

Specific noise source: The noise source under investigation for assessing the likelihood of complaints.

Weighted element-normalized level difference $D_{n,e,w}$: Single number quantity which characterises the airborne sound insulation performance of a small building element such as a window ventilator.

Weighted sound reduction index R_w: Single number quantity which characterises the airbonre sound insulation performance of a tested material or building element, independently of any flanking condition. It has been measured in accordance with the BS EN ISO 140 series of standards and rated in accordance with BS EN ISO 717-1: 1997.

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Proposed Kennels – 25 Damhead Holdings, Midlothian

Transportation Statement

Project Number VN50006.47 | October 2012

SKM COLIN BUCHANAN

Proposed Kennels – 25 Damhead Holdings, Midlothian

Document Title:	Transport Statement
Version:	Final
Date:	1st October 2012
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1. Introduction

1.1 Background

SKM Colin Buchanan (SKM CB) was commissioned by Saltire Motor Company Ltd. to prepare a Transport Statement (TS) in support of a planning application for up to 40 dog kennels at 25 Damhead Holdings, Midlothian.

The site is currently occupied by a wholesale car business, stables and an arena which will all remain on site. The area of the site to be replaced by the proposed kennels is currently occupied by 3 disused tunnel huts previously used for mushroom farming.

1.2 Proposed Development

The proposed development is to replace the mushroom tunnels with between 20 and 40 dog kennels.

1.3 Scope of Transport Statement

SKM CB has verbally agreed the scope of the TS with transport officials at Midlothian Council (MLC), who have confirmed the following requirements should be addressed:

- Comments on the suitability of the existing access;
- Staff Numbers and operating hours; and
- Predicted Trip generation based on the above.

No junction capacity assessments were considered to be necessary.

This report seeks to demonstrate that the existing access will be suitable for the proposed development.

1.4 Report Structure

Following this introductory statement, the report is structured as follows:

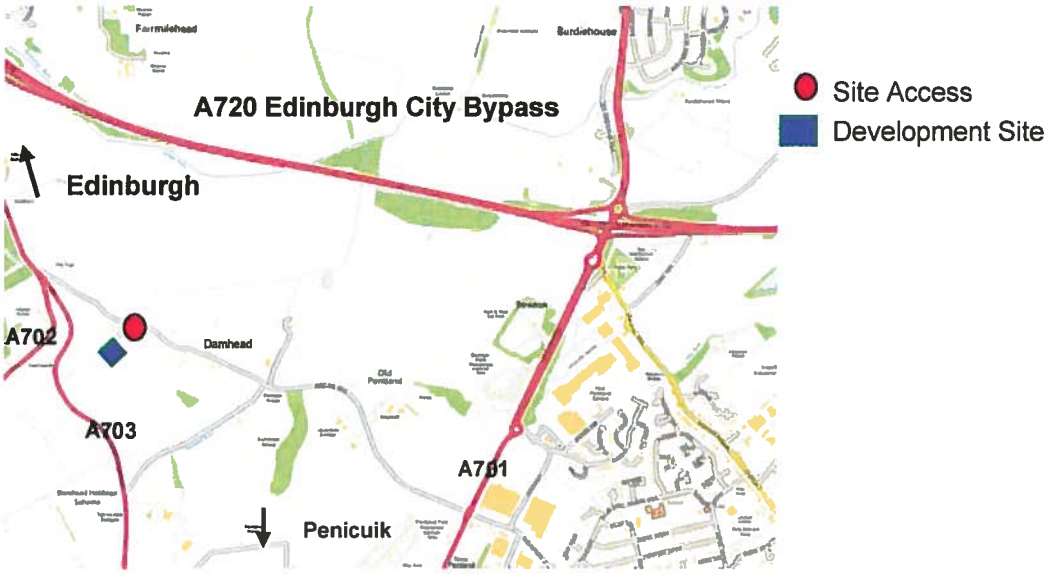
- Access Arrangements;
- Trip Generation Analysis; and
- Conclusions.

2. Access Arrangements

2.1 Existing Access

The existing access to the site from Damhead (shown on the location plan in Figure 2.1) is 12 metres wide at the access, narrowing to 4 metres along the access road. Damhead is a minor rural road serving rural properties and connecting the A701 (Penicuik Road) to the A702/3 (Biggar/ Seafield Moor Road) and is subject to a national speed limit of 60 mph although observations on site suggest actual speeds are considerably lower. Damhead is 7.3 metres wide with a footway on the northern side and no street lighting.

Figure 2.1 Location Plan



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Observations on site suggest current traffic levels are low on Damhead. The photograph in Figure 2.2 shows the view of the access from 25 Damhead Holdings.

Figure 2.2 Photograph of Existing Access Junction

2.2 Junction Visibility onto Damhead

East Lothian, Midlothian and Scottish Borders Councils – Transportation Standards for Development Roads, state that in cases involving rural roads, requirements for visibility should refer to DMRB TD 42/95 (Table 7/1). This would require a visibility splay with a Y- distance of 215 metres for a 60 mph road. For "*lightly trafficked simple junctions*" such as this with low trip generation, a vehicle set back (X-distance) of 2.4 metres is generally considered to be acceptable.

The document also states in cases where *"it may not be possible to adhere to the Hierarchy of major and minor Roads...Where this is the case a function of speed on the major road should determine the minimum Y-distance"*. From observations on site and driving the road in both directions, the speeds on the road were generally observed to be around 40 mph as a result of the horizontal alignment, 'SLOW' road markings and junction warning signs.

Measurements were taken on site and it was noted that the existing visibility achievable from this access is 2.4 metres by 120 metres (Figure 2.3) to the west and 2.4 metres by 215 metres (Figure 2.4) to the east.

The measurements taken would be considered an acceptable level of visibility for traffic travelling at a speed of around 40 mph. A review of collision data on www.crashmap.co.uk between 2005 and 2011 indicates no collisions have occurred at this access, suggesting no inherent safety issues.

Figure 2.3 Photograph of Visibility from the West (120m) on Damhead

Figure 2.4 Photograph of Visibility from the East (215m) on Damhead

3. Trip Generation Analysis

3.1 Background

A trip generation analysis is required to assess the impact the proposed development of up to 40 dog kennels will have on the local highway network. The peak period for this type of development occurs between 1500 and 1600 on a weekday evening and is outside the peak hours of the highway network.

There is no base data available in the TRICS database for this land use, however information provided by the applicant on the expected level of use has formed the basis of this trip generation assessment.

There will be four staff on site, two full time and two part time. For assessment purposes, two staff trips are expected to be made during the network peak hour.

3.2 The proposed kennel service is expected to cater for pet owners who are either away for a weekend break or holiday of around 2-3 weeks. For the purposes of this assessment an average duration of stay of one week will be assumed. Each resident pet is expected to generate four vehicle trips, including an arrival and departure when dropping off and a repeat of this on collection. This methodology allows for the sporadic nature of visits. Development Trip Generation

Table 3.1 below shows an estimated summary of the proposed trip generation at the site, assuming that all kennels are fully occupied. For this site the network peak recorded was assumed to be 1700 to 1800.

Table 3.1. Estimated Daily Trip Generation

Trip Type	Arrivals	Departures	Total
Staff	4	4	8
Visitors (40 kennels x 4 trips per week)=160/7	11	11	22
Total	**15**	**15**	**30**

The above analysis suggests an estimated total of 30 daily trips. The majority of these trips would be expected to be made outwith the transport network peak hours and with the low existing traffic flows on Damhead, the minimal trip generation associated with the proposed development will not create any operational or safety concerns.

4. Conclusion

SKM Colin Buchanan (SKM CB) was commissioned by Saltire Motor Company, to prepare a Transport Statement (TS) in support of a planning application for up to 40 dog kennels at 25 Damhead Holdings in Midlothian.

The assessment of the suitability of the existing access arrangements onto Damhead have shown that with current vehicle speeds, the junction visibility from the existing access will be adequate to accommodate estimated traffic for the development proposed.

It is concluded that with low existing traffic levels on Damhead, the predicted daily trip generation of 30 2-way vehicle trips, expected to be mainly out with the transport network peak hour, that no highway capacity or safety issues are expected to arise as a result of this development.

In addressing the scope of work agreed with MLC it has been shown in this assessment that the proposed access arrangements are suitable for accommodating the development proposal.

APPENDIX C

MIDLOTHIAN COUNCIL

DEVELOPMENT MANAGEMENT
PLANNING APPLICATION DELEGATED WORKSHEET:

Planning Application Reference: 13/00805/DPP

Site Address: Land 50m west of 25 Damhead.

Site Description: The application site was formerly used as a mushroom farm and there are a number of buildings on site, including two mushroom growing polytunnels. The site is currently in use as a livery yard and for the wholesale trading and storage of motor cars. The residential building at 25 Damhead is a semi-detached dwellinghouse and is the address of the applicant.

The site is located within the countryside. There are four residential properties in the immediate surrounding area, not including the house at 25 Damhead.

Proposed Development: Partial change of use from agricultural farm to dog kennels and erection of associated kennels.

Proposed Development Details: Despite the site being used as a livery yard and car wholesale yard, the current application is to change the use of part of the site from an agricultural operation to a dog kennels and to erect a kennels building.

The kennel is to be erected on a concrete plinth which is located between two existing polytunnels. These two polytunnels, along with one which had also been sited on the concrete plinth, had been used in connection with a mushroom production facility which operated from the site some years ago. The proposed kennels building is to measure 15.4 metres long by 7.2 metres wide and will have a flat roof to a height of 2.4 metres.

The new building will be subdivided in to individual kennels to provide accommodation for 20 dogs. Each kennel will have an individual attached run to the outside of the building. The runs will be enclosed by metal railings. The roof of the kennel is to be finished with an insulated metal cladding coloured green. The walls are to be solid panels, though there are no details of materials. The proposed kennel is to be constructed using materials recommended by the applicant's noise consultants. There is to be a solid fence measuring 2.2 metres high surrounding the kennel building, providing a continual barrier around the building.

There are to be two full time and two part time staff along with one night staff employed at the site. The proposed site office is to be an existing garage building within the site. No details of staff/customer parking areas have been submitted. There is no mention of any external exercise areas.

Planning permission for a very similar proposal at the site was refused in January 2013 due to concerns over the impact on the amenity of nearby residents as a result of noise – see below. The current application has included a revised noise

assessment and additional noise mitigation, including acoustic materials in the fabric of the building and solid fencing around the building.

Background (Previous Applications, Supporting Documents, Development Briefs): 12/00723/DPP Partial change of use from agricultural farm to dog kennels and erection of associated kennels. Refused – not demonstrated that the business would not have a significant adverse impact on the amenity of neighbouring dwellinghouses as a result of noise from dogs, therefore contrary to ECON8.

04/00857/FUL 25B Damhead Change of use and conversion of office to dwellinghouse and associated landscaping. Refused.
03/00910/FUL 25 Damhead Erection of conservatory. Permitted.
01/00369/FUL 25A Damhead Change of use from agriculture to light industrial workshop (retrospective). Refused.
047/97/FUL 25 Damhead Erection of barn to accommodate six stables, feed room, tack room and storage. Consent with conditions.
0636/93/FUL 25 Damhead Proposed erection of three polytunnels for growing mushrooms and a boiler house. Consent with conditions.
0457/93 25 Damhead Extension to existing domestic garage. Consent with conditions.
0346/93/FUL 25 Damhead Temporary siting of mobile home. Consent with conditions.
0004/93/PN 25 Damhead Erection of mushroom growing units. Withdrawn – application required, not PN.
09/00322/FUL 24 Damhead Extension to dwellinghouse. Permitted.

Consultations: The Council's **Policy and Road Safety Manager** has no objection to the proposal.

The Council's **Environmental Health Officer** recommends refusal of the application due to concerns over noise from the kennels would result in a reduced standard of amenity of the occupiers of the neighbouring residential property.

The **Damhead and District Community Council** objected to the proposal with regards to noise and state that the proposed acoustic materials are not likely to address their concerns.

Representations: Six letters of representation have been received in relation to this application, all objecting to the proposal on the following grounds:

- Adverse impact on amenity of the local residential properties as a result of noise generated;
- The site is open and susceptible to exaggerated noise transmission due to its location and would affect residents over a wide area;
- The dogs will have external access and so the mitigation proposals in the design of the building will have no effect on noise;
- The kennels have not been designed to optimise maximum attenuation of noise;
- The proposed additional acoustic materials from the previous application is not sufficient for the proposed use;

- There is already a kennels business operating approximately 0.5 miles away which can be heard from the application site area;
- Traffic and road safety concerns as a result of development;
- The proposal is out of keeping with the area and the current businesses operated at the site are appropriate in this locality;
- The erosion of the green belt and industrialisation and commercialisation of the area threatens the quality of life in the area;
- The proposal is not farm related diversification;
- The site is not connected to public drainage as stated on the application forms but is served by a septic tank;
- There is no information on how waste will be treated or disposed of and SEPA should be consulted as the site is close to a watercourse;
- There are concerns over hygiene issues regarding the disposal of waste; and
- The site is not within a remote location and is overlooked by a number of houses.

One objector stated that should planning permission be granted, conditions should be attached to the consent relating to restrictions on hours dogs can go into runs in night hours and a noise condition to ensure noise is inaudible from the boundaries of neighbouring properties.

Relevant Planning Policies: The relevant policies of the **2008 Midlothian Local Plan** are;

RP1 Protection of the Countryside states that development in the countryside will only be permitted if: it is required for the furtherance of agriculture, including farm related diversification, horticulture, forestry, countryside recreation, tourism, or waste disposal (where this is shown to be essential as a method of site restoration); it is within a designated non-conforming use in the Green Belt; or it accords with policy DP1. In addition, all such development will need to: demonstrate the requirement for a countryside location; be of a scale and character appropriate to the rural area; be well integrated into the rural landscape; avoid a significant permanent loss of prime quality agricultural land; and take account of accessibility to public transport and services (where appropriate). The policy states that in certain locations, new or expanded business development may be appropriate. Policy DP1 relates to housing in the countryside, which is not relevant in this proposal.
RP2 Protection of the Green Belt advises that Development will not be permitted in the Green Belt except for proposals that;

A. are necessary to agriculture, horticulture or forestry; or
B. are for opportunities for access to the open countryside, outdoor sport or outdoor recreation which reduce the need to travel further afield; or
C. are related to other uses appropriate to the rural character of the area; or
D. are in accord with policy RP3, ECON1, ECON7 or are permitted through policy DP1.

Any development proposal will be required to show that it does not conflict with the overall objectives of the Green Belt;
RP4 Prime Agricultural Land relates to development on prime agricultural land. The application site is an area of land between two mushroom tunnels and formerly housed a tunnel. As a result of the existing use of the land, the proposal would not result in the loss of prime agricultural land and so policy RP4 is not relevant; and

ECON8 Rural Development states that development proposals that will enhance rural economic development opportunities will be permitted provided that they comply with all other relevant Local Plan policies and they meet the following criteria: the proposal is located adjacent to a smaller settlement unless there is a locational requirement for it to be in the countryside; the proposal is well located in terms of the strategic road network and access to a regular public transport service; the proposal is of a character and scale in keeping with the rural setting, will not detract from the landscape of the area, and is sited, designed and landscaped so as to enhance the rural environment; the proposal will not introduce unacceptable levels of noise, light or traffic into inherently quiet and undisturbed localities nor cause a nuisance to residents in the vicinity of the site; the proposal is capable of being served by an adequate and appropriate access; the proposal is capable of being provided with drainage and a public water supply at reasonable cost, or an alternative acceptable private water supply, and avoiding unacceptable discharge to watercourses; and the proposal is not primarily of a retail nature.

Planning Issues: The main planning issue to be considered is whether or not the proposal complies with the development plan policies and, if not, whether there are any material planning considerations which would otherwise justify approval. The application site is located within an area covered by the Midlothian Local Plan.

The application site is located within the countryside, as identified in the Midlothian Local Plan. Policy RP1 of the local plan states that development in the countryside will only be permitted if it is for the furtherance of agriculture, horticulture, forestry, countryside recreation, tourism or waste disposal. Kennels businesses do not fall within any of the acceptable uses outlined in policy RP1. However kennels businesses have sometimes been supported, by the planning authority, in the countryside, but this is where applicants have demonstrated a requirement for a countryside location; the kennels are of a scale and character appropriate to the rural area; and are well integrated into the rural landscape. They must also have no adverse impact on the amenity of neighbouring properties.

The relevant local plan policies seek to ensure that new operations in the countryside do not introduce additional noise and disturbance into inherently quiet area to the detriment on the amenity of the area and nearby residents and other countryside activities.

Kennels businesses generally produce higher levels of noise than similar type operations, such as livery businesses, as a result of barking dogs. Given that this is a usual concern of the Council's Planning and Environmental Health departments, and was flagged up during pre-application discussions and a similar application for dog kennels at the site was previously refused due to concerns over the proposal resulting a reduced level of amenity afforded to the neighbouring residential property, the applicant has submitted a '*Noise Impact Assessment*' to accompany his current planning application.

Taking the above into account, the agent has submitted a revised acoustic report with the current application. This contains noise monitoring information carried out over 1 year ago and also suggests some amendments to the kennel design to improve sound insulation. The applicant's Noise Impact Assessment concludes that

a scheme which is acoustically enhanced should not give rise to significant noise impact on the surrounding residential properties as a result of projected noise from barking dogs on the application site. The report suggests that appropriate noise attenuation should be able mitigate the elevated levels of noise. The mitigation suggested includes a solid 2.2m high fence to be erected and solid partitions to the enclosures of the final kennel runs. The noise mitigation also relies on the siting of an existing garage, which will, it is suggested, reduce noise levels experienced at the neighbouring property.

The consultation response from Environmental Health raises concerns over the design of the kennels. They have been designed, in part, to achieve WHO guidance levels appropriate for continuous noise sources. It is considered that these standards are inappropriate for impulsive dog barking events. The noise levels detailed in the report for daytime maximum noise levels are considered to be excessive for the proposed use.

It is not clear if the assessment takes account of the two polytunnels, which are located on either side of the proposed kennels building. These polytunnels may affect the way the noise from the barking dogs will travel.

Despite the applicant submitting a revised Noise Impact Assessment it has not been demonstrated, to the satisfaction of the planning authority, that the proposed development will not have a significant adverse impact on the amenity of the area and neighbouring residents. This position is supported by the Council's Environmental Health department, who have submitted a formal objection to the planning application. They are concerned that should the development proceed the neighbouring residential property would experience a reduced standard of amenity. This is a concern which is reflected in the seven letters of objection submitted. The concerned neighbours are worried that the proposed location of the kennels would result in noise from the kennels and dogs barking carrying further into the surrounding area causing noise and reduced amenity as a result.

The kennels building would be erected where there was previously a larger building and is well screened from views from out with the site. Due to its position between two existing mushroom growing polytunnels and the proposed size, there would be a limited impact on the visual amenity of the area as a result of the proposed development. As noted above, a 2.2 metre high fence is proposed to as noise mitigation. The appearance of this fencing would cause some concern to the planning authority in terms of the impact this would have on the character and appearance of the surrounding countryside, however if this were painted an appropriate colour, for example green, the visual impact of the fence may be mitigated.

With regards to other comments made by representors not yet addressed in this report, the following applies. The Policy and Road Safety Manager has not raised any concerns regarding pedestrian or vehicle safety in relation to the proposal. Due to the nature of the proposal there is no requirement to consult SEPA on this application. Depending on the situation and application site, a kennels business could be considered farm diversification.

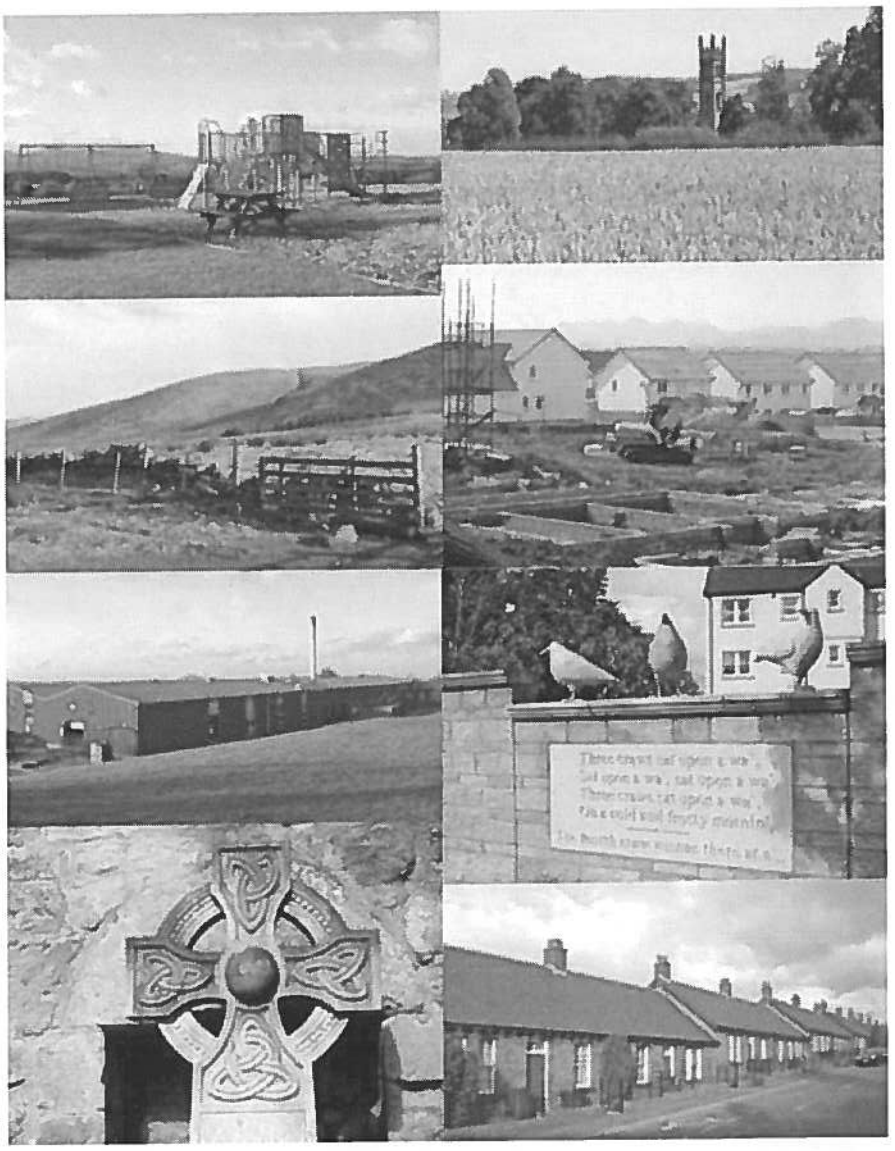
Damhead is an area traditionally made up of small cottages on crofting plots. Over the years some of the properties have diversified into other areas of business. Acceptable businesses in this area are those which do not adversely affect the character of the area or amenity of nearby residents. Kennels businesses are rarely supportable where they are in close proximity to residential properties.

In summary, the current proposal cannot be supported as the planning authority is concerned that noise emanating from the kennels would have a detrimental impact on the amenity of the properties in the surrounding area. It is not considered that the current application has fully addressed the reasons for refusal of the previous application at the site.

Recommendation: Refuse planning permission.

APPENDIX D

Midlothian Local Plan



Midlothian

Midlothian Local Plan

ADOPTED BY RESOLUTION OF

MIDLOTHIAN COUNCIL

ON 23 DECEMBER 2008

This Plan has been produced by the
Planning Unit Strategic Services

Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
Midlothian
EH22 3ZN

2.1 The Natural Heritage

Policy Title

RP1 PROTECTION OF THE COUNTRYSIDE

2.1.1 National Planning Policy National policy on development in the countryside is set out in SPP 3 *Planning for Housing* (now replaced by SPP3 *Planning for Homes* – refer to para. 3.2.6) and SPP 15 *Planning for Rural Development.* SPP 3 *Planning for Housing* stipulates that, in general, rural housing should be provided in accessible locations, within or adjacent to existing settlements. This promotes a more sustainable pattern of development, making efficient use of land and buildings, safeguarding environmental resources and offering opportunities to reduce travel. Traditionally, planning policies have sought to restrict new houses in the countryside, to maintain rural character and amenity and safeguard agricultural production. SPP 3 sets out the case for some small-scale housing in rural areas to assist in the regeneration of the rural economy where this can be justified through local plans.

2.1.2 SPP 15 *Planning for Rural Development* confirms that most development will continue to be met within or adjacent to existing settlements in the more accessible and densely populated areas. Once again, it suggests that there may be scope in rural areas for some small-scale housing development and for businesses to diversify where there is access to public transport and services, or where these may be provided at reasonable cost.

2.1.3 SPP 3 and SPP 15 highlight the need for high quality development that fits in the landscape and further guidance is provided in PAN 72 *Housing in the Countryside.* Advice on rural diversification is set out in PAN 73 *Rural Diversification* which addresses issues such as sustainable diversification, accessibility, infrastructure, scale and design, and the need to respond to individual circumstances.

2.1.4 Structure Plan Policy The Structure Plan strategy for countryside areas is to strike a balance between protecting the character of the countryside from development pressures whilst allowing some limited and appropriate development. Midlothian's countryside falls within the Areas of Restraint referred to in para.1.2.19. ELSP policy ENV3 allows for acceptable development in the countryside where it has an operational requirement for such a location that cannot be met on a site within an urban area or land allocated for that purpose, and is compatible with the rural character of the area. Acceptable countryside development includes agriculture, horticulture, forestry and countryside recreation. Other types of development may be allowed including tourism and other recreational uses, the reuse of redundant rural buildings that make a positive contribution to the landscape, and agricultural diversification of an appropriate scale and character. Such developments must be justified in local plans and must:

- be well integrated into the rural landscape;
- reflect its character and quality of place; and
- not result in a significant loss of prime agricultural land.

Any additional infrastructure required as a result of such development must be either committed through the ELSP Action Plan or funded by the developer.

2.1.5 Local Plan Policy Local Plan policy for protecting Midlothian's countryside follows both national and Structure Plan guidance and makes provision for acceptable countryside development. It allows some scope for rural development opportunities related to specific countryside activities including farm diversification, tourism and waste disposal (where this is essential as a method of site restoration). Provision is made for appropriate development within the areas identified as non-conforming land uses in the Green Belt, where such development satisfies policy RP3, and for development in accordance with the detailed provisions for development in the countryside as set out in policy DP1.

2.1.6 In all such cases development must demonstrate the need for a countryside location; have due regard to scale, character, landscape fit, accessibility to public transport and services; and avoid the significant loss of prime quality agricultural land.

2.1.7 In certain locations some limited and controlled development related to low density housing, new or expanded businesses, the winning of mineral resources, renewable energy and tourist accommodation may be acceptable and specific provisions are set out in proposal ECON1 and policies HOUS5, ECON7, ECON8, MIN1 and NRG1. In such circumstances, these policies take precedence over the provisions of policy RP1. For countryside areas that are also Green Belt, policy RP2 takes precedence. Additional limited development may be acceptable where it satisfies the particular provisions of policy DP1, for example, in respect of the reuse of redundant non-residential buildings in the countryside.

RP1 PROTECTION OF THE COUNTRYSIDE

Development in the countryside will only be permitted if:

A. it is required for the furtherance of agriculture, including farm related diversification, horticulture, forestry, countryside recreation, tourism, or waste disposal (where this is shown to be essential as a method of site restoration); or

B. it is within a designated non-conforming use in the Green Belt; or

C. it accords with policy DP1.

All such development will need to:

A. demonstrate a requirement for a countryside location;

B. be of a scale and character appropriate to the rural area;

C. be well integrated into the rural landscape;

D. avoid a significant permanent loss of prime quality agricultural land; and

E. take account of accessibility to public transport and services (where appropriate).

In certain locations, new or expanded business development, low density rural housing, the winning of mineral resources or renewable energy developments may be appropriate (refer to proposal ECON1, policies ECON7, ECON8, HOUS5, MIN1 and NRG1).

Policy Title

RP4 PRIME AGRICULTURAL LAND

2.1.18 National Planning Policy SDD Circular 18/1987 confirms that prime quality land is a valuable and flexible national resource and as such should be protected from irreversible development. Although the Scottish Government no longer requires to be notified of development proposals that would result in the loss of prime farmland, the protection of this land remains as an objective for structure and local plans. Furthermore, in particular circumstances, land other than prime quality can be important for the maintenance of agricultural employment and the rural economy. For example, the loss of part of a holding can have important implications for the viability of the remainder.

2.1.19 Structure Plan Policy Most of Lothian's key settlements are surrounded by prime land. In meeting the strategic land requirements, some loss of such land will be unavoidable. However, much prime land remains and the ELSP requires that local plans include policies to safeguard its overall integrity (policy ENV1D). The ELSP also recommends support for agricultural diversification proposals outwith the Green Belt (policy ENV3).

2.1.20 Local Plan Policy Prime quality agricultural land, which supports a wide range of crops, is a finite resource in Scotland representing less than 6% of total farmland. Around 25% of Midlothian's area constitutes prime land; it is therefore important that unplanned development is not allowed to erode Midlothian's contribution to Scotland's resources of prime land.

2.1.21 The remainder of Midlothian's agricultural land, though of lesser quality, is a major contributor to the farming economy. There is concern that this land should not become fragmented in a way that reduces its ability to be farmed efficiently or prevents it making a contribution to agricultural production. Rural depopulation is not an issue in Midlothian owing to the proximity of Edinburgh.

2.1.22 Local Plan policy RP4 conforms with national and ELSP policy to retain prime farmland for agricultural production and to prevent loss of lesser quality land which is locally valuable. In some cases, development may not lead to the permanent loss of prime agricultural land and therefore may be acceptable. Special provisions regarding opencast coal working are detailed in para. 2.1.69. For the purposes of policy RP4, the Local Plan uses the Macaulay Institute Land Capability for Agriculture system to identify prime agricultural land. It should be noted that, within broad areas of prime farmland, there may exist small areas of non-prime land which may be identified as a result of the detailed analysis of sites. This does not reduce the status of the land protected in this Plan by policy RP4.

2.1.23 Where any proposal is located on prime agricultural land, the applicant must demonstrate either that there is no other suitable site or that the proposal will not lead to the permanent loss of the resource. On other agricultural land, the applicant must show that the operation of the farm as a viable unit will not be damaged by the proposal. In some cases, proposals for agricultural diversification in locations outwith the Green Belt may be acceptable provided local employment opportunities are maintained or increased and the criteria in policy RP1 are satisfied.

RP4 PRIME AGRICULTURAL LAND

Development will not be permitted which leads to the permanent loss of prime agricultural land (Classes 1, 2 and 3.1 of the Macaulay Institute Land Classification for Agriculture system) unless:

A. the site is allocated to meet Structure Plan requirements; or

B. there is a locational justification for the development which outweighs the environmental or economic interests served by retaining the farmland in productive use; and

C. the development accords with all other relevant Local Plan policies and proposals.

Policy Title

ECON8 RURAL DEVELOPMENT

3.3.34 National Planning Policy SPP 15 *Planning for Rural Development* sets out Government guidance on how rural areas of Scotland can achieve sustainable development. PAN 73 *Rural Diversification* sets out a policy framework based on the premise that the future of rural Scotland lies in economic diversification allied to a strong commitment to environmental stewardship. It encourages planning authorities to have positive policies to support rural diversification where this is appropriate to the specified area, while addressing issues such as accessibility, provision of infrastructure, and the scale and design of new development.

3.3.35 Structure Plan Policy The ELSP 2015 supports some limited economic development in rural areas, if justified through local plans. Policy ECON7 makes provision for local plans to allocate land for general industry/business or office use in or adjacent to existing settlements so long as the land is outwith the Green Belt, the development is small-scale and in character. Policy ENV3 gives support for the reuse of important redundant rural buildings and for diversification which will support the rural economy, where such development is justified in local plans.

3.3.36 Local Plan Policy It is recognised that there may be scope to sustain and encourage productive social and economic activity in the countryside of Midlothian, particularly in terms of rural business development, without compromising the natural and built environment and the landscape quality of the countryside itself.

3.3.37 Opportunities for rural development may take many forms including the conversion of redundant farm buildings, farm diversification, and sustainable tourism (see policy ECON7). Policy HOUS5 gives support to low density rural housing in specified countryside areas of Midlothian. This policy makes allowance for related rural business use, where justified. All proposals considered under policy ECON8 would have to be in accord with all other relevant Local Plan policies, including the detailed development policies in Section 4.

3.3.38 In Midlothian, the Country Parks may be appropriate for suitable leisure, recreation, sporting and tourism activities, subject to the locational criteria and environmental safeguards set out in policy ECON8.

ECON8 RURAL DEVELOPMENT

Development proposals that will enhance rural economic development opportunities will be permitted provided they accord with all relevant Local Plan policies and proposals and they meet the following criteria:

A. the proposal is located adjacent to a smaller settlement (Inset Maps 5 to 16) unless there is a locational requirement for it to be in the countryside;

B. the proposal is well located in terms of the strategic road network and access to a regular public transport service (minimum service frequency of 1 bus per hour weekdays, weekends and evenings);

C. the proposal is of a character and scale in keeping with the rural setting, will not detract from the landscape of the area, and is sited, designed and landscaped so as to enhance the rural environment;

D. the proposal will not introduce unacceptable levels of noise, light or traffic into inherently quiet and undisturbed localities nor cause a nuisance to residents in the vicinity of the site;

E. the proposal is capable of being served by an adequate and appropriate access;

F. the proposal is capable of being provided with drainage and a public water supply at reasonable cost, or an alternative acceptable private water supply, and avoiding unacceptable discharge to watercourses; and

G. the proposal is not primarily of a retail nature.

Some of the above criteria may be set aside if the site has been identified through supplementary planning guidance as being a location supported by the Council for rural economic development.

APPENDIX E

Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

Reg. No. 13/00805/DPP

Format Design
146 Duddingston Road West
Edinburgh
EH16 4AP

Midlothian Council, as Planning Authority, having considered the application by Mr John Tickle, Format Design, 146 Duddingston Road West, Edinburgh, EH16 4AP, which was registered on 13 November 2013 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

Partial change of use from agricultural farm to dog kennels and erection of associated kennels at Land 50M West Of 25 Damhead, Lothianburn, Edinburgh

In accordance with the application and the following plans:

Drawing Description.	Drawing No/Scale	Dated
Location Plan	9739 1:1250	13.11.2013
Site plan, location plan and elevations	9739 01 1:1250 1:200	13.11.2013
Site plan, location plan and elevations	9739 02A 1:1250 1:200	13.11.2013
Other statements		13.11.2013
Other statements		13.11.2013
Noise Report		13.11.2013
Transport assessment		13.11.2013
Other statements		13.11.2013
Other statements		13.11.2013

The reasons for the Council's decision are set out below:

1. *It has not been demonstrated, to the satisfaction of the planning authority, that the proposed kennel business would not have a significant adverse impact on the amenity of the neighbouring dwellinghouses due to noise from dogs barking.*

2. *For the above reason the proposal is contrary to policy ECON8 of the adopted Midlothian Local Plan which seeks to support rural development where it does not introduce unacceptable levels of noise nor cause a nuisance to residents in the vicinity of the site.*

Dated 13 / 1 / 2014

.....

Duncan Robertson
Senior Planning Officer; Local Developments
Fairfield House, 8 Lothian Road, Dalkeith, EH22 3ZN

The Coal Authority

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison:

Direct Telephone: 01623 637 119
Email: planningconsultation@coal.gov.uk
Website: www.coal.decc.gov.uk/services/planning

DEVELOPMENT LOW RISK AREA – STANDING ADVICE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

This Standing Advice is valid from 1st January 2013 until 31st December 2014

PLEASE NOTE

If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town & Country Planning (Scotland) Act 1997 within 3 months from the date of this notice. The notice of review should be addressed to The Development Manager, Development Management Section, Midlothian Council, Fairfield House, 8 Lothian Road, Dalkeith EH22 3ZN. A notice of review form is available from the same address and will also be made available online at www.midlothian.gov.uk

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonable 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 V of the Town and Country Planning (Scotland) Act 1997.

Prior to Commencement (Notice of Initiation of Development)
Prior to the development commencing the planning authority shall be notified in writing of the expected commencement of work date and once development on site has been completed the planning authority shall be notified of the completion of works date in writing. Failure to do so would be a breach of planning control under section 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended by the Planning etc (Scotland) Act 2006). A copy of the Notice of Initiation of Development is available on the Councils web site www.midlothian.gov.uk

IMPORTANT NOTE REGARDING PUBLIC ACCESS TO INFORMATION

Making an application
Please note that when you submit a planning application, the information will appear on the Planning Register and the completed forms and any associated documentation will also be published on the Council's website.

Making comment on an application

Please note that any information, consultation response, objection or supporting letters submit in relation to a planning application, will be published on the Council's website.

The planning authority will redact personal information in accordance with its redaction policy and use its discretion to redact any comments or information it considers to be derogatory or offensive. However, it is important to note that the publishing of comments and views expressed in letters and reports submitted by applicants, consultees and representors on the Council's website, does not mean that the planning authority agrees or endorses these views, or confirms any statements of fact to be correct.

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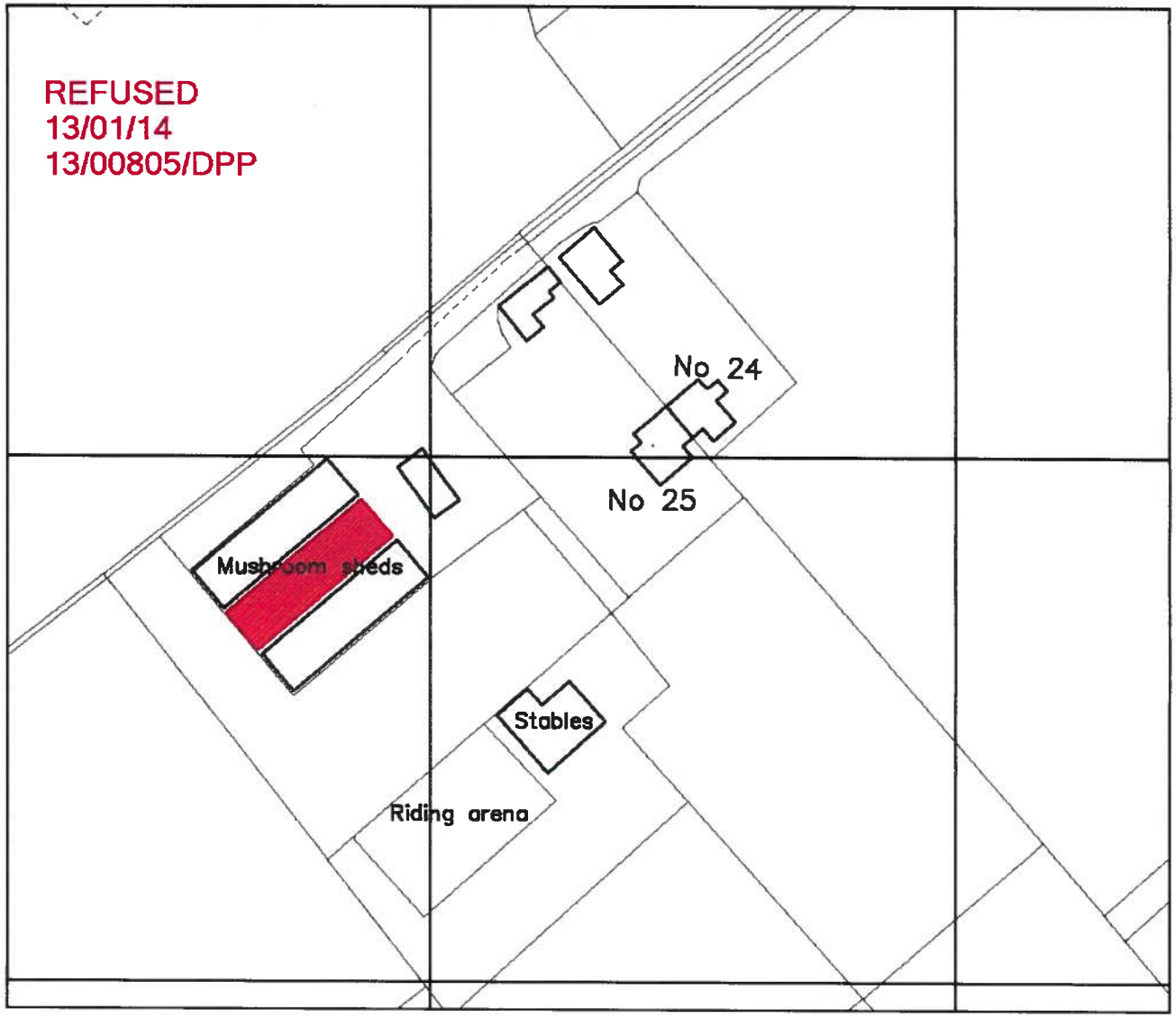
REFUSED
13/01/14
13/00805/DPP



NORTH

EXISTING SITE PLAN

1:1250

APPENDIX 1

rev	date	details	by
	05.09.2012		

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PLANNING CONSULTANTS
FEASIBILITY STUDIES
NEW BUILDS

PLANNING APPLICATIONS
LISTED BUILDING APPLICATIONS
BUILDING WARRANT APPLICATIONS
LIQUOR LICENCING DRAWINGS
DEED PLANS

drawing no: 9739	drawing title: Existing site plan	scale : as shown @ A4
status: PLANNING	job title: 25 Damhead Holdings, Midlothian	drawn: KM
	client: John Tickle	

format DESIGN
FADADS Limited
Holyrood Business Park
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EH16 4AP
Tel: 0131 661 7666
Fax: 0131 669 6033
Email: formatdesign@aol.com
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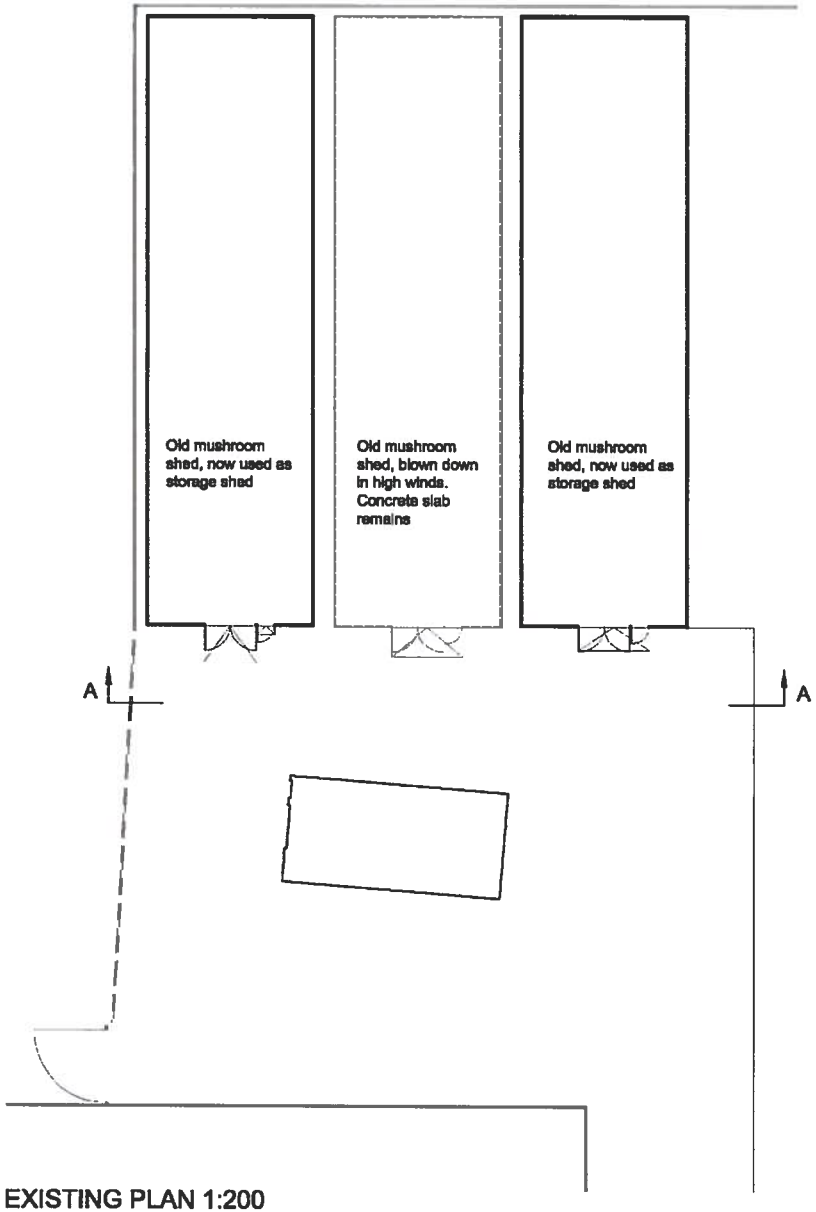

EXISTING PLAN 1:200

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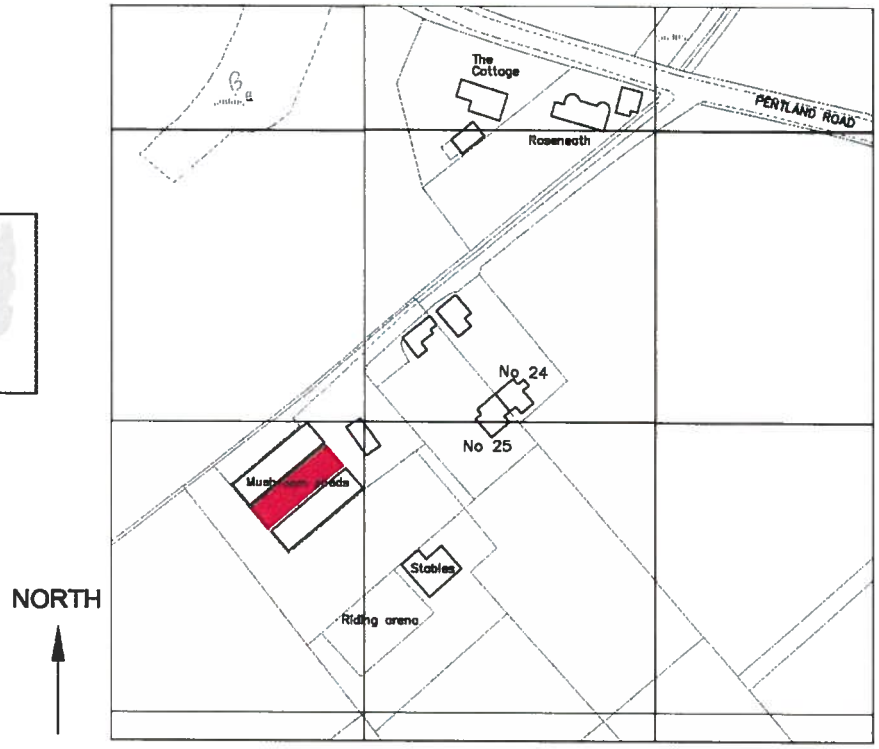

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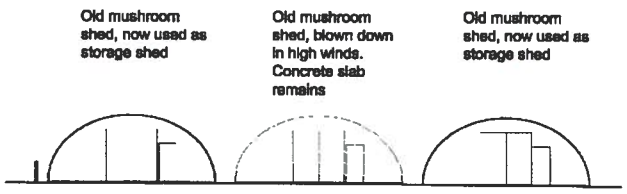

EXISTING SECTION AA 1:200

- - - - Red dashed lines indicate downtakings

rev	date	details	by	rev	date	details	by
	05.09.2012						

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PLANNING APPLICATIONS
LISTED BUILDING APPLICATIONS
BUILDING WARRANT APPLICATIONS
LIQUOR LICENCING DRAWINGS
DEED PLANS

drawing no:	drawing title: Existing plans and section	scale :
9739 01	job title: 25 Damhead Holdings, Midlothian	1:200 @ A2
status: PLANNING	client: John Tickle	drawn: KM

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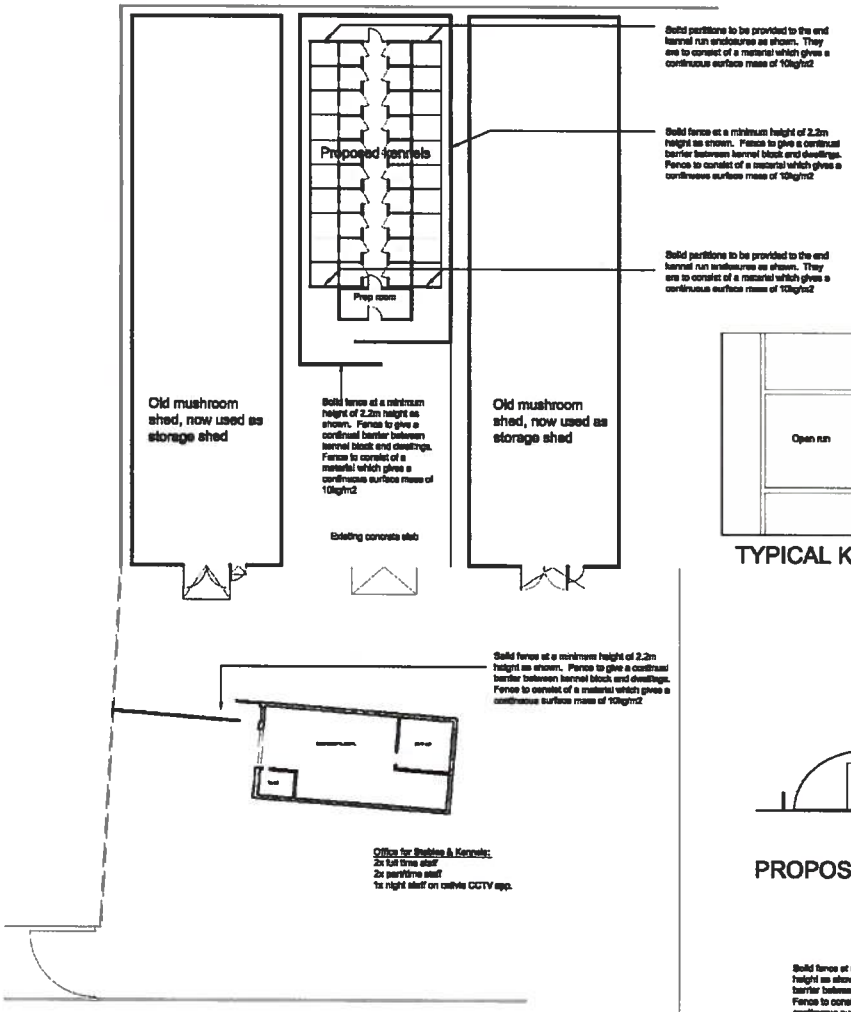
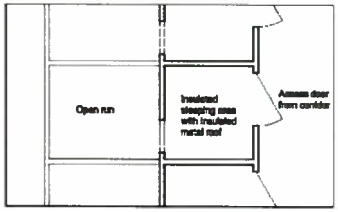
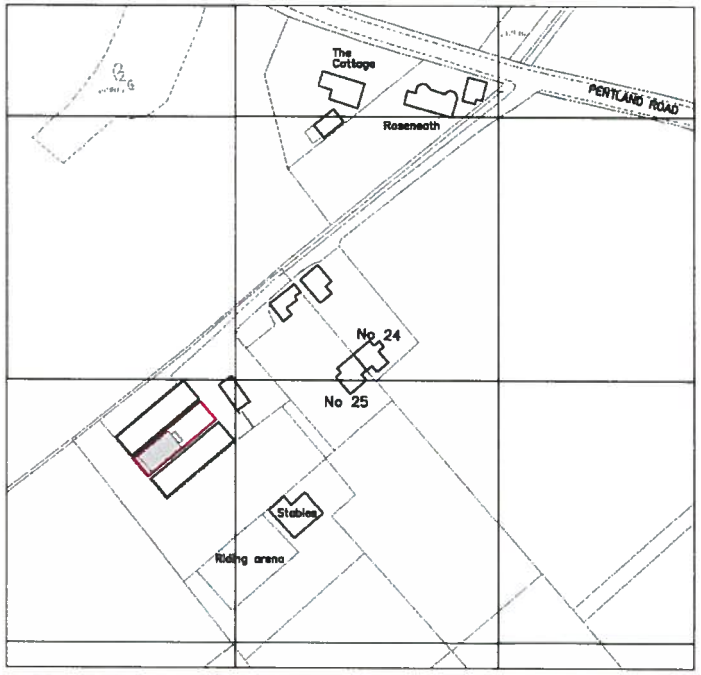


PROPOSED PLAN 1:200



TYPICAL KENNEL PLAN 1:50

NORTH



EXISTING SITE PLAN 1:1250

PROPOSED FRONT ELEVATION 1:200

PROPOSED REAR ELEVATION 1:200

PROPOSED SIDE ELEVATION 1:200

- - - - Red dashed lines indicate downtakings

rev	date 02.11.2012	details	by	rev	date	details	by

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Web: www.formatbuildingdesign.com

Supporting statement for planning application for kennels at 25 Damhead Holdings

This is a second planning application for this proposal as the first application for a similar use was refused for the following reasons;

1. ***It has not been demonstrated, to the satisfaction of the planning authority, that the proposed kennel business would not have a significant adverse impact on the amenity of the neighbouring dwellinghouses due to noise from dogs barking.***
2. ***For the above reason the proposal is contrary to policy ECON8 of the adopted Midlothian Local Plan which seeks to support rural development where is does not introduce unacceptable levels of noise nor cause a nuisance to residents in the vicinity of the site.***

The current application has considered all of the issues outlined in the reasons for refusal in the original application, and additional mitigating measures have been introduced. The kennel manufacturers have improved their design to introduce more acoustic attenuation measures, and acoustic fencing has been introduced, which has been shown on our drawing. RMP Acoustic Consultants have also reviewed the new proposals and their new acoustic report is attached.

In view of the above noise mitigation measures we hope that this new application can be considered favourably.

Format Design
November 2013

<u>Supporting Statement which accompanied previous application.</u>

The planning application is for the introduction of 20 kennels at 25 Damhead Holdings. The smallholding is currently run as a livery yard and wholesale trading of motor cars, a mushroom farm previously operated from the premises, however I we understand that this ceased trading circa 11 years ago. The mushroom tunnels were used latterly for the storage of classic cars, which include Ferrarris, Scimitars, Masseratis, Jaguars etc. Unfortunately one of the mushroom tunnels was blown down in recent high winds, and the existing hardstanding is now being used for the storage of vehicles. The car business has operated from these premises in excess of 10 years and during this period has been used by the Longstone Motor Company for storing cars.

The livery business is still very viable, but the need for the storage of these vehicles has been greatly reduced business is diminishing somewhat. The applicant is now turning his mind to introduce a new business to help sustain the viability of the smallholding, which is for dog kennels the subject of the application. The applicant has experience in dealing with animals, and he feels that this is a more viable way forward for their business, and will also maintain the viability of their holding and provide some additional employment for the local area.

The mushroom tunnels are on existing concrete hardstandings and there is ample historical evidence that these have been used for engineering purposes etc. over many years. This would make an ideal situation for commercial kennels, and would be a use that could operate within the Countryside and the Green Belt. The kennels would serve Edinburgh and Midlothian well as it is on the outskirts of Edinburgh, therefore there would be limited travel time involved for customers. The proposal would be located in the perfect position for servicing and the immediate surrounding areas in and around Midlothian.

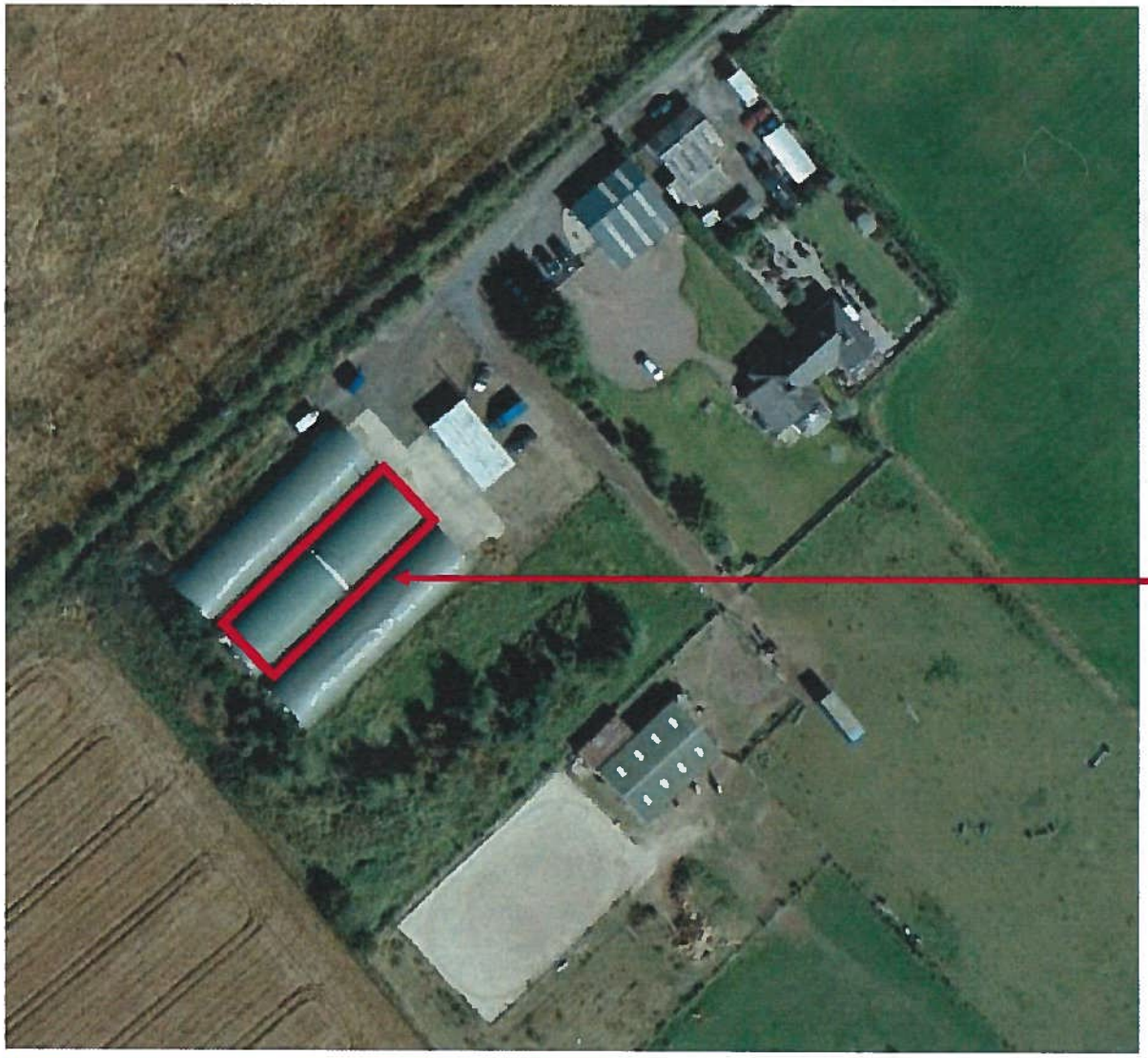
The proposal is to install proprietary kennels and details of the manufacturer's information is attached, along with comments regarding noise from the kennel manufacturers. They would sit on the existing hardstanding, they have a green roof, and would not impose on the visual amenity of the area. The kennels are constructed using insulated materials in the sleeping areas for acoustic and thermal insulation. An acoustic survey has been carried out by RMP, Acoustic Consultants, and their report is attached. They suggested the introduction of an acoustic fence, adjacent to the garage, and this has been incorporated in our plans.

Transport issues have also been addressed, and a transport survey has been carried out by SKM Colin Buchanan, copy attached. They conclude that the junction visibility from the existing access will be adequate to accommodate the estimated traffic for the development proposed.

There was a pre-application site meeting with Kingsley Drinkwater, when all of the above issues were discussed, and it was as a result of Kingsley Drinkwater's email dated 15 August 2012, copy enclosed, that the acoustic and transport consultations were commissioned.

We hope that the planning application can be considered favourably.

Format Design
12 November 2013



DESIGN PROPOSAL FOR COMMENT / DISCUSSION

Kennel development with freestanding roof over

Location of development site shown edged in red.

Proposed 20 kennel installation with preparation room

at

25 Damhead Holdings
Edinburgh
EH10 7EA

for

Mr John Tickle

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The Thermal Dog kennel Company

Birch Lane,
Hough,
Crewe CW2 5RH Cheshire

Tel: 01270 842642

Fax: 01270 842362

Email: sales@thermaldogkennels.co.uk

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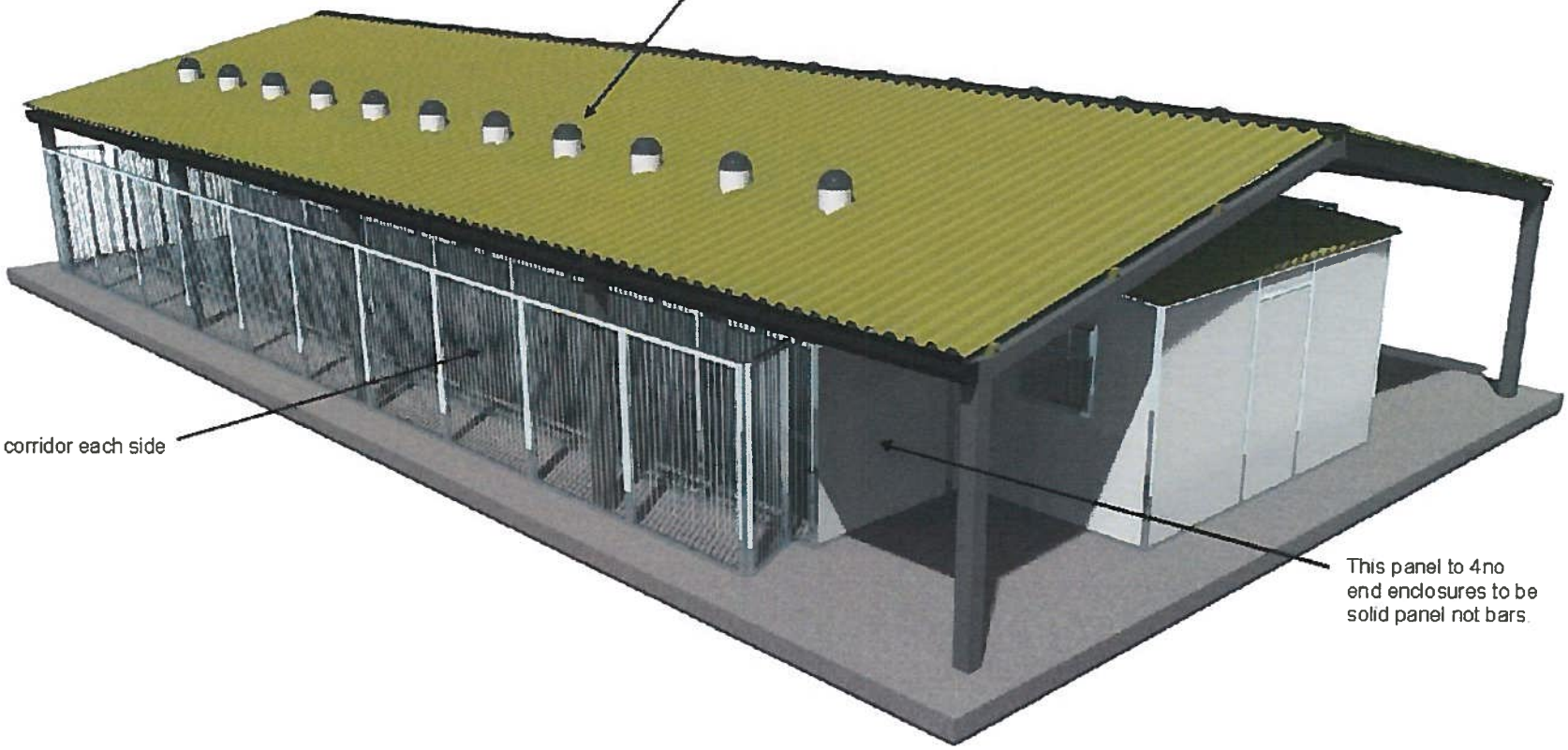
Freestanding roof structure comprises.
Steel frame (Structural steel or cold rolled frame—to be confirmed)
Roof comprises
Single skin profiled metal sheeting.
Sun pipe to each run.



Security corridor each side

This panel to 4no end enclosures to be solid panel not bars.

View of Kennel development with freestanding roof over

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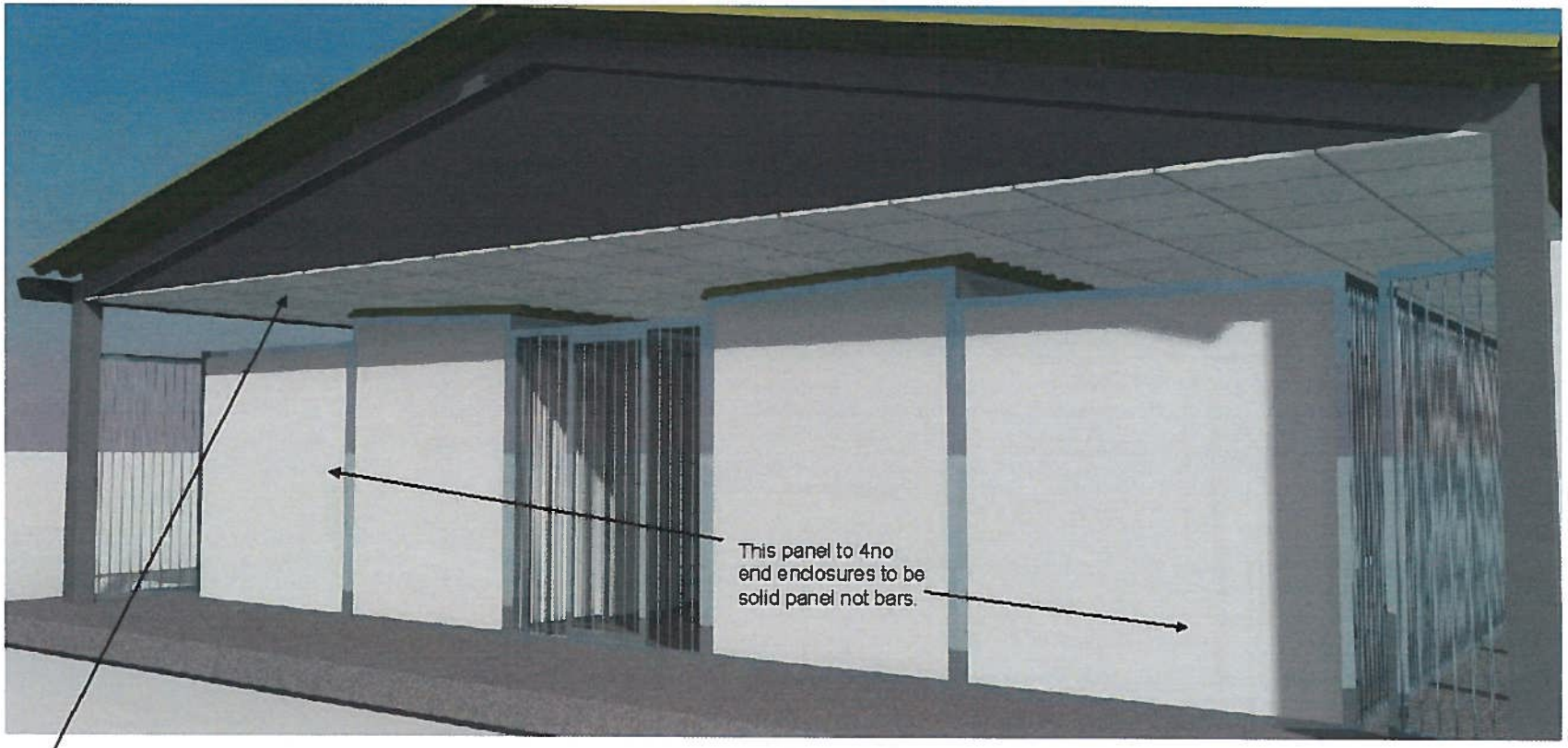

Suspended ceiling with acoustic insulation to run full width of all kennels and runs

REFUSED

NOTE
Roof structure to be un-insulated.
Kennels and prep-room to be insulated as standard Thermal Dog Kennel Specification.

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View of Kennel development with freestanding roof over

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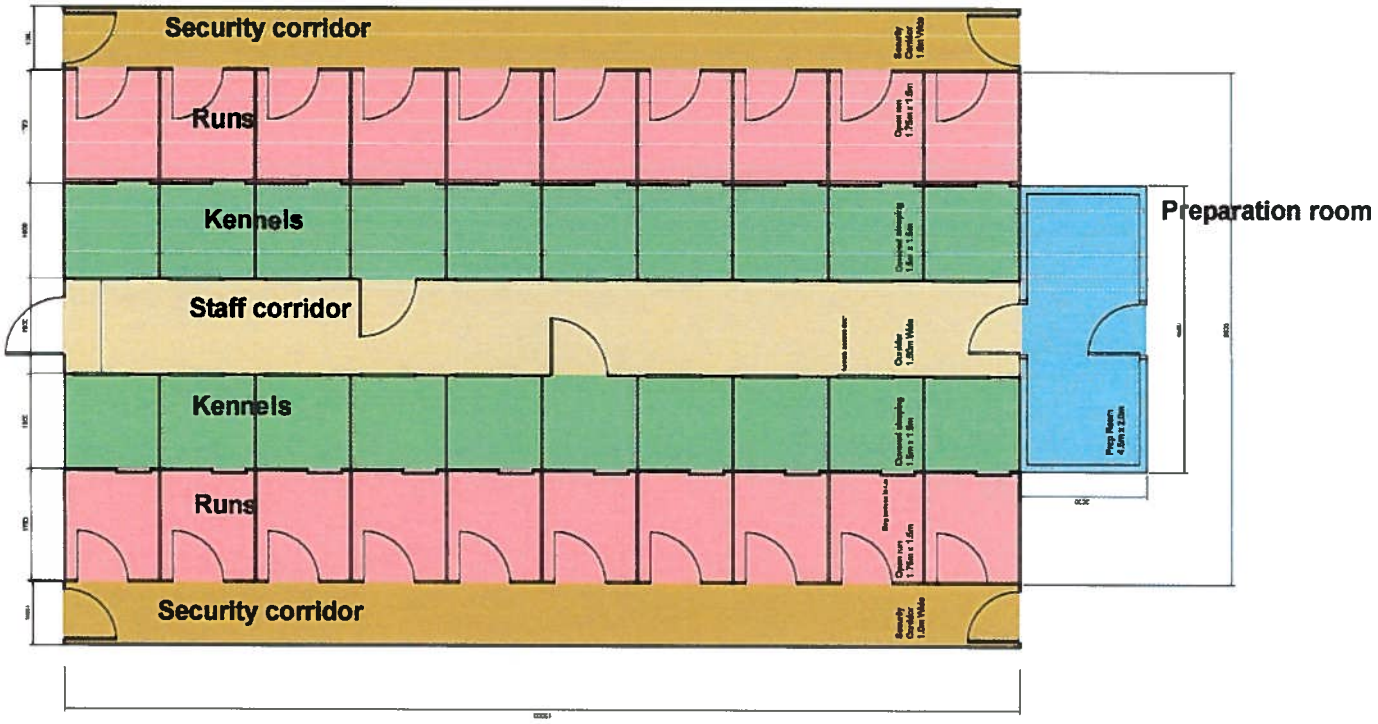

Proposed plan

The Thermal Dog kennel Company

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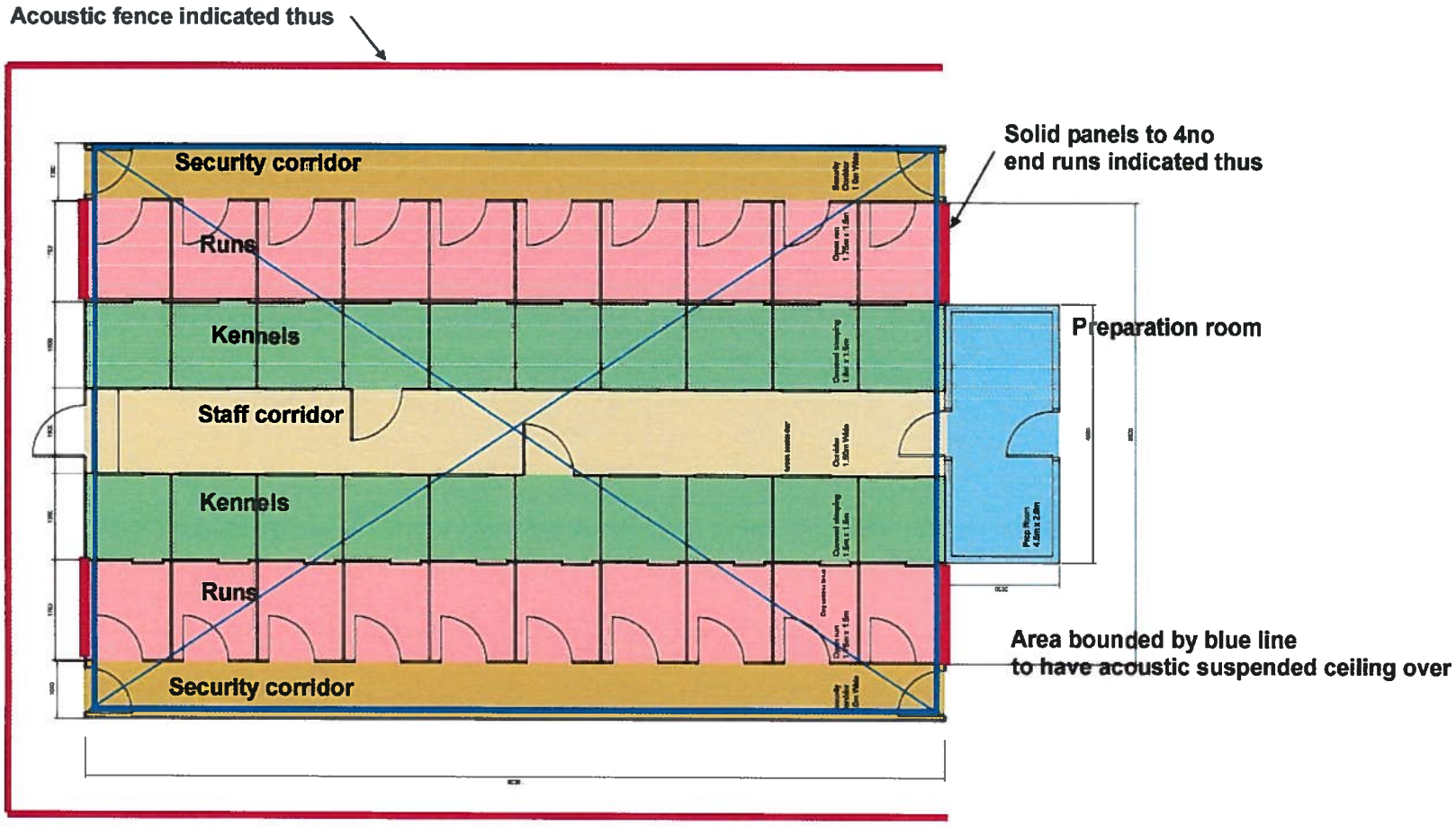

Proposed plan showing acoustic provision

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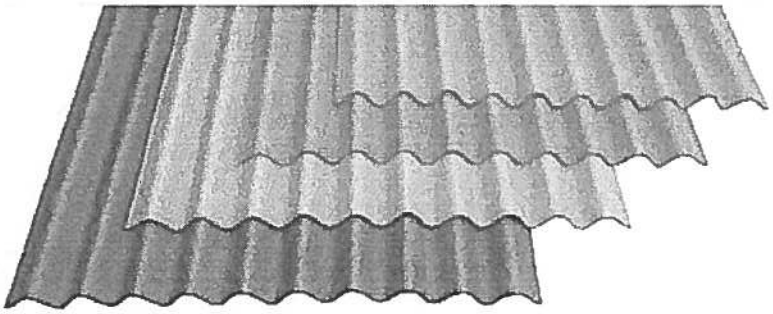
Bituminous Corrugated Roofing System

Onduline is an extremely tough, lightweight, corrugated roofing and wallcladding material manufactured utilising a base board produced from recycled cellulose fibres which is saturated with bitumen under intense pressure and heat.

Onduline sheets are finished with a colour pigment and resin impregnation process which "stains" the colour into the sheet to provide excellent colour retention properties and enhanced U.V. resistance.

The Onduline range is ideal for a wide range of applications reflecting the materials unrivalled versatility being used for agricultural, industrial, light domestic and environmental projects and is the only bituminous corrugated sheet suitable for use on the patented Ondutile tile underlay system.

Originally developed in Europe over 60 years ago, Onduline is now extensively used worldwide in over 130 countries from the Tropics to the Arctic Circle. This experience and commitment to continuous product development has resulted in Onduline becoming the worlds largest manufacturer of bituminous corrugated sheets and the professionals first choice.



Onduline benefits

- BBA Product Certification
- Easy to cut, shape and fix
- 15 year insurance-backed water proofing guarantee*
- Excellent colour retention properties
- Withstands windspeeds of up to 120mph (192 kph)
- European CE Declaration of Conformity
- High insulation and sound absorbency performance
- Does not rust, rot or become brittle
- Available in 4 environmentally sensitive colours
- Flexible, ideal for renovation projects

Dimensions

length: 2,000mm
width: 950mm
cover width: 855mm
thickness: 3mm
corrugation width: 95mm
corrugation height: 38mm
weight of material: 3.3kg/m2
weight per sheet: 6.4kg
thermal resistance R value: 0.04mK/W
thermal conductivity: 0.066W/mk

Basically from an acoustic point of view, the roof sheets will absorb the sound of rain falling on them, thus will not disturb the dogs.

Additionally, due to the fact that we put marine ply as as base to the tiles before we apply them, together with the acoustic ceiling that will run directly across the runs etc., will cut the noise footprint down to a minimum.

Data Sheet

51

JOHN C WILKINS
Acoustic Supplies

JCW Acoustic Quilt

The Product

JCW Acoustic Quilt is a premium acoustic partition roll manufactured by sandwiching a 2mm acoustic barrier membrane between 2 layers of 25mm mineral wool. The sound barrier properties of the acoustic membrane are complemented and enhanced by the absorption qualities of the mineral wool.

It is designed to be suspended and friction fitted between the studs in metal or timber partitioning systems, suspended between the joists of a timber floor, or laid over ceilings.

Mean Sound Reduction (vertically suspended): 22dB

Roll Sizes:
52mm thick x 600mm wide x 5m long (roll weight: 15 kgs)
52mm thick x 1200mm wide x 5m long (roll weight: 30 kgs)

Installation

JCW Acoustic Quilt is hung between the studs of timber and metal stud partitions and is trapped at both the partition head and the floor using timber battens or metal angle. Ensure that the quilt is closely fitted between the studs and that rolls are carefully butted together, without gaps.

Specifications

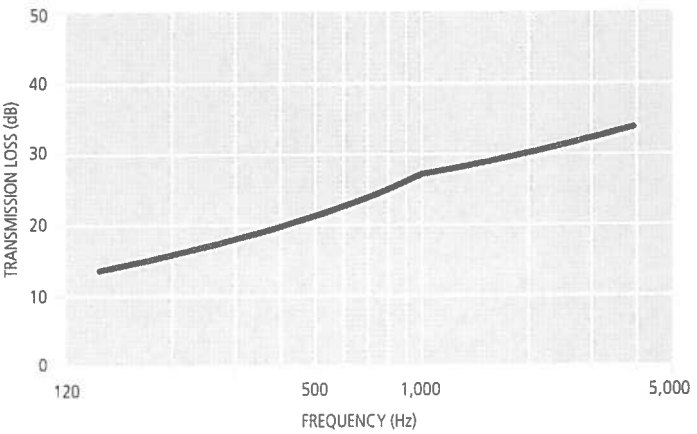
Acoustic Barrier Membrane

Mineral loaded - lead and bitumen free
Thickness: 2mm
Weight: 5 kgs/m2
Tensile Strength: 5.75N.mm2 (BS 2782 Part 3: 1976)
Flammability: FMVSS 302 self extinguishing

Acoustic Mineral Wool

Mineral wool layers to complement the barrier membrane by absorbing sound and reducing reverberation
Thickness: 2 layers x 25mm
Fire Classification: Euroclass A1 to BS EN ISO 13501-1
Zero ODP and Zero GWP
Vapour Resisitivity: 7.00 MN.s.g.m
Thermal R Value (2 x 25mm): 1.25 m2K/W

Transmission Loss Curve to I.S.0. R140 Free Hanging Curtain
Mean Sound Reduction Index: 22dB



For expert installation, call John C Wilkins Acoustic Installations on 01204 548400.

APPLICATIONS

• Offices • Meeting Rooms • Hotels • Conference Centres
• Leisure Centres • Schools • Restaurants • Showrooms

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