



Community Council of the Royal Burgh of Peebles & District

DC Consultees
Planning and Regulatory Services
Council Headquarters
Newtown St. Boswells
Melrose
TD6 0SA

19 Dec 2024

Dear Planning and Regulatory Services

24/01016/FUL Objection

Formation of commercial storage yard comprising storage containers and associated works, Land West of Tweedview South Park Industrial Estate
Peebles Scottish Borders

In response to the reports posted by the applicant on 27 Nov 2024 we would like to add the observations below to our objection of 27 Sep 2024.

The Lighting Impact Assessment (LIA) dated 30/9/2024, whilst incorrectly referencing outdated 2014 Scottish Planning Policy, nevertheless correctly identifies the need to assess the impact of lighting on protected species such as bats:

“Is a proposal likely to have a significant impact on a protected site or species? This could be a particular concern where forms of artificial light with a potentially high impact on wildlife and ecosystems (e.g. white or ultraviolet light) are being proposed close to protected sites, sensitive wildlife receptors or areas, including where the light is likely to shine on water where bats feed.” [page 4]

However, the LIA does not perform that assessment, nor is a CIEEM certified assessment to be found amongst any of the other the submitted reports. According to SBC’s own Technical Advice Note 1: Bats¹:

“Before considering whether or not to approve a planning application, Planning Authorities must establish whether European Protected Species (EPS), such as bats, are present on development sites and what the implications of this might be. It is not possible for the Planning Authority To use planning conditions to set out survey requirements. Applications for planning permission without adequate information, including relevant surveys may be recommended for withdrawal or refusal.” [paragraph 2]

The developers’ experts having identified this issue, consistency with SBC guidance appears to require planners to recommend this application for withdrawal or refusal.

¹ Available <https://www.scotborders.gov.uk/technicaladvisenotes>

The Landscape Maintenance plan dated October 2014 proposes a screen of trees and wildflowers to the South and West. However, defects in that plan appear to include failure to perform the assessment and recommendations in accordance with BS 5837 Trees in relation to design, demolition and construction. Is this report therefore relevant for consideration in respect of the design and construction proposed in this application?

Yours faithfully

Peebles & District Community Council

Michael Marshall, PhD
Planning Convener