

Public Document Pack



To: Councillor Boulton, Convener; Councillor Stewart, Vice Convener; ; and Councillors Allan, Cooke, Copland, Cormie, Greig, Avril MacKenzie and Malik.

Town House,
ABERDEEN Date Not Specified

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

The Members of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE** are requested to meet in Committee Room 2 - Town House on **THURSDAY, 19 SEPTEMBER 2019 at 10.00 am.**

FRASER BELL
CHIEF OFFICER - GOVERNANCE

B U S I N E S S

MEMBERS PLEASE NOTE THAT ALL LETTERS OF REPRESENTATION ARE NOW AVAILABLE TO VIEW ONLINE. PLEASE CLICK ON THE LINK WITHIN THE RELEVANT COMMITTEE ITEM.

MOTION AGAINST OFFICER RECOMMENDATION

- 1.1 Motion Against Officer Recommendation - Procedural Note (Pages 5 - 6)

DETERMINATION OF URGENT BUSINESS

- 2.1 Determination of Urgent Business

DECLARATION OF INTERESTS

- 3.1 Members are requested to intimate any declarations of interest (Pages 7 - 8)

MINUTES OF PREVIOUS MEETINGS

- 4.1 Minute of Meeting of the Planning Development Management Committee of 15 August 2019 - for approval (Pages 9 - 22)

COMMITTEE PLANNER

- 5.1 Committee Planner (Pages 23 - 24)

GENERAL BUSINESS

WHERE THE RECOMMENDATION IS ONE OF APPROVAL

- 6.1 Detailed planning permission for change of use of pavement to provide an external seating area outside the premises with associated enclosure - 112 High Street Aberdeen (Pages 25 - 36)

Planning Reference – 191066

All documents associated with this application can be found at the following link:-

<https://publicaccess.aberdeencity.gov.uk/online-applications/> and enter the number above.

Planning Officer: Alex Ferguson

OTHER REPORTS

- 7.1 Loirston Development Framework 2019 (Pages 37 - 130)
- 7.2 Draft Technical Advice Note - Materials (Pages 131 - 160)
- 7.3 Development Along Lanes (Pages 161 - 180)
- 7.4 Enforcement Action - 7 Airyhall Place Aberdeen - PLA/19/374 (Pages 181 - 186)
- 7.5 Enforcement Action - 2 Park Brae - PLA/19/381 (Pages 187 - 192)
- 7.6 Enforcement Action - 38 Cameron Street - PLA/19/384 (Pages 193 - 198)

DATE OF NEXT MEETING

8.1 Thursday 31 October 2019 at 10am

To access the Service Updates for this Committee please click [here](#)

Website Address: www.aberdeencity.gov.uk

Please note that Daniel Lewis, Development Management Manager, will be in Committee Room 2 from 9.30am for Members to view plans and ask any questions.

Should you require any further information about this agenda, please contact Lynsey McBain, Committee Officer, on 01224 522123 or email lymcbain@aberdeencity.gov.uk

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MOTIONS AGAINST RECOMMENDATION

Members will recall from the planning training sessions held, that there is a statutory requirement through Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 for all planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. All Committee reports to Planning Development Management Committee are evaluated on this basis.

It is important that the reasons for approval or refusal of all applications are clear and based on valid planning grounds. This will ensure that applications are defensible at appeal and the Council is not exposed to an award of expenses.

Under Standing Order 28.10 the Convener can determine whether a motion or amendment is competent, and may seek advice from officers in this regard.

With the foregoing in mind the Convener has agreed to the formalisation of a procedure whereby any Member wishing to move against the officer recommendation on an application in a Committee report will be required to state clearly the relevant development plan policy(ies) and/or other material planning consideration(s) that form the basis of the motion against the recommendation and also explain why it is believed the application should be approved or refused on that basis. Officers will be given the opportunity to address the Committee on the competency of the motion. The Convener has the option to call a short recess for discussion between officers and Members putting forward a motion if deemed necessary.

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DECLARATIONS OF INTEREST

You must consider at the earliest stage possible whether you have an interest to declare in relation to any matter which is to be considered. You should consider whether reports for meetings raise any issue of declaration of interest. Your declaration of interest must be made under the standing item on the agenda, however if you do identify the need for a declaration of interest only when a particular matter is being discussed then you must declare the interest as soon as you realise it is necessary. The following wording may be helpful for you in making your declaration.

I declare an interest in item (x) for the following reasons

For example, I know the applicant / I am a member of the Board of X / I am employed by... and I will therefore withdraw from the meeting room during any discussion and voting on that item.

OR

I have considered whether I require to declare an interest in item (x) for the following reasons however, having applied the objective test, I consider that my interest is so remote / insignificant that it does not require me to remove myself from consideration of the item.

OR

I declare an interest in item (x) for the following reasons however I consider that a specific exclusion applies as my interest is as a member of xxxx, which is

- (a) a devolved public body as defined in Schedule 3 to the Act;
- (b) a public body established by enactment or in pursuance of statutory powers or by the authority of statute or a statutory scheme;
- (c) a body with whom there is in force an agreement which has been made in pursuance of Section 19 of the Enterprise and New Towns (Scotland) Act 1990 by Scottish Enterprise or Highlands and Islands Enterprise for the discharge by that body of any of the functions of Scottish Enterprise or, as the case may be, Highlands and Islands Enterprise; or
- (d) a body being a company:-
 - i. established wholly or mainly for the purpose of providing services to the Councillor's local authority; and
 - ii. which has entered into a contractual arrangement with that local authority for the supply of goods and/or services to that local authority.

OR

I declare an interest in item (x) for the following reasons.....and although the body is covered by a specific exclusion, the matter before the Committee is one that is quasi-judicial / regulatory in nature where the body I am a member of:

- is applying for a licence, a consent or an approval
- is making an objection or representation
- has a material interest concerning a licence consent or approval
- is the subject of a statutory order of a regulatory nature made or proposed to be made by the local authority.... and I will therefore withdraw from the meeting room during any discussion and voting on that item.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 15 August 2019. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Stewart, Vice Convener; and Councillors Allan, Cooke, Copland, Cormie, Greig, Avril MacKenzie and Malik.

The agenda and reports associated with this minute can be found [here](#).

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

DECLARATIONS OF INTEREST

1. Councillor Malik declared an interest in regards to item 7.1 on the agenda, 48 Coronation Road. Councillor Malik intimated that he would leave the meeting during consideration of the item and would take no part in the deliberation or determination of the item.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 27 JUNE 2019

2. The Committee had before it the minute of the previous meeting of 27 June 2019, for approval.

The Committee resolved:-

to approve the minute as a correct record.

COMMITTEE PLANNER

3. The Committee had before it a planner of future Committee business.

The Committee resolved:-

to note the information contained within the business planer.

18 ST JOHNS ROAD ABERDEEN - 190945

4. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for detailed planning permission for the erection of a single storey extension and external steps to the rear of 18 St Johns Road Aberdeen, be approved unconditionally.

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The Committee heard from Gavin Clark, Senior Planner, who spoke in furtherance of the report and answered question from members.

The Committee resolved:-

to approve the recommendation and therefore approve the application unconditionally.

SHIELHILL ROAD MUNDURNO - 131851

5. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for detailed planning permission for the erection of 99 houses with associated car parking, landscaping and drainage at Shielhill Road Mundurno Aberdeen, be approved subject to a legal agreement and the following conditions:-

Conditions

(01) Path Links

No development shall take place unless a scheme for the provision of proposed footpath / cycle links (together with associated bridge crossings over the Burn of Mundurno), to connect the proposed dwellings with the adjacent housing development under construction to the west of the site, and for provision of footpath and cycle connection to the site from Denmore Road, has been submitted to and approved in writing by the planning authority, or planning permission has been secured for such links. Thereafter none of the dwellings shall be occupied unless the said foot / cycle path links have been implemented in full.

Reason - in the interests of pedestrian / cycle connection and sustainable development.

(02) Site / Plot Boundaries

No development pursuant to this planning permission shall take place, nor shall any part of the development hereby approved be occupied, unless there has been submitted to and approved in writing by the Planning Authority, a detailed scheme of site and plot boundary enclosures for the entire development hereby granted planning permission. The dwellings hereby granted planning permission shall not be occupied unless the required boundaries have been implemented in full, unless the planning authority has agreed to vary such requirements.

Reason - in order to preserve the amenity of the neighbourhood and protect the setting of the green belt / visual approach to the city.

(03) Buffer Strips

No development shall take place pursuant to this planning permission unless a site specific environmental management plan has been submitted to and approved in writing by the planning authority. This shall include site specific details for the protection of the watercourses including detailed site plans showing protection and mitigation proposals, and a site specific plan demonstrating a 6m buffer strip adjacent to all

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watercourses on site. All buffer strips shall be maintained free of development and construction activity during the construction and implementation of the development and thereafter shall be retained as a vegetated amenity area. No construction activity or development shall take place within buffer strips without the written agreement of the planning authority.

Reason - in order to protect water quality and ecology.

(04) Low Carbon / Water Efficiency

No development shall take place pursuant to this permission unless a scheme detailing compliance with the Council's 'Resources for New Development' supplementary guidance has been submitted to and approved in writing by the planning authority. The buildings hereby approved shall not be occupied unless any recommended measures specified within that scheme for the reduction of carbon emissions and to ensure water efficiency have been implemented in full.

Reason - to ensure that this development complies with requirements for reductions in carbon emissions specified in the City Council's relevant published Supplementary Guidance document, 'Resources for New Development'.

(05) Landscape

No development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of landscaping for the site, which scheme shall include indications of all existing landscape features on the land, and details of any to be retained, together with measures for the protection and translocation of the northern march orchids within the site in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority.

Reason - in the interests of the amenity of the area.

(06) Public Open Space

No dwellings hereby granted planning permission shall be occupied unless the areas of public open space (i.e. softscape, excluding private gardens, as identified on Drawing No.294/ P3 of the plans hereby approved, or such other drawing as may be subsequently approved) have been laid out in accordance with a scheme which shall be submitted to and approved in writing by the Planning Authority. No development pursuant to this planning permission shall take place unless a scheme detailing the manner in which delivery of the open space is to be phased, delivered and maintained has been submitted to and approved in writing by the planning authority. Such scheme shall include provision for a play area comprising at least five items of play equipment and a safety surface.

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Reason - in order to preserve the amenity of the neighbourhood.

(07) Flood Risk

No development, including land raising, or temporary construction works / site compounds, shall take place within the functional flood plain as shown on figure 3.4 of the flood risk assessment by Envirocentre, dated December 2013. Finished floor levels for all properties shall be a minimum of 600mm above the design flood level as reported in table 3.2 of the flood risk assessment by Envirocentre, dated December 2013. No development shall take place pursuant to this permission unless a detailed plan showing finished ground levels and floor levels for each property within the development has been submitted to and approved in writing by the planning authority.

Reason - In order to minimise the risk of flooding.

(08) Archaeology

No development shall take place within the application site, other than with the agreement of the planning authority, unless the applicant has secured the implementation of a programme of archaeological work which shall include post-excavation and publication work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

Reason - in the interests of protecting / recording items of historical importance as may exist within the application site.

(09) Emergency Access

No development shall take place unless a scheme for the provision of an emergency vehicle access route to serve the development and connect with an existing adopted road, has been submitted to and approved in writing by the planning authority. No more than 50 dwelling houses shall be occupied on the site unless the proposed emergency access road as detailed has been provided in accordance with this scheme and is fully operational.

Reason - in the interest of public safety and provision of secondary emergency vehicle access.

(10) Vehicle Charging

No development shall take place pursuant to this permission unless there has been submitted to and agreed in writing by the planning authority a scheme for provision of electric vehicle charging infrastructure for the site. Thereafter none of the dwellings shall be occupied unless the required infrastructure has been implemented for the relevant dwelling.

Reason - in the interests of sustainable development.

(11) Construction Method Statement

No development pursuant to this planning permission shall commence unless a detailed site specific construction method statement for the site has been submitted to and approved in writing by the planning authority. The method statement must address the temporary measures proposed to deal with surface water run-off during construction and prior to the operation of the final SUDS. Such statement shall be implemented in full for the duration of works on the site.

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Reason - in order to prevent potential water pollution.

(12) SUDS

No development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems has been submitted to and approved in writing by the Planning Authority and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme.

Reason - in order to safeguard water qualities in adjacent watercourses and to ensure that the development can be adequately drained.

(13) Noise Mitigation

The dwellings hereby approved shall not be occupied unless the required noise mitigation measures, as detailed in the approved noise assessment have been implemented in full (for each individual building), unless the planning authority has given prior written approval for a variation.

Reason - in the interests of residential amenity.

(14) Play Area

No dwelling hereby granted planning permission shall be occupied unless a Children's Play Area is completed, laid out and equipped as a play area in accordance with a scheme that has been approved in writing for the purpose by the Planning Authority, unless the planning authority has given prior written approval for a variation. The said area shall not thereafter be used for any purpose other than as a play area.

Reason - in order to ensure the timeous provision of play facilities.

(15) Foul Drainage

The dwellings hereby granted planning permission shall not be occupied unless a scheme for the connection to the public sewerage network has been submitted to and approved in writing by the Planning Authority and that the said scheme has been implemented.

Reason - in the interests of public health and pollution prevention.

(16) Car Parking

The dwellings hereby approved shall not be occupied unless provision has been made within the site for the off-street parking of motor vehicles for the specific dwellings in complete accordance with Plan No.A5143/P12C, or such other scheme as may be subsequently approved in writing by the planning authority.

Reason - in the interests of road safety and the free flow of traffic.

The Committee heard from Robert Forbes, Senior Planner, who spoke in furtherance of the application and answered various questions from members, which included whether there was sufficient capacity at the local primary school and Academy, the health care provision for the area and also the drainage impact assessment.

The Committee resolved:-

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to approve the recommendation and therefore approve the application conditionally with a legal agreement, with a revised condition 12 for SUDS and also an extra condition at 17 in regards to public open space maintenance, which would read:-

(12) SUDS

No development shall take place pursuant to this planning permission unless a drainage impact assessment and scheme of all drainage works for the site, designed to meet the requirements of Sustainable Urban Drainage Systems, has been submitted to and approved in writing by the Planning Authority. Thereafter no part of the development shall be occupied unless the drainage works on site have been installed in complete accordance with the said scheme.

Reason - in order to safeguard water qualities in adjacent watercourses and to ensure that the development can be adequately drained.

(17) Public Open Space Maintenance

No dwelling hereby granted planning permission shall be occupied unless a scheme for the maintenance of the public open space areas within the development site (i.e. softscape, excluding private gardens, as identified on Drawing No.294/ P3 of the plans hereby approved, or such other drawing as may be subsequently approved), has been submitted to and approved in writing by the Planning Authority, unless the planning authority has given prior written approval for a variation. No dwelling shall be occupied unless the open space is maintained in accordance with the approved scheme.

Reason – in the interest of protection of residential amenity and compliance with Aberdeen City Council Supplementary Guidance regarding Green Space Network and Open Spaces and Green Infrastructure.

LAND AT CONTLAW ROAD, MILLTIMBER , ABERDEEN - 190409

6. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for detailed planning permission for a residential development comprising 30 dwelling houses with associated infrastructure, open space and landscaping at land at Contlaw Road, Milltimber Aberdeen, be approved with the conclusion of a legal agreement and subject to the following conditions:-

Conditions

(1) Construction Environmental Management Plan

No development shall take place unless a detailed site-specific Construction Environmental Management Plan (CEMP), which contains:

- a site waste management plan;
- air quality (dust) risk assessment;
- dust management plan;

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- details of the dimension of the buffer strip adjacent to the neighbouring watercourse;
- details of the protection and maintenance of the buffer strip;
- details of how pollution of the River Dee will be prevented and details of the measures to be put in place to ensure workers on the site are aware of the requirement to avoid any impacts with protected species which may be encountered on the site;
- details of the design of construction phase works to ensure the water supply to the wetland area is maintained;
- details of protective fencing around the wetland area;
- the mitigation measures outlined in the Hydrogeological Risk Assessment; and
- all other required CEMP content as detailed in SEPA's three consultation responses dated: 2 April, 17 June and 30 July 2019,

has been submitted to and approved in writing by the planning authority, in consultation with SEPA. The approved plan shall be implemented in full for the duration of works on the site.

Reason: In order to protect the integrity and qualifying interests in the River Dee Special Area of Conservation, to protect the integrity and minimise adverse impacts on the site's wetland area and to ensure adequate waste management, prevent potential water pollution and impacts on adjacent amenity.

(2) Paths and Roads

No dwelling shall be occupied unless a scheme showing the phasing of the provision of paths and internal roads on hereby approved Fairhurst drawing 125483/1001 Rev O connecting that dwelling to the surrounding pedestrian network has been submitted to and approved in writing by the planning authority. Thereafter all paths and roads (including pedestrian crossings on Contlaw Road; the boardwalks within the wetland area and all paths through the woodland) on drawing 125483/1001 Rev O, or another drawing as has been agreed in writing by the planning authority, shall be provided in accordance with the approved plans.

Reason – In order to ensure that the development, and each individual property, is satisfactorily connected to the surrounding pedestrian network.

(3) Path Construction Methodology

Prior to any construction works taking place in relation to the 1.8m wide granite dust paths and timber boardwalks within the site or the section of 2m wide asphalt path adjacent to the site's eastern boundary as shown in hereby approved Stewart Milne Homes drawing 8012/110 Rev B), a construction methodology for those paths and boardwalks shall be submitted to, and agreed in writing by the planning authority and thereafter the works shall be carried out in full accordance with such agreed methodology.

Reason – In order to minimise the impact of the paths and boardwalks on the root protection areas of the existing adjacent trees and the species in the wetland area, and to preserve visual amenity and landscape character.

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(4) External Finishing Materials

No development associated with the external finishing of any particular dwelling shall take place unless samples of all external finishing materials to the roof and walls of the proposed buildings has been submitted to and approved in writing by the planning authority. Thereafter the development shall be finished in complete accordance with the approved scheme unless a written variation has been approved by the planning authority.

Reason - In the interests of visual amenity.

(5) Hard Surfaces

No development in laying hard surfaces shall take place until such time as details and samples (where appropriate) of the finishes for the hard surfaces (internal roads and driveways) within the development have been submitted to and agreed in writing by the planning authority. Thereafter the development shall be finished in complete accordance with the approved details unless a written variation has been approved by the planning authority.

Reason – In the interests of visual amenity.

(6) Boundaries

No dwelling shall be occupied until such time as a phasing scheme of the site boundary enclosures for the entire development has been submitted to and approved in writing by the planning authority. Thereafter no dwelling shall be occupied unless the part of the agreed scheme relevant to that dwelling has been implemented.

Reason – In order to create a suitable residential and visual amenity.

(7) Soft Landscaping

No works in connection with the development hereby approved shall take place unless a detailed scheme of soft landscaping works has been submitted to and approved in writing by the Planning Authority, in consultation with SEPA.

Details of the scheme shall include:

- (i) Existing landscape features and vegetation to be retained;
- (ii) The location of new trees, shrubs, hedges, grassed areas and water features;
- (iii) A schedule of planting to comprise species, plant sizes and proposed numbers and density;
- (iv) An indication of existing trees, shrubs and hedges to be removed;
- (v) A programme for the completion and subsequent maintenance of the proposed landscaping.

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of the development or such other date as may be agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

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In addition, prior to the commencement of the implementation of the approved scheme, detailed proposals for a programme for the long-term management and maintenance of all the approved landscaped and open space areas within the development shall be submitted for the further written approval of the Planning Authority. Thereafter, all management and maintenance of the landscaped and open space areas shall be implemented, in perpetuity, in accordance with the approved programme."

Reason: To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area and to ensure that the landscaping is managed and maintained in perpetuity.

(8) Tree Protection Plan

The tree protection measures recommended in the hereby approved Tree Survey Report (EnviroCentre – March 2019) shall be implemented in full during construction works.

Reason – In order to ensure the adequate protection of existing trees to be retained on and adjacent to the site that could be affected by development.

(9) External Lighting

No dwelling shall be occupied unless a phasing plan associated to the external lighting covering the footpaths and internal roads associated to that dwelling, which are not proposed to be adopted by the Roads Authority, has been submitted to and approved by the planning authority. Such phasing plan should reflect the approved details (Fairhurst drawing no. 125483/1008 Rev H), or in accordance with a similar scheme as has been submitted to, and agreed in writing by, the planning authority.

Reason – In order to create a suitable residential and visual amenity and ensure public safety.

(10) Waste Storage Provision

No dwelling shall be occupied unless the waste storage area for that particular dwelling (or set of dwellings) has been provided in accordance with Stewart Milne Homes drawing 8012/1000 Rev Y or such other drawing as may be approved in writing by the planning authority.

Reason - In order to ensure suitable waste storage facilities are available for residents and to protect public health.

(11) Water Efficiency

No development shall take place for any dwelling unless a scheme of water efficiency for dwellings has been submitted to and approved in writing by the planning authority. The statement should take into account the advice provided in CIRIA publication C723 (Water sensitive urban design in the UK) and specify the measures proposed to incorporate water saving technology into the development so as to achieve gold standard for water use efficiency in domestic buildings. Thereafter no dwelling shall be occupied unless the approved measures for that dwelling have been implemented in the construction of the development.

Reason – In order to reduce pressure on water abstraction from the River Dee and the impact on water infrastructure.

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(12) Low and Zero Carbon Buildings

No development shall take place for any dwelling unless a scheme detailing compliance with the Council's 'Low and Zero Carbon Buildings' supplementary guidance has been submitted to and approved in writing by the planning authority. Thereafter no dwelling shall be occupied unless any recommended measures specified within the agreed scheme for the reduction of carbon emissions have been implemented in full.

Reason - To ensure that this development complies with requirements for reductions in carbon emissions specified in the City Council's relevant published Supplementary Guidance document, 'Low and Zero Carbon Buildings'.

(13) Protection of Natural Habitats

The recommended mitigation measures specified in the following supporting documents shall be implemented before and during the construction works:

- Phase 1 Habitat and Protected Species Survey (EnviroCentre – June 2018)
- Potential Roost Features in Trees Suvery (EnviroCentre – May 2019)
- Statement of Predicted Impacts: Ecology (EnviroCentre: May 2019)
- Breeding Bird Survey (EnviroCentre: May 2019)
- Badger Protection Plan (EnviroCentre: May 2019)

Reason: In order to ensure that the impact of the construction works on natural habitats present on and surrounding the site is minimised and appropriately mitigated.

(14) Drainage

All work shall be carried out in accordance with the hereby approved drainage scheme (Fairhurst Drainage Assessment March 2019: Issue 1) as detailed in the approved Fairhurst drawing no: 125483/2001 Rev I.

Reason: To ensure adequate protection of the site and adjacent water environment from surface water run-off.

(15) Core Path Network

Prior to the occupation of the final dwelling, a detailed scheme for the erection of fingerpost wayfinding signs for the Core Path network shall be submitted to, and agreed in writing by, the planning authority. Thereafter, the core path signs shall be installed in accordance with the approved details.

Reason: In the interests of promoting and enhancing the use of the core path network.

(16) Residential Travel Pack

Prior to the occupation of the first unit, a detailed Residential Travel Pack (RTP) shall be submitted to, and agreed in writing by, the planning authority and thereafter the approved travel pack shall be supplied to the occupants of all units upon occupation. The travel pack shall incorporate the measures noted in the applicant's Transport Statement in order to discourage the use of the private car and to encourage the use of alternative, more sustainable modes of transport.

Reason: In order to reduce dependency on private car travel.

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(17) Play Facilities

No dwelling shall be occupied until such time as full details of the play equipment to be installed on the site, and a phasing scheme for their installation/ completion for use, been submitted to and approved in writing by the planning authority. Thereafter the play facilities shall be delivered and available for public use in line with such approved details and phasing scheme.

Reason - In order to create a suitable residential amenity.

(18) Electric Vehicle Charging Points (Passive Provision)

No dwelling shall be occupied until such time as full details and a phasing scheme for the installation of electric vehicle charging (passive provision) infrastructure for all units has been submitted to and approved in writing by the planning authority. Thereafter no dwelling shall be occupied unless the part of the agreed scheme relevant to that dwelling has been implemented.

Reason: In order to facilitate the future installation of charging points for electric vehicles in future and to encourage the use of sustainable transport.

(19) Contlaw Road/ North Deeside Road Junction RE-Lining

No dwelling shall be occupied until such time as full details of the re-lining of the existing Contlaw Road / North Deeside Road junction have been submitted to, and agreed in writing by, the Planning Authority and thereafter the agreed works have been implemented to the satisfaction of the Roads Authority.

Reason: In order to improve road safety.

(20) Environmental Enhancements

No development or associated construction and material storage works within the wetland area (identified as the 'NVC Community' in EnviroCentre National Vegetation Classification Survey Drawing No. 371147-011 Rev A) shall take place until such time as the Northern Marsh Orchid growing locations within that area have been identified in full, to allow for the adequate protection of those areas during construction works. Where these locations are sited under the construction footprint, the orchids in those areas shall be removed and re-planted in accordance with a methodology and monitoring scheme submitted to, and agreed in writing by, the Planning Authority, in consultation with SEPA.

Reason: In order to offset the impacts of the development on the Northern Marsh Orchid species present on the site.

The Committee heard from Alex Ferguson, Planner, who spoke in furtherance of the application and answered various questions from members.

The Committee resolved:-

to approve the recommendation contained in the report and therefore approve the application conditionally and with the conclusion of a legal agreement, and an extra condition at 21 which would read:-

(21) Public Open Space Maintenance

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No dwelling hereby granted planning permission shall be occupied unless a scheme for the maintenance of the public open space areas within the development site (i.e. softscape, excluding private gardens, as identified on Drawing No.223.32.01 Rev C of the plans hereby approved, or such other drawing as may be subsequently approved), has been submitted to and approved in writing by the Planning Authority, unless the planning authority has given prior written approval for a variation. Thereafter, the open space shall be maintained in accordance with the approved scheme.

Reason – In the interest of protection of residential amenity and compliance with Aberdeen City Council Supplementary Guidance regarding Green Space Network and Open Spaces and Green Infrastructure .

51 CORTHAN CRESCENT, ABERDEEN - 191019

7. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the retrospective application for the erection of a shed and fence to the rear, at 51 Corthan Crescent, be approved unconditionally.

The Committee heard from Alex Ferguson, Planner, who spoke in furtherance of the application and answered questions from members.

The Committee resolved:-

to approve the application unconditionally.

81 BRIGHTON PLACE ABERDEEN - 190778

8. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for detailed planning permission for a change of use from amenity land to domestic garden ground to facilitate new access, driveway and erection of a boundary wall to the side at 81 Brighton Place Aberdeen, be approved subject to the following condition:-

Condition

Prior to development detailed plans shall be submitted for the construction of the replacement boundary wall, including, without prejudice to the foregoing generality, the materials to be used in that construction. All of which is to be submitted to and agreed by the Planning Authority in writing. The replacement boundary wall shall subsequently only be constructed in accordance with the agreed plans.

The Committee heard from Dineke Brasier, Senior Planner, who spoke in furtherance of the application and answered various questions from members.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

15 August 2019

The Committee resolved:-

to approve the application with an amended condition to read:-

“Prior to development detailed plans shall be submitted for the construction of the replacement boundary wall, including, without prejudice to the foregoing generality, the materials to be used in that construction. For the avoidance of doubt, it is expected that granite from the existing wall will be used in the replacement boundary wall. All of which is to be submitted to and agreed by the Planning Authority in writing. The replacement boundary wall shall subsequently only be constructed in accordance with the agreed plans.”

DECLARATION OF INTEREST

In accordance with Article 1 of this minute, Councillor Malik left the meeting prior to consideration of the following item of business.

48 CORONATION ROAD PETERCULTER - 190751

9. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for planning permission in principle for the erection of a dwelling house including splitting of the existing feu at 48 Coronation Road Peterculter, be refused.

The Committee heard from Dineke Brasier, Senior Planner, who spoke in furtherance of the application and answered various questions from members.

The Committee resolved:-

to refuse the application.

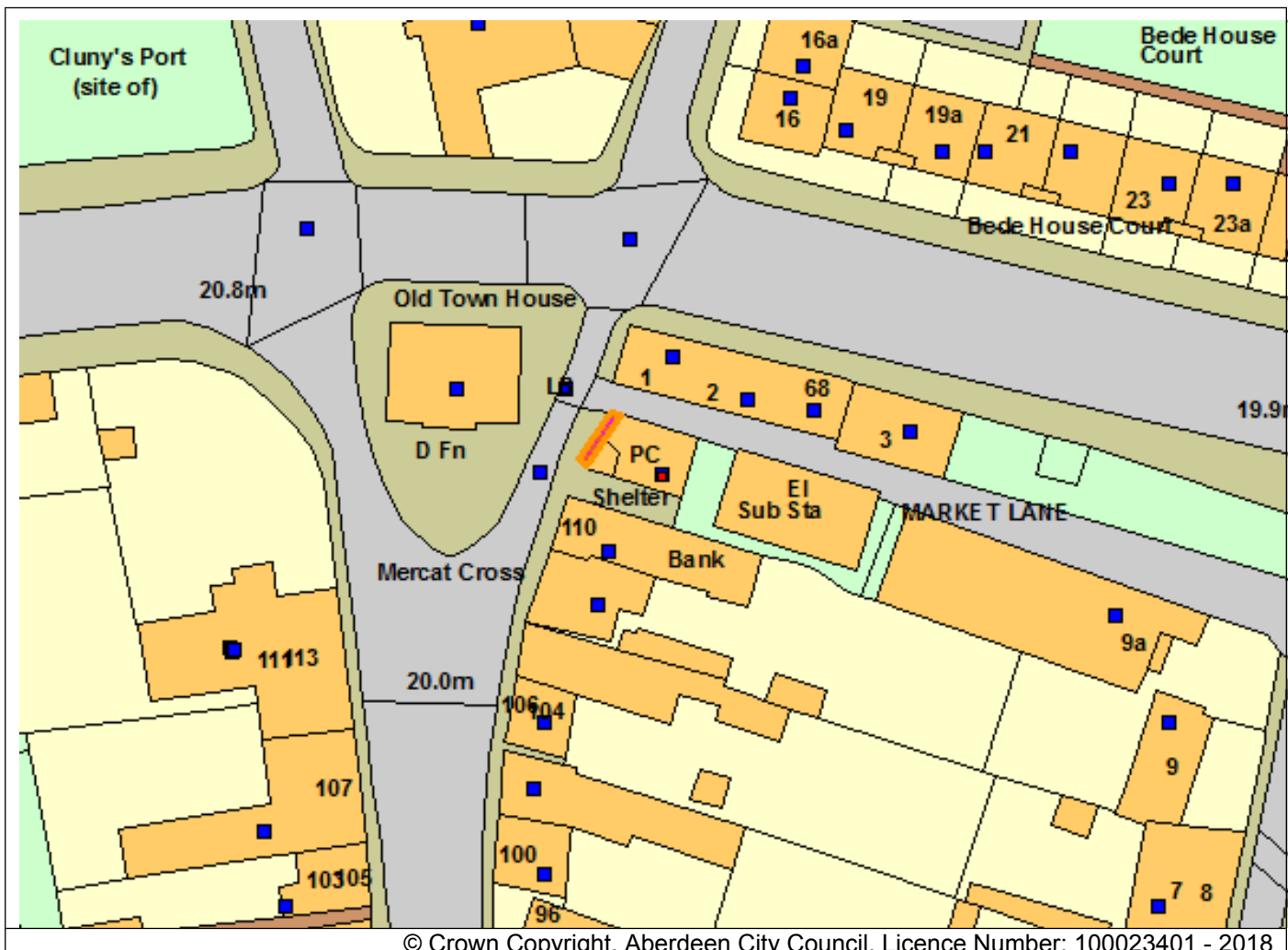
- **Councillor Marie Boulton, Convener**

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE
15 August 2019

	A	B	C	D	E	F	G	H	I
1	PLANNING DEVELOPMENT MANAGEMENT COMMITTEE BUSINESS PLANNER The Business Planner details the reports which have been instructed by the Committee as well as reports which the Functions expect to be submitting for the calendar year.								
2	Report Title	Minute Reference/Committee Decision or Purpose of Report	Update	Report Author	Chief Officer	Directorate	Terms of Reference	Delayed or Recommended for removal or transfer, enter either D, R, or T	Explanation if delayed, removed or transferred
3			19 September 2019						
4	Development Along Lanes	To seek approval to consult on the content of a new Draft Local Planning Policy entitled Development Along Lanes.		Nigel McDowall	Strategic Place Planning	Place	8		
5	Enforcement Action - 7 Airyhall Place	To inform the Committee in respect of a breach of planning control comprising the erection of unauthorised fencing to the front, side and rear of the dwellinghouse.		Gavin Clark	Strategic Place Planning	Place	3		
6	Enforcement Action - 2 Park Brae	To inform the Committee in respect of a breach of planning control comprising the failure to relocate security fencing in line with the approved planning application at 2 Park Brae, Cults.		Gavin Clark	Strategic Place Planning	Place	3		
7	Enforcement Action - 38 Cameron Street	To inform the Committee in respect of a breach of planning control comprising the installation of a dormer not in accordance with approved plans at 38 Cameron Street.		Gavin Clark	Strategic Place Planning	Place	3		
8	Materials	To seek approval to consult on the content of a new Draft Technical Advice Note (TAN) entitled 'Materials': External building materials and their use in Aberdeen.		Nigel McDowall	Strategic Place Planning	Place	6		
9	Loirston Development Framework	Seeks approval to consult on the Draft Framework over a four week period.		Rebecca Kerr	Strategic Place Planning	Place	6		
10	112 High Street	To approve or refuse the application.		Alex Ferguson	Strategic Place Planning	Place	1		
11			31 October 2019						
12	Bieldside Lodge	To approve or refuse the application.		Lucy Greene	Strategic Place Planning	Place	1	D	Awaiting independent review of the construction method statement on how construction of the development can take place avoiding damage to the listed structures near to the site.

<p>3.5</p>  <p>ABERDEEN CITY COUNCIL</p>	<h2 style="margin: 0;">Planning Development Management Committee</h2>
	<p>Report by Development Management Manager</p>
	<p>Committee Date: 19 September 2019</p>

Site Address:	Shelter Coffee, 112 High Street, Aberdeen, AB24 3FX.
Application Description:	Change of use of pavement to provide an external seating area outside the premises with associated enclosure
Application Ref:	191066/DPP
Application Type	Detailed Planning Permission
Application Date:	15 July 2019
Applicant:	Mr Mehmet Satilmis
Ward:	Tillydrone/Seaton/Old Aberdeen
Community Council:	Old Aberdeen
Case Officer:	Alex Ferguson



RECOMMENDATION

Approve Conditionally

APPLICATION BACKGROUND

Site Description

The application site comprises a c. 5sqm section at the back of the public pavement immediately in front of the Shelter Café building at 112 High Street, Old Aberdeen. The area in question projects 900mm out from the façade of the café, with a length of 5.6m (almost the entire width of the façade). The Shelter Café premises itself lies on the eastern side of High Street, between Baillie's Place and Market Lane, approximately 10m south of St Machar Drive and 9m east of the category 'A' listed Old Town House building. Due to the chamfered nature of the café façade, the pavement width in front of the premises increases from 1.94m at the southern end, to 3.35m at the northern end, adjacent to Market Lane. A letterbox and signage pole are present within the pavement to the front of the café and the site lies within the Old Aberdeen Conservation Area. Residential properties occupy the terrace on the northern side of Market Lane, an Electricity sub-station bounds to the café to the east and a blank gable end of an Aberdeen University building bounds Baillie's Place to the south.

Relevant Planning History

191206/S42 – A Section 42 application to remove Condition 7 of planning permission 170524/DPP is pending determination. Condition 7 of 170524/DPP removes the ability for the café operator to use Baillie's Place for outdoor seating.

170524/DPP & 170523/CAC – Planning permission and conservation area consent were approved conditionally by the Planning Development Management Committee in July 2017 for the change of use, part-demolition, extension to and alteration of, the former public toilet block to form a café.

160727 & 160728 – Planning permission and conservation area consent were refused by the Planning Development Management Committee in December 2016 for the change of use, extension to and alteration of, the former public toilet block to form a café. The applications were refused on the grounds that the materials to be used for the extension would have had a detrimental impact on the character and appearance of the conservation area.

APPLICATION DESCRIPTION

Description of Proposal

Detailed planning permission is sought for the change of use of the 5sqm strip at the back of the public pavement immediately in front of the café, to allow for outdoor seating associated to the café premises. The section of pavement proposed to be used for outdoor seating measures 5.6m in length (just short of the full width of the café façade) and projects 900mm out from the front of the building.

The submitted Site Plan drawing shows two tables and four chairs within the area being applied for (one table and two chairs on each side of the front entrance door) but it should be noted that as moveable items, any chairs, tables, barriers or other items potentially placed on the pavement would not require planning permission in themselves and are thus to be considered as indicative on the submitted drawing.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PU4I03BZHUU00>

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because a total of seven representations objecting to the proposals have been received.

CONSULTATIONS

ACC - Environmental Health – No objection, but recommend that the area is not used after 10 pm on any given day, that amplified music out with the building is prohibited and that the number of seats remain in line with the numbers proposed on the plans submitted, all in order to protect the amenity of nearby residential properties from noise. Environmental Health were consulted on the initial proposals which included additional seating on Baillie's Place, to the side of the café. That seating was subsequently removed from the current application and is being applied for in a concurrent Section 42 application. Nonetheless, Environmental Health's comments remain the same for the seating area to the front of the building.

ACC - Roads Development Management Team – No objection. Consulted the Council's Streetworks / Occupations Team who noted no concern with the proposal on the grounds that the minimum footway width that would remain is no narrower than exists marginally further along the street (there is no net detriment to pedestrians in the wider context). Roads Development Management (RDM) agree with that assessment, as the minimum footway width would be 1.1m, which is similar to that outside no. 96 High Street. Whilst the minimum footway width desired is usually 1.5m, 1.1m as proposed is considered to be acceptable in this instance.

Old Aberdeen Community Council – Supports the application but acknowledges concerns raised by local residents. Supports the application contingent upon the Council addressing / mitigating the following concerns:

- The pavement width would be narrowed following the installation of outdoor seating and there are concerns that the seating and associated equipment could extend beyond the 900mm projection from the façade that is being applied for; and
- The outdoor seating would increase the potential for litter (including that associated with smoking). The applicant should provide details of how litter would be checked and dealt with.

REPRESENTATIONS

A total of 33 representations have been received: 26 in support and 7 objecting to the proposals. In addition to the public representations, the applicant submitted a petition in support of the proposals, signed by 139 customers of the café. The comments received in the representations can be summarised as follows:

Comments made in support

- The outdoor seating would enhance the public space;
- The proposals are consistent with policy NC6 and supplementary guidance on street cafés;

- Local businesses should be supported;
- Sufficient pavement width would remain;
- Acknowledged that the remaining pavement width would be below the Council's guideline minimum, but the context sees significant stretches of the High Street where the pavement width is also sub-standard;
- The outdoor seating would allow the community and visitors to enjoy the historic environment;
- The spur of the road at the northern end of High Street, adjacent to the café, is blocked off at St Machar Drive, thus there is no significant risk to pedestrian safety;
- The outdoor seating area would provide the opportunity for less mobile/disabled customers to enjoy a coffee as they cannot access the upstairs seating;
- Old Aberdeen needs more facilities such as the Shelter Café; and
- The premises are not open at night, therefore the risk to amenity from noise pollution is minimal.

Issues raised

- The proposal would narrow the pavement width to an unacceptable level (below Council guidelines) and the narrow width would be to the detriment of pedestrian safety, particularly for disabled users / those with poor mobility;
- The outdoor seating would detract from the quality and setting of the historic environment (conservation area and nearby listed buildings);
- Although a 900mm projection is being applied for, in reality (due to moveable barriers, placement of customer bags etc) the projection would exceed that, further narrowing the pavement width;
- The Council's Design Guidelines for Pavement Cafés states that the remaining footway for pedestrians should be no less than 2m;
- The pavement width outside 106 & 108 High Street is more than 1.2m. Thus, the proposals would narrow the pavement below the prevailing width in the surrounding area;
- Approval would set an undesirable precedent for similar applications and sub-standard footway widths elsewhere;
- Planning permission was previously refused for outdoor seating;
- The proposals are contrary to the guidance set out in the Council's guidance on pavement cafés;
- The Council's 'Harmony of Uses' supplementary guidance (SG) states that in order for a street café to be acceptable in principle, the road must be fully pedestrianised and that is not the case;
- The SG also requires the pavement to be wide enough to accommodate outdoor seating without detriment to pedestrian safety;
- The seating would increase the amount of litter and bins should be provided;
- The proximity of hot drinks and smokers to the public pavement would create a health / accident risk to passers-by.

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the Development Plan and that determination shall be made in accordance with the plan, so far as material to the application unless material considerations indicate otherwise.

Section 59(1) of The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires a planning authority, in considering whether to grant planning permission for development

which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities to preserve and enhance the character or appearance of conservation areas.

National Planning Policy and Guidance

- Scottish Planning Policy (SPP)
- Historic Environment Policy for Scotland (HEPS)
- [Designing Streets](#)

Aberdeen City and Shire Strategic Development Plan (2014) (SDP)

The purpose of the SDP is to set a spatial strategy for the future development of the Aberdeen City and Shire. The general objectives of the plan are promoting economic growth and sustainable economic development which will reduce carbon dioxide production, adapting to the effects of climate change, limiting the use of non-renewable resources, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility.

From the 29 March 2019, the Strategic Development Plan 2014 will be beyond its five-year review period. In the light of this, for proposals which are regionally or strategically significant or give rise to cross boundary issues between Aberdeen City and Aberdeenshire, the presumption in favour of development that contributes to sustainable development will be a significant material consideration in line with Scottish Planning Policy 2014.

The Aberdeen City Local Development Plan 2017 will continue to be the primary document against which applications are considered. The Proposed Aberdeen City & Shire SDP 2020 may also be a material consideration.

Aberdeen Local Development Plan (ALDP)

- CF1: Existing Community Sites & Facilities
- D1: Quality Placemaking by Design
- D4: Historic Environment
- T5: Noise

Supplementary Guidance and Technical Advice Notes

- Harmony of Uses

Other Material Considerations

- [Pavement Cafés on the Public Footway: A Design Guide for Applicants](#)

EVALUATION

Community Sites and Facilities Zoning

The application site lies within an area zoned in the Aberdeen Local Development Plan (ALDP) for Existing Community Sites and Facilities. Policy CF1 (Existing Community Sites and Facilities) predominantly seeks to ensure that existing health, education and other community facilities in such zonings are protected. The policy does not specifically note how applications for new non-community uses are to be assessed but does state:

'Where land or buildings become surplus to current or anticipated future requirements, alternative uses which are compatible with adjoining uses and any remaining community uses, will be permitted in principle.'

Whilst this application relates to a section of pavement in front of an existing café, and thus does not constitute land or a building surplus to current or anticipated future requirements, the café use is considered to be compatible with the adjoining uses in the surrounding area (predominantly university buildings and residential properties). Therefore, it is considered that the change of use of the small section of public pavement, to allow outdoor seating associated to an existing café which is compatible with the adjoining uses, does not conflict with the aims of Policy CF1 (Existing Community Sites and Facilities) of the ALDP.

Impact on Amenity

Although the proposed development is not within a residential area as defined by the ALDP, it is acknowledged that there are several residential properties nearby and in close proximity to the application site, specifically multiple terraced dwellings on Market Lane, immediately to the north of the café. Whilst Policy CF1 does not explicitly state that residential amenity within such areas must be preserved, it does note that new uses must be compatible with adjoining uses, not significantly erode the character or the area or the vitality of the local community.

Furthermore, the Council's supplementary guidance (SG) on 'Harmony of Uses' notes street cafés amongst other uses as having the potential to impact negatively on amenity (particularly residential amenity) due to the adverse effects of noise, smell and litter.

Noise

In relation to noise, the area of pavement proposed to accommodate outdoor seating covers just 5sqm in front of the café façade, the central part of which contains the front entrance door to the café. Therefore, as indicatively shown on the submitted Site Plan drawing, it is likely that only two small tables and four chairs would be placed in front of the café. In this regard, it is considered that the noise levels likely to be generated by an anticipated maximum of four café customers would be minimal and would not generally disturb the existing daytime amenity.

Nonetheless, it is acknowledged that were the outdoor seating area to be used in late evening / early morning hours when background levels of noise are lower and residential amenity is more sensitive, then the use of the outdoor seating could adversely harm that amenity. As such, in accordance with the Council's Environmental Health Team's recommendation, a condition is recommended to ensure that the outdoor seating area would not be used outwith the hours of 8am to 10pm on any given day, in order to preserve night-time residential amenity.

Additionally, Environmental Health have also requested a condition prohibiting amplified music from being played in the outdoor seating area. This aligns with the guidance in the Harmony of Uses SG and a condition has been added to that effect. Given the small area of seating proposed, combined with the mitigation measures that would be attached via condition, it is considered that the outdoor seating area would adequately preserve amenity in relation to noise emissions, in accordance with Policy T5 (Noise) of the ALDP.

Smell

In relation to smells, condition 1 of the planning permission for the parent café use (170524/DPP) prohibits any cooking or frying from taking place on the premises unless various mitigation measures (cooking fume extraction / filtration equipment etc) have been agreed with the Council and thereafter installed. As Condition 1 of 170524/DPP has not been discharged, the café does not have consent to cook or fry food on the premises. As such, it is anticipated that any drinks or food-stuffs consumed within the outdoor seating area would not produce sufficient smells so as to affect amenity. Furthermore, if condition 1 were to be discharged, allowing cooking / frying to take place, the small area of outdoor seating would be unlikely to result in a significant amount of food consumption externally. Thus the potential impact of smells on amenity is considered to be negligible.

Litter

Litter is not an issue that can be competently addressed or enforced by planning legislation. Should litter generation from the outdoor seating area become an issue, the Council's Environmental Health and Street Occupations Teams would have the power, under separate legislation, to take action against the café operator. It is understood that, in accordance with the Council's document *'Pavement Cafés on the Public Footway: A Design Guide for Applicants'*, there are various stipulations that require to be met in respect of site cleanliness in order for a Street Occupation Permit to be granted and that failure to comply with the cleaning requirements would jeopardise renewal of the permit.

Privacy

The outdoor seating area would be sited a sufficient distance, and at an oblique angle, from any neighbouring residential properties, ensuring that there would be no potential for customers using the area to overlook any nearby residential properties to the detriment of privacy.

Summary

Therefore, subject to the aforementioned two conditions in respect of the opening hours and prohibition of amplified music, it is considered that the proposed use of the section of pavement for outdoor seating would not adversely affect residential amenity (nor the wider general amenity) of the area, in accordance with the principles of Policy CF1, T5 and the supplementary guidance contained within 'Harmony of Uses'.

Impact on the historic environment and visual amenity

Scottish Planning Policy (SPP), Historic Environment Policy for Scotland (HEPS) and Policy D4 (Historic Environment) of the ALDP all reiterate at a national and local level the general principle as set out in Sections 59 and 64 of The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, that new development should preserve or enhance the listed buildings (including their setting) and the character and appearance of conservation areas.

The application seeks consent for the use of the 5sqm area immediately in front of the café for outdoor seating. Any chairs, tables, barriers or other items of temporary street furniture associated to the use of the pavement for outdoor seating would be moveable objects rather than fixed features within the streetscape. As such these items, in themselves, do not require planning permission.

Nevertheless, it is understood that the Council's Street Occupations Team requires, as a condition of any street occupation permit, any street furniture associated to commercial outdoor seating to be of a high quality. Section 6 of the *'Pavement Cafés on the Public Footway: A Design Guide for Applicants'* notes that the Council reserves the right to reject street occupation permit applications where inappropriate furniture is proposed.

Therefore, whilst the street furniture items themselves do not require permission and cannot be assessed, there is a level of quality required by the Street Occupation permit guidance that should

give some assurance that the furniture would not detract from the existing visual amenity, nor the setting of any adjacent listed buildings or the character and appearance of the conservation area.

Furthermore, whilst the precise details of the street furniture to be used are not known, it is pertinent to acknowledge that the area proposed covers just 5sqm and would likely only be able to accommodate two small tables and four chairs. As such, given the small size of the area applied for, the temporary, removeable nature of any street furniture placed within it and its siting directly in front of the existing café premises on a widened section of pavement (partly recessed from the established front building line of the street), it is considered that the proposed change of use would adequately preserve the setting of adjacent listed buildings and the character and appearance of the conservation area, as well as general visual amenity, in accordance with SPP, HEPS and Policies D1 and D4 of the ALDP.

However, acknowledging the impact that the street furniture could have on visual amenity if placed in situ permanently, a condition is applied to ensure that all items are removed from the pavement completely outwith the hours of operation.

Impact on pedestrian movement / public safety

Paragraph 8 of the Harmony of Uses SG emphasises that the Council *'supports and encourages the provision of street cafés in:*

- *Fully pedestrianised streets; and*
- *Areas where pavements are wide enough to accommodate the proposed street café'*

Whilst the SG does not state any minimum dimensions it does note that street cafés: *'should not obstruct public space or create a hazard for pedestrians'* and that: *'Planning applications for street cafes where adequate space is not provided on the public footpath to allow pedestrians a straight, obvious and unobstructed route past will be refused.'*

Due to the chamfered nature of the café's façade, the pavement width in front of the building varies from 1.94m at its southern end to 3.35m at the northern end, adjoining Market Lane. The pavement is narrowed slightly for pedestrians however, by the presence of a postbox and a sign pole adjacent to the kerbline. The proposed area of outdoor seating would project 900mm out from the façade of the café, leaving a minimum clearance (and a straight, obvious and unobstructed route) of 1.1m.

Whilst the Council's Roads Development Management (RDM) Team usually seek a minimum footway clearance of at least 1.5m (based on the advice given in the 'Pedestrian Movement' section, Pg17 of Design Streets), in assessing what is considered to be an appropriate minimum clearance for pedestrians it is important to take into consideration the context of the site and the surrounding area. Indeed, Designing Streets notes that unobstructed footway widths for pedestrians *'can be varied to accommodate character and practical requirements'*

In this regard, the prevailing character of the historic High Street sees narrow pavements on either side of this section of the street, with the pavement on the eastern side of the street between no. 96 (50m to the south) and the application site ranging between approximately 1m (outside no's 96 & 100) and 1.7m but predominantly of a width of approximately 1.1m – 1.2m (including 1.25m outside no. 110 immediately to the south of the café).

As such, the short section of pavement immediately in front of the café actually exceeds the prevailing pavement width of the remainder of the northern section of the High Street. RDM, in consultation with the Council's Streetworks / Occupations team, consider that as the minimum footway width that would remain in front of the café is no narrower than exists marginally further

along the street, there would be no net detriment to pedestrians, and the 1.5m clearance usually strived for is not practical in this instance.

It is thus considered that despite the remaining footway clearance being below what would usually be considered as acceptable, the minimum 1.1m clearance in front of the seating area would not unduly affect pedestrian movement and the proposals are considered to be acceptable in accordance with the Harmony of Uses SG.

Furthermore, whilst the 1.1m clearance should be maintained at all times, it is also worth noting that the eastern spur of the High Street, directly in front of the café, is blocked to vehicular traffic at its junction with St Machar Drive. Whilst the road carriageway is not pedestrianised, its narrow, dead-end nature, with double yellow lines on either side and no obvious turning head, means that in reality the road carriageway is not frequently used by vehicles. Thus, in the event that a blockage to the pavement were to occur for whatever reason, pedestrian overspill onto the road carriageway would not pose a significant risk to public safety.

Impact on disabled users & pedestrians with poor / hindered mobility

It has been noted in some of the objections received that the narrowing of the public footway area in front of the café would adversely affect users with disabilities or poor mobility, such as those in wheelchairs or users with small children in prams / pushchairs etc.

Disability and maternity are both protected characteristics covered by the Equality Duty, as outlined in section 149 of The Equality Act 2010, which requires public bodies to publish information to show their compliance with the Equality Duty which aims to:

- eliminate unlawful discrimination;
- advance equality of opportunity; and
- foster good relations between people who share a protected characteristic and people who do not share it.

The remaining minimum clearance of 1.1m is wide enough to accommodate most wheelchairs, mobility scooters and prams / pushchairs etc. Additionally, as noted in the foregoing section of the evaluation on pedestrian movement / public safety, the section of pavement involved comprises a very small portion (5.6m in length) of pavement within the wider High Street context which frequently sees the pavement narrow to 1.1m or less in the surrounding area. Combined with the very-low trafficked nature of the vehicular carriageway that forms the eastern spur of High Street immediately in front of the café, it is considered that the net detriment to members of the public with disabilities or those poor / hindered mobility (including parents with pushchairs) would be both minimal and restricted to a very small section of the pavement when viewed within the context of the surrounding area.

As such, it is considered that the approval of the application would not cause undue harm to any members of society with protected characteristics. Furthermore, it should be noted that one member of the public who commented in support of the application noted that they would welcome the provision of outdoor seating as their disability / lack of mobility prevents them from accessing the majority of the café's existing seating on the first floor level and the outdoor seating area would allow them to use and enjoy the café as those without protected characteristics do at present.

Matters raised in representations

The majority of the concerns raised in the representations were in relation to the impact of the outdoor seating area on the resultant width of the public pavement and the implications that the

narrowed remaining width would have on pedestrian mobility / safety. Issues in this regard have been addressed in the foregoing evaluation, as have concerns in relation to the impact of the proposals on the setting of listed buildings and the character and appearance of the conservation area. The remainder of the concerns raised and specific points made in relation to the remaining pavement width can be addressed as follows:

- Although a 900mm projection is being applied for, in reality (due to moveable barriers, placement of customer bags etc) the projection would exceed that, further narrowing the pavement width – The application must be assessed based on what has been applied for, which is an outdoor seating area projecting 900mm from the façade of the building. The Planning Authority cannot base a decision on speculation that items may encroach beyond the approved area. Should the application be approved and the seating area extend beyond the approved dimensions then planning enforcement action may be taken should the planning breach pose a risk to public safety. Furthermore, it is understood that such a breach would also be contrary to the conditions of any Street Occupation permit, which the Council would reserve the right to revoke in the event of persistent non-compliance.
- The proposals are contrary to the guidance set out in the Council’s Design Guidelines for Pavement Cafés, which states that the remaining footway for pedestrians should be no less than 2m – The Council’s *‘Pavement Cafés on the Public Footway: A Design Guide for Applicants’* does state that a *‘clear pedestrian route of at least 2.0 metres must be maintained between the kerbline and the pavement café boundary.’* However, it should be noted that the document does not form supplementary planning guidance, rather it is advice for businesses applying for a street occupation permit for outdoor seating. As such, its weight in the determination of this application is minimal and the appropriate remaining footway width has been assessed on its merits, based on the site-specific context, in the foregoing evaluation.
- The pavement width outside 106 & 108 High Street is more than 1.2m. Thus, the proposals would narrow the pavement below the prevailing width in the surrounding area – As noted in the foregoing evaluation, some sections of the pavement on High Street do exceed 1.1m but other parts are also lower than that figure (700mm to 900mm in some areas – for example outside the Taylor Building to the south).
- Approval would set an undesirable precedent for similar applications and sub-standard footway widths elsewhere – Every planning application is assessed on its own merits and whilst the remaining footway width is considered to be acceptable in this instance, given the site context, a precedent would not be set for allowing a similar clearance distance in other locations.
- Planning permission was previously refused for outdoor seating and nothing has changed to alter that position – A condition was attached, by Planning Committee, to the original planning permission for the café in 2017 (170524/DPP) which removes the ability for the café to place outdoor seating on Baillie’s Place. A concurrent Section 42 application to remove that condition is pending determination at the time of writing. The area of public pavement to the front of the building was not included in the original planning application.
- The Council’s ‘Harmony of Uses’ supplementary guidance (SG) states that in order for a street café to be acceptable in principle, the road must be fully pedestrianised and that is not the case and the SG also requires the pavement to be wide enough to accommodate outdoor seating without detriment to pedestrian safety - Paragraph 8 of the Harmony of Uses SG emphasises that the Council *‘supports and encourages the provision of street cafés in:*
 - *Fully pedestrianised streets; and*

- **Areas where pavements are wide enough to accommodate the proposed street café'**

The foregoing evaluation details why the Planning Authority consider the pavement to be wide enough to accommodate the street café.

- The seating would increase the amount of litter and bins should be provided – This aspect is addressed in the foregoing evaluation: 'Impact on Amenity' section.
- The proximity of hot drinks and smokers to the public pavement would create a health / accident risk to passers-by – This is not a material planning consideration. Nevertheless, it is understood that barriers erected around the perimeter of the outdoor seating area would be a requirement of any Street Occupation permit, which would create a separation distance between any hot drinks and passing pedestrians.

Strategic Development Plan

In terms of assessment against the Strategic Development Plan, due to the small scale of this proposal the proposed development is not considered to be strategic or regionally significant, or require consideration of cross-boundary issues and, therefore, does not require detailed consideration against the SDP.

RECOMMENDATION

Approve Conditionally

REASON FOR RECOMMENDATION

The use of the small section of public pavement for outdoor seating associated to the café would be ancillary to an existing use considered to be complementary to the surrounding uses and the proposals do not conflict with the principles of Aberdeen Local Development Plan (ALDP) Policy CF1 (Existing Community Sites and Facilities). Subject to conditions restricting the hours of operation, requiring the removal of the street furniture outwith operational hours, and prohibiting the playing of amplified music in the area, the proposed use of the section of pavement for outdoor seating would not have a detrimental impact on amenity, in accordance with Policy T5 (Noise) of the ALDP and the Council's Harmony of Uses supplementary guidance (SG). Despite the remaining footway width falling below that usually desired to maintain pedestrian movement, the context of High Street sees very narrow pavements and there would be no net detriment to pedestrian movement or public safety, in accordance with the Harmony of Uses SG.

The use of the small section of the widened pavement area in front of the café for the placement of approximately two small tables and four chairs, to be taken in at night, would not detrimentally affect the character or appearance of the conservation area, in accordance with Scottish Planning Policy, Historic Environment Policy for Scotland and Policy D4 (Historic Environment) of the ALDP. The use of the pavement for outdoor seating would also not cause any significant harm to visual amenity, in accordance with Policy D1 (Quality Placemaking by Design) of the ALDP.

CONDITIONS

(1) HOURS OF OPERATION AND REMOVAL OF STREET FURNITURE

The outdoor seating area hereby approved shall only be used between the hours of 8am and 10pm on any given day and any tables, chairs and other street furniture including barriers for

the purpose of, or associated with, facilitating outdoor seating shall be removed from the pavement outwith the hours of operation for the outdoor seating area.

Reason – In order to protect the amenity of the neighbouring residential properties and the character and appearance of the conservation area.

(2) AMPLIFIED MUSIC

No amplified music shall be played in the outdoor seating area at any time.

Reason – In order to protect the amenity of the neighbouring residential properties.

ADVISORY NOTES

Licensing

As well as the Council's Planning Service, the Council's Licensing Committee has responsibility for granting licenses. Proposals for street cafes must also adhere to other regulations from the Council's Roads Department.

Roadworks Co-ordination

The applicant is advised to contact the Council's Roadworks Co-ordination Team (roadworkscoordination@aberdeencity.gov.uk) to discuss any required works within the public footway.

ABERDEEN CITY COUNCIL

COMMITTEE	Planning Development Management
DATE	19 September 2019
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Local Planning Policy: Draft Loirston Development Framework 2019
REPORT NUMBER	PLA/19/311
DIRECTOR	Angela Scott
CHIEF OFFICER	Gale Beattie
REPORT AUTHOR	Rebecca Kerr
TERMS OF REFERENCE	6. develop and adopt non-statutory development management guidance (supplementary planning guidance)

1 PURPOSE OF REPORT

- 1.1. This report presents an update to the Loirston Development Framework and seeks approval to consult on the Draft Framework over a minimum 4-week period.

2 RECOMMENDATION(S)

That the Committee: -

- 2.1. Approves the content of the Draft Loirston Development Framework (2019) (Appendix 1);
- 2.2. Instructs the Chief Officer of Strategic Place Planning to publish the Draft Loirston Development Framework (2019) for a minimum 4-week public consultation period; and,
- 2.3. Instructs the Chief Officer of Strategic Place Planning to report the outcomes of the public consultation on the Draft Framework back to a future meeting of this Committee, within the next 6 months.

3 BACKGROUND

- 3.1. On 3 May 2013 the Loirston Development Framework (2012) was approved as Supplementary Guidance to the Aberdeen Local Development Plan 2012. On 14 December 2016 Council was advised (Report Ref. CHI/16/158) that Local Development Plans and their associated statutory Supplementary Guidance have to be replaced at least every 5 years. At this meeting Members agreed to consult on a number of proposed replacement Supplementary Guidance documents, including a replacement Development Framework for Loirston.
- 3.2. The Aberdeen Local Development Plan 2017 was adopted on 20 January 2017. On 15 March 2017 Council was updated on the result of the public consultation exercise (Report Ref. CHI/17/015), including a representation from the agents representing the Loirston area advising that changes in circumstances would mean the Loirston Framework would benefit from a detailed review exercise. Members agreed that the Loirston Development Framework would not go forward to become replacement Supplementary Guidance at that time but would instead be subjected to detailed review and reported back to Members. This is the basis of this report.

Local Planning Policy

- 3.3. The Aberdeen Local Development Plan 2017 is currently supported by statutory Supplementary Guidance and non-statutory guidance such as Technical Advice Notes and Local Planning Advice. On 25 July 2019 the Planning (Scotland) Act 2019 was given Royal Assent and Section 9 of this Act has the effect of repealing the ability of Local Authorities to adopt Supplementary Guidance in connection with a Local Development Plan when that section comes into force. The date or timing of when this section will come into force is unknown. It is expected that the Scottish Government will give details of the 2019 Act's implementation in September 2019. As such, Officers within the Local Development Plan Team are currently considering how new policy guidance should be endorsed. There are two options: proceed to have the guidance adopted as Supplementary Guidance or alternatively to create a new type of guidance for the time being. For the latter option a new title is proposed to incorporate new policy documents and existing supplementary guidance when section 9 is enacted– 'Local Planning Policy'. These documents would not be part of the Local Development Plan but, should Members choose to adopt them, they would be treated as a material consideration in the determination of applications. Officers recommend that the Draft Loirston Framework should ultimately be taken forward as non-statutory Local Planning Policy rather than Supplementary Guidance.
- 3.4. The Draft Loirston Development Framework (2019) has been prepared following the Council's adopted 'Aberdeen Masterplanning Process'. It reflects material changes to adjacent and associated developments, however the vision for a high-quality new neighbourhood remains the same. The update also includes alterations to phasing and development block locations to reflect current site delivery options and external market factors. The overall number of units, street structure and landscaping remain the same.

Site Ownership

- 3.5. Land covered by the Draft Framework is in mixed ownership and includes land owned by Hermiston Securities and Aberdeen City Council. A plan of site ownership is shown in Section 2.2 (page 14) of the Draft Development Framework (Appendix 1). As such, the Council has a financial interest in the planning designation and future development of this site.

Planning Policy Context

- 3.6. The Aberdeen Local Development Plan (2017) allocates the three Opportunity Sites as follows:
- OP59 Loirston for 1500 homes (up to 2026), 11 hectares of employment land, with the potential to accommodate a Community Stadium and a Gypsy / Traveller site.
 - OP60 land at Charleston for 20.5 hectares of employment land for the period 2027-2035.
 - OP61 Calder Park for Lochside Academy and a new stadium and ancillary facilities for Cove Rangers Football Club.
- 3.9 In addition, a 2-hectare extension to the existing employment site OP53 Aberdeen Gateway is allocated adjacent to the Draft Framework area.

Planning Application History

- 3.10 Planning Permission in Principle (PPiP) (Ref. P130892) was granted in July 2015 for a proposed residential development at Loirston (OP59 and a small portion of OP61) of up to 1067 houses, 8 hectares of employment land, and a neighbourhood centre. Matters Specified in Conditions consent (Ref. P151073) was subsequently granted in September 2016 for a number of Conditions associated with this consent.
- 3.11 The development at Loirston has a long-term vision, with the phasing schedule continuing until at least 2026. As such, despite these consents, there remains a continued and essential need for an up-to-date Framework to guide future development across the whole area.

The Draft Framework

- 3.12 The main changes between the previously approved Framework (2012) and the updated Draft Framework (2019) are as follows:
- All Opportunity Site number and policy references updated to reflect the current policy and consent context.
 - Updated text and diagrams to reflect the status of surrounding plans / developments including Lochside Academy, Cove Rangers Football Club stadium and Aberdeen Football Club stadium (discussed further below).

- Updated 3D models, visuals and text to reflect changes to indicative development block layouts, specifically as follows:

B3 retail moves to B1 and B2	<p>Further site survey and infrastructure viability work was undertaken since the original PPiP consent and technical constraints necessitate the delivery of B3 as fully residential (as opposed to part residential and part retail).</p> <p>A significant water main traverses the B3 site which needs to be accommodated in-situ. The water main directly conflicts with the original layout, however an amended B3 layout can incorporate it into the street network and open space. This swap also allows for houses to be released for development at a quicker rate.</p> <p>Moving retail to B1 and B2 enables B3 for fully residential. B1 and B2 sites have good visibility from the existing and proposed street network, which is suited for retail use. In addition, their proximity to the road is more suited to non-residential uses. The plots have been tested in design terms to ensure the scale and form works.</p>
B1 and B2 employment uses move to E5 and A7	Employment uses relocated to the plots allocated for commercial uses adjacent to the proposed junction of the main two road routes running through the development.
E5 and A7 residential moves to B3 and E9	The residential units released from E5 and A7 to facilitate commercial uses are redistributed to blocks B3 and E9.
Adjusted primary school location from C2 to E9	Allow education facilities to be more closely aligned.

- Updated plans to reflect revision to road network and block layouts, resulting from the above changes to development blocks.
- Phasing updated to reflect delivery approach as per the Matters Specified in Condition application.

3.13 Comments received as part of the public consultation period in 2017 have also been considered as part of the review.

Updated Position of Surrounding Developments

Football / Community Stadium

- 3.14 As noted above, the Aberdeen Local Development Plan states for OP59 that a new football or community stadium may be accommodated within this site. In February 2011 Aberdeen City Council indicated their “willingness to approve” a new football stadium for Aberdeen Football Club at this location, subject to a Section 75 agreement being completed (Ref. P101299). However, this was never progressed to conclusion and ultimately the application was withdrawn by Aberdeen Football Club when the decision was made by the Club to promote and secure planning permission for a new stadium on land at West Kingsford, Kingswells. Aberdeen Football Club obtained planning permission for the construction of a new stadium on land at West Kingsford on 23 April 2018 (Ref. P170021). Work on Phase 1, comprising training and academy facilities, is currently underway and this change in circumstances is reflected in the updated Framework.

Cove Rangers Football Club

- 3.15 Cove Rangers Football Club obtained planning permission (Ref. P160246) for a new ground with synthetic 3G football pitch on land at Calder Park (OP61) on 24 August 2016. This facility is now fully operational. The Draft Framework incorporates this layout.

Lochside Academy

- 3.16 On 28 March 2013 Aberdeen City Council agreed to close Kincorth Academy and Torry Academy and amalgamate to establish a new, purpose-built secondary school on a site at Loirston (OP61) (Report Ref. ECS/13/019). This new school, Lochside Academy, has now been completed and accommodates pupils from the Kincorth Academy and Torry Academy school catchment areas, as well as future provision to accommodate pupils arising from the Loirston development. The Draft Framework reflects the newly constructed academy and access arrangements.

Gypsy Traveller Site

- 3.17 The Aberdeen Local Development Plan requires that a gypsy/traveller site of approximately 0.5 hectares must be provided within the Loirston Framework area. The Planning Permission in Principle (PPiP) granted for Loirston (Ref. P130892) requires information on how this site will be delivered prior to any works being undertaken. This Information was subsequently submitted and approved conditionally in December 2015 (Ref. P141441).

Next Steps - Public Consultation

- 3.18 Stakeholders and other interested parties have had the opportunity to comment on the development of the Loirston site at many stages of the planning and design processes over the past decade. This includes the Aberdeen Local Development Plan preparation process, a programme of consultant-led community and stakeholder engagement, and through statutory planning application consultation. Further details of the consultant-led events can be

found on Pages 8-12 of the Draft Framework (Appendix 1). The public and stakeholder consultation to date has helped to shape and inform the content of the Draft Framework and development vision for Loirston.

3.19 This report seeks approval to proceed with public consultation on the Draft Loirston Development Framework (2019) over a minimum 4-week period. The Draft Framework would be made available as follows:

- Publication of document on Aberdeen City Council 'Consultation Hub' <https://consultation.aberdeencity.gov.uk/>
- Hard copy of document available at Marischal College, between 9am and 5pm Monday to Friday.
- Hard copy of document available for review in the Aberdeen Central, Cove and Kincorth libraries, during their normal opening hours.
- Issue press a press release on the Council's website advertising the consultation period, how to view and comment on the Draft Framework
- Notification (email) of the consultation will also be issued to statutory consultees such as Community Councils.
- Press advert placed in the P&J newspaper to advertise the consultation period.

3.20 Subject to Committee approval, the results of the public consultation will be reported back to a future meeting of this Committee (within the next 6 months) including any recommended revisions to the Draft Framework.

Next Steps - Strategic Environmental Assessment and Habitats Regulation Appraisal

3.21 A Strategic Environmental Assessment (SEA) for the Loirston site has been undertaken as a part of the Aberdeen Local Development Plan process (Report Ref. CHI/16/157).

3.22 The Draft Framework must also be subject to a Habitats Regulations Appraisal (HRA): Appropriate Assessment, which is an assessment of the potential impact of the Framework on protected habitats and qualifying species. This assessment is currently underway and involves consultation with Scottish Natural Heritage. Subject to Committee approval, the outcomes of the HRA will be reported back to this Committee at the same time as the outcomes of public consultation period.

4 FINANCIAL IMPLICATIONS

4.1 There is no direct cost to the Council for approval to proceed to public consultation on the Draft Framework other than the administration costs which can be met by the existing Strategic Place Planning budget.

- 4.2 The Draft Framework has been produced by planning and design consultants Optimised Environments Ltd. (OPEN) on behalf of the landowners (including Aberdeen City Council), who have met the cost for its preparation, including all consultation and engagement to date. The Framework has been developed 'landownership blind' with regard to density, land use and character. However, where delivery of key infrastructure is critical, ownership has been considered to ensure proposals are pragmatic. As such the Council has a financial interest in the planning designation and future development of the site.
- 4.3 The public consultation process will front-load any planning issues as a result of the revisions proposed and ultimately benefit Officer involvement and time in evaluating forthcoming planning applications.

5 LEGAL IMPLICATIONS

- 5.1 There are no direct legal implications arising from the recommendations in this report.

6 MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
Financial	N/A		
Legal	N/A		
Employee	Not having an up-to-date Framework could result in longer timescales to manage and process planning applications for the area and affect the planning authority's obligation to determine applications within a set time period.	L	Draft and agree the content of a Development Framework for the area to publicly agree acceptable forms of development upfront and in advance of planning applications being submitted.
Customer	Delaying consultation could affect the potential for public comment on the Loirston Framework.	L	Proceed with consultation on the Draft Framework as part of the review process.
Environment	Plans do not adequately consider potential risks to qualifying species or sites.	M	Complete HRA as part of the consultation process. Ensure a masterplanned approach for the area to ensure development proceeds in the right areas, taking due

			consideration of the environment.
Technology	N/A		
Reputational	In the absence of a Framework, development could be piecemeal and result in missed opportunities to maximise development potential in a cohesive way.	L	Agree the content of a Framework to guide future development and maximise land use efficiency.

7 OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	The Draft Framework identifies 11 hectares of employment land within OP59 and 20.5 hectares at OP60, thereby supporting a ready supply of employment land (Key Driver 1.3). The area no longer required for a community stadium also allows flexibility of provision as per Key Driver 1.1. The Draft Framework also allows for retail and community uses which will encourage economic activity within the site. This is alongside provision of at least 25% affordable housing (Key Driver 2.1).
Prosperous People (Children & young people)	The Draft Framework includes provision for primary school education, in addition to the recently completed Lochside Academy, thus allowing children to be educated in their community (Key Driver 5.1). Provision of health facilities is also included to support Key Drivers 3.1 and 3.4.
Prosperous People (Adult)	All new developments are designed in accordance with 'Secured by Design' principles (Key Driver 9.2). The Framework has been designed to include a series of green spaces to support health and well0-being of all ages (Key Driver 11.3, 11.4 and 15.1). Consultation on the Draft Framework allows people to have a voice in decisions affecting them at a local level (Primary Driver 2: People).
Prosperous Place	The Draft Framework supports the delivery of attractive and welcoming new communities and environments, including green spaces and neighbourhoods which support active travel options (Key Driver 13.2 and 15.1). All new development is required to reduce emissions and the development included electrical charging points to future proof (Key Driver 14.1).

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Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	Being Digital – the Draft Framework consultation will be available and publicised digitally on the Council’s ‘Consultation Hub’, however it is recognised that digitally excluded customers may still wish to view a paper copy of the document so it will be made available at the local libraries (Aberdeen Central, Cove and Kincorth) and within the Marischal College Reception. Community Councils and other key statutory consultees will also be alerted to the consultation.
Governance	Transparent – the outcomes of the consultation will be reported to a future meeting of this Committee; Inclusive – the consultation is open to representations from all; Informed – environmental assessments to support the Draft Framework has involved organisations such as Scottish Natural Heritage, Scottish Environment Protection Agency and Historic Environment Scotland.

8 IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	<i>EHRIA completed (see Appendix 2) – the assessment shows positive impact on age (provision for health and education facilities); race (gypsy/traveller site); other (25% affordable housing to meet variety of needs).</i>
Data Protection Impact Assessment	<i>Not required</i>
Duty of Due Regard / Fairer Scotland Duty	<i>Not applicable</i>

9 BACKGROUND PAPERS

- 9.1 Aberdeen Local Development Plan 2017
<https://www.aberdeencity.gov.uk/services/planning-and-building/local-development-plan/aberdeen-local-development-plan>
- 9.2 Technical Advice Note: Aberdeen Masterplanning Process
<https://www.aberdeencity.gov.uk/services/planning-and-building/local-development-plan/aberdeen-local-development-plan/supplementary-guidance-and-technical-advice>

10 APPENDICES

Appendix 1 - Draft Loirston Development Framework (2019)
Appendix 2 – EHRIA Summary

11 REPORT AUTHOR CONTACT DETAILS

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LOIRSTON

Development Framework 2019

June 2019

On behalf of Hermiston Securities

open

optimised environments



Project: Loirston Framework
Document: Development Framework
Document Number: 110295-01-DF-New-SG

Issue	Revision	By	Approved	Date
First issue	For review	cdg	pmac	02/06/2017
A	Updates to land use diagram, omit stadium options	cdg	pmac	10/07/2017
B	ACC Comments	cdg	pmac	27/06/2019



The Loirston site occupies an important strategic position within the context of Aberdeen City both as a gateway site and as a resource for open spaces such as Loirston Loch and Kincorth Hill. The site offers an excellent location for development, with the potential to connect to and support existing surrounding communities whilst integrating with the distinctive landscape setting.



An aerial photograph of a suburban area. In the center, there is a large, dark lake. To the left and bottom-left, there are residential neighborhoods with many houses and streets. To the right and bottom-right, there are several large industrial or commercial buildings with flat roofs. A major road or highway runs vertically through the middle of the image. The surrounding areas consist of fields and some smaller structures.

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1 ■ the masterplan process

1.1 The Planning Process

1.1.1 Introduction

The Loirston masterplan area is located to the south of Aberdeen and is adjacent to the residential areas of Nigg, Cove and Charleston and in close proximity to the employment uses of Altens industrial estate. The relevant "Opportunity Site" boundaries cover a total area of c177 hectares.

Development Framework (2012)

A Development Framework was adopted as Interim Planning Advice to the Aberdeen Local Development Plan (2012) on 6 November 2012 and subsequently as Supplementary Guidance in May 2013. The current document (Development Framework (2019)) provides an update to the 2012 version which reflects any material changes to adjacent or associated developments such as the consent for the South of the City Academy which sits within the Development Framework extents and the revised proposals for Cove Rangers Football Club.

1.1.2 Team

To ensure the potential of the site is realised, Hermiston Securities has engaged a multidisciplinary project team to focus on design quality, sustainability, deliverability and viability from the very outset. The team consists of the following:

Masterplanners: OPEN (Optimised Environments Ltd.)

Planning Consultants: Knight Frank

Environmental Consultants: Ironside Farrar

Transport Consultants: Transport Planning Ltd

Engineering Consultants: Fairhurst Ltd

Public Relations: Media House

Education Consultants: TPS Planning

1.1.3 Purpose

With the site identified in the adopted Aberdeen Local Development Plan, the purpose of this Development Framework is to provide Supplementary Guidance describing a Framework for a future application for Planning Permission in Principle. It describes a residential-led mixed use development of up to 1500 residential units, supporting retail, service and community uses and employment land. It has been prepared following consultation with the community and other key stakeholders including Aberdeen City Council (ACC). During preparation of the document, regard has been given to 'The Aberdeen Masterplanning Process, A Guide for Developers' prepared by Aberdeen City Council as well as other national and local policies.

1.1.4 Planning Context

The land at Loirston covered by the Development Framework contains a number of existing proposals and consents in addition to the land that has recently been zoned for development in the new Aberdeen Local Development Plan. A summary of the planning history and context is given below.

National Policy Guidance

In preparing the Development Framework regard has been made to Scottish Planning Policy and the need to consider and comply in particular with the guidance set down in:

- Scottish Planning Policy 2014;
- Designing Streets;
- Creating Places: A policy statement on Architecture and Place for Scotland, 2013;
- Planning Advice Note 3/2010 – Community Engagement; and
- Planning Advice Note 83 – Masterplanning.

Reference to these documents is considered in more detail in other parts of the Development Framework.

Aberdeen City and Shire Strategic Development Plan 2014 (SDP)

The purpose of the SDP is to set a spatial strategy for the future development of the Aberdeen City and Shire. The general objectives of the plan are promoting economic growth and sustainable economic development which will reduce carbon dioxide production, adapting to the effects of climate change, limiting the

use of non-renewable resources, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility.

From the 29 March 2019, the Strategic Development Plan 2014 will be beyond its five-year review period. In the light of this, for proposals which are regionally or strategically significant or give rise to cross boundary issues between Aberdeen City and Aberdeenshire, the presumption in favour of development that contributes to sustainable development will be a significant material consideration in line with Scottish Planning Policy 2014.

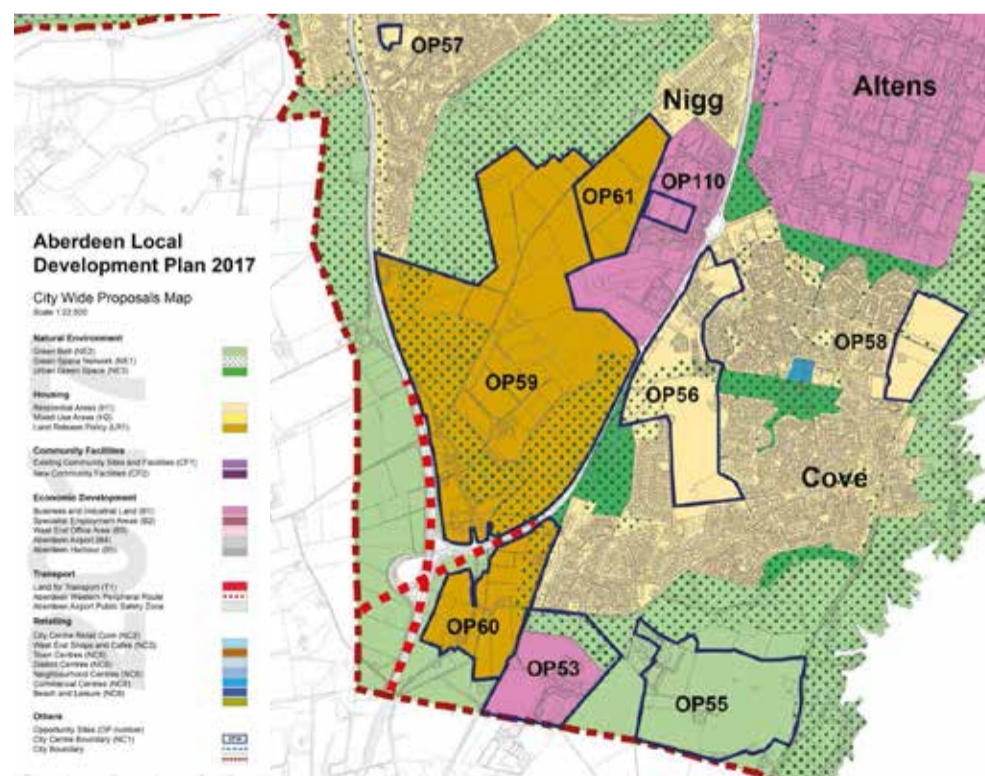
The Aberdeen City Local Development Plan 2017 will continue to be the primary document against which applications are considered. The Proposed Aberdeen City & Shire SDP 2020 may also be a material consideration.

Aberdeen Local Development Plan (2017)

The Aberdeen Local Development Plan was adopted by Aberdeen City Council on the 20th January 2017. It identifies land at Loirston (Opportunity Site OP59) for 1500 homes, 11 hectares of employment land with the potential to accommodate a football or Community Stadium and a supermarket to meet the convenience shopping deficiencies in south Aberdeen. The provision of the housing is split into two phases with 1100 homes proposed for the period up to 2016 and 400 homes for the period to 2023. Infrastructure required to support the development of OP59 includes a primary school and a possible new secondary school. Land is also identified at Charleston (Opportunity Site OP60) to the south of Wellington Road for 20.5 hectares of employment land for the period 2024-2030. The Local Development Plan identifies the existing employment site at Aberdeen Gateway/Moss-side/Mains of Cairnrobin (Opportunity Site OP53) and proposes a 2 hectare extension to the developable area of the site.

The local Development Plan identifies land at Calder Park (Opportunity Site OP61) for a new stadium and sports facilities for Cove Rangers Football Club (CRFC). A detailed planning application for the above proposal was submitted jointly by CRFC and Aberdeen Football Club (AFC) in August 2011 and was approved by the Council's Development Management Sub Committee in January 2012. CRFC obtained planning permission for, and subsequently constructed, a new ground with synthetic 3G football pitch on land at Calder Park. AFC has obtained planning permission for the construction of a new stadium on land at West Kingsford. Work on Phase 1, comprising training and academy facilities, is underway. In March 2019 a Judicial Review upheld the Council's decision to grant planning permission.

The Local Development Plan identifies that provision for a gypsy/traveller site of approximately 0.5 hectares requires to be made within the Loirston OP59 Opportunity Site. Ref 141441 was approved conditionally Dec 2015. The grant of PiPP at Loirston required that details of how a gypsy/traveller site would be delivered be approved via either an MSC application or a standalone detailed permission prior to any works pursuant to the PiPP being undertaken. A further condition on the PiPP stipulates that no more than 500 units within the PiPP site may be occupied unless the approved scheme has been delivered.



Extract from ALDP (2017)

Loirston Framework: Development Framework 2019

In summary, the ALDP specifies the following allocations:

Sites	Local Development Plan period		Future Growth
	Existing - 2026	Phase 1: 2017 - 2026	Phase 2: 2027-2035
OP53 (part)	2ha employment		-
OP59 Loirston	1,100 homes	400 homes	-
	11 ha employment		-
OP60 Charleston	-		20.5 ha employment
Housing Total	1,100 homes	400 homes	-
Employment Land Total	13 ha		20.5 ha

Additionally OP61 Calder Park is identified for 15 ha under Land Release Policy for a “New stadium and sports facilities. (Cove Rangers).”

Cove Masterplan (2010)

As part of the previous LDP, the Cove Masterplan set out the approach for the delivery of OP56 and OP58; OP56 is consented and largely built out now and OP58 would be revisited as part of a future LDP. A new access onto Wellington Road immediately to the north of the land at Loirston is constructed and operational. This access also serves the existing Balmoral Group’s industrial site and proposed business park on the western side of Wellington Road.

The Aberdeen City Core Paths Plan (2009)

The vision for Aberdeen Core Paths Plan is to form a complete paths network throughout the City. The proposed development at Loirston will connect to and improve the network with the Loirston/Nigg area by forming a part of aspirational path AP3 between Cove and Kincorth Hill.

Proposal of Application Notice (2012)

As the proposed development of the land at Loirston is a major development as defined in the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, a Proposal of Application Notice requires to be submitted for the site. This was submitted and registered in May 2012 (Application Reference P120668) and the proposed development was for 130 hectares of land at Loirston, Nigg to create a sustainable mixed-use urban community that will comprise 1500 new homes, 11 hectares of employment land, a new neighbourhood centre comprising retail and commercial units, community facilities, new education facilities including a new primary school and the potential to accommodate a new football or community stadium. The Proposal of Application Notice set down the details of the public consultation to be undertaken by the applicants, Hermiston Securities Limited, in respect of both the Development Framework and future planning application for planning permission in principle for Loirston. The future application required to take account of the guidance set down in the approved Development Framework.

Planning Permission in Principle (2013)

A consent for Planning Permission in Principle (PPIP) (Application Ref P130892) for “a proposed residential development of up to 1067 houses, 8 hectares of employment land including commercial, leisure and office uses, a neighbourhood centre comprising retail and commercial uses, community facilities, a primary school, landscaping, open space and recreational facilities” was approved on 1 July 2015.

Approval of Matters Specified in Conditions (MSC) (2016)

An application for “Approval of matters specified in conditions 1 (phasing) 3, 10 and 20 (drainage); 5, 6, 12 and 19 (site investigations); 8 and 9 (construction management plans); 11(master plan); 14-18, 23 and 24 (access); 21 (noise); 22 (air quality) and 7, 25, 27, 30 and 35 (landscaping) relating to planning application in principle P130892” was consented on 16th September 2016. This allows further MSC applications for initial residential development to be considered.

1.1.5 Planning Strategy and the Masterplan Process

The Aberdeen Masterplanning Process: A Guide for Developers has been followed by Hermiston and their team to respond to 4 key issues for the City Council:

- Context
- Identity
- Connection
- Communication and engagement

The aim has been to demonstrate through the masterplan process and design development, that an understanding of these issues has been achieved. These key issues have also informed the structure and format of this Development Framework document which follows the content of other adopted Supplementary Guidance documents.



Approved PiPP boundary

1.1.6 ACC and Technical Consultation

An initial programme of technical and masterplan workshops was agreed early in the process in order to provide input from the various Council departments at an appropriate stage before design work progressed significantly. These workshops included:

- Environment
- Transport
- Education
- Masterplanning

The workshops provided a forum for issues to be highlighted and an appropriate scope and approach to be discussed with the whole design team. Subsequent specific technical meetings were undertaken by the relevant consultants to establish the required detail submissions regarding roads, environment etc. Following these workshops, Aberdeen City Council ran a series of consultation processes in relation to their proposal to close Kincorth Academy and Torry Academy, and to amalgamate the two schools and establish a new, purpose-built secondary school on a site at Loirston. This new school has been completed and accommodates all pupils in the current Kincorth Academy and Torry Academy delineated areas (school catchment areas/zones).

1.2 Community Consultation and Engagement

1.2.1 Process

An important part of preparing the Development Framework is recognising that public consultation and gaining the support of consultees is essential for the successful delivery of the Framework. Our consultation strategy has been built on these foundations. The public consultation for both the Development Framework and an application for Planning Permission in Principle have been run in tandem to avoid duplication and confusion. Details of the public consultation that has been undertaken is also set down in the Proposal of Application Notice that was submitted for Loirston.

It was agreed with the Council that one major consultation event would be held to which members of the public were invited. It was also agreed that a separate meeting would be held with members of the three Community Councils that represent the area. In addition a further follow up meeting was held with the three Community Councils to help finalise the Development Framework.

Throughout all stages of the design process, the project team has been committed to involving local people and stakeholders in the proposals for the Loirston Area. The project team believes the Development Framework has benefitted greatly from meaningful consultation and involvement with the local community and stakeholders. Consultation has been carried out following the best practice guidelines as set out in Planning Advice Note 81, Community Engagement and Aberdeen City Council's Guidelines for Community Engagement.

The community consultation and engagement approach adopted for Loirston has been designed to:

- Ensure awareness of the Loirston site and the Development Framework aspirations, creating 'knowledgeable communities' which can then contribute purposefully at all stages of the development process;
- Ensure events are well publicised and easy to get to;
- Ensure engaging and inspiring consultation materials are produced which present information clearly and in an accessible format;
- Ensure that members of the design team are available at consultation events to answer questions and engage in dialogue;
- Provide opportunities to comment and become involved;
- Keep people informed of progress; and
- Give confidence and assurance that comments are being heard and issues dealt with.

1.2.2 Joint Community Council meetings

The three Community Councils which represent the area covered by the Loirston Development Framework were invited to a special meeting held at the Thistle Aberdeen Altens Hotel on 7 June 2012. The meeting was attended by representatives of all three Community Councils (Nigg, Cove and Altens and Kincorth and Leggart). Representatives were also in attendance from the developers and members of their Design Team to highlight their aspirations and emerging ideas for the development and discuss the issues that the Development Framework should address. The meeting was both productive in generating ideas and providing valuable local knowledge to assist in preparation of the Development Framework. The early engagement on the proposals was welcomed by the community representatives.

Some of the key issues raised for the Development Framework to consider were as follows:

- Consideration needs to be given to the provision of secondary and primary education to serve the development and the needs of the wider area;
- The impact of the development on the road network needs to be properly addressed and the AWPR and new bridges across the Rivers Dee and Don are important pieces of infrastructure to help in this regard;
- The community would like to see as much of the natural character of Loirston Loch as possible retained and enhanced;
- There was also a desire to see more accessibility to the loch, e.g. for fishing, walking, recreation etc., though some attendees believed wildlife preservation is more important than accessibility for people and should take priority when designing around the loch;
- Concern was expressed about how close housing was being proposed to the edge of the loch;

- There was support in principle for a community trust to be formed to help manage and protect the future of the loch;
- There was no support for a causeway across the loch to provide access to the development;
- The suggestion of using Redmoss Road for a bus access into the site was not favoured;
- It was agreed the future of Aberdeen Football Club's stadium proposal was an issue for everyone and the community will be watching the outcome of commercial discussions between the landowners and AFC with interest.

The three community councils agreed to help publicise the forthcoming public exhibition on the proposals through information on their web sites and by contacting their members.

A second follow up meeting was held with the three Community Councils at the Thistle Aberdeen Altens Hotel on 23 August 2012. The meeting was again attended by representatives of all three Community Councils (Nigg, Cove and Altens and Kincorth and Leggart) and representatives were in attendance from the developers and members of their Design Team. A short presentation and update on the emerging Development Framework for Loirston was given by the developer's masterplanner at the start of the meeting and discussion then followed on the detail of the proposals, in particular transport issues and the impact of the proposed development on Loirston Loch and the approach to the City from the south. The issues raised can be summarised as follows:

- Clarification was sought on the exact area of land being consulted on and this was confirmed at the meeting;
- Concern was expressed that the existing road infrastructure in the area will not be able to cope with traffic generated by the development and that development should not take place until new transport infrastructure is in place;
- Concern was expressed about using Nigg Road as a bus route as it is not suitable for this purpose and what guarantees could be provided that public transport would serve the site in the longer term;
- Concern was expressed regarding the proposed height of buildings beside Loirston Loch and if this could be reduced if the football stadium was not to go ahead;
- There was discussion held on what might be the most appropriate road layout for the southern junction onto Wellington Road;
- On the issue of education it was suggested that provision of a joint primary and secondary campus on site should be considered;
- It was agreed that some form of retail provision should be included within the proposals;
- The proposals need to take account of visual impact on the approach by road from the south;
- The need for affordable housing was considered essential to the proposals and in particular the provision of new council housing; and
- The community were not in favour of a travellers site being provided at Loirston and indicated they would be objecting to whatever site was proposed.

1.2.3 Public exhibition

A Community Exhibition was held at the Thistle Aberdeen Altens Hotel at Altens, Cove, Aberdeen on Tuesday 19 June 2012. The open day event ran from 1 pm until 8 pm. Adverts giving notification of the exhibition were placed prior to the event in the Aberdeen Citizen, the Aberdeen Press and Journal and the Aberdeen Evening Express. Posters were also distributed in key locations within the area and personal invites sent out or delivered by hand to over 80 organisations, local residents, Council officers and Councillors. A press release was also issued to the media to help publicise the event and copies of the display boards were available for viewing on Aberdeen City Council's Web Site. Representatives from the site developers and members of their Design Team were in attendance to provide information and discuss the emerging ideas for the future development of the site. Around 100 people attended the event at the Thistle Aberdeen Altens Hotel and 30 comments forms/letters were returned at or after the event.

1.2.4 Responses to consultation

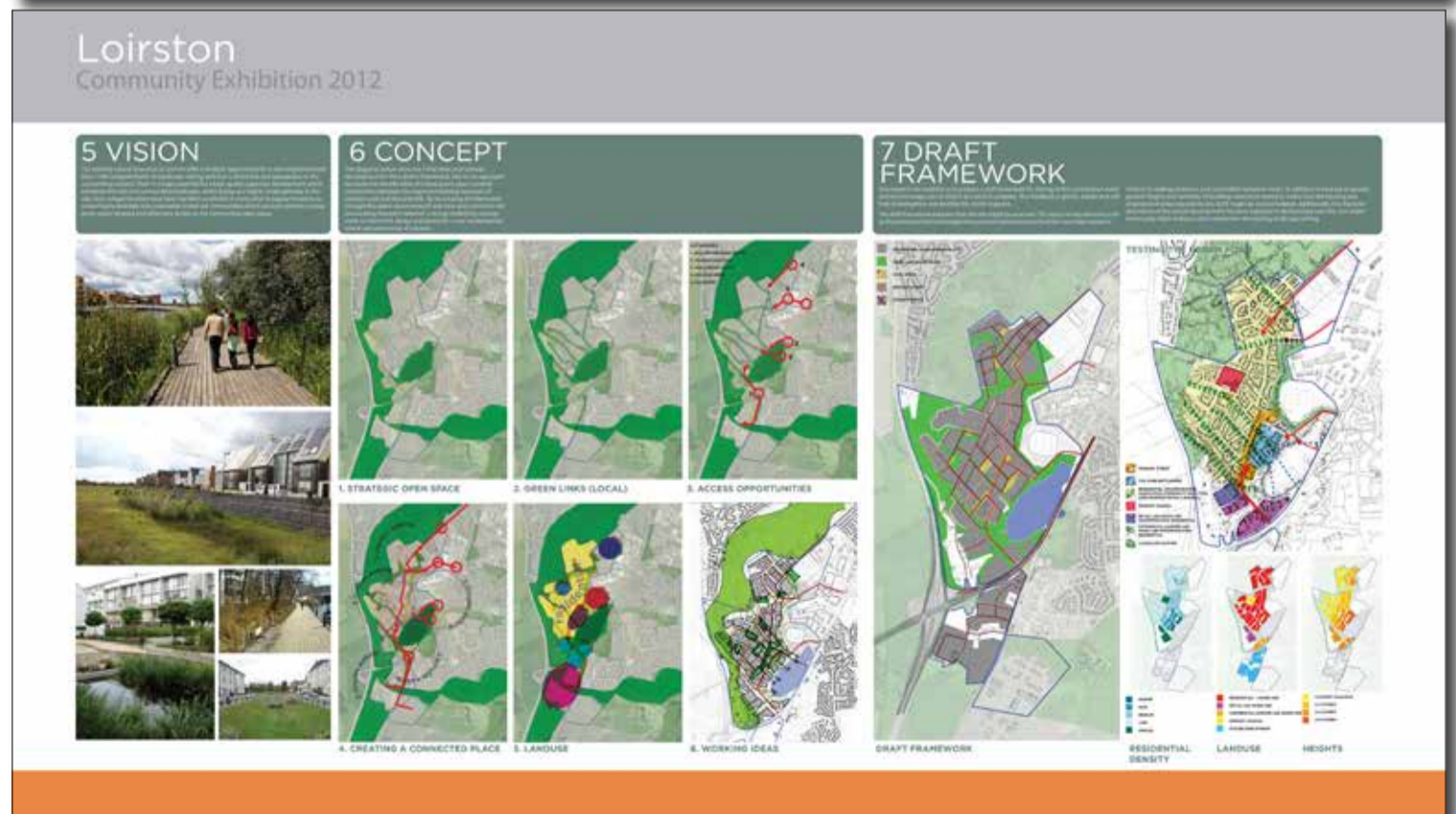
The comments received at the public consultation event focussed on the following issues:

Environment

- Need to protect and support wildlife in the area in particular at Loirston Loch and its immediate environs;
- Need to establish significant Green Corridors linking Nigg, Cove, Loirston, Banchory Devenick and Kincorth Hill Nature Reserve possibly incorporating enhanced Core Paths;
- Need to preserve the iconic green entrance into the City and the impact on the existing skyline;
- Concern expressed about the height of buildings close to Loirston Loch;
- Loirston Loch needs to continue to be available for anglers; and
- The proposed housing along the Old Stonehaven Road is unsympathetic to the existing housing.

Transportation and Infrastructure

- Concern expressed about drainage issues - SUDS should ensure no detrimental impact on Loirston Loch and the River Dee Catchment Area;



Boards presented at public exhibition

- Concern expressed about the impact of increased traffic on the local road network;
- Concern expressed about the proposed causeway access across Loirston Loch;
- Safe crossing for pedestrians needs to be provided on Wellington Road;
- Provide a new access to the site from the A92 to the west;
- Need to retain and respect Core Paths and Rights of Way through the area;
- The proposals should be subject to an accurate traffic assessment and a detailed road layout should be provided; and
- Need for better bus services in the area and ensuring bus companies are bound to the routes to be provided.

Education Community and Supporting Facilities

- Plan should include Open Green Space for Leisure Facilities (bowling green, tennis courts, football pitches, swimming pool, etc.);
- Need for new Community Facilities;
- Need for a new Secondary School at Loirston;
- No justification for a new primary school at Loirston;
- Need for Sheltered and Affordable Housing to be provided; and
- The current shopping facilities at Cove are seen as inadequate and there is a need for a supermarket at Loirston.

Football Stadium

- Concern expressed about parking problems on matchdays; and
- The premature permission for the AFC Football Stadium prejudices the proper masterplanning of the wider Loirston Site;

Other

- Support expressed for the Loirston development proposals;
- Public Open Space areas need to properly maintained;
- Opposition expressed to industrial development at Loirston;
- Concern expressed about the scale of employment land proposed which should be more focussed to commercial and smaller employment type uses;
- Opposition expressed to the development of housing at Loirston; and
- The geographical area of the development remains unclear.

1.2.5 Response to comments

The site developers and their Design Team were encouraged by the interest and support expressed for the approach being taken to the development of Loirston and the constructive comments and advice offered by those who responded to the proposals displayed at the consultation event. The engagement by the three Community Councils was also very welcome and useful in informing the design and structure of the Development Framework and proposals for Loirston. Key concerns expressed understandably related to the impact of the development proposals on Loirston Loch and its environs and the need to mitigate traffic impact. A summary of the response to the comments received is given below.

Environment

A key area of work being carried out to support the Development Framework and a future application for Planning Permission in Principle is an Environmental Impact Assessment (EIA). This is currently being carried out the developer's environmental consultants and is being used to inform the layout and location of buildings and development on site. Protection and enhancement of the Loirston Loch is paramount as are the provision of strategic open space areas and green space network connections between the loch and Kincorth Hill and respecting the setting of the development as a major gateway entrance to the city from the south. In line with environmental policy a buffer area will be provided between built development and the LNCS boundary designation of the loch, though public accessibility to the loch for walkers and anglers will be allowed for by the framework. Building density will be higher on the lower part of the site beside the loch where the central core of the development is proposed and the height of buildings will be restricted to between 4-5 storeys.

Commercial and mixed use development is proposed for the southern entrance to the Loirston Area and this will require to be designed to be both sensitive to the entrance to the south of the City and also of outstanding design quality to make a statement about the wider development. Development proposed next to the existing low density houses on the Old Stonehaven Road will require to be separated by a landscaped buffer zone and the buildings designed so as not to be overlooking.

The suggestion of a community trust to oversee the future management of Loirston Loch and its environs is one the site developers are willing to explore with the local community and Aberdeen City Council and this can be discussed further at the planning application stage.



Public exhibition, June 2012



Loirston Framework: Development Framework 2019

Transportation and Infrastructure

In order to address the traffic impact of the development, a Transport Assessment is currently being prepared by the developers transport consultants to support a future application for Planning Permission in Principle. This will look at the access strategy for the site, the mitigation required in terms of improvements to transport infrastructure including junction improvements on and off site, contributions to the Strategic Transport Fund and a Green Travel Plan Framework for the site including new bus routes to serve the development. The Transport Assessment will also identify the provision to be made for ensuring a safe pedestrian crossing of Wellington Road linking the development at Loirston to Cove.

The feedback on the suggestion of forming an access into the site via a causeway across the northern part of Loirston Loch was not supported, with concerns being expressed about the environmental impact of such a proposal. The causeway proposal is a serious proposal by the site developers which would have the advantage of providing a better entrance to the development separate from the entrance to the football stadium and it is believed the environmental impact could be mitigated and managed. The proposal will however be removed from the Development Framework in recognition of the concerns expressed.

The formation of a new access into the Loirston site from the former A90(T) Trunk Road (now the A92) would not be entertained by Transport Scotland at the time of consultation however it may be an option in future. The Development Framework makes reference that this may be an option worthy of future consideration to help serve the Loirston development and mitigate traffic impact.

A bus only access is proposed using Nigg Road which will be a possible access to the site. This will require further investigation to see if it is deliverable and address concerns expressed by members of the community regarding the use of this road for vehicular traffic.

Connecting to the existing Core Path network and the provision of new footpaths and cycleways within the Loirston Area is crucial to the future success and performance of the development proposals and this has been incorporated within the Development Framework.

The provision of sustainable urban drainage is a key component of any development proposal and in order to address the drainage issues, particularly in relation to Loirston Loch, a SUDS strategy and Drainage Assessment has been prepared by the developer's engineers to support the Development Framework and a future application for Planning Permission in Principle.

Education Community and Supporting Facilities

A new primary school is a key infrastructure requirement that requires to be provided to serve the development and has been incorporated within the Development Framework and will be delivered within the appropriate phase of the development. The issue of the secondary school is more complex and

discussions have been held with Aberdeen City Council's education officers to establish what the Council's strategy is to be to deliver secondary education for Loirston, Cove, Kincorth and Torry. It is understood that an option is to provide a site for a new secondary school at Loirston and this is shown as one option within the Development Framework.

The need to provide open space for new recreational facilities at Loirston is recognised and provision is included within the Development Framework. It is likely that the facilities will be provided via a range of different options including provision through the new primary and secondary schools and contributions to facilities off site., Whilst the Cove Rangers Football Club situation is not clear at this time, ACC have expressed a continuing commitment to the relocation of CRFC to the Calder Park site and it is assumed that any such relocation would be dependent on the provision of community facilities on that site. Community facilities will also be provided via a range of options including the use of the new education facilities, use of the football stadium and the possible creation of a new facility in the central core.

Affordable housing will be provided in accordance with ACC requirements and there will be scope to accommodate sheltered housing within the development if required.

The comments on the need for better and more accessible shopping facilities in the area is noted and the Development Framework is proposing a retail centre at the south western end of the site to support the Loirston development. The retail centre will be of a size that is appropriate to support 1500 houses though it is expected it will also serve part of Cove. Further technical work is being undertaken by the site developers to establish what level of retail provision would be appropriate for the area.

Football Stadium

It was clear from the public consultation that there was a level of concern within the local community regarding how the proposals for the new football stadium for Aberdeen Football Club had been approved in advance of adoption of the Local Development Plan. It was also considered that the premature approval of the stadium proposals had prejudiced the proper masterplanning of Loirston and that the stadium would cause parking problems on match days. These concerns are understood however the Development Framework requires to make provision for a stadium and the work undertaken in preparing the Framework has treated the location of the stadium as a given and the proposed layout and location of different uses has taken that into account. Parking on match days is proposed to be dealt with through implementation of a Controlled Parking Zone. Following Aberdeen Football Club obtaining consent at Kingsford, no further discussions between the site developers and AFC regarding the use of the site at Loirston.

Other



Public exhibition, June 2012

The support expressed by part of the community is welcomed and it is noted that this in part came from some people who were looking to relocate/settle within the Loirston Area. It is also acknowledged that some people were still opposed to the principle of development within the Loirston Area notwithstanding the zoning of the area in the Local Development Plan. In this respect members of the Community Councils who had opposed the zoning when the Local Development Plan was being consulted on now took a more pragmatic view, in recognising that development will now happen, their objective is to achieve a sensitive development of the site which takes account of their concerns.

The need for public open space areas to be properly maintained is recognised as important and suitable measure will be put in place by the site developers in consultation with Aberdeen City Council.

It is noted that the scale of employment land (11 hectares) proposed is considered to be excessive for Opportunity Site OP59 Loirston given the existing allocated employment land at Balmoral Park, Aberdeen Gateway (Opportunity Site OP53) and the proposed employment land at Opportunity Site OP60 Charleston. It is agreed that it would be more appropriate for the Loirston area to focus on commercial and smaller employment type uses and this is reflected in the Development Framework. It is also considered that employment uses within the football stadium will count towards the employment land provision.

The community opposition to the travellers site at Loirston is noted, however the Local Development Plan includes a requirement for a gypsy/traveller site of approximately 0.5 hectares to be made within the Loirston OP59 Opportunity Site.

The geographical area under consideration has been made clear in the finalised Development Framework. The area that will be subject of an application for Planning Permission in Principle (PPiP) will be smaller and be confined to land lying within the boundaries of Opportunity Site OP59 Loirston.

1.2.6 Aberdeen & District Angling Association consultation

A meeting to discuss the draft Framework for Loirston was arranged with the Aberdeen & District Angling Association in September 2012. The group have been tenants since 1949 stocking it with up to 1,500 rainbow trout annually. They have a detailed understanding of the loch and how it functions in relation to their particular uses and requirements. Overall the group were very positive about the proposals and made the following observations regarding specific aspects of the loch.

Loch water level fluctuations

Anecdotally, the water levels are reported to fluctuate by as much as 900mm after

heavy rain. In extreme cases, the area to the west of Loch Inch farmhouse has been known to flood, although this has been attributed to lack of maintenance of the outflowing watercourse from the dam which is unable to currently cope with peak flows.

The dam / weir

The dam/weir is currently in a poor state and generally maintained by sandbags. If these are removed, the loch is likely to drain fully. The group have suggested that the repair of the control gear should consider a mechanical means of raising and lowering any gate.

Depth

On average, water levels (neither spate nor drought) the Loch is now only 6 feet deep at its deepest. It was reportedly deeper but has silted up over the years. At what the group call the Little Loch end (to the north), it is only 2 to 3 feet deep at most and due to an existing dry stone dyke and series of large boulders (visible in low water conditions) the area is inaccessible to fish except in high water conditions. Cormorants sit on the top of the dyke and take fish with which the group stocks the loch. In their opinion the Loch would benefit from dredging.

Algae control

The group have recently been utilising pontoons made from straw bales wired together to control algae. These structures have been used by ducks and the group suggested that if the loch was dredged then permanent islands could be formed with the material which might be similarly used by wildlife and to increase the general visual interest of the loch.

1.2.7 Next stages

All comments received were included in the public consultation report that was submitted with the application for Planning Permission in Principle which allowed a further chance to comment on and influence the proposals. Community engagement has continued throughout the development process disseminating information and managing expectations. This is in accordance with the feedback received at the public consultation event where people expressed a desire to be kept informed about the progress of the proposals for Loirston.



Public exhibition, June 2012

2. ■ the site

2.1 City context

2.1.1 Current situation

The Loirston masterplan area lies to the south of Aberdeen and on the border between the Aberdeen City Council and Aberdeenshire boundaries. The A92 forms a boundary on the west side, while the A956 (Wellington Road) both bisects the masterplan area to the south and forms a boundary to the east. The junction between the A92 and A956 sits immediately to the south-west of the site. The city centre is approximately 4km north while Portlethen lies around 5km to the south and is the nearest large urban area aside from the city.

The masterplan area falls into or abuts three Community Council catchment areas:

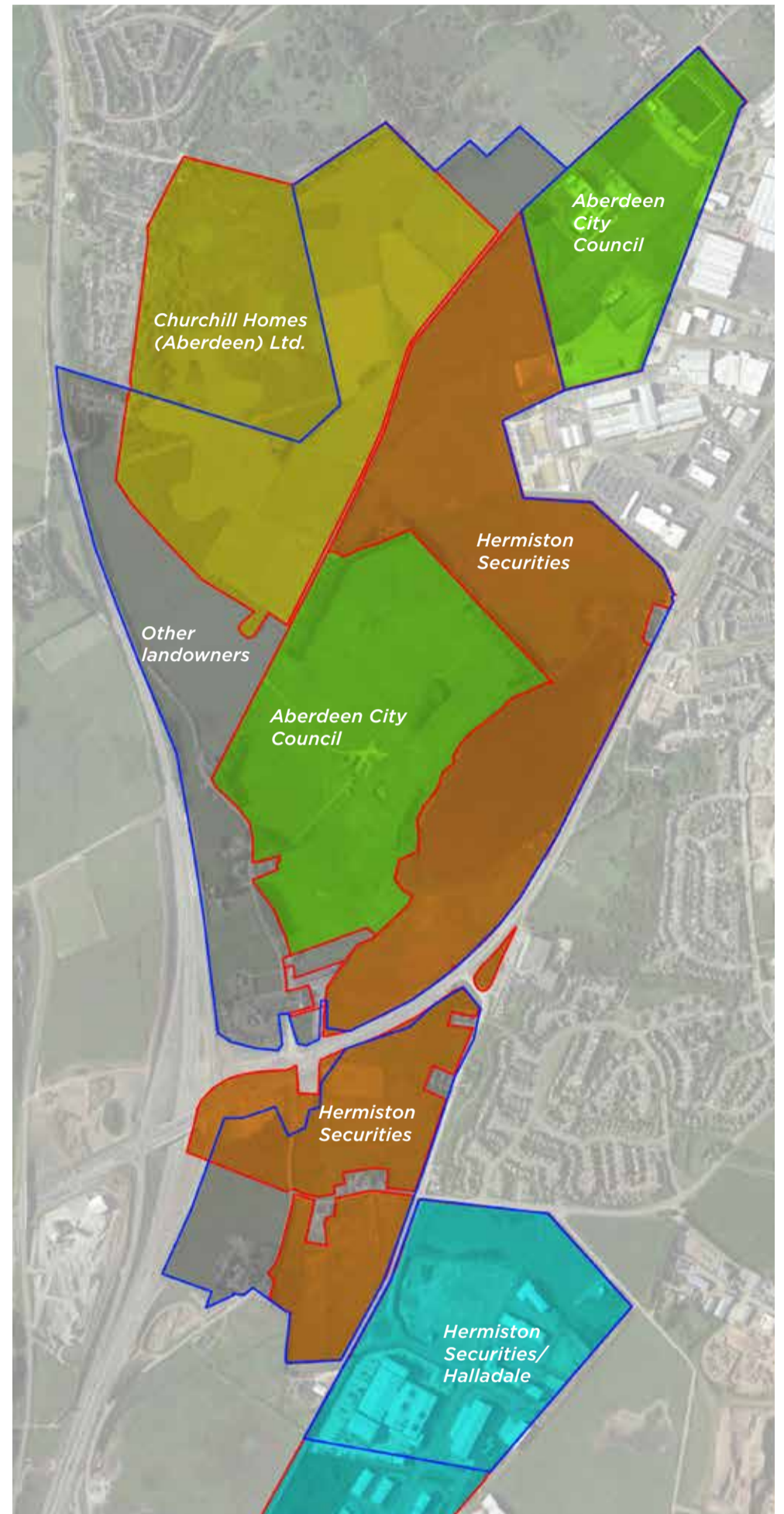
- Nigg;
- Kincorth and Leggart; and
- Cove and Altens.

The majority of the masterplan area is considered part of Nigg. The nearest retail and commercial facilities are located at the junction of Wellington Road and Charleston Road North, approximately 200m north of the northernmost Loirston site boundary with Wellington Road. A neighbourhood centre with retail and community facilities is located in Cove which is approximately 2.2km miles by road from the edge of the site at Wellington Road. Other facilities are located at Kincorth which is approximately 3km by road to the north.

The site occupies an important strategic position within the context of Aberdeen City both as a gateway site and as a resource for open spaces such as Loirston Loch and Kincorth Hill.

2.2 Ownership

The site is in multiple ownerships, however the largest two landowners, Hermiston and ACC, have worked together to involve other key stakeholders in the overall process. The Framework has been developed 'landownership blind' with respect to density, landuse and character. Where delivery of key infrastructure is critical, ownership has been considered to ensure that proposals are pragmatic and realistic.



Key landownerships

2.3 Evolving context

The masterplan area has a number of existing proposals and consents which are already in place; for the purposes of the Framework these are identified as follows:

Aberdeen Western Peripheral Route (AWPR)

The Charleston junction of the AWPR is located to the immediate south-west of the site and replaces the previous A90(T)/A956 junction.

Cove Masterplan

Stewart Milne and Scotia Homes have a joint masterplan for a mix of uses including residential, business, open space and leisure within their 'Cove masterplan'. The area is consented and is largely complete.

Aberdeen Gateway Site

The majority of the Aberdeen Gateway Site has already been granted consent and is serviced and in some parts built out.

Balmoral Business Park

A number of developments have occurred recently within the Balmoral Business Park since the Loirston Framework was initially progressed. This area continues to evolve and an additional section of land falling within OP61 was recently transferred from ACC to Balmoral for further expansion of the park.

Aberdeen Football Club (AFC) stadium

AFC submitted an application for a stadium and associated parking (application no. 101299) in 2010. This area was located within sites OP59 and part of OP61 and the Council was minded to grant, subject to a legal agreement, planning consent for the proposals in February 2011. The application was withdrawn by the applicant in July 2016 therefore there is no longer an active 'willingness to approve' a proposal nor a consented layout. The site remains allocated in the development plan for a community stadium and this Development Framework shows how such a facility could be accommodated.

Cove Rangers Football Club (CRFC) stadium and training pitches

The relocated Cove Rangers stadium and training facilities are now constructed and in use.

Gypsy Traveller Site (GTS)

As part of the PPIP (2013) consent, a Detailed application was approved conditionally in December 2015. A condition of the PPIP consent requires delivery of the traveller site before the 500th occupation.

Aberdeen South of the City High School (SS)

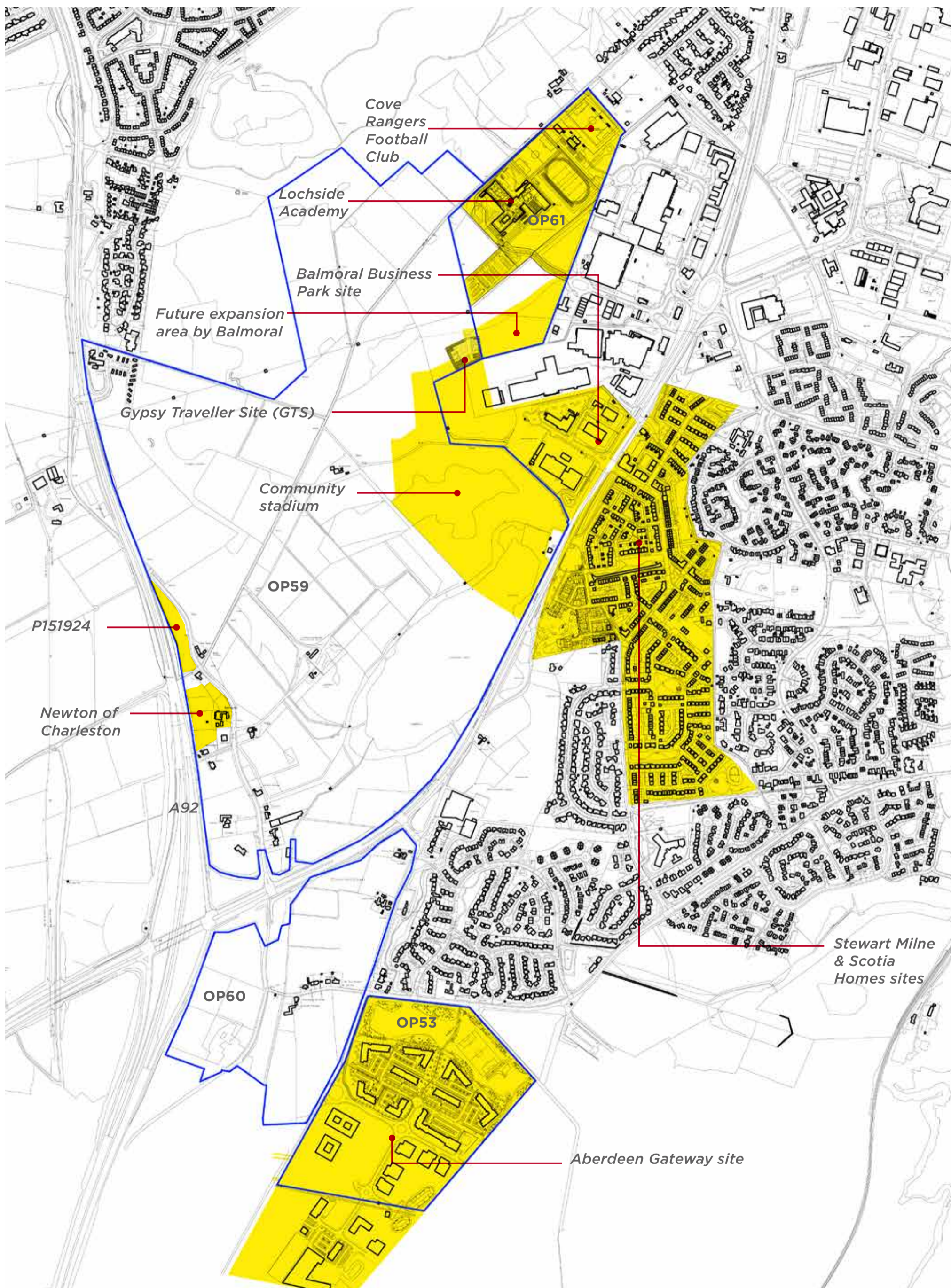
Lochside Academy and associated facilities are constructed and in use.

Newton of Charleston

Proposed residential development comprising of 31 units, associated landscaping and formation of access road (180619/DPP)

Associated enabling works consents

- Approval of matters specified in conditions 1 (phasing) 3,10 and 20 (drainage); 5,6,12 and 19 (site investigations); 8 and 9 (construction management plans); 11 (master plan); 14-18,23 and 34 (access); 21 (noise) ;22 (air quality) and 7,25,27,30 and 33 (landscaping) relating to planning application in principle P130892. (P151073) (follows the PPIP consent boundary);
- Application for matters specified in conditions in respect of earthworks for Condition 14 (Access Junction) (P151583); and
- Infilling of ground with top soil material and then landscaping of ground (P151924)



Proposals and 'fixes' within the Framework area

2.4 Site description

The Loirston site is located to the west of Cove Bay on the southern outskirts of Aberdeen City. It is bordered on the west side by the A92 and on the south-east by the A956 (Wellington Road). To the west and south lies agricultural land. Immediately north of the site is Kincorth Hill, an area of scrub and a nature reserve, and beyond that the residential area of Kincorth. Bordering the site to the north-east is a small area of agricultural and recreational ground, and further to the north and north-east are the large Tullos, Nigg and Altens industrial estates.

Most of the site lies between 80 and 90 metres above ordnance datum (m aod). The ground is generally fairly flat, sloping gently down towards Loirston Loch, but steepens upwards towards Kincorth Hill at the north end and Blue Hill to the south-west (outwith the site). There is an area of low-lying, marshy ground immediately to the west of the loch. Areas of boggy ground exist, particularly near to the loch.

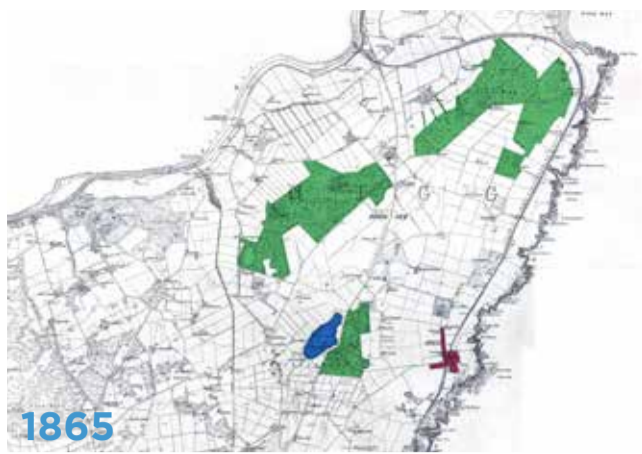
The main use of the site is as grazing land for cattle and sheep with some recreational uses. Field boundaries are marked by dry-stone walls and post and wire fences. There are a few houses on the site. At the southern end of Redmoss Road just north of the A956/A92 junction are two industrial premises: a sawmill and a haulage depot. There is a caravan site beside the A92 on the western edge of the site.

Vegetation is mainly rough grassland and reeds. There are some broadleaved and coniferous trees, in the form of shelterbelt planting mostly beside the loch. There is an area of gorse on higher ground above the caravan site in the west of the site.

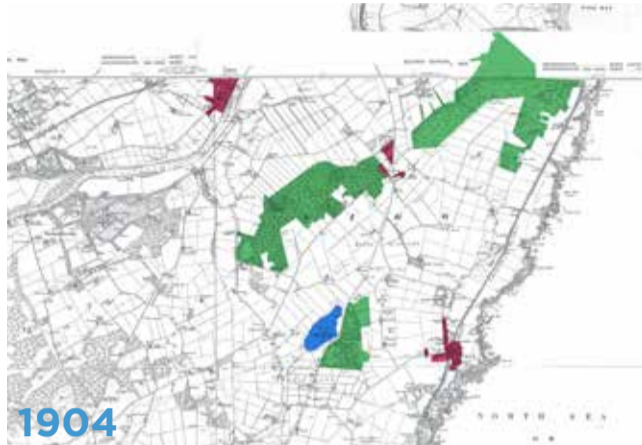
2.5 Historic development

As can be seen from historic maps, the site is no longer separated from the city but has progressively been integrated into the urban edge so that it now forms an important southern entry point. The pace of change since the 1980s has been rapid and the Framework has endeavoured to identify those elements which are critical to the identity of the place which can be supported and enhanced as the area is developed.

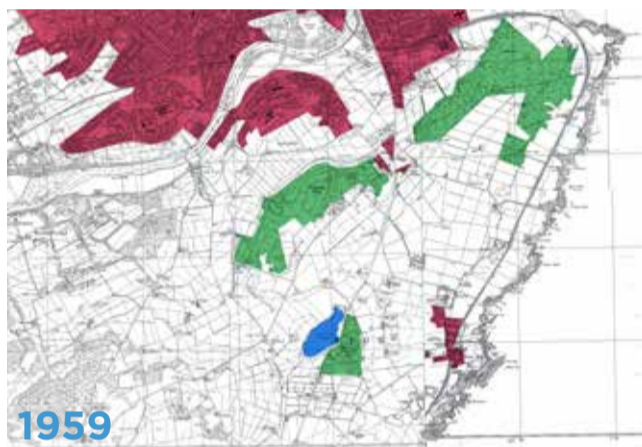




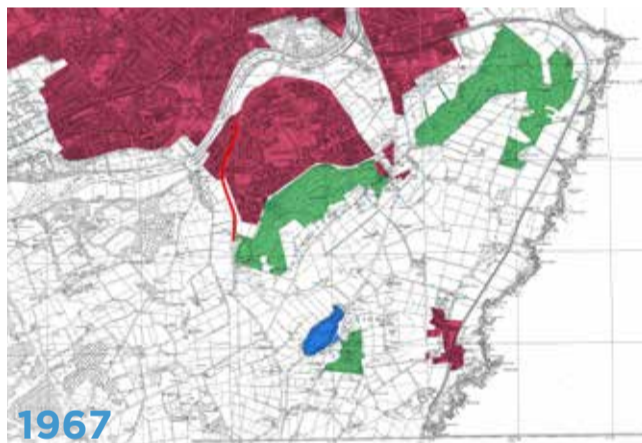
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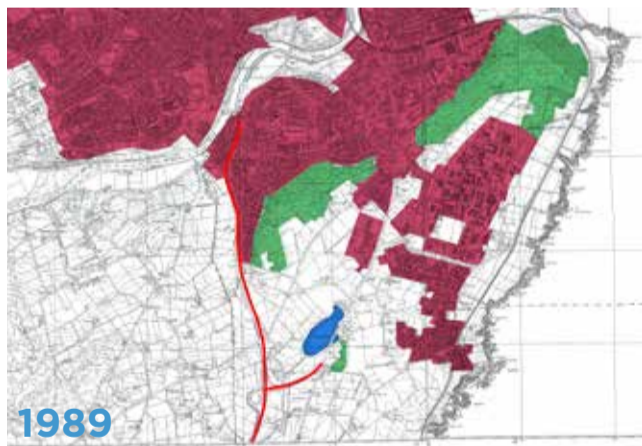
1904



1959



1967



1989



Site history - 1865 to present day

The site has been used as agricultural and recreational land throughout most of its history and has been subject to little construction, although various industrial and residential estates have grown up around it. The major development around the site occurred between 1974 and 1984. Tullos and Altens Industrial Estates expanded greatly, the former A90 (now A92) was converted from a single carriageway to a dual carriageway and the A956 (Wellington Road) also widened and new junctions added to connect with industrial units. The A956 was extended to connect with the former A90(T) at a new junction at the southern tip of the site and also dualled around 2010.

2.6 Site Analysis

2.6.1 Loirston Loch

Loirston Loch is currently used for angling and has been locally designated as a Local Nature Conservation Site (LNCS). Aberdeen City Council's local nature conservation designations were reviewed in 2010 against a set of new criteria in accordance with Scottish Planning Policy (SPP) para 125 - Landscape and Natural Heritage.

LNCS have been designated based on a range of factors: species diversity; species or habitat rarity; habitat naturalness and extent; contribution to national and local biodiversity objectives; provides connectivity between habitats or green networks; and facilitates enjoyment and understanding of the natural heritage.

The Loirston Loch LNCS designation also includes a buffer which was set in accordance with ALDP SPG - 'Buffer Strips Adjacent to Water Bodies' to protect the water quality of the loch and also has function to protect and enhance biodiversity and provide area for public access and amenity. The design team have, following advice from Environmental Officers, removed built development from within the LNCS boundary and will look to include an enhanced or re-aligned lochside path, landscape and habitat planting to maximise biodiversity, contribute to open space provision and landscape quality and minimise disturbance to species that use the loch in this area. Further consultation will be advanced with key officers in the council.

2.6.2 Kincorth Hill

Kincorth Hill lies to the north of the Loirston site and a particular wedge of steep and vegetated land pushes into the north-west portion of the site. Part of the Hill is described as a Local Nature Reserve in order to conserve its natural and semi-natural habitats and wildlife and it is managed by the ACC Countryside Ranger Service. The hill is accessed via two car parks and other pedestrian access points which lead onto a series of formalised paths which run across the hillside; the main loop route is designated as Core Path 79. The hill is generally used for dog-walking and nature/bird-watching. Habitats include coniferous and deciduous woodland, grassland, scrub and heath. The heathland areas on the hill in particular are some of the largest areas within the inner city.

2.6.3 Setting and character

The loch and the hill both contribute to the landscape setting and character of the Loirston site. Evidence of the agricultural development of the land can be seen across the site in the form of dry stone dykes (which in places are substantial structures that are termed 'consumption dykes'), which clearly define a system of fields and shelterbelt planting.

2.6.4 Environmental

Consideration of environmental factors has been key during the production of the Development Framework and work completed to date includes detailed site audits; species and habitat studies and environmental screening and scoping.

Environmental consultation has included statutory and non statutory bodies together with Council officers to secure a broad based understanding of the site's and local area opportunities and constraints. The core work undertaken to date includes:

- Initial Environmental Risk Assessment and walkover survey to identify potential issues and opportunities associated with environmental assets.
- Advancing Ecological Surveys autumn/winter 2011 through to spring/summer 2012 to inform the detail of the Development Framework.
- Environmental Workshop with officers from Aberdeen City Council and statutory consultees to inform the Development Framework and Environmental Assessment to support future application for Planning Permission in Principle.

The Environmental Workshop held on the 7th February 2012 provided the opportunity to advance discussions with Aberdeen City Council Environment Team, as well as relevant consultees regarding environmental opportunities and constraints presented by the site. Prominent site characteristics, for example Loirston Loch Local Nature Conservation Site (LNCS), existing woodland of landscape and habitat value and nearby Kincorth Hill (Local Nature Reserve), need to be carefully integrated into the development design and its relationship with the surrounding area.

A range of environmental surveys and baseline data collation was undertaken including a suite of ecological studies and surveys for cultural heritage, water environment, landscape and visual impact etc which informed the design.

Key Action Points

- Protection and enhancement of biodiversity capital on the site e.g. tree belts, hedgerows and habitat relative to protected species interest and landscape features including reedbed areas for known invertebrate interest. Need to clearly define and maximise Green Space Network within development design - providing and enhancing biodiversity links (per ALDP Policy NE1)
- Protection, enhancement and setting of Loirston Loch LNCS including buffer relative to biodiversity and public access and recreation. Sustainable urban drainage scheme (SUDS) will be informed by environmental considerations.
- Protecting and enhancing the landscape and visual amenity of the site and surrounding area. Particular consideration of retention, where possible, features of the site that contribute to the local landscape, character and quality of the site including hedgerows, dry stone walls, boundary planting. The Development Framework is informed by Landscape and Visual Impact Assessment and ecological surveys.
- Cultural heritage assessment was produced to determine historical environment considerations in consultation with ACC Archaeologist.
- Detailed assessments were undertaken as part of EIA process in consultation with Aberdeen City Council Environmental Heath Officers for air quality, noise etc working with transportation consultant.

- Design development sought to connect the site with existing recreational assets of Kincorth Hill and Loirston Loch to establish connectivity for recreation and access but also to create and develop wildlife corridors.

2.6.5 EIA Scoping

Whilst initial studies suggest that potential environmental impacts can be avoided or minimised to an acceptable level through sensitive design, the scale and potential sensitivities of the proposed development requires that a statutory EIA is produced to support the Planning Permission in Principle application (PPIP). The EIA covers OP59 and part of OP61. The EIA covers the following key topic areas:

Policies and Plans

The adopted Aberdeen Local Development Plan (ALDP) identifies an opportunity for the provision of 1,500 homes and 11 hectares of employment land north and west of Loirston Loch. An assessment of compliance with environmental policy at national and local level has been undertaken.

Geology and Soils

There are no known features of geological interest within the proposed development site or wider study area and no issues relative to groundwater or contaminated land have been identified at this stage although these are addressed as part of technical studies submitted with the application. There is historical record of quarrying at Craighill Wood and Kincorth/Stoneyhill Quarries on Kincorth Hill (area was subject to 2009 archaeological investigation by ACC Archaeologist).

Land Use

The development proposal represents a land use change from agricultural fields, parkland and grassland, to residential development with mixed use elements. Key landscape features have been incorporated into the design proposals and full consideration given to landscaping, green networks and corridors in the design of the development.

Hydrology, Drainage, Flood Risk and Water Quality

Surface water bodies include Loirston Loch, Loirston Burn, un-named burn connecting to the River Dee and un-named burn at Lochhead House. The River Dee is a European Designated site (Special Area of Conservation, SAC) for the species that it supports and therefore discharges will need to be carefully management as part of surface water drainage proposals (SUDS). The EIA assesses potential impacts of the proposals on the water environment and recommends appropriate mitigation measures where required. Technical Flood Risk and Drainage reporting were submitted as part of the PPP. A Construction Environmental Management Plan (CEMP) sought to outline pollution prevention and control measures including those to protect the water environment.

Ecology, Nature Conservation and Biodiversity

A suite of ecological surveys have been advanced to inform the Development Framework and subsequent PPIP including: Phase 1 Habitat Survey to determine the botanical value of the site for flora and fauna, wintering and breeding bird survey and protected species surveys for bats, badger, otter, water vole and red squirrel. Consultation has been progressed with key statutory and non-statutory consultees and will be ongoing to inform the proposals. Wider biodiversity measures and enhancement have been considered in line with the ecologist recommendations and the North East Scotland Local Biodiversity Action Plan (NELBAP) and is detailed within the EIA. There is an important link between biodiversity and open space / green space network provision. The Development Framework recognises the importance of protecting the River Dee Corridor outwith the site to the north and the habitats and species that it supports. Environmental and Ecological considerations will inform the Drainage Design.

Landscape and Visual

The Landscape Framework as part of the Development Framework sought to minimise potential landscape impacts through consideration of topography, landscape features and views to and from the site whilst maximising future quality of the proposed development in landscape terms. A full Landscape and Visual Impact Assessment (LVIA) was undertaken in accordance with best practice guidance and in consultation with landscape officers within the council to support the PPIP application.

Cultural Heritage

An initial review of available information (Historic Scotland, Aberdeen City Council Local Monuments Records etc) has not identified any significant cultural heritage issues present on site. The EIA identified the presence or absence of any archaeological sites within the proposed development area and surrounding areas, and assess the likely impact of the development upon cultural heritage sensitivities. Consultation was advanced with Historic Scotland and Aberdeen City Council Lead Curator as part of the scoping exercise.

Noise & Vibration

A noise assessment was produced to support the planning application including baseline noise measurements from key noise sources. The main objective of the

assessment is to identify the key environmental noise and vibration issues in relation to the proposed development. The assessment therefore addresses the prevailing noise from the nearby road network (concentrating on existing and potential noise sensitive receptors) and also noise associated with the proposed development relative to key receptors (i.e. predominantly transport generated noise). A Draft Construction Environmental Management Plan (CEMP) and best practical means of controlling noise emissions from the site during the construction phase will be adopted and activities associated with the use of the site such that the noise impact noise level at the nearest noise sensitive location shall be minimised.

Air Quality

The aims of the air quality assessment are to establish the baseline pollutant concentrations at representative locations in the vicinity of the site, assess the impacts associated with the proposed development; and consider the air quality impacts of traffic emissions arising from predicted changes in traffic flow from the completed development. Need to provide assessment on potential impacts on Wellington Road Air Quality Management Area and any potential construction impacts in accord with 'Guidance on the Assessment of the Impacts of Construction on Air Quality and the Determination of their Significance', 2010.

Pedestrians, Cyclists and Community Effects

Loirston Country Park, Loirston Loch and Lochinch Visitor Centre are all locally/regionally important for formal/informal recreation by local residents e.g. dog walking/fishing/ bird watching etc. Footpath networks and greenspace areas/corridors will be integrated into development proposals. Footpath links around the loch (within the LNCS buffer) will be detailed as part of future development proposals in consultation with Council access officer and key consultees including ranger service and local angling groups. The presence of the new community may also mean that severance effects arise from the presence of the existing Wellington Road corridor. These effects are also addressed and mitigation measures proposed.

Traffic and Transport

This chapter assesses the potential environmental impacts of traffic and transportation (a Transport Assessment was produced to accompany the PPIP) during construction and operation on the local community. Information from the TA is used as part of the assessments for noise and air quality. The TA considers all travel modes in line with the nationally established 'hierarchy of travel modes' (i.e. pedestrians / cyclists / public transport / private car).

Habitats Regulation Appraisal - Report To Inform Appropriate Assessment

The Environmental Statement includes a 'Report to inform Appropriate Assessment' as an appendix to the ecology chapter which provides sufficient information to facilitate the Habitats Regulation Appraisal Screening and any subsequent HRA that Aberdeen City Council may be required to undertake as part of the application determination. The Report to inform Appropriate Assessment cover potential impacts (construction and operation) on the River Dee which is designated as a Special Area of Conservation (SAC). The qualifying interests include: Atlantic Salmon (*Salmo salar*), Freshwater pearl mussel (*Margaritifera Margaritifera*); and Otter (*Lutra lutra*). The SUDS Strategy and Construction Environmental Management Plan for the development should ensure that there are no issues related to discharges to the River Dee during construction or operation.

2.6.6 River Basin Management Plan

The North East Scotland Area Management Plan supplements the River Basin Management Plan for the Scotland river basin district 2009-2015. The plan outlines a range of aims, objectives and local actions focused on maintaining and improving the ecological status of the rivers, lochs, estuaries, coastal waters and groundwater bodies in northeast Scotland.

The plan is produced by SEPA in partnership with the North East Scotland Area Advisory Group, which is made up of a number of interested stakeholders including local authorities, government agencies and large companies, all of whom have a vested interest in improving the quality and ecological status of the local water environment. The Plan includes a target of 98% good ecological status by 2015. The development proposals seek to contribute to this target through:

- Development proposals informed by baseline information (including North East Scotland Area Management Plan and River Dee Catchment Management Plan) and surveys including ecology. The construction methodology and programme will be arranged to minimise adverse impacts on the biodiversity of the site; including its environmental quality, ecological status and viability;
- Due to the development's proximity to the River Dee, we have reviewed the principles, aims and objectives of the Area Management Plan and used this information to inform the development design; and
- SUDS design will be informed by a technical assessment, as well as the key Area Management Plan principles. SUDS will:

- Manage runoff flow rates, reducing the impact of flash flooding and erosion
- Protect or enhance water quality
- Are sympathetic to the environmental setting and
- Provide a habitat for wildlife.

2.6.7 Site topography and drainage

The OP53 site lies to the east of Wellington Road and to the south of Cove Road. There are existing watercourses along the east and south boundaries of the site, which converge at the south east corner before flowing south east. The OP53 site falls from a high point at the north west corner towards the watercourses at the east and south boundaries.

The majority of the OP59 site lies to the west of the A956 dual carriageway and Wellington Road. Loirston Loch lies at the east edge of the site, however the topography is such that the majority of the site adjacent to the loch lies below the level of the loch. The OP60 area lies to the south of the A956 dual carriageway and west of Wellington Road and is bisected by the Leggart Burn, which flows towards the north through the site, before crossing A956 dual carriageway and into the south east end of Loirston Loch. In the OP60 area, the land to either side of the Leggart Burn falls towards the burn. Loirston Loch discharges at its south east end to the Leggart Burn. The burn then flows north west through the OP59 site, before heading west across the A92. There is a watercourse running along the east boundary of the northern part of the OP59 site before flowing towards the north east. The north part of the OP59 site drains to this watercourse.

There is a low area running through the centre of the OP59 site, falling from north east to south west and the area to either side falls towards this. A large area of the OP59 site appears to drain naturally to this low area, which is currently permanently waterlogged.

OP61 lies to the west of the existing industrial estate at Wellington Circle and is bisected by a watercourse which flows towards the north east. The OP61 site drains to this watercourse. There are public sewers in the industrial estate to the north of the OP59 site and east of the OP61 site. There are also public sewers in the residential housing areas to the north of OP53 and OP60.

2.7 Existing facilities (community and commercial)

The site is a predominantly agricultural area with some residential and employment uses. Recent construction of the Cove Rangers stadium and the Lochside Academy has provided community facilities to the area including sports and fitness facilities. Recent development immediately to the north-west of the Loirston site at Charleston Road North has provided retail and commercial facilities. Further afield there is a small retail centre in Cove which is generally seen as inadequate for the surrounding population who frequently travel to larger centres at Bridge of Dee or Portlethen.

2.8 Connectivity

A full, detailed, Transport Assessment was completed in support of the PPIP application which should be referred to for details on existing connectivity and outline proposals; this section gives an overview only.

2.8.1 Pedestrian

At present there are a number of pedestrian routes available to the application site from the surrounding area. The existing formal and informal pedestrian routes and the main pedestrian catchments for the application site will be assessed as part of the TA. The principal routes which will be reviewed are:

- The A956 Wellington Road (and links to the east);
- Redmoss Road;
- Links to the existing core path network; and
- The crossing of Wellington Road.

2.8.2 Cycle

There are local dual use paths along part of the A956 Wellington Road and also towards Cove, with a further local route crossing Wellington Road to the north of the application site between Altens and Redmoss Road. Crossing Wellington Road is generally an issue as there are currently limited opportunities. A local path towards the north of the application site links to National Cycle Route (NCR) 1 and provides links to settlements to the south such as Portlethen, Newtonhill and Stonehaven and also to the north such as the city centre and Dyce. The route runs alongside the main railway line until the southern edge of the city centre and continues on Loirston Road then Cove Road before turning to head south towards Cairnrobin.

2.8.3 Public transport

Bus

The application site, is not particularly well served by existing bus services. The nearest bus stops are located on Old Wellington Road and Langdykes Road. The bus services available from these bus stops, though, offer travel to the City Centre and other districts in the City as well as the surrounding settlements to the south of the City of Aberdeen such as Newtonhill and Portlethen.

A further review has been undertaken to identify the local services operating within the vicinity of the application site. The services and the related bus travel facilities are reported in the TA. Initial discussions have taken place with the local bus operators and these are reported on in the TA.

Rail

Aberdeen train station lies to the North of the application site, while Portlethen train station lies to the South. The stations are on the Aberdeen to Glasgow/Edinburgh line, while services to Inverness also commence from Aberdeen. Further information pertaining to services and routes to/ from these stations is reported in the TA.

2.8.4 Local Road network

An overview of the local road network within the vicinity of the application site is discussed in the TA. The roads upon which the development generated trips are expected to have an impact are to be considered in detail within the TA. The proximity of the site to the AWPR is also to be discussed in the TA.

It is proposed that there will be a maximum of two accesses serving the application site from the A956 Wellington Road. These are discussed in more detail within the TA together with consideration of any other / alternative access points.

2.9 Landscape context

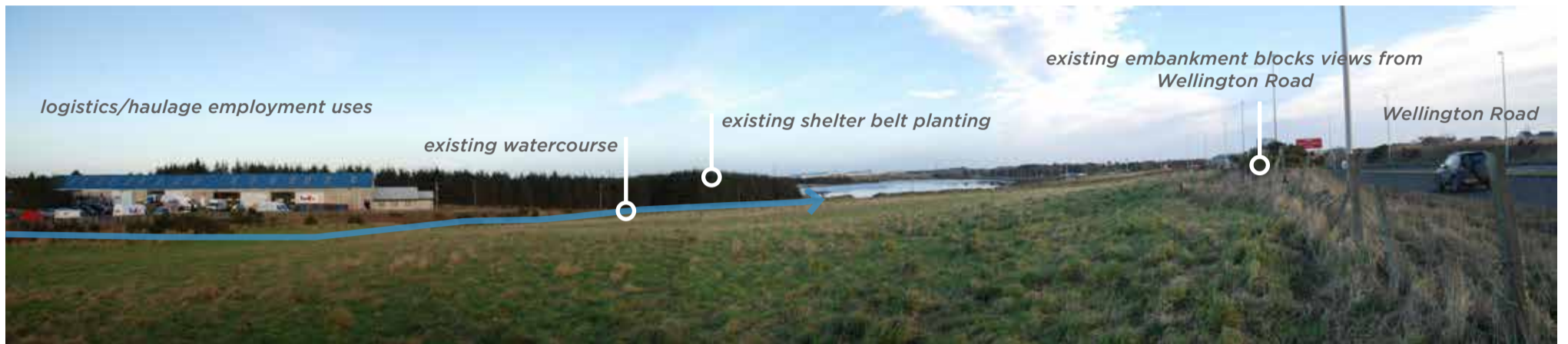
2.9.1 Views

As can be seen from the selected site panoramas on the following pages and appendix, a number of key views out of the site are apparent. Key views out of the site include Blue Hill to the immediate west, expansive views out over Cove to the North Sea to the east and views from the upper parts of the site to the north which take in Aberdeen City and the Dee Valley to the north-west.

Due to topography and shelterbelt planting, significant areas, particularly between the loch and Redmoss Road are visually contained. Other areas, such as the area adjacent to the A92 at the north of the site and those areas at the foot of Kincorth Hill are more visually apparent.

2.10 Selected site panoramas

Specific panoramas from within the site have been selected to illustrate site characteristics and views out of the site where relevant. Further views can be found within the appendix.



View A: View from within embankment and site to loch from south-west extent of site



View B: To loch from Wellington Road



View C: To Blue Hill from location of proposed AFC junction at Wellington Road



View D: North to Kincorth Hill from consumption dyke on north boundary of site.



View E: North to Kincorth Hill from consumption dyke.



View F: North-east to Kincorth Hill from upper portion of site.



View G: View to City and north-west from upper portion of site.



View H: View to A92 (hidden), and hills to west.

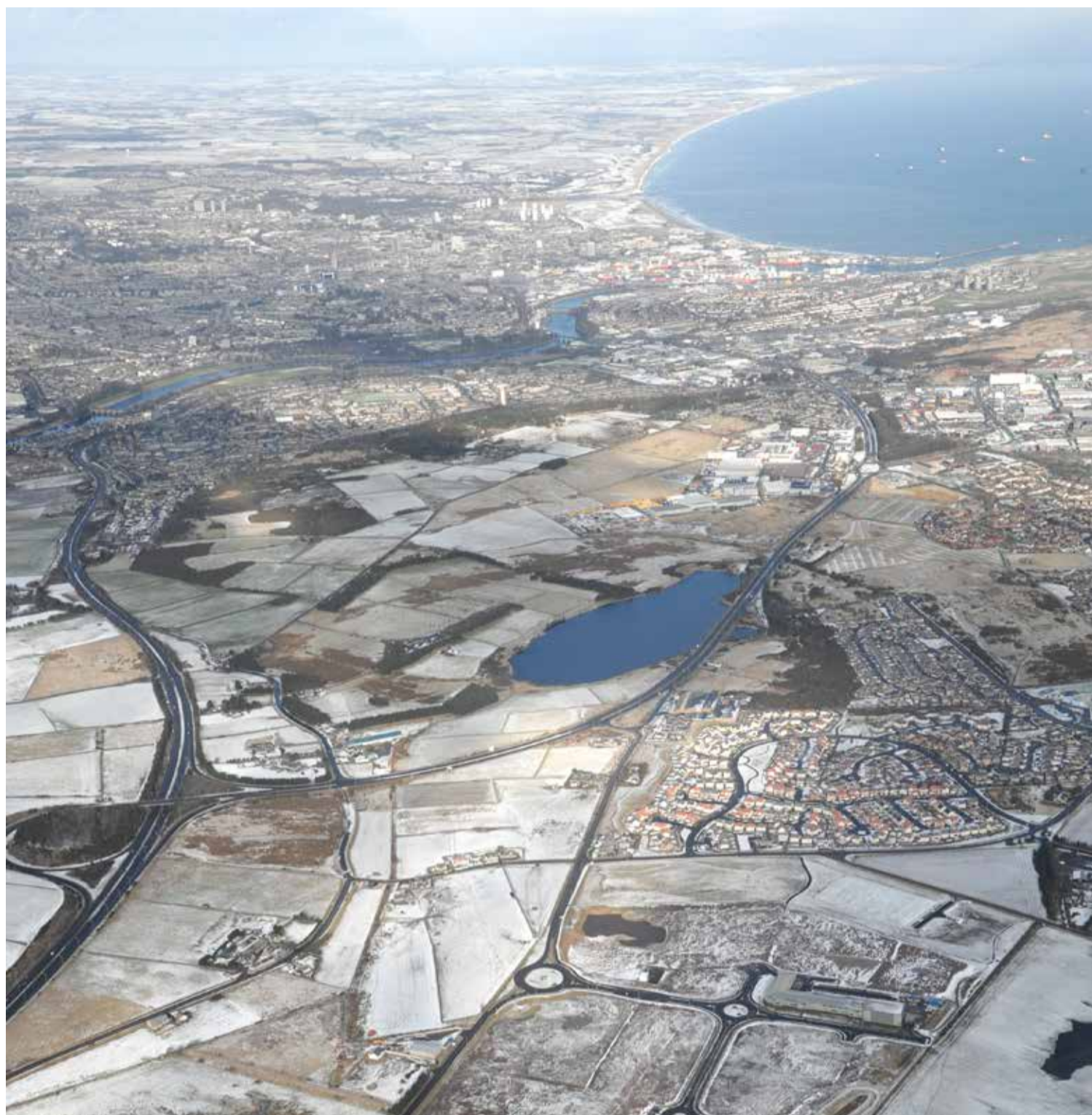
3 ■ opportunity and vision

The Loirston site sits in a key strategic location which has the potential to be a significant gateway to Aberdeen City making the Loirston site a highly visible edge of city location, integrated positively with important landscape resources such as Loirston Loch and Kincorth Hill.

3.1 The Opportunity & Vision

The Loirston site sits in a key strategic location which has the potential to be a significant gateway to Aberdeen City on the approach from the south. The area covered by the Framework is bounded by two key routes into the city; these key arteries, coupled with the potential for a public transport route through the new development and the open aspect of the site due to the existing topography, make the Loirston site a highly visible edge of city location.

The existing landscape resources of Loirston Loch and Kincorth Hill offer a fantastic opportunity for a new neighbourhood that is fully integrated with its landscape setting and that is distinctive and appropriate to the surrounding context. The proximity to the city centre and key employment areas creates the potential for a unique and attractive waterside mixed-use development. By sensitively establishing a landscape framework from the outset around the existing resources, a strong green space network can be created, into which sustainable development neatly fits, offering easy access to the surrounding open spaces and existing communities.



Existing aerial view from south



Indicative Framework block model

3.2 A place tied to the existing landscape

By understanding and designing with the existing landscape features of the loch, the hill and the existing agricultural elements, a very specific response has been created which ensures the new development is tied into the existing place. The protection and enhancement of the existing landscape setting is one of the key priorities adopted in developing the Framework and has shaped where and how the new development blocks have been formed. This has included a consideration of an appropriate setback from the Loch, the identification of existing watercourses and their corridors in order to improve and enhance previously man-made channels, the retention of key consumption dykes where possible and the reuse of existing materials in new landscape features. Loirston Loch itself is one of the few large-scale public open spaces in this part of the city and there is the potential for the loch and associated space to be a well-used and unique resource for the whole area as well as the residents of the new settlements.



3.3 A place of green spaces

In addition to the existing green spaces, a network of new local and neighbourhood open spaces is proposed which accommodate a range of uses and will be accessible to residents across the settlement. These spaces incorporate sustainable features such as SUDS, play zones for children and event spaces for the whole community.

3.4 A place of safe and green streets

The principles of Designing Streets have been adopted to help create safe and vibrant places for the new community. The movement of pedestrians and cyclists has been considered as a priority from the outset and whilst vehicular and public transport movement underlies the Framework layout, it has not driven the place-making process. The aim has been to create a well-connected sustainable place, both internally and externally.



3.5 A place with a core density

Key to the success of Loirston as a vibrant community which can support a wide range of services is a core population located within a dense urban heart. In order to achieve this density, provide the required number of units allocated in the local plan and allow the special loch side location to be appropriately populated, certain density residential typologies are required. These may be flats, terraces or other high density forms and will ensure the required density is achieved.



3.6 A place of distinctive character

A special location requires a distinctive response and the existing Loirston features and identity should guide the development of a particular character in the buildings, public realm and landscape of Loirston. The Framework aims to highlight as many as possible of these features and characteristics, but the subsequent PPIP and detail design should also respond to the intrinsic qualities of the site.



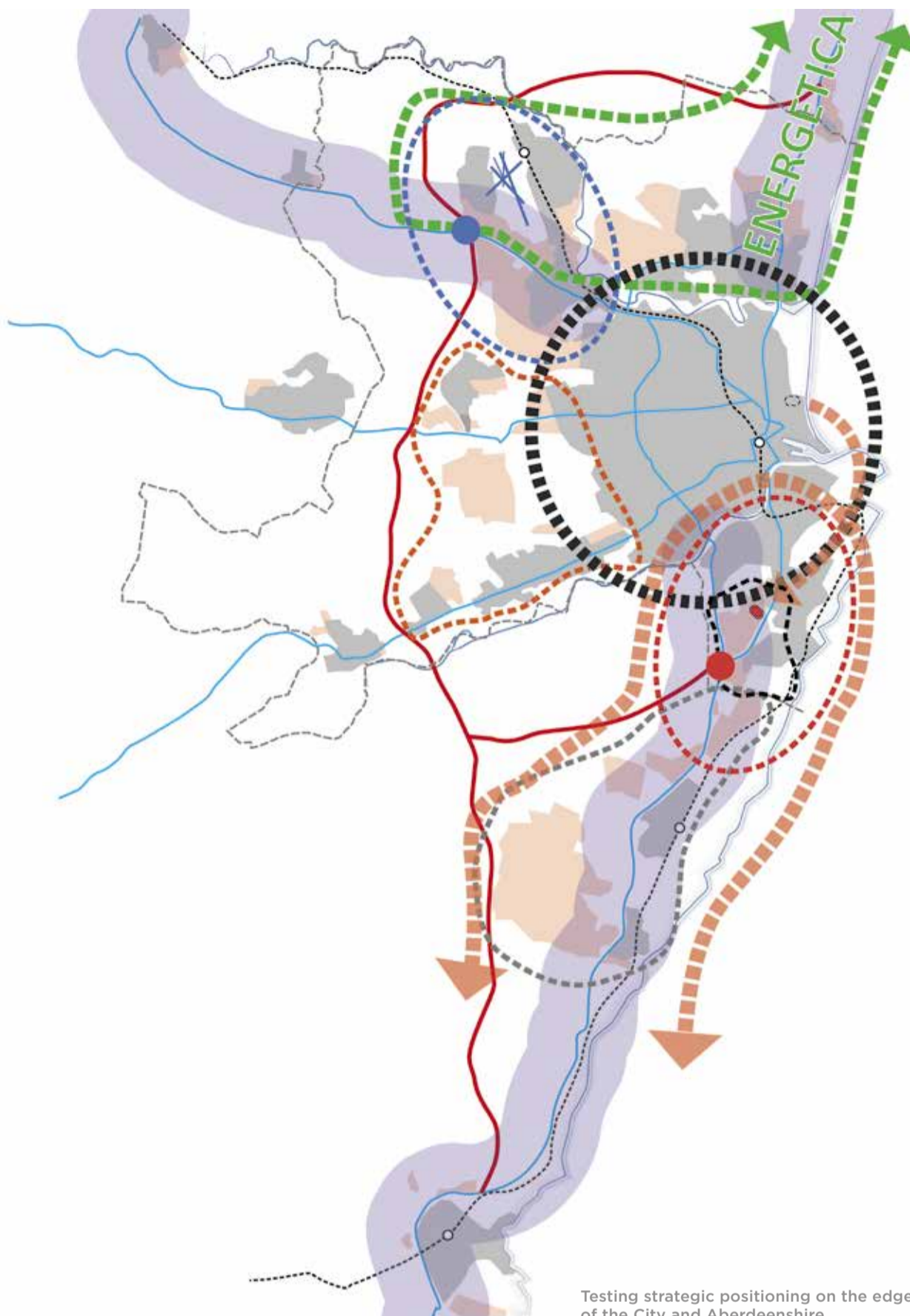
4 ■ design development

4.1 Exploration and testing

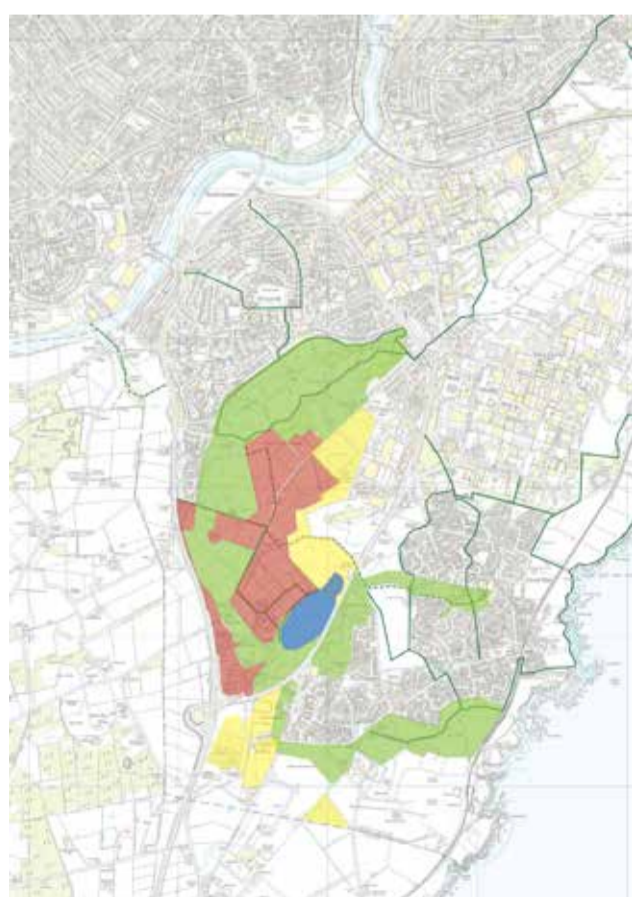
4.1.1 Developing an approach and concept

The design team has used an iterative process to develop the Loirston Framework, based on an evolving understanding of the site and its technical parameters, the surrounding context and the aspirations of the key stakeholders. Consultation has been key, taking into account the views and expertise of the community, statutory consultees and ACC. As has been set out in previous chapters, the feedback received from these interactions has been assessed and integrated where appropriate in order to ensure the best outcome for the site and a Framework which can flexibly adapt and accommodate change in the future.

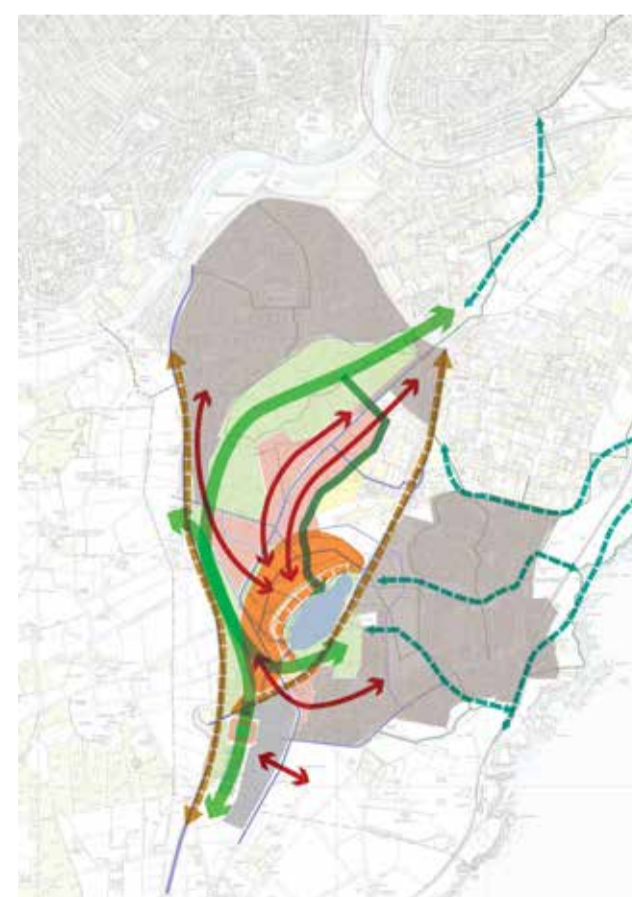
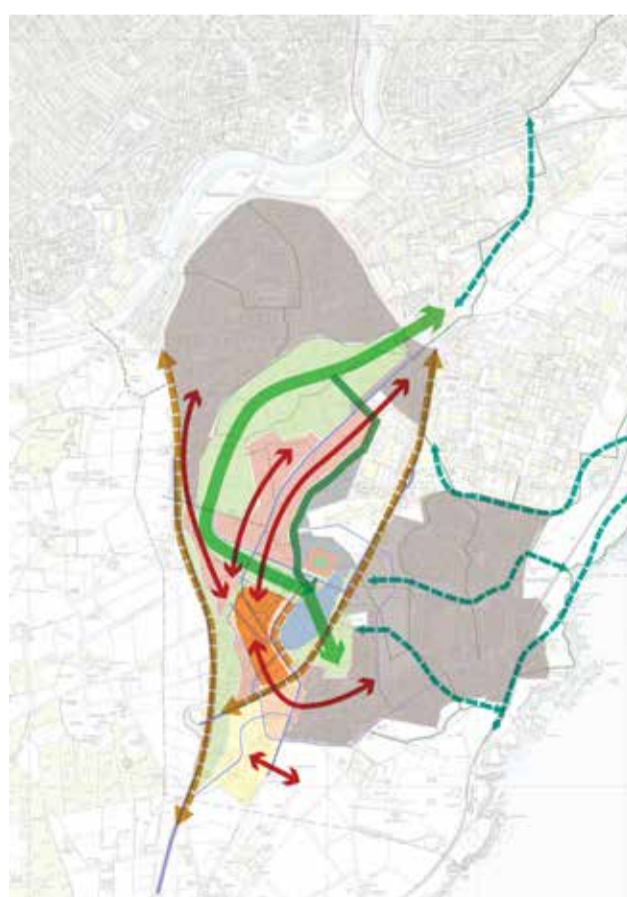
The illustrations on the following pages record some of the outputs of this process, exploring through diagrams, plans and sketches the various paths that were followed on the way to establishing a concept and baseline that could be tested technically and with stakeholders. The site was considered at several scales, from its strategic position as a gateway to the city centre, to the appropriate dimensions for open space associated with the loch. The circulation of people to and through the site was tested conceptually and assessed against existing strategies for Core Paths and other movement networks. Scoping for an Environmental Impact Assessment and Transport Assessment in support of a future PPIP have provided valuable background information on their respective subjects, allowing high level decisions to be made confidently.



Testing strategic positioning on the edge of the City and Aberdeenshire



Developing conceptual options for open space connections and development core

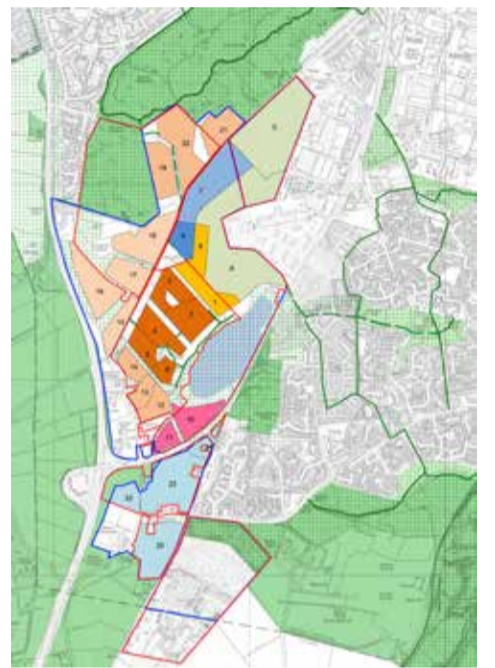
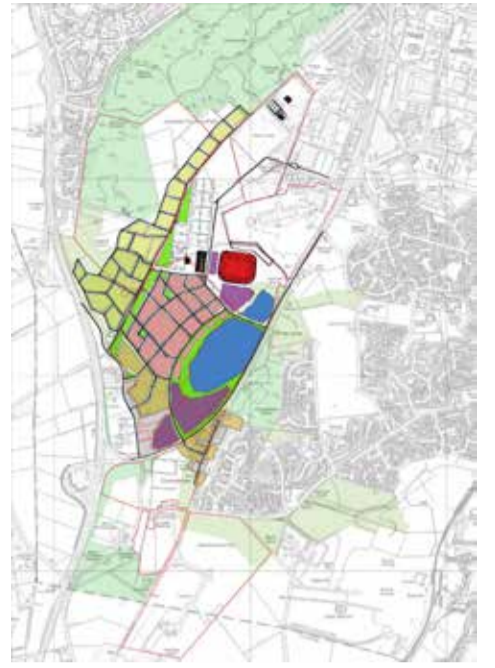




Testing patterns of land use with known 'fixes' and existing landscape features



Working towards a baseline for testing



Evolving a grain and scale of development block. Integration with the football club proposals



Testing the open space network connections



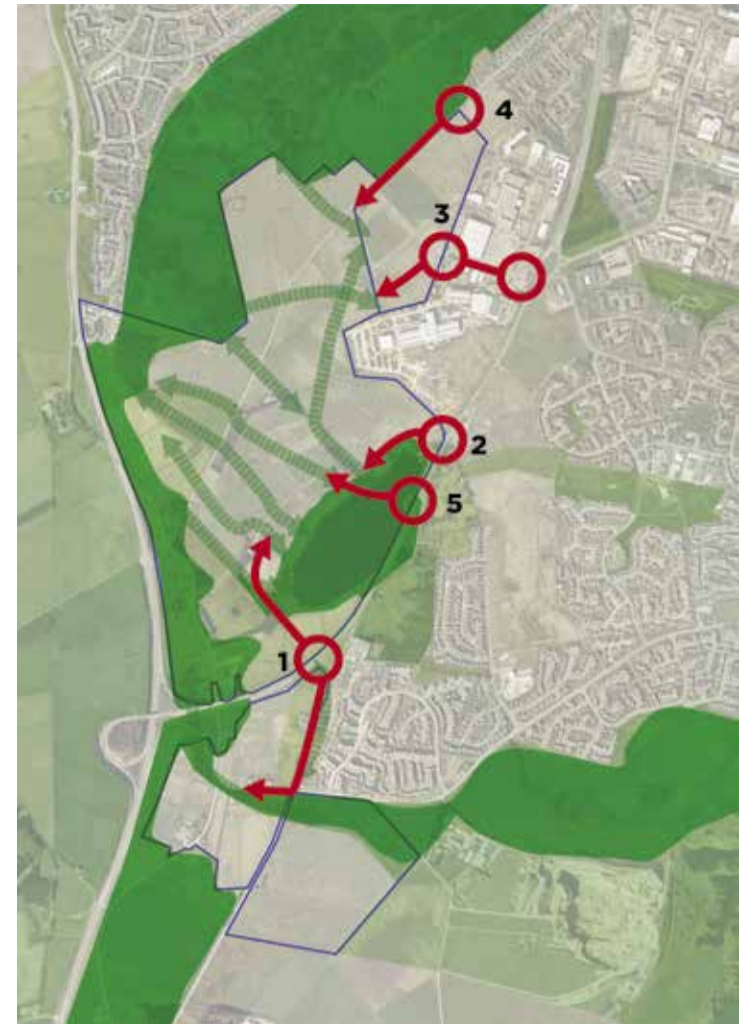
Evaluating the wider scale context and potential connections.

4.2 Public exhibition

The diagrams opposite illustrate the concept development and initial ideas which were presented at the Public Exhibition. Key to our approach has been the identification of critical green space network connections between the important existing resources of Loirston Loch and Kincorth Hill. By structuring the Framework through this green space network and clear entry points to the surrounding transport network, a strong underlying concept starts to inform the design and layout for a new residential led mixed-use community at Loirston.



Strategic open space and local links



Access opportunities

Key accesses

1. Wellington Road south
2. Stadium junction
3. Wellington Circle
4. Redmoss Road
5. Causeway



Creating a connected place

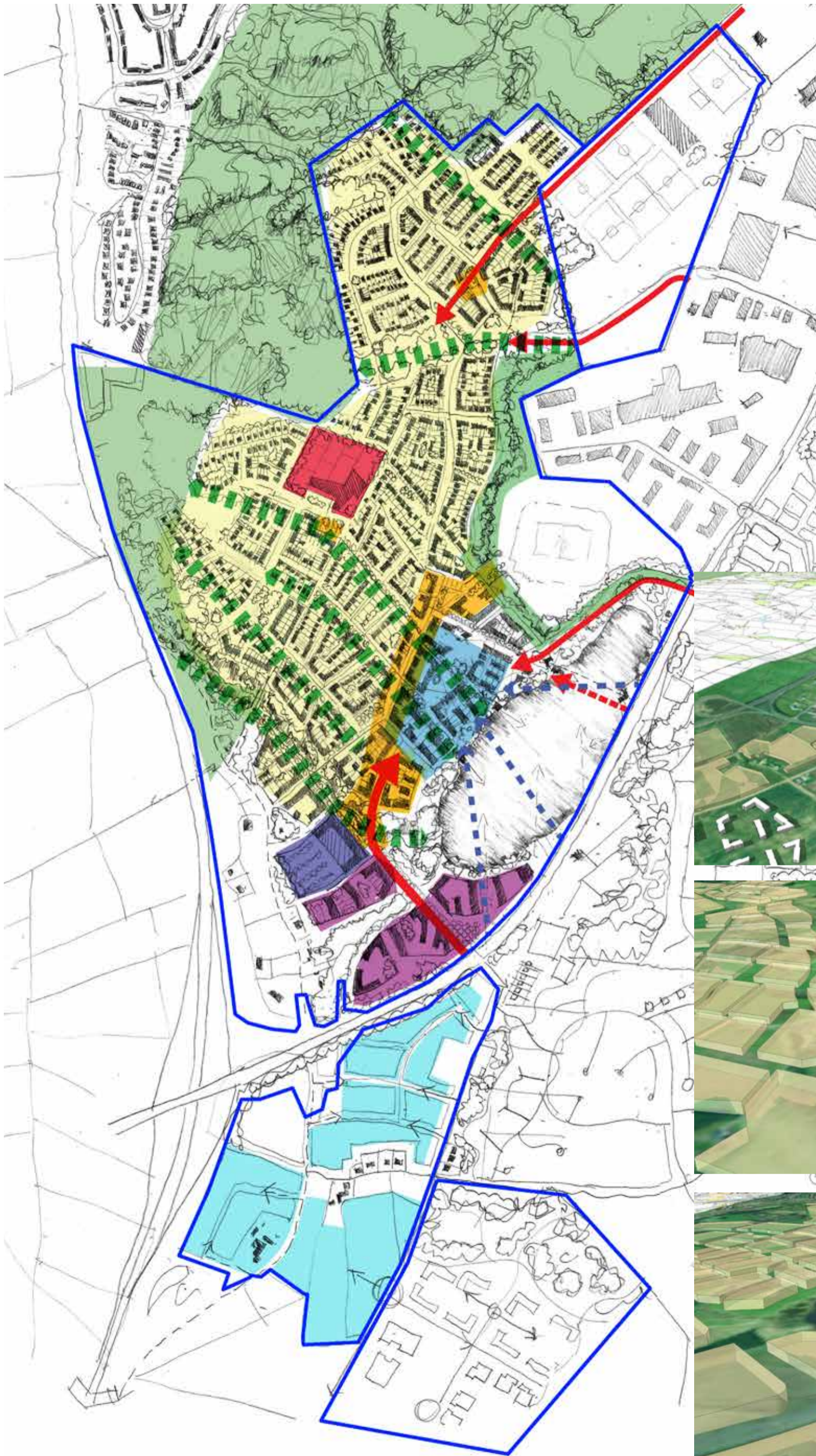


Landuse

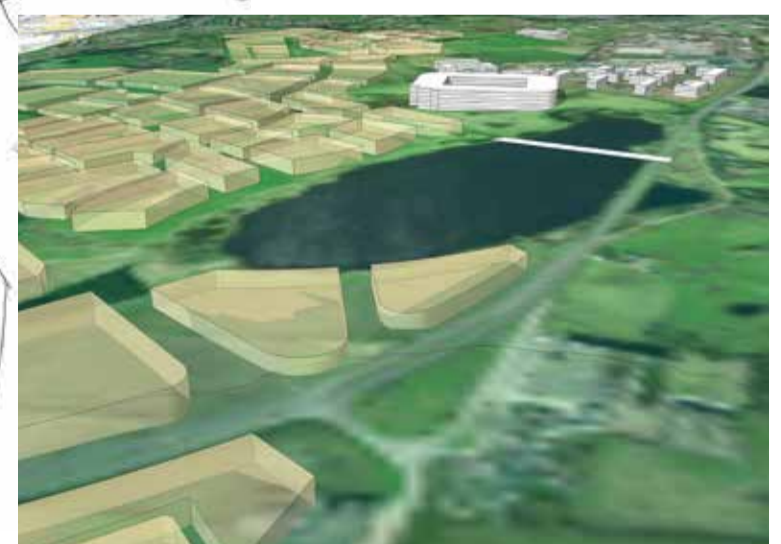
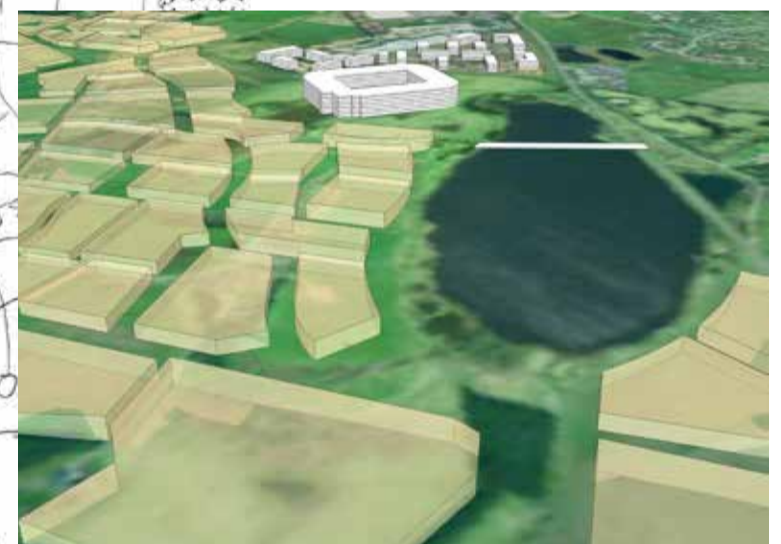
The conceptual tested at the Public Exhibition

4.3 Urban grain and three-dimensional testing

From the outset, the proposed framework blocks have been populated using known typologies and development standards to illustrate the range of urban grain and built pattern that might be delivered. This has allowed a clearer understanding of the character and type of development that might evolve to be presented which is more tangible and recognisable. From these initial hand-drawn sketches, further three-dimensional models have been generated which sit on the topography and provide feedback on the spatial sequences and characters proposed. These are not intended as a definitive version of what must be built, but serve to demonstrate the principles which underlie the Framework and determine the layout and street hierarchy.



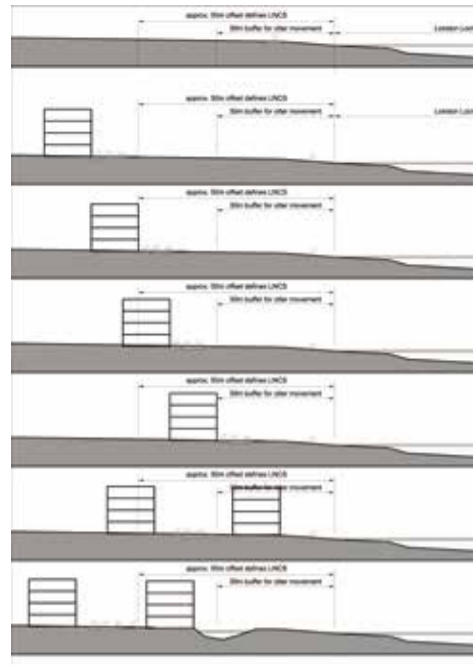
Testing urban grain within indicative land uses



Three-dimensional framework testing on existing topography



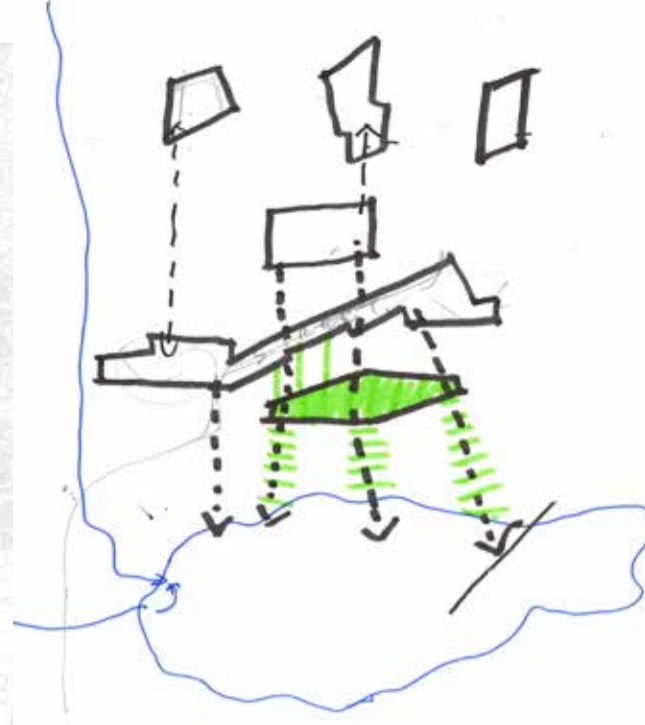
Stadium interface sketch



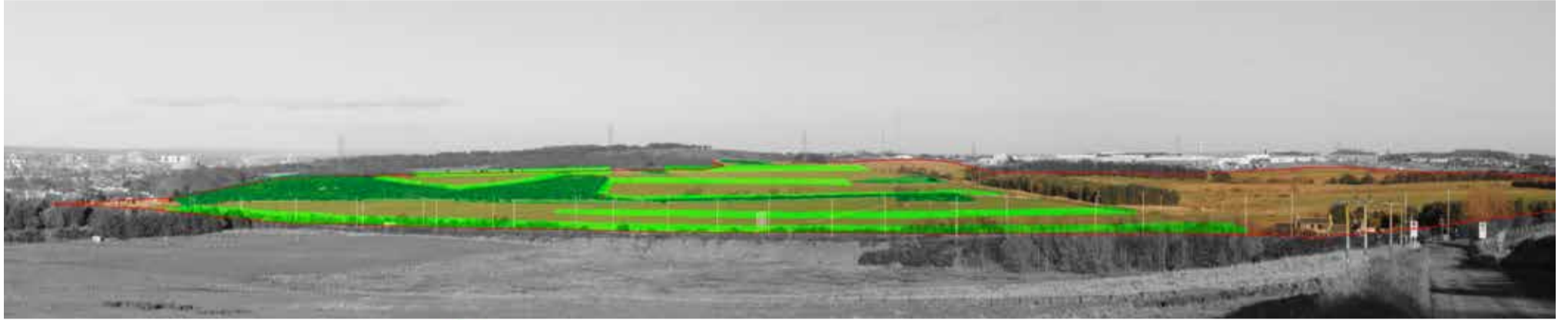
Testing appropriate setbacks on the Loch



Illustrating the hierarchy of open spaces



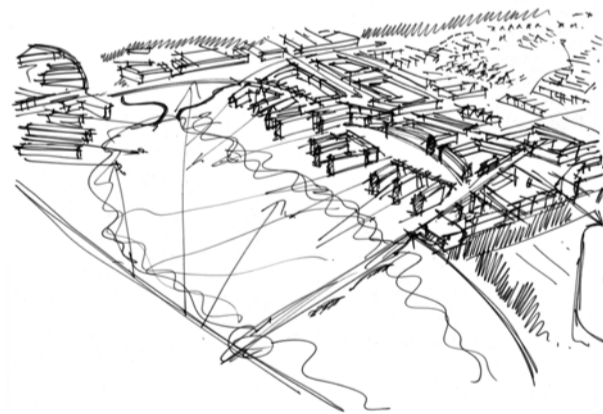
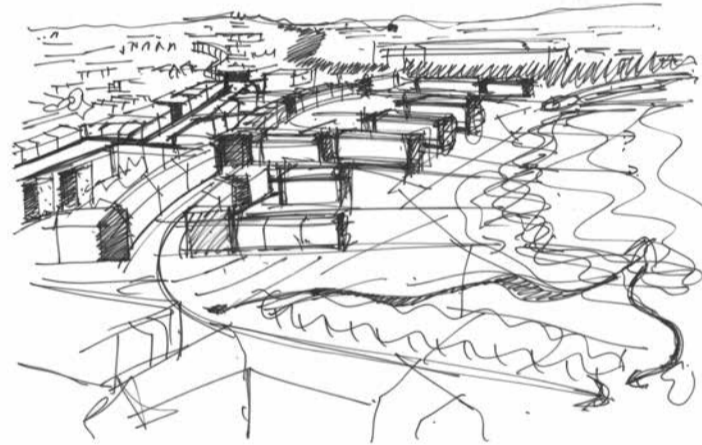
Highlighting civic open spaces and key routes



Testing landscape structures on existing photography



Conceptualising and simplifying the framework blocks



Three-dimensional block testing on existing topography



Detail urban grain studies.

5 ■ the development framework

5.1 Introduction and purpose

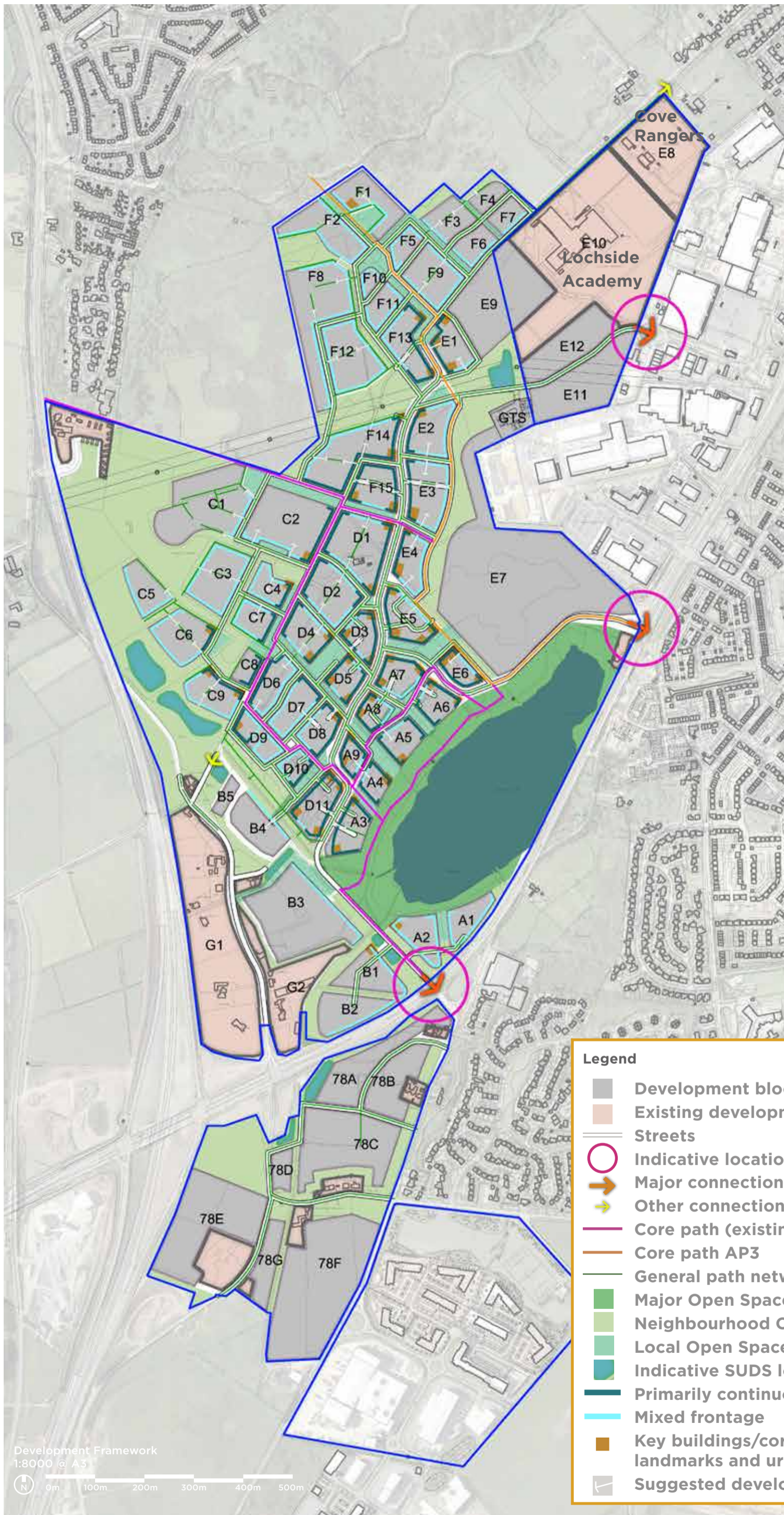
The Framework has evolved from a careful study and analysis of the Loirston site and its context within Nigg, Cove and Charleston. It has taken into account the prime strategic nature of the site and the potential for it to develop as a gateway to the City over time, as well as being a place in its own right. The Framework establishes a flexible structure which is in line with the timing and allocations set out within the ALDP and allows for future detailed proposals to come forward in due course.

In line with the Aberdeen City Council 'Masterplanning Process' the Development Framework sets out a vision and a spatial Framework for the way in which the Loirston area will be developed. It aims to:

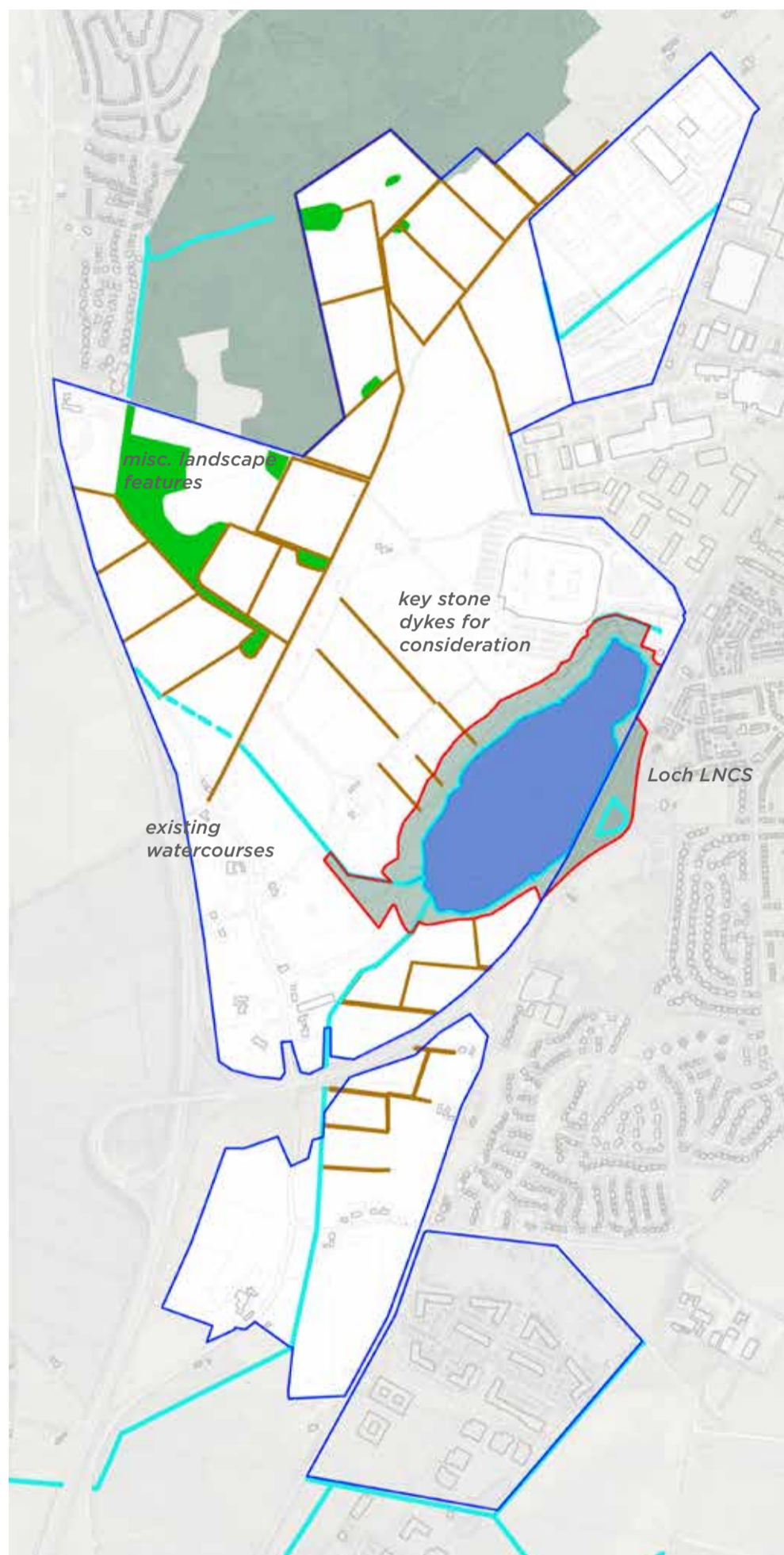
- Establish a clear and exciting future vision for Loirston;
- Provide a clear and comprehensive spatial Framework that describes how the site is intended to be developed;
- Describe and explain the integrated land-use, landscape and transport proposals;
- Set out a clear phasing strategy; and
- Set out a clear infrastructure delivery strategy illustrating what, how, when and with the involvement of which parties, elements such as streets, paths, schools, and open space will be delivered.



Indicative Framework block model



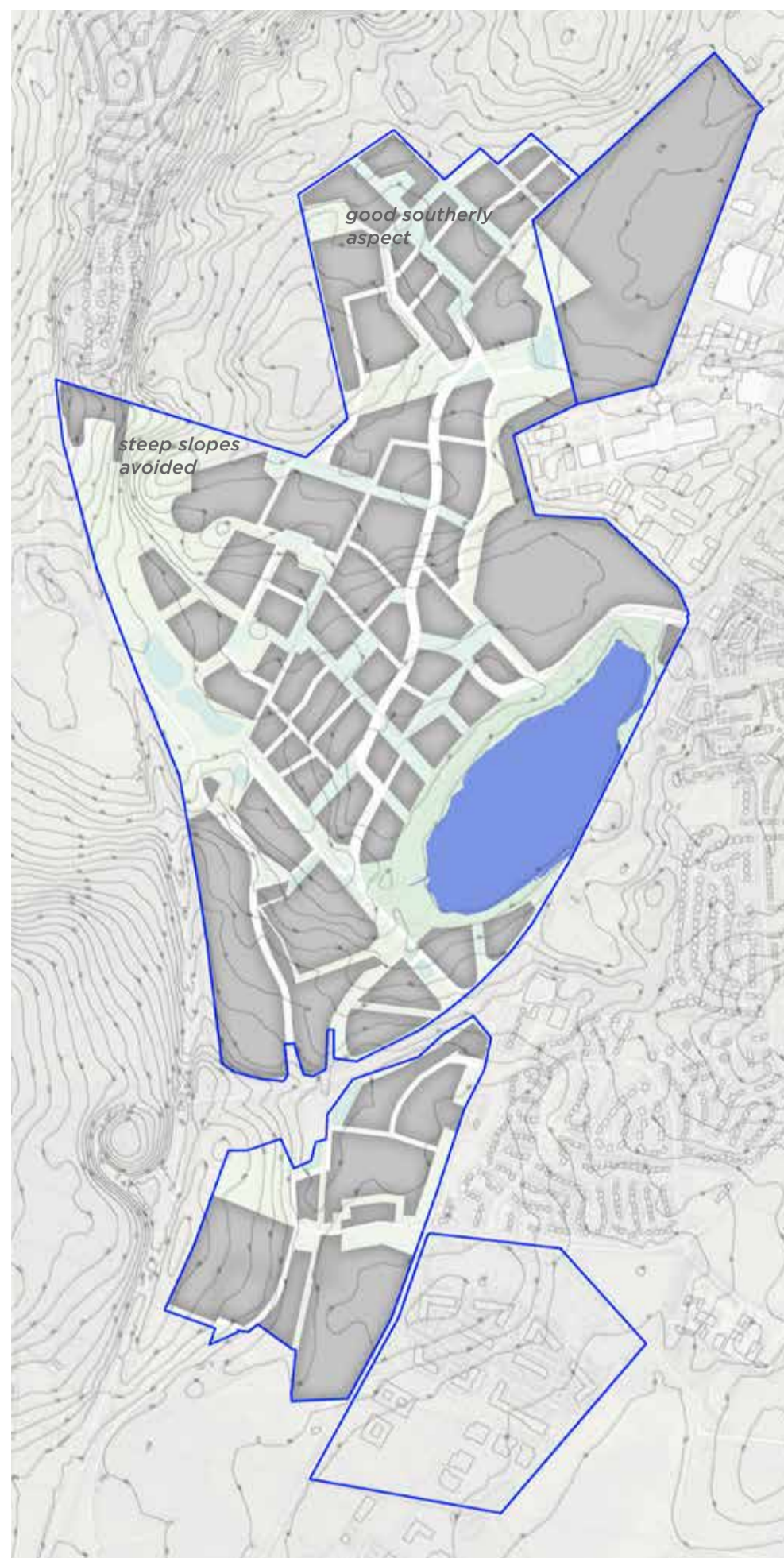
5.2 Development structure



5.2.1 Landscape features

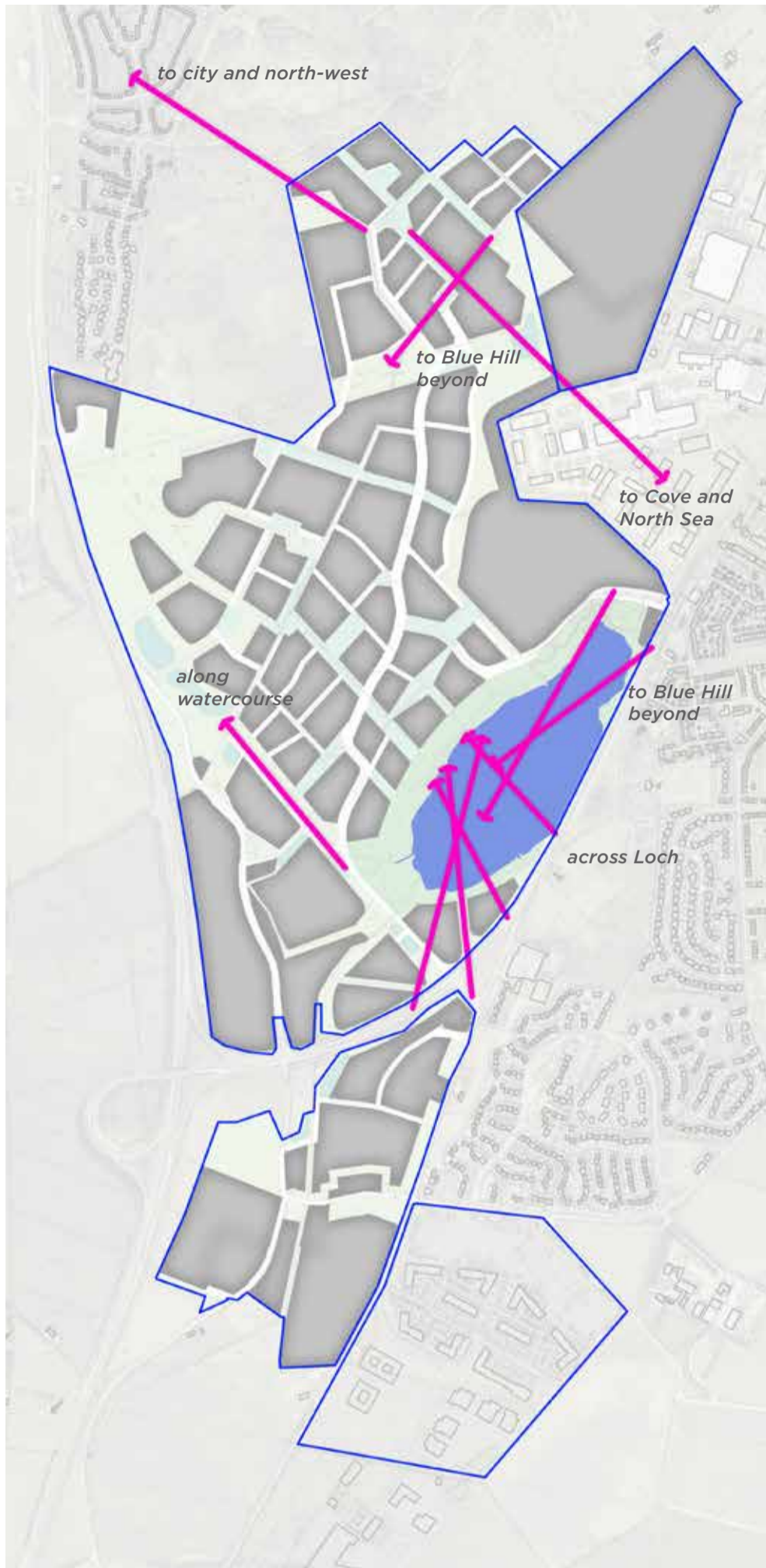
Loirston Loch and the designated Local Nature Conservation Site (LNCS) surrounding it are considered of high landscape value and have been safe-guarded within the Development Framework. Whilst built development is not proposed within this area, there is a good opportunity for improved public access within the less sensitive areas of the LNCS and this is promoted through the Framework.

The watercourse which enters and exits the Loch, whilst largely contained within a constructed channel or culvert, is also considered of good landscape value and has been identified for landscape and channel improvements. The mainly agricultural nature of the site has resulted in the creation of several good examples of 'consumption dykes' which have been generated over time by the gradual clearing of stones from adjacent fields. These contribute towards a specific character and identity to the area and good examples have been retained and integrated into the Framework where possible. These landscape features and areas contribute to the recreational, ecological and hydrological function of the site and have driven the layout of the Framework. Where these features have been retained, the natural grid of the existing field system is reflected in the Framework layout, although opportunities have been taken where appropriate to deviate from this underlying lattice structure to introduce interest and diversity in the urban grain.



5.2.2 Landform and orientation

The site is predominantly south and east-facing, with some west-facing slopes adjacent to the A92; this makes the Loirston site very suitable for residential development which can take advantage of good aspect and orientation and therefore benefit from good passive solar energy gain. Platforming for development is expected to be minimal and the Framework circulation has followed existing road gradients where appropriate to ensure accessibility is maximised. Some areas on upper slopes and on approaches to Kincorth Hill are somewhat steeper and may require limited relaxation of standards, but many of these conditions can be designed out through detail design.



5.2.3 Views

Several key views have been identified which are important for retention and have influenced the layout of specific development blocks. Due to the immediate topography around Wellington Road from the A92 approach, views to and across the Loch are only apparent north-east of the vicinity of the existing signalled junction - the height and density parameters for the blocks in this area reflect the importance of retaining these views. Other important views to the city centre and the adjacent Blue Hill are also accommodated.

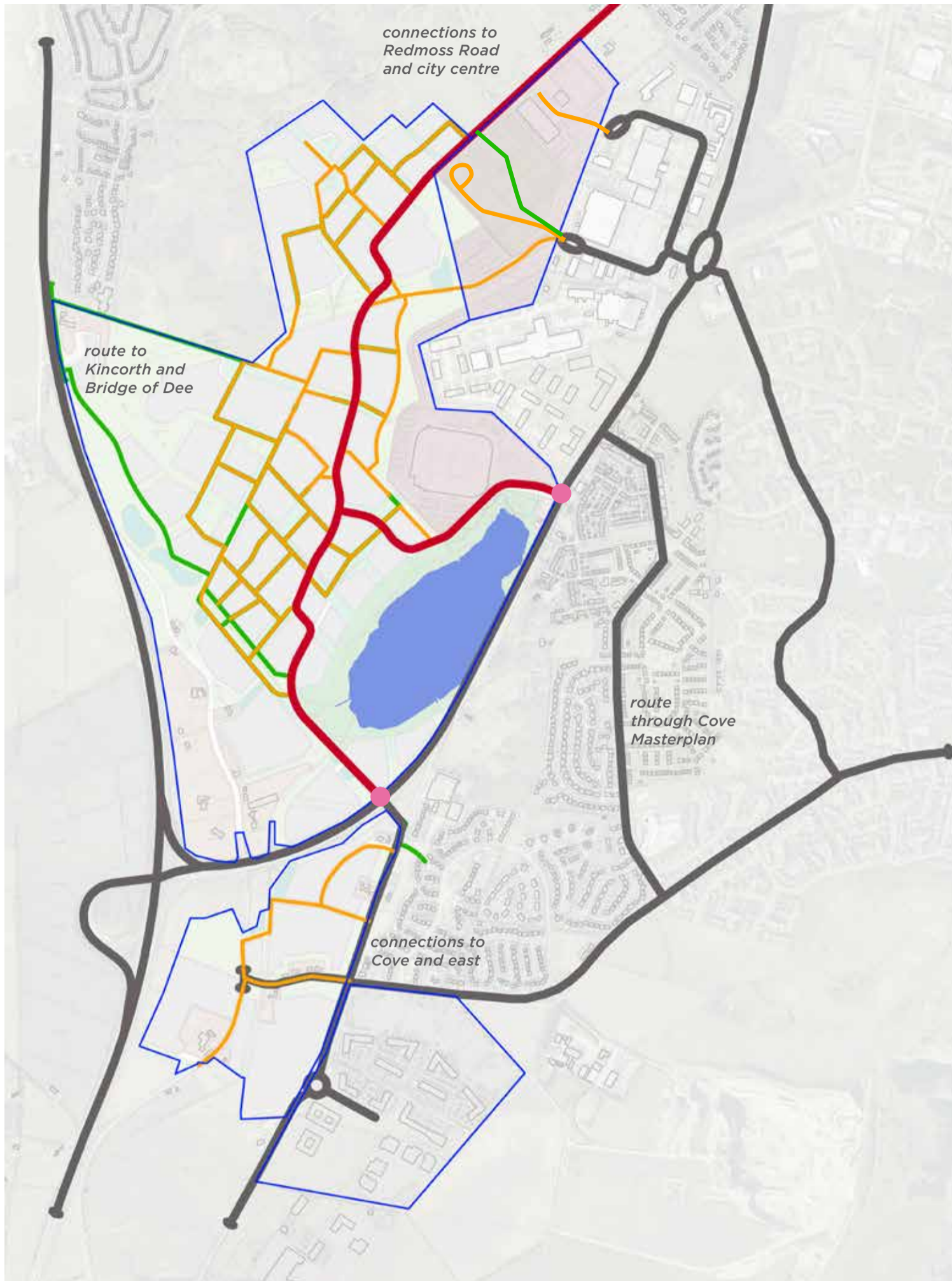
Development blocks either side of the improved watercourse corridor running from the loch towards the A92 landscape buffer will create a new view across landscape areas. Other new views created by Framework blocks include a vista along the edge of the Loch from north-east to south-west and a strengthened view down Redmoss Road; all these specific views help to create a legible and coherent settlement that is rooted into its place.



5.2.4 Spatial experience

The spatial experience at Loirston is determined by a softer loch side edge with fingers of landscape filtering through the settlement core up on to the distinctive landscape of Kincorth Hill. More urban and civic spaces will be located around and along the Primary Street and link into the stadium entrance.

The alignment of the key primary street running through the settlement and the civic areas associated with it have been carefully considered in order to provide a diverse and attractive spatial experience. A hierarchy of secondary and tertiary streets feed off this primary circulation route and allows a permeable urban form to develop. Different scales of urban form and grain provide opportunities for different characters to develop and key corner buildings and landmarks have been identified.



Legend

- Primary routes
- General street network
- Pedestrian/cycle route
- Key surrounding road system routes
- Crossing points

5.2.5 Connections and integration

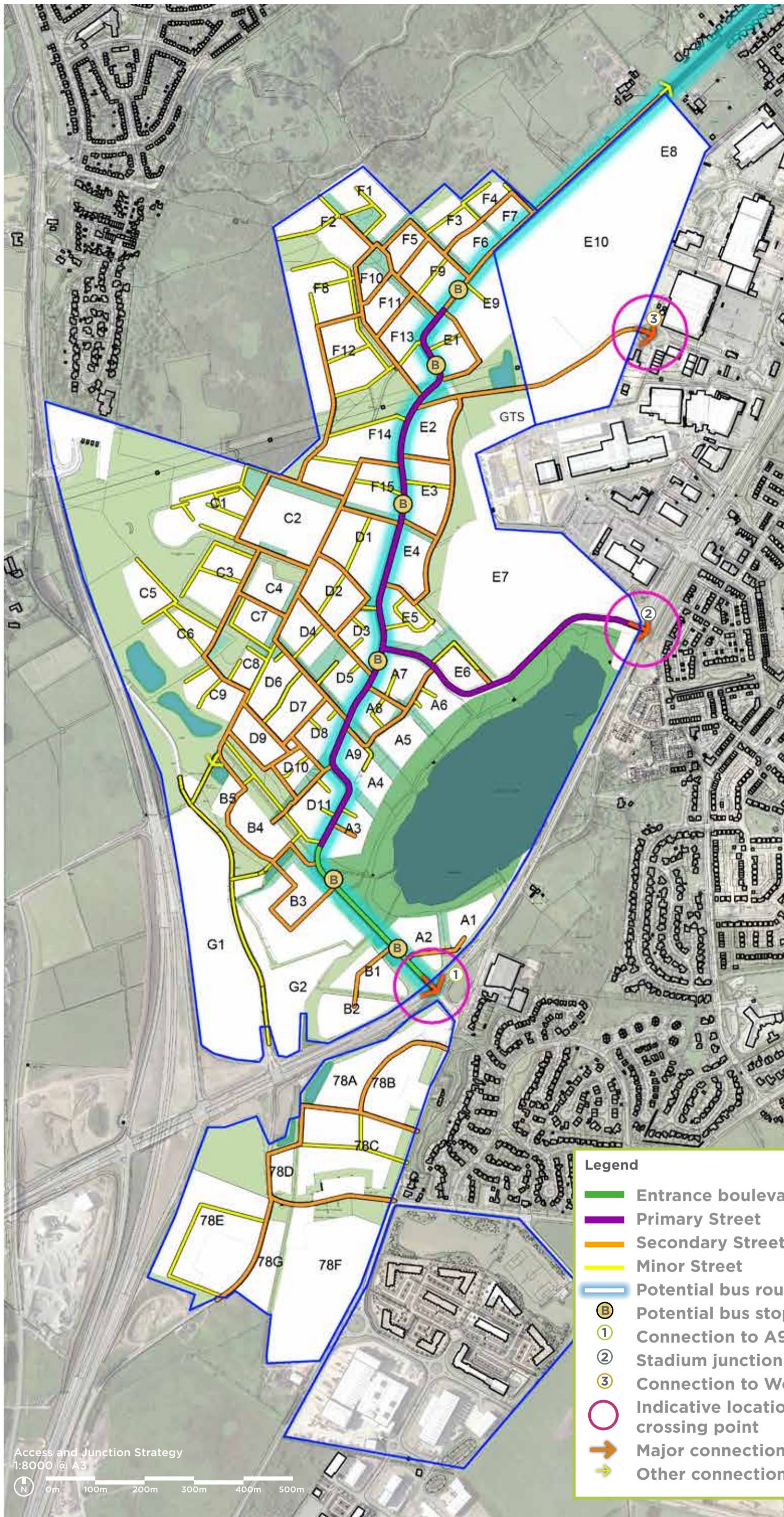
Access to the Loirston site is primarily from Wellington Road, with additional access from Redmoss Road and Wellington Circle at Calder Park. Key connections are being investigated to:

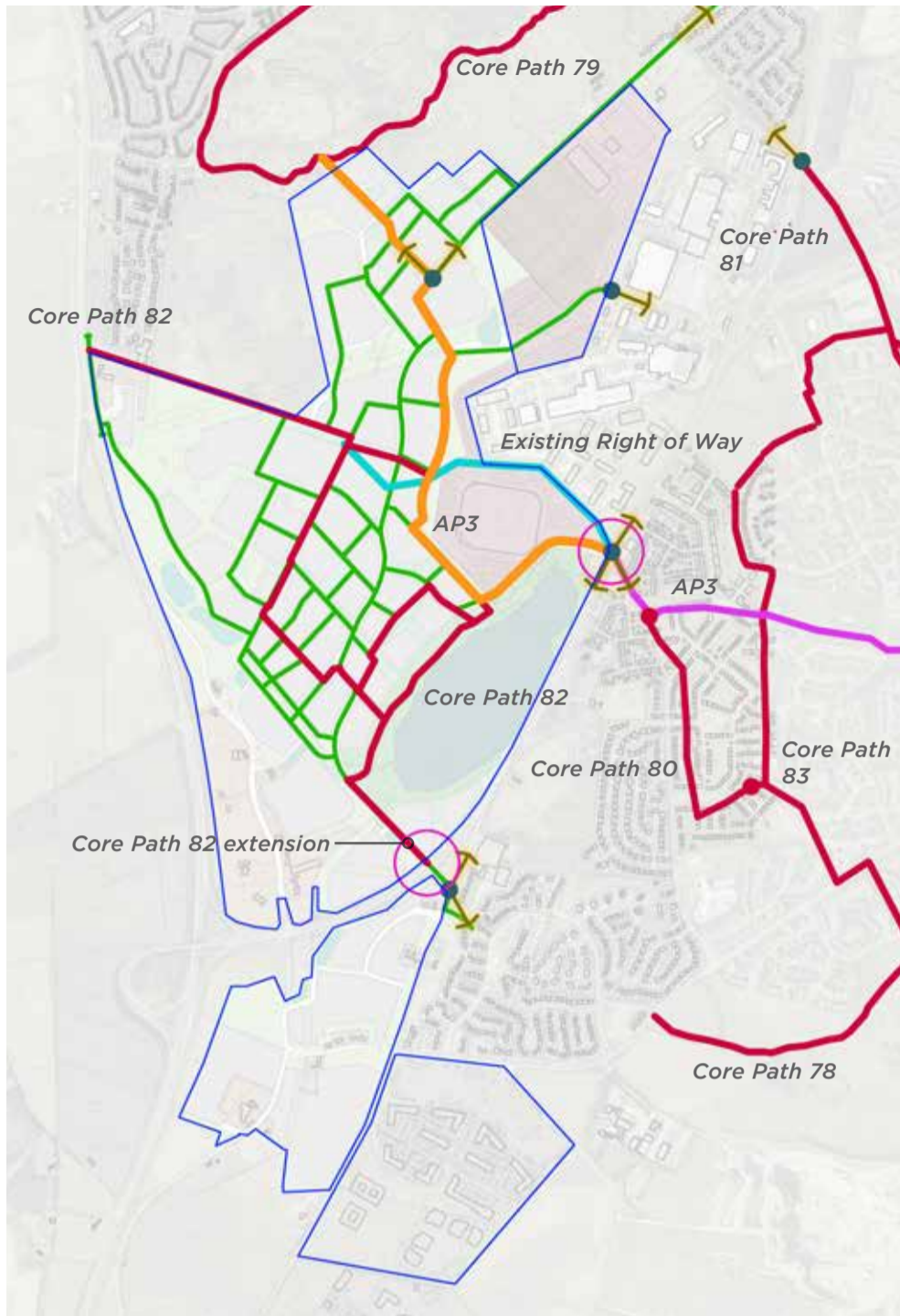
- Provide linkages to the surrounding communities and existing networks for cyclists and pedestrians;
- Allow for a bus route to pass through the site;
- Ensure a permeable block structure; and
- Ensure passive surveillance and overlooking is considered for development facing onto open space areas.

5.3 Access and connectivity

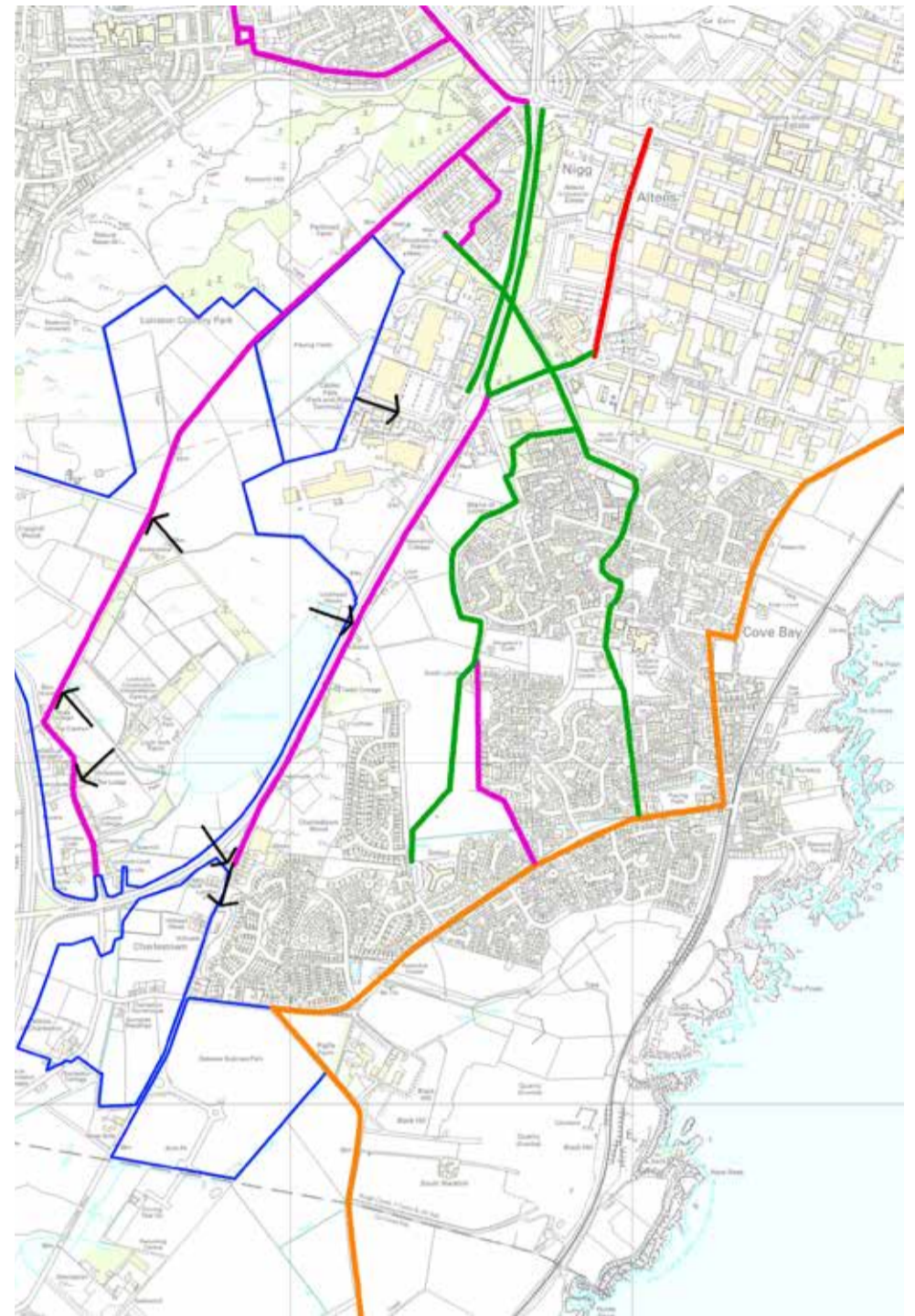
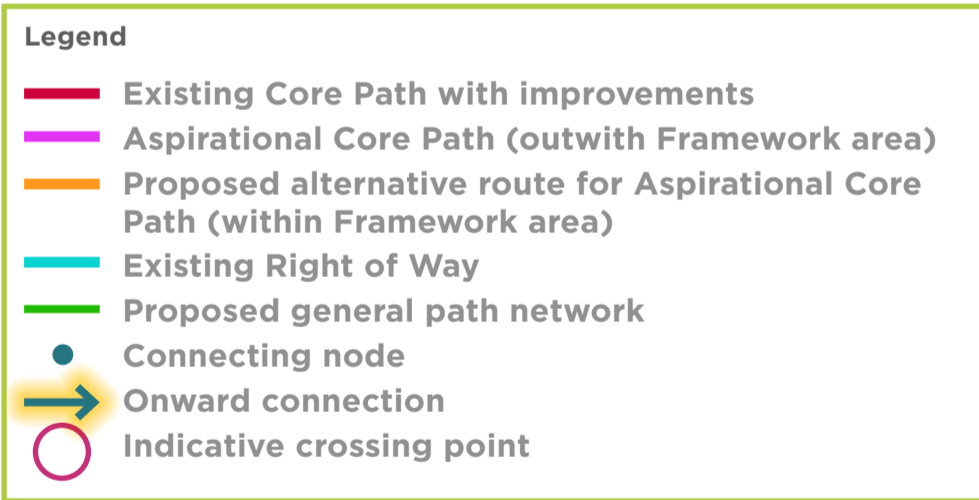
5.4 Pedestrians

The ability to walk throughout the development using a permeable network of footpaths and pavements is at the core of the Framework design, which ensures that direct links exist between new and proposed destinations. On a finer grain, it is expected that there will be further routes and permeability through the planned development blocks.

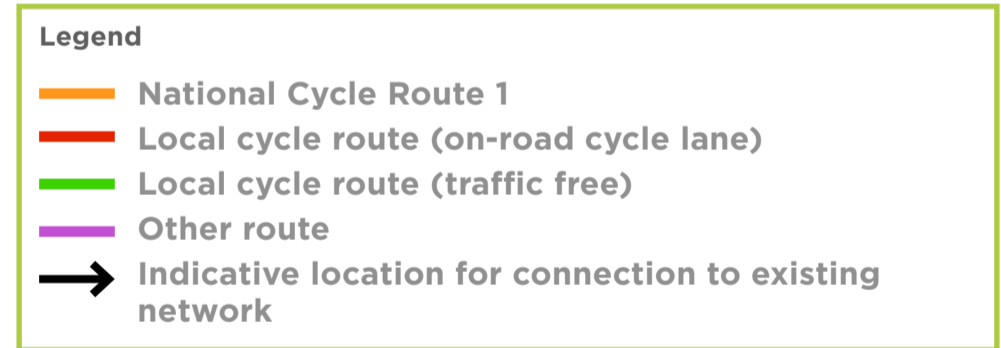




Pedestrian connectivity
1:20000 @ A3



Cyclist connectivity
NTS



5.4.1 Core Path

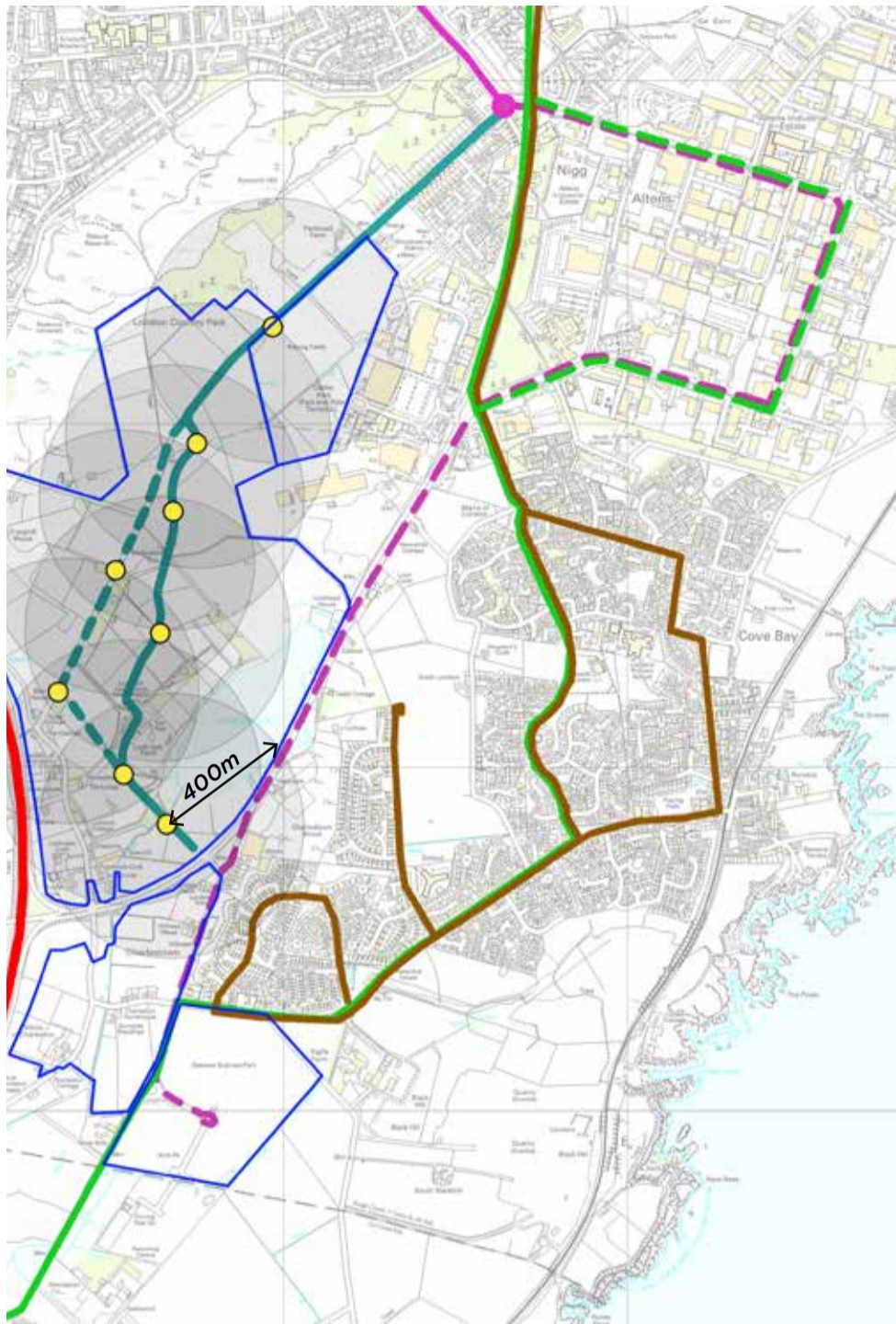
The Aberdeen City Core Paths Plan shows an aspirational core path (AP3) passing through the Framework area, establishing a formal connection from the north of Loirston Loch to Kincorth Hill. The AP3 route largely follows the existing Right of Way which skirts the northern boundary of OP59 before passing by Bladerstone House and then heading north towards Kincorth Hill. The Framework indicatively shows how this route might be accommodated between the AFC stadium proposals and the new urban area. Rather than skirting to the north of the stadium along the boundary with the Balmedie property, AP3 is taken to the south of the AFC boundary and into the landscape buffer around the car park area, then north from Redmoss Road to make a new connection with the existing Kincorth Hill circulation system (Core Path 79). Any deviation or altering of the Right of Way route and AP3 will be explored during the detailed planning application process and through close consultation with neighbouring landowners.

The existing Core Path 82 alignment will be retained where it follows existing roads, but may need to be adjusted in the vicinity of the loch side area to follow new streets and paths. Core Path 82 will require to be upgraded.

5.4.2 Cyclists

National Cycle Network

National Route 1 is the closest part of the national cycle network to the Framework area however it is not considered appropriate to propose any changes which would bring the route into the site. Some local routes pass close to the Framework area - where appropriate these will be integrated into the proposed street network within the development. The street network will also facilitate outward looking cycle links that connect the development to existing surrounding networks. Connections by cycle to the external network, and any necessary improvements, will be examined as part of the TA.



Public Transport Provision
NTS



Legend

- **First Bus (route 3)**
- **First Bus (route 18)**
- **First Bus (route 18, certain times only)**
- **Stagecoach (route 7, X7)**
- **Stagecoach (route 8)**
- **Stagecoach (route 8, peak times only)**
- **Potential bus route**
- **Potential bus route (alternative route)**
- Potential bus stop**

5.4.3 Public transport

Bus operators

Discussions have been undertaken with both First Bus and Stagecoach who have indicated a willingness to consider routes through the Loirston site. For reasons of confidentiality related to route reviews these discussions cannot be openly reported at this time but will be in the final TA. The street hierarchy and primary street corridor has been designed at Framework level to accommodate these kind of vehicle movements. Consideration of final bus routing through the site will be taken in tandem with operators to achieve the best outcome in relation to the potential for future service provision. This is likely to include discussions with operators and ACC officers over alignments and suitability of ultimate geometry to accommodate bus operations. The use of bus gates to ensure bus only road sections is also likely to be investigated. It is acknowledged as a policy requirement that regular bus services within 400m of dwellings should be developed and the layout will be progressed to achieve this. A small proportion of the site (around 30-40 units) currently sit up to 550m from the potential bus route, however as a route is developed through the evolving TA, every effort will be made to ensure that public transport provision meets policy requirements.



Existing cycle routes adjacent to the site

5.4.4 Parking

ACC Supplementary Guidance Transport and Accessibility, March 2012 will be taken cognisance of in laying out parking levels, however at this stage it is not possible to be prescriptive about parking levels as the exact mix of housing is not yet determined. Parking is considered further in the TA.

Parking management during stadium events will also be discussed in the TA and inputs sought from ACC and the police, but it is understood that preliminary work has already been undertaken in relation to the stadium parking arrangements and this needs to be fully understood.

Specific guidance relating to individual character areas is set out in the respective sections, particularly those of higher density residential character, where high parking provision ratios of at-grade car parking may erode the principle of permeable open space between buildings. In such situations, undercroft parking may be considered where levels allow construction without significant areas of tanking and waterproofing. Careful consideration of the relationship between such parking structures and frontages must be considered in order to prevent large expanses of blank wall and could be combined with opportunities to lift private internal spaces up and therefore introduce some distance between the public circulation and the internal uses of the adjacent buildings.

5.4.5 Access points: integration with existing network

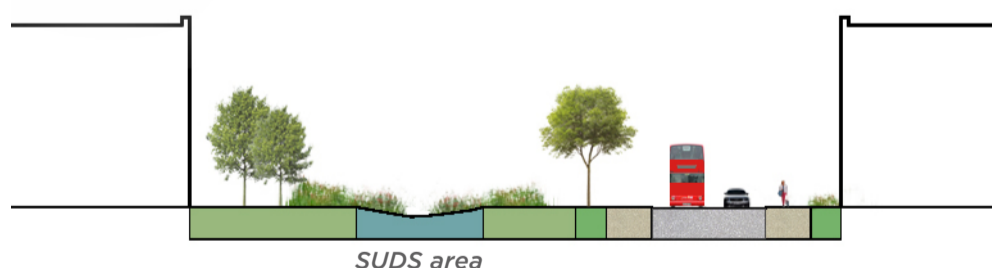
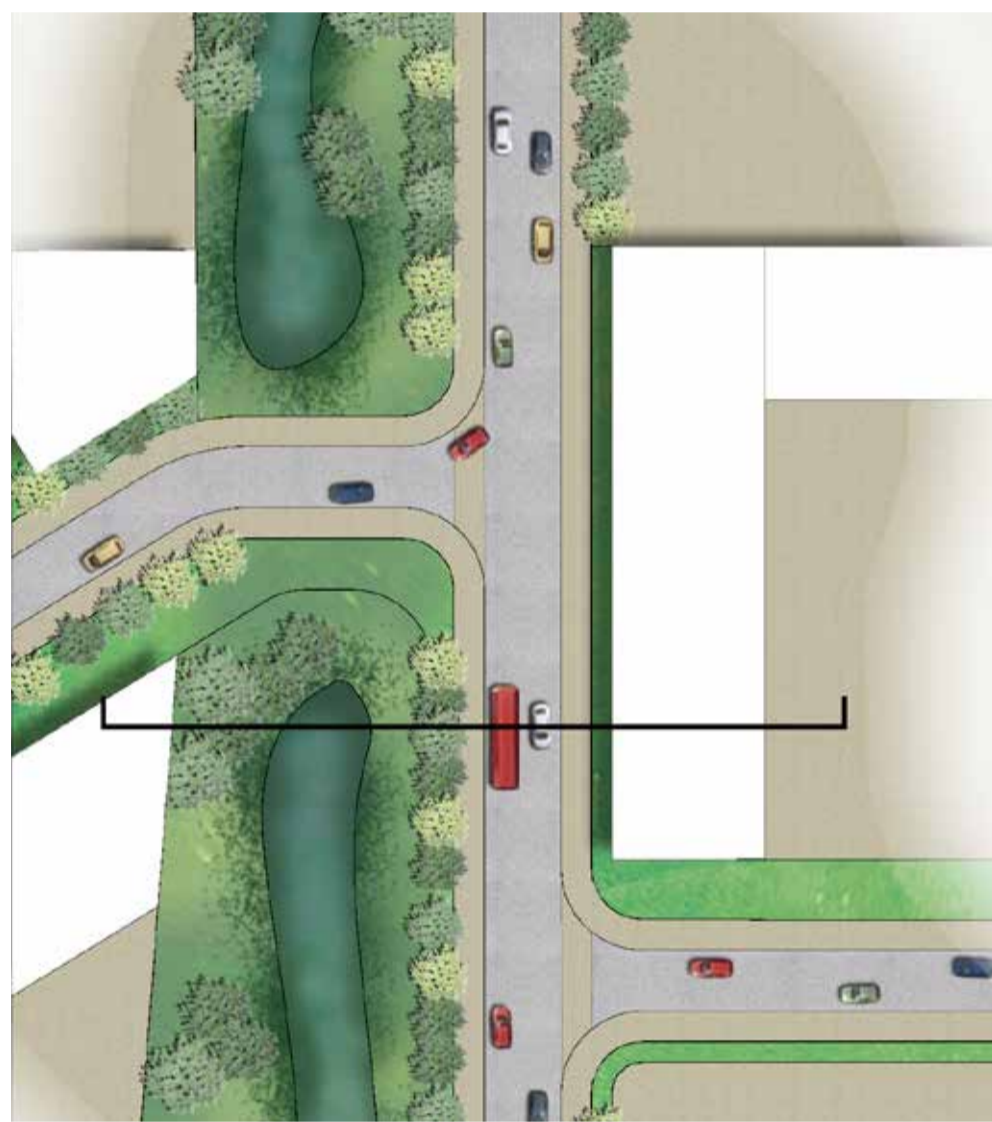
Vehicular access points are to be fully confirmed as part of the TA, but the working assumption (following discussion with ACC) is that a maximum of two access points will be available onto Wellington Road and these are likely to be located to the south of the site (by reformatting the existing Old Wellington Road signals) and at the location of the new stadium access. Additional opportunities exist from Redmoss Road, but this is being explored as a possible bus only link perhaps able to be shared with pedestrians and cyclists, and also onto Wellington Circle though again, whether this would be open to all general traffic is yet to be established.

Connections by foot and/or cycle to the external network and any necessary improvements will be examined as part of the TA, including those to Cove, the OP59 site, Wellington Road, Redmoss Road, Wellington Circle and existing external cycle networks.

5.4.6 Street structure and hierarchy

The vehicular connectivity plan on page 39 indicatively illustrates a clear structure of streets which have been designed in response to the existing site conditions and to ensure appropriate connections are forged with the existing network. A hierarchy of scaled streets has been defined, which have different parameters and deal with various pedestrian, cyclist and vehicle parameters. In generally decreasing volume of vehicular traffic these are described as:

- Entrance boulevard: the entry approach and experience from the southern junction on Wellington Road;



5.4.8 Entrance Boulevard

Description

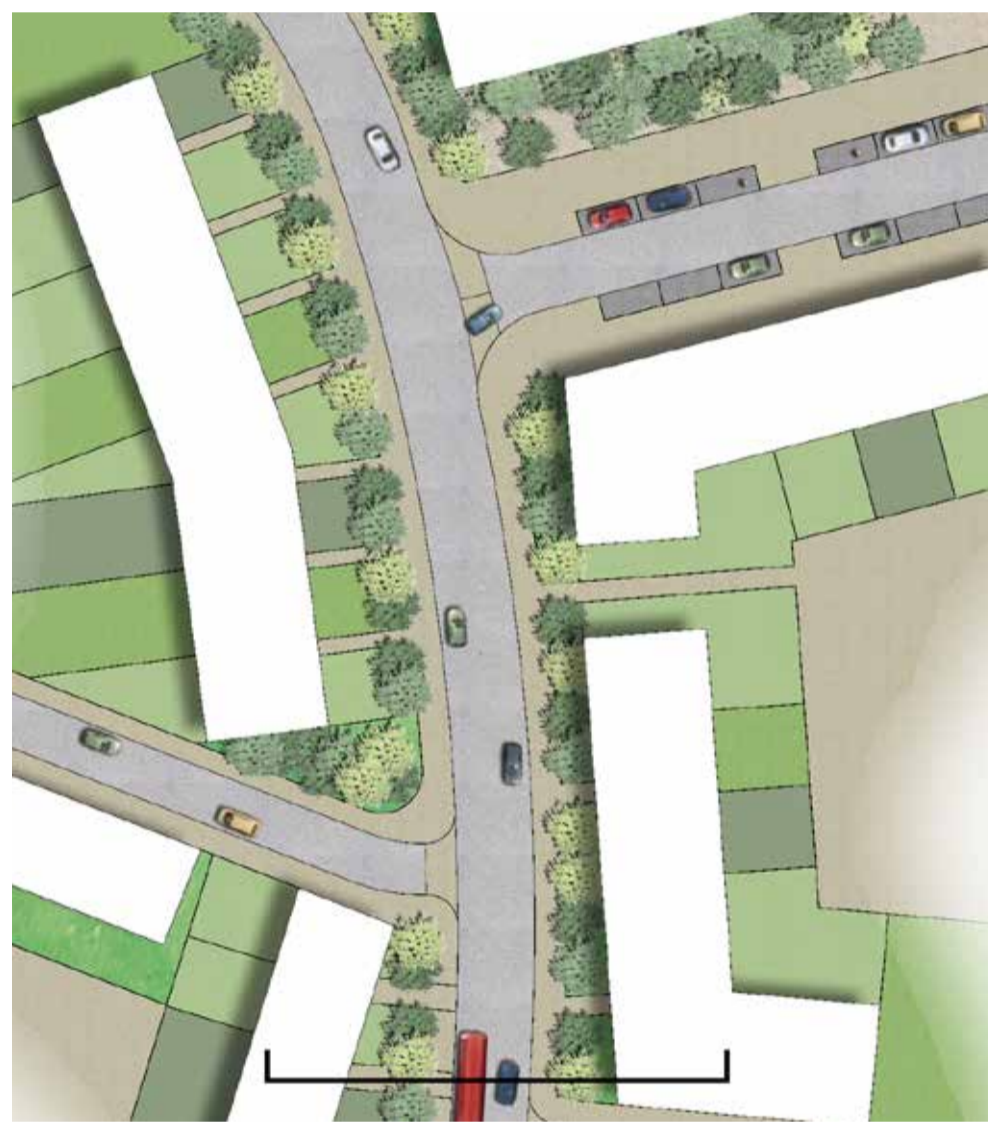
The section of street immediately north of the southern junction from Wellington Road. This portion of street is designed to set the character and identity of the Loirston development whilst offering convenient access to the key Employment development blocks and those plots identified for local retail and commercial uses. The street is designed to accommodate buses, pedestrians, cyclists and cars. It is part of the public transport route through the site.

- Primary Street: the core street which runs through the core settlement and accommodates public transport uses and supports mixed-use activities;
- Secondary Streets: those streets which give access to development blocks and provide connecting loops and grids across the site; and
- Minor Streets: those streets which run within or on the edge of development blocks to give access to specific areas and which may be of shared surface design.

These clearly defined street types combine to provide a good legibility to the development and are a critical part of creating an identity and sense of place. The general parameters and character of each street are set out later in the document, although the detail and layout will be informed by the TA which is to be prepared in support of the PPIP application.

5.4.7 Street sections

The following key street sections illustrate the indicative design parameters and character along with an associated description and text. In general, Primary and Secondary streets run between the blocks, whilst Minor streets run on the edge, or through development blocks. In addition to these core streets, there will be further lanes and shared surfaces within blocks which will be designed in accordance with 'Designing Streets' policy and appropriate ACC standards.



5.4.9 Primary Street

Description

The core spine street running through the site, designed to accommodate buses, pedestrians, cyclists and cars. Part of the public transport route through the site.



5.4.10 Secondary Street

Description

Secondary streets creating connecting loops and giving access to development blocks.



5.4.11 Minor Street

Description

Local streets providing access to a limited area of development. These streets may either be of traditional carriageway and footway design or shared surface as appropriate.

5.4.12 Street design strategy

The detail design of streets is not usually illustrated at Development Framework stage, however this section sets out basic principles which should be considered when the street hierarchy and layout within this document is advanced through detail and technical design. A street design strategy based on the application of simple measures to slow traffic and other complementary features can create safer streets which balance the various requirements of pedestrian, cyclist and vehicular movement and in doing so reduces the danger from traffic.

5.4.13 Example measures

The example measures listed and illustrated in precedent photography below are not intended as an exhaustive list, but have been highlighted as appropriate for use within the Loirston development - many other options exist. The object is to modify driver behaviour and control vehicle speeds; they are best implemented where there are intersections with pedestrian and cyclist movement and where key activity nodes are planned. These locations should include:

- crossing points which prioritises pedestrian movement
- schools where safe crossing points are required in tandem with safe routes to school; and
- neighbourhood centres or areas with civic functions and activities.

Raised junctions

Suitable for limited use on primary streets and freely on secondary and minor streets.

Chicane

Suitable for use on primary, secondary and minor streets..

Width restriction to carriageway

Suitable for use on secondary and minor streets.

Pinch point

Suitable for limited use on primary streets and freely on secondary and minor streets.

Occasional strip

Suitable for limited use on primary and secondary streets

Median strip

Suitable for use on primary and secondary streets.

Speed bend

Suitable for limited use on secondary and minor streets..

Lateral shift in alignment

Suitable for use on primary, secondary and minor streets.

Reduction in junction area

Suitable for use on secondary and minor streets.

Mini roundabout

Suitable for use on primary street only.

5.4.14 Complementary features

In addition to these measures, complementary physical features should be considered to further slow traffic by emphasising the measures and therefore effecting the behaviour of street users. This can be made through changing perceptions of speed, narrowness and functional and user priorities. Examples of these features are set out in various categories below:

Vertical features

Elements of public realm such as walls, planters and fences can not only contribute to the overall character and identity of the street, but can be used to restrict vehicle movements, reduce the real and apparent widths of carriageways and direct non-vehicular movements to defined crossing points. Considering bollards and other pieces of street furniture such as lighting columns and bins in this way allows them to be used for multiple functions whilst minimising streetscene clutter.

Planting

By utilising street trees, shrubs and ground cover, the visual perception of a street width or section of street can be influenced. The type and spacing of trees can have an impact on the perception of speed for street users; they also offer a vertical element to the street which can influence the spatial sequences.

Paving

The type of carriageway material has a big impact on the perception of users in vehicles and bicycles; by changing the type and colour of material, a change in priority can be highlighted or safe route identified. Changes in texture such as from asphalt to setts also act to slow traffic and make users more aware of their surroundings.



Change in carriageway material at pedestrian crossing



Raised junction, change in carriageway material and use of vertical elements



Informal shared surface with low intensity use.



Speed bend/occasional strip on inside of bend.



Shared surface and use of planting to reduce carriageway



Key findings extracted from the Open Space Audit:

“The Kincorth and Loirston ward has an estimated population of 15,398 and has an area of 2109Ha. The ward has 449Ha of open space. The settlements of Kincorth and Cove are well catered for in terms of the quantity of open spaces, with Loirston Recreation Area, Kincorth Hill Local Nature Reserve and Abbotswell Road Greenspace. Kincorth is relatively well catered for in terms of amenity open space. However, there is a lack of public parks and gardens and children’s play areas, the only facilities being at Corthan Crescent and Kincorth Circle. Kincorth Hill Local Nature is close to the residential areas of Kincorth.

Cove is relatively well catered for in terms of parks and greenspaces, with a large neighborhood park (Earns Hough Road) running through the centre of the residential area, pockets of amenity open space, a local park to the south west (Catto Park) and a play facility at Charleston Road. There are no designated sports areas in Cove. By far the largest category of open space in the ward is open semi-natural (277Ha) followed by residential amenity (43Ha) and transport amenity (26Ha). The ward also has a large amount of business amenity open space (25Ha). The majority of the residential areas in Kincorth have a town/ heritage park within 1500m. Although Kincorth falls within the Duthie Park catchment, Cove is outside the catchments of both Duthie Park and Loirston Recreation Area. Nearly all of the residential areas of Cove are located within 600m of a neighborhood park (Earns Hough Road), whereas Kincorth is lacking in access to this type of space. In terms of local park provision (including neighborhood parks, playspace and town/heritage parks), nearly all residential areas of Cove fall within the 400m catchment areas, apart from the northern extent. However, only the western part of Kincorth falls within a local park catchment (Corthan Crescent greenspace), which is a very small children’s play area.

Kincorth is relatively well provided for in terms of access to natural/semi natural greenspace of a significant size (over 0.2 hectares), residents living in the central and southern part of the settlement have easy access to the Kincorth Hill Local Nature Reserve (within 500m). Cove is less well provided for in terms of semi-natural greenspace, with only the southern half of the settlement located within 500m of Cove Community Woodland, which runs along the southern boundary of the residential area. Loirston Recreation Area is located between two industrial areas (Altens and Greenbank) and access to the area is fairly poor, with entrances difficult to find in the industrial estates.”

5.5 Landscape Framework

Usable, well-designed open space is recognised as creating opportunities for communities to interact, promoting a sense of place and helping to promote healthy active lifestyles. This section describes how and where this open space will be provided and how this meets Aberdeen City Council standards.

5.5.1 ACC Guidance documents

The Loirston Development Framework has been designed with reference to ACC's Open Space Supplementary Guidance, March 2012 which provides guidance on revised standards for the provision of new open space following the findings of the recent Open Space Audit. These standards are "designed to encourage more useful, relevant and efficiently managed open spaces, of the right type and in the right place". The SG sets out the type, quantity and quality of open space which should be provided by new developments and suggests how appropriate accessibility criteria for each category.

Spaces are assigned a hierarchy according to scale:

- major;
- neighbourhood; and
- local.

and a category according to use:

- Play zone/Other play areas
- Outdoor Sports Areas
- Natural Greenspace and Green corridors
- Allotments or Community Gardens.

The summary tables below set out the key open spaces and their functions. Where indicative quantities are proposed in the ACC guidance, a people/household ratio of 2.9/unit has been used which generates an indicative population of 4350 for the proposed 1500 residential units.

5.5.2 Open Space Hierarchy

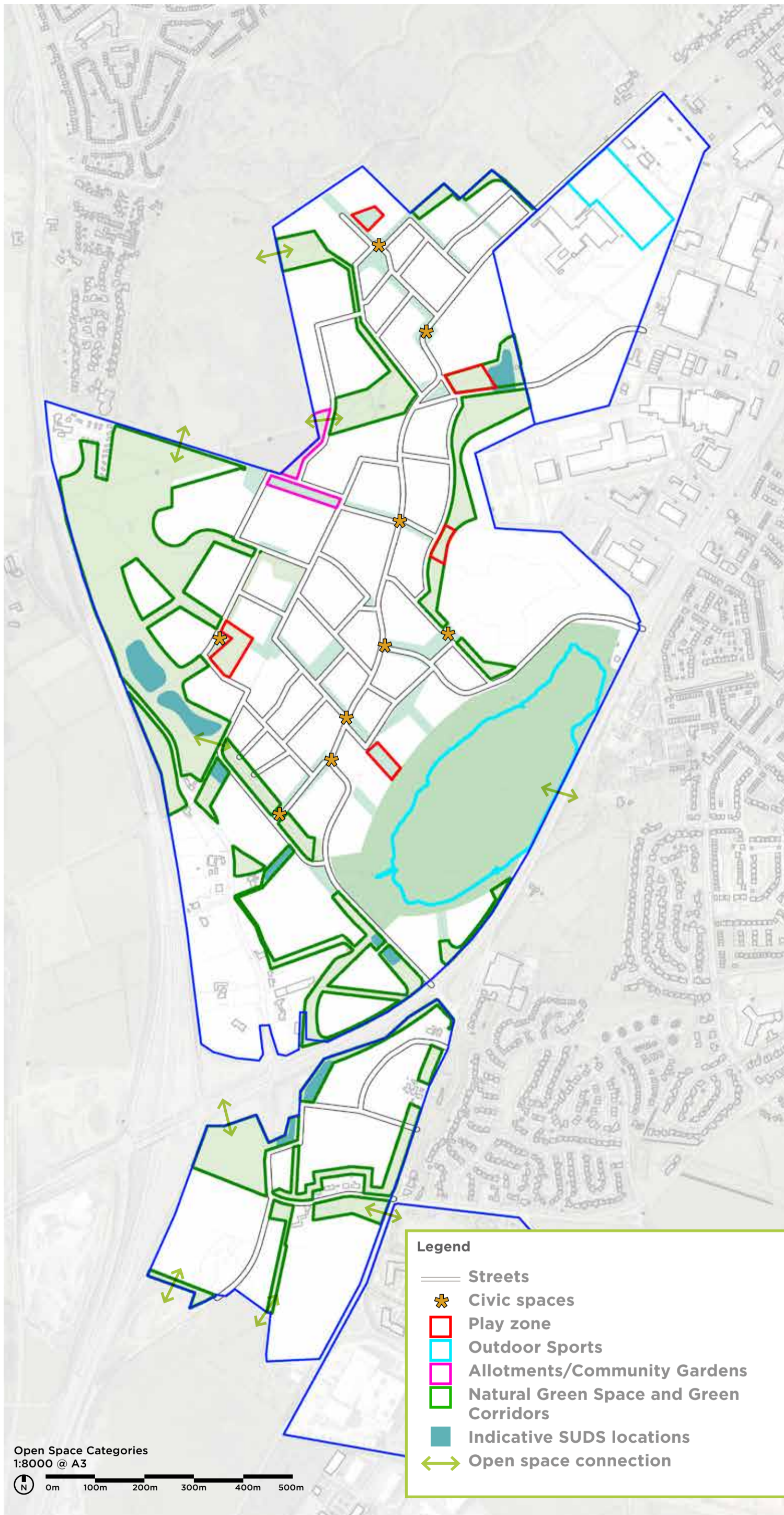
Open space type	Description	Indicative Site Size	Accessibility standard	Loirston provision
Major Open Space	Large areas of open space attracting visitors from Aberdeen City and Shire, often offering a wide range of uses, including informal recreational, sport, large scale equipped Play Zone, walking routes, seating, lighting, toilets, car parks etc. There may be a diversity of habitat/landscapes. Receives regular maintenance. Will usually form Green Space Network cores.	>5 hectares	All residents within 1500 metres (around 20 minute walk) of a Major Open Space.	Loirston Loch and associated open space: c.17 hectares within 1500m of core settlement. Large play zone area Identified within Major Space area. Existing semi-natural character around loch to be retained. Other more intensively used areas to be provided to Green Flag 'good' standard and Open Space Audit quality score <20.
Neighbourhood Open Spaces	Open spaces that provide a range of recreational uses, attracting users from more than one neighbourhood. These spaces could include equipped Play Zones, natural areas, green corridors, seating, paths/access, community event space, some formal landscape features, car park, dog waste / litter bins etc. Receives regular maintenance. May include Green Space Network cores, stepping stones or links.	2-5 hectares	All residents within 600 metres (around 10 minutes walk) of a Neighbourhood Open Space.	Multiple areas function as Neighbourhood open space; these include an extensive landscape strip along the A92, the deculverted/improved stream corridor to the watercourse entering and exiting the Loch, the landscape buffer to the stadium and open space below the overhead power lines. All residents are within 600m of a neighbourhood space and many are considerably closer. These areas total >30 hectares and will be provided to Green Flag 'good' standard and Open Space Audit quality score <20.
Local Open Spaces	Smaller spaces that provide a more limited range of local recreation uses, and are spread throughout a local area. As most users will reach them on foot, they are well connected by paths to community facilities and surrounding areas. Receives regular maintenance.	0.4 - 2 hectares	All residents within 400 metres (around 5 minutes walk) of a Local Open Space.	Local areas have been identified where there are landscape features which are to be integrated and retained into the development, such as consumption dykes or stone wall enclosures. Other local open spaces have been marked as appropriate locations for civic or public functions and play zones. All residents are within 400m of a local space and many are considerably closer. These areas measure c. 6 hectares in total and will be provided to Green Flag 'good' standard and Open Space Audit quality score <20.

5.5.3 Streets and Civic Spaces

In addition to these defined types and categories, the Framework identifies key streets and civic areas which will also function as important open spaces. Such areas, whilst containing hard landscape areas, will also accommodate soft landscape features such as specimen and street tree planting, SUDS features and may include opportunities for play. In adopting the key principles of 'Design Streets' guidance, street design will consider place before movement and therefore allow these spaces to function as an open space resource rather than simply for traffic. Civic spaces have generally been located within the development structure at key nodal points and gateways and have been formed in conjunction with planning land use within the development. Where streets pass through the civic spaces they do so in a sensitive manner, adding to the sense of place and integrating with the space rather than cutting through it.

5.5.4 SUDS

Indicative locations, sizes and catchment areas have been identified for SUDS facilities. The character and forms of these features will be developed in detail design and masterplan stages, but in principle the facilities should be integrated into the surrounding open space and reflect a character that is appropriate to the adjacent development. The scale and function of the surrounding open space should inform the selection of basins, ponds or swales for instance. SUDS are an important resource for the sustainable treatment of surface water runoff, but also offer the potential to be a significant resource of biodiversity and can contribute towards ecological biodiversity and diversity of landscape character.



5.5.5 Local Biodiversity Action Plan (LBAP)

The Framework offers opportunities for new and improved landscape areas which can contribute to both the North East Scotland LBAP and the Kincorth Hill Area Action Plan (AAP) priorities in relation to the following landscape elements:

- Retention of dykes and boundary habitats (eg. along border with Kincorth Hill);
- Introduction of species-rich grasslands to natural green spaces and corridors;
- Potential new wet and riparian woodland associated with environmental improvements along existing watercourses;
- Protection of existing wetland areas adjacent to Loirston Loch; and
- Introduction of native broadleaf woodland areas on boundaries with Kincorth Hill

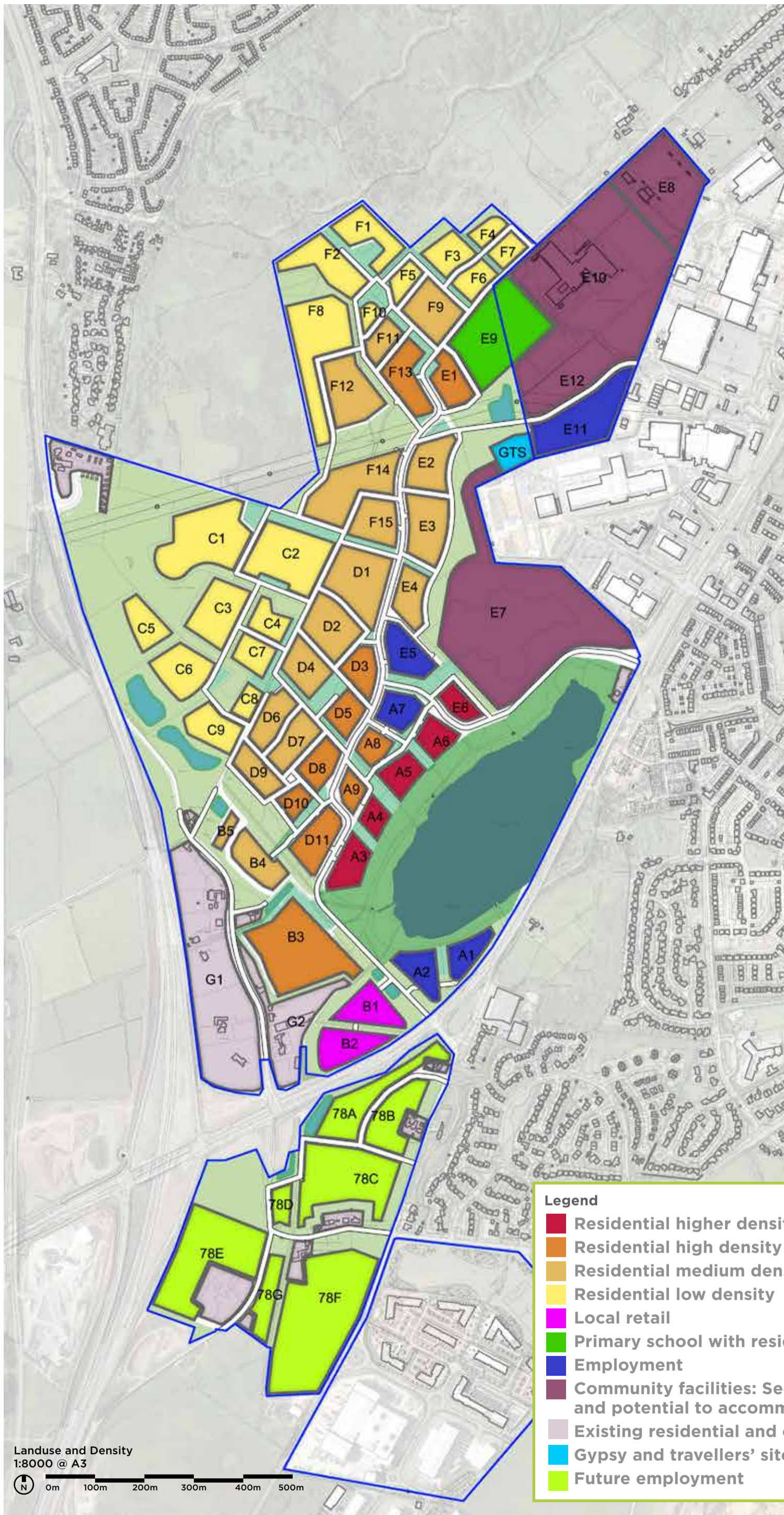
5.5.6 Principles of Maintenance

Because of the range, quantity and composition of open space at Loirston, the long-term maintenance of soft landscape and SUDS areas is particularly important and needs to be considered at an early stage. Pressure on limited Council maintenance resources for adopted areas must be considered and areas which are not adopted by the Council present management problems in the long term. The framework has strategically identified large areas of open space as natural green space and green corridors rather than amenity space in order to not only respect existing natural processes, but also reduce on-going maintenance burdens. This accords with the ACC Open Space Strategy for Aberdeen which identifies a desire for open spaces to be more natural. These areas are suitable for low maintenance landscape treatments, such as meadow grassland, native wildflower or woodland which are less expensive to manage; detail design and masterplan stages will develop landscape proposals in line with such principles.

Where more intensive landscape treatments are proposed (for example on the edges of the loch side immediately adjacent to residential uses) private factoring may be an option for maintenance arrangements. A legal agreement between the Council and developer/land owner prior to the release of planning consent would be required to ensure the identification of a strategy for all areas -dialogue on such arrangements should be entered into as early as possible. Alternatively, the formation of a community trust for specific landscape resources such as Loirston Loch might be appropriate and allow a deeper level of engagement between residents and their immediate environment.

5.5.7 Open Space Category

Open space category	Description	Indicative Site Size	Equivalent size required for Loirston	Accessibility standard	Loirston provision
Play Zone/ Other play zone	Unsupervised areas dedicated to use by, and equipped for children and young people. Other Play Areas may include ball courts, outdoor basketball hoop areas, skateboard areas, teenage shelters.	0.3ha per 1000 population Minimum size 1500m ²	c1.3 hectares	All residents should be within 400m of a Play Zone Suitable for ages 3 - 13 Suitable for ages 3 - 18	Five play zone areas have been identified in the Framework which measure over 1.3 hectares to meet the requirement. They are distributed evenly throughout the various neighbourhoods and character areas and are generally within or directly adjacent to residential neighbourhoods to help with natural surveillance. The areas are generally identified where existing landscape features and landform might be utilised. A natural play approach will be developed through the masterplan stage, ensuring that the zones are connected to the landscape and encourage exploration and challenge. Further detail on functions and character will be set out at that time when more information is understood about surrounding residential areas. All residents are within 400m of a play zone.
Large Scale Play Zone	Larger play zones likely to attract children from a larger area. These sites should include a larger range of play functions.	Minimum size 2500m ²		As above	An area within the Major Open Space of the Loch has been identified for a large scale play zone which is close to the location of the existing play zone. The uses of this play space will be appropriate for its location next to the LNCS and will not affect the integrity of the LNCS.
Outdoor sports and recreation areas	Natural or artificial surfaces used for sport and recreation. E.g. playing fields, pitches, tennis courts, bowling greens, athletics tracks and water activities suited to Loirston Loch LNCS.	1.6ha per 1000 population	c6.9 hectares	All residents within 1200 metres of Outdoor Sports facilities.	The proposed community playing fields and shared facilities of Cove Rangers at Calder Park go some way to providing for this requirement; in addition, the continued use of Loirston Loch for angling more than fulfils the required indicative areas.
Natural greenspace and Green Corridors	Includes woodland, heathland, scrub, grassland, wetland, coastal areas, riverbanks, streambanks, disused railway lines, green access routes and open water. Also includes designated areas such as Local Nature Conservation Sites (LNCS), Local Nature Reserves (LNR), Sites of Special Scientific Interests (SSSI) and Special Areas of Conservation (SAC). The primary purposes include nature conservation, walking, cycling, horse riding, leisure, non-motorised travel, environmental education and appropriate water-based activities.	1ha minimum Natural Greenspace per 1000 population	c.4.3 hectares	All residents within 400 metres of a natural greenspace >2ha and 2000 metres of a natural greenspace >5ha	The retention and protection of the Loirston Loch LNCS alone fulfils this open space category requirement and additionally, much of the open space considered as 'Neighbourhood Open Space' will fulfil the functions of Natural Green Space and Green corridors. In particular, these include an extensive landscape strip along the A92, the deculverted/improved stream corridor to the watercourse entering and exiting the Loch, the landscape buffer to the stadium, open space below the overhead power lines and those areas identified for SUDS provision. A large proportion of the open space identified as Neighbourhood type is suitable for natural green space or green corridor categorisation. Around 23 hectares of open space can be considered as natural greenspace or green corridors.
Allotments or Community Gardens	Areas or plots which are mainly cultivated by the occupier or community group for the purpose of producing fruit or vegetables for personal consumption.	0.3 hectares per 1000 properties with less than 60m ² private green spaces, cultivatable according to the health quality standards set out below.	Whilst many of the properties will fulfil the criteria for private green space, for the purposes of the Framework an area of c 0.45 hectares has been identified which can fulfil this function.	Allotments should be no more than 800m from peoples' homes, and that the (minimum) size/number of plots at a site will be determined through a mix of the quality standards below and the number of people within the allotment catchment area.	Two related sites have been identified which total around 0.45 hectares. They are centrally located on a south-facing slope and therefore offer a good location for residents from all over Loirston to access. Adjacency to the Primary School offers opportunities for community gardening and integration with education. The allotments/ community gardens will adhere to the relevant quality standards as set out in the SG. Detail of these areas will be further expanded in the masterplan phase.,



Legend

- Residential higher density
- Residential high density
- Residential medium density
- Residential low density
- Local retail
- Primary school with residential
- Employment
- Community facilities: Secondary school, sports pitches and potential to accommodate community stadium
- Existing residential and employment
- Gypsy and travellers' site
- Future employment

Landuse and Density
1:8000 @ A3

0m 100m 200m 300m 400m 500m

5.6 Landuse and density

It is proposed that the development Loirston will become a residential led mixed-use development of up to 1500 residential units in association with around 11 hectares of supporting employment land, a new neighbourhood centre comprising local retail and commercial units, community facilities, new education facilities including a new primary school and the potential to accommodate a new football or community stadium.

5.6.1 Landuse

The predominant landuse at Loirston will be residential and it is proposed that the development could accommodate up to 1500 residential units. Complementing this land use is up to 11 hectares of employment land (up to 2026)

5.6.2 Residential density

The table below sets out the potential residential units that may be achieved in each development block, based on a range of residential densities. Each block has been assigned a density as follows:

- Low Density - Around 25-35 Units/Hectare.
- Medium Density - Around 35-45 Units/Hectare.
- High Density - Around 45-55 Units/Hectare.
- Higher Density - Around 55-85 Units/Hectare.

The densities provide a guide to the number of properties which could be delivered within each development block to achieve the total numbers of houses proposed for the site. It is not anticipated that these densities are applied homogeneously within a development block but rather that there will be a mix of higher and lower densities within a block which in sum provide the desired number of units. These internal block densities must be informed by guidance on building typology and height, urban design principles and place making objectives defined in this document.

5.6.3 Development Block Requirement

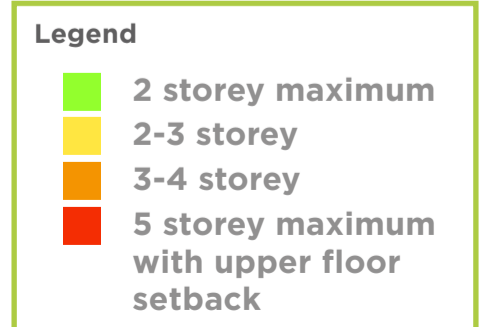
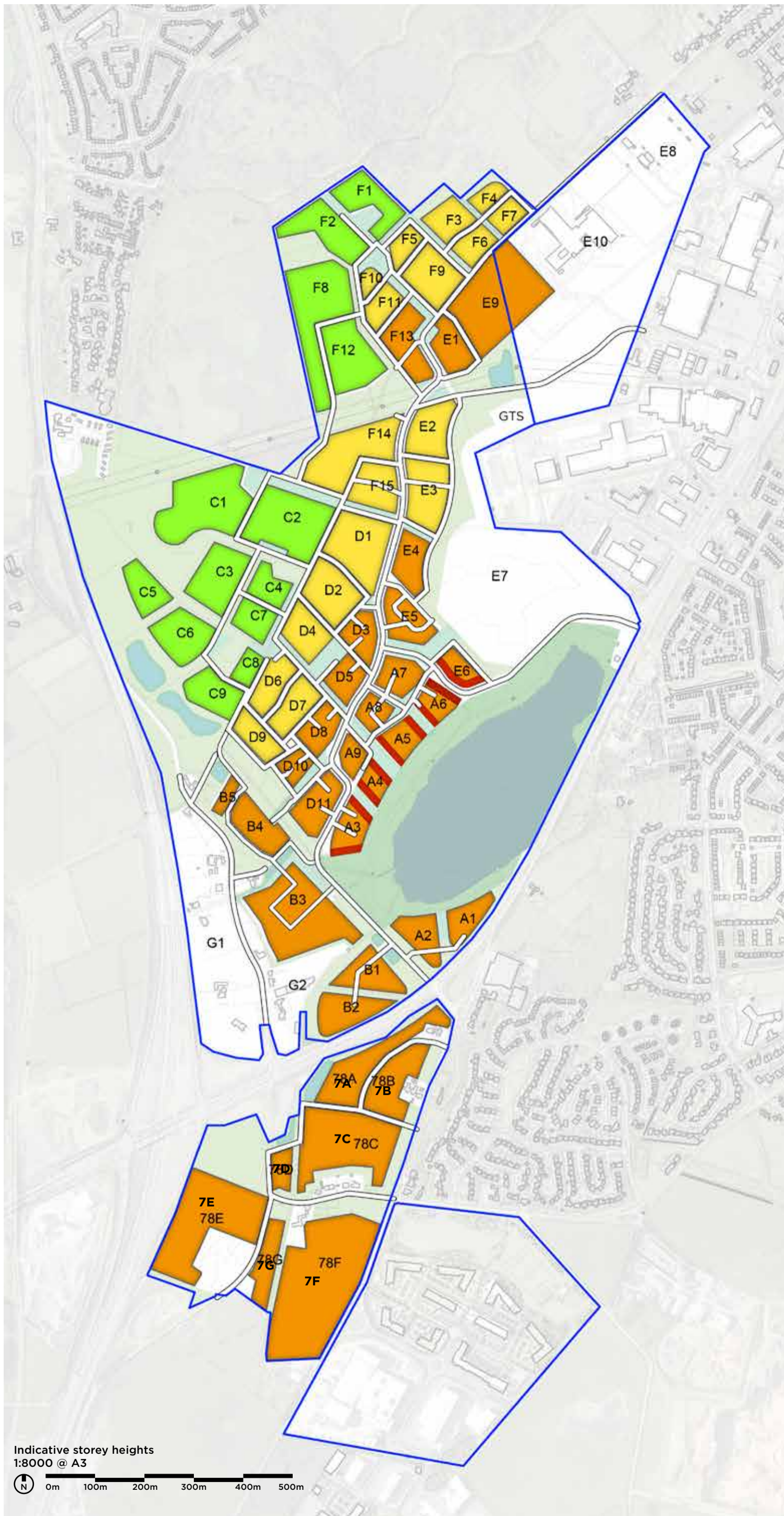
Development Block	Block Area (Hectares)	Landuse	Proposed Residential Density Range	Potential Residential Units	Max. building height (storeys)
A1	0.59	Employment	None	0	4
A2	0.69	Employment	None	0	4
A3	0.69	Residential only	Higher	41	5 (limited)
A4	0.37	Residential only	Higher	22	5 (limited)
A5	0.56	Residential only	Higher	33	5 (limited)
A6	0.52	Residential only	Higher	30	5 (limited)
A7	0.59	Employment	None	0	5 (limited)
A8	0.40	Residential only	High	19	5 (limited)
A9	0.34	Residential only	High	17	4
B1	0.82	Retail	None	0	4
B2	0.88	Retail	None	0	4
B3	2.49	Residential only	High	122	4
B4	0.78	Residential with local retail and commercial	Special	15	4
B5	0.21	Residential only	Medium	8	4
C1	2.14	Residential only	Low	60	2
C2	1.78	Residential only	Low	50	2
C3	1.12	Residential only	Low	31	2
C4	0.49	Residential only	Low	14	2
C5	0.64	Residential only	Low	19	2
C6	0.97	Residential only	Low	28	2
C7	0.51	Residential only	Low	15	2
C8	0.30	Residential only	Low	8	2
C9	0.76	Residential only	Low	22	2
D1	1.45	Residential only	Medium	56	3
D2	1.03	Residential only	Medium	40	3
D3	0.57	Residential with other ground floor uses	High	28	4
D4	0.75	Residential only	Medium	29	3
D5	0.51	Residential only	High	25	3

Development Block	Block Area (Hectares)	Landuse	Proposed Residential Density Range	Potential Residential Units	Max. building height (storeys)
D6	0.65	Residential only	Medium	25	3
D7	0.68	Residential only	Medium	27	3
D8	0.59	Residential only	High	29	4
D9	0.56	Residential only	Medium	22	3
D10	0.33	Residential only	High	16	4
D11	0.83	Residential only	High	40	4
E1	0.64	Residential only	High	32	4
E2	0.85	Residential only	Medium	33	3
E3	1.07	Residential only	Medium	42	3
E4	0.66	Residential only	Medium	26	3
E5	0.81	Employment	None	0	3
E6	0.41	Residential only	Higher	24	4
E7	8.01	Community Facilities / Mixed-use	None	0	N/A
E8	2.62	Community Facilities	None	0	N/A
E9	2.61	Primary School with residential	Special	38	3
E10	6.11	Secondary School	None	0	N/A
E11	1.82	Employment	None	0	N/A
E12	1.32	Community Facilities	None	0	N/A
F1	0.88	Residential only	Low	26	2
F2	1.07	Residential only	Low	30	2
F3	0.60	Residential only	Low	18	3
F4	0.30	Residential only	Low	9	3
F5	0.35	Residential only	Low	10	3
F6	0.46	Residential only	Low	13	3
F7	0.36	Residential only	Low	10	3
F8	2.02	Residential only	Low	56	2
F9	0.94	Residential only	Medium	37	3
F10	0.19	Residential only	Low	6	3
F11	0.44	Residential only	Medium	17	3
F12	1.27	Residential only	Medium	49	2
F13	0.89	Residential only	High	42	4
F14	1.57	Residential only	Medium	60	3
F15	0.80	Residential only	Medium	31	3
G1	5.31	Existing residential and employment	N/A	0	N/A
G2	1.93	Existing residential and employment	N/A	0	N/A
G3	0.09	Existing residential and employment	N/A	0	N/A
TBD	0.50	Gypsy and Traveller's site	N/A	0	2
Total	75.4			1500	

OP60 Charleston (Future growth 2027-2035)

Development Block	Block Area (Hectares)	Landuse	Max. building height (storeys)
78A	1.37	Future employment	4
78B	1.09	Future employment	4
78C	2.36	Future employment	4
78D	0.34	Future employment	4
78E	2.73	Future employment	4
78F	4.27	Future employment	4
78G	0.69	Future employment	4
Total	12.85		

Loirston Framework: Development Framework 2019



5.6.4 Indicative building heights

Indicative building storey heights have been assigned to each development block, however during detail design a variety of heights should be used to ensure that a varied roofscape and associated streetscape can be created. These storey heights are generally allied to the respective residential densities and also ensure that the land identified for employment uses can be flexibly developed for various uses. Areas which are potentially visually sensitive have been assigned low storey heights to help mitigate development.

Lochside storey heights

Around Loirston Loch, more specific guidance is proposed which:

- Identifies specific areas on the edge of the blocks running south-east to north-west where buildings may be up to 5 storeys;
- Requires all 5 storey buildings to have the upper storey within the roof or setback to reduce the apparent mass and provide opportunities for terraces or balconies;
- Specifies 3-4 storeys for other parts of the block;
- Restricts perimeter blocks fronting the loch edge except for the 'bookmark' blocks of A3 and E6; and
- Requires all blocks to be permeable to pedestrian movement from front to back.

The principles of appropriate storey heights for this area are to:

1. Promote 'gable-ends' to the loch as illustrated elsewhere in the Framework document;
2. Prevent a solid wall of development to the loch;
3. Suggest the 'bookending' of development by blocks to the north and south of the Loch;
4. Ensure that there was a variety of heights within the block whilst still allowing taller buildings on the edge of blocks; and
5. Allow for shorter typologies internally.

Further guidance on the intended character of the Lochside blocks can be found in the relevant character area which sets out principles relating to open space within the block and associated parking strategies.

5.6.5 Building typologies

A mix of building typologies and tenures will ensure that Loirston can develop as a diverse and coherent community. By providing a range of accommodation, a broad variety of residents will be able to find a form of residence that works for them, regardless of their position in the housing lifecycle. Because of the scale of the proposed development and the opportunities inherent in the site relating to access to open space and surrounding facilities, a range of market sectors and densities is proposed which will include:

- Apartments and flats
- Terraced units
- Townhouses
- Semi-detached
- Detached

The final mix will be developed in response to market demand and detailed layout design, to ensure that an appropriate development can emerge which makes the most of the unique site. The aim is to appeal to a variety of residents and provide them with a choice of types of places for them to live and work.

5.6.6 Affordable housing

The development will provide 25% affordable housing in accordance with the Aberdeen Local Development Plan. Where provided on site affordable housing will be integrated throughout the site with concentrations potentially considered in areas which are:

- Well connected in terms of footpath and cycle networks;
- Well connected to the public transport network; and
- In close proximity to proposed mixed use centres and their associated retail and service provision.

5.6.7 Gypsy and Travellers' site

Several potential sites were identified within OP59 for a potential Gypsy and Travellers' site of around 0.5 hectares, following guidance contained within ACC's Gypsy and Travellers' Site Supplementary Guidance, 2010. The potential sites were identified with the following criteria:

- They have an existing access;
- They can accommodate appropriate screening and landscape buffers to provide privacy and security whilst integrating the site into the surrounding landscape; and
- They are less than 800m from the core of the settlement.

These sites were considered in more detail in conjunction with ACC and local residents as the masterplanning process progressed and a site selected for development on a transit site. A detailed planning application was approved conditionally in December 2015.

The site sits towards the north of OP77. It is relatively flat, and takes direct access from a proposed "secondary" street on an alignment from the Wellington Circle roundabout routing towards the main settlement "Primary Street". The general layout follows good practice with a central play area/open space around which the pitches are arranged to ensure good visibility and natural surveillance. A central loop road with access directly off to each pitch ensures that larger vehicles can be manoeuvred into and out of the overall site without requiring turning heads and the subsequent reversing movements. Six pitches are proposed in total. Each pitch measures approximately 13m wide by 15m deep. Hard standing to accommodate 2 no.. standard parking bays (2.5m x 5m) and a travelling trailer (up to 3m x 8m) is provided. The site is generally within 1km of local shops and school facilities. These are accessible via pedestrian footpaths and designated crossing points over Wellington Road.

5.6.8 Retail and commercial

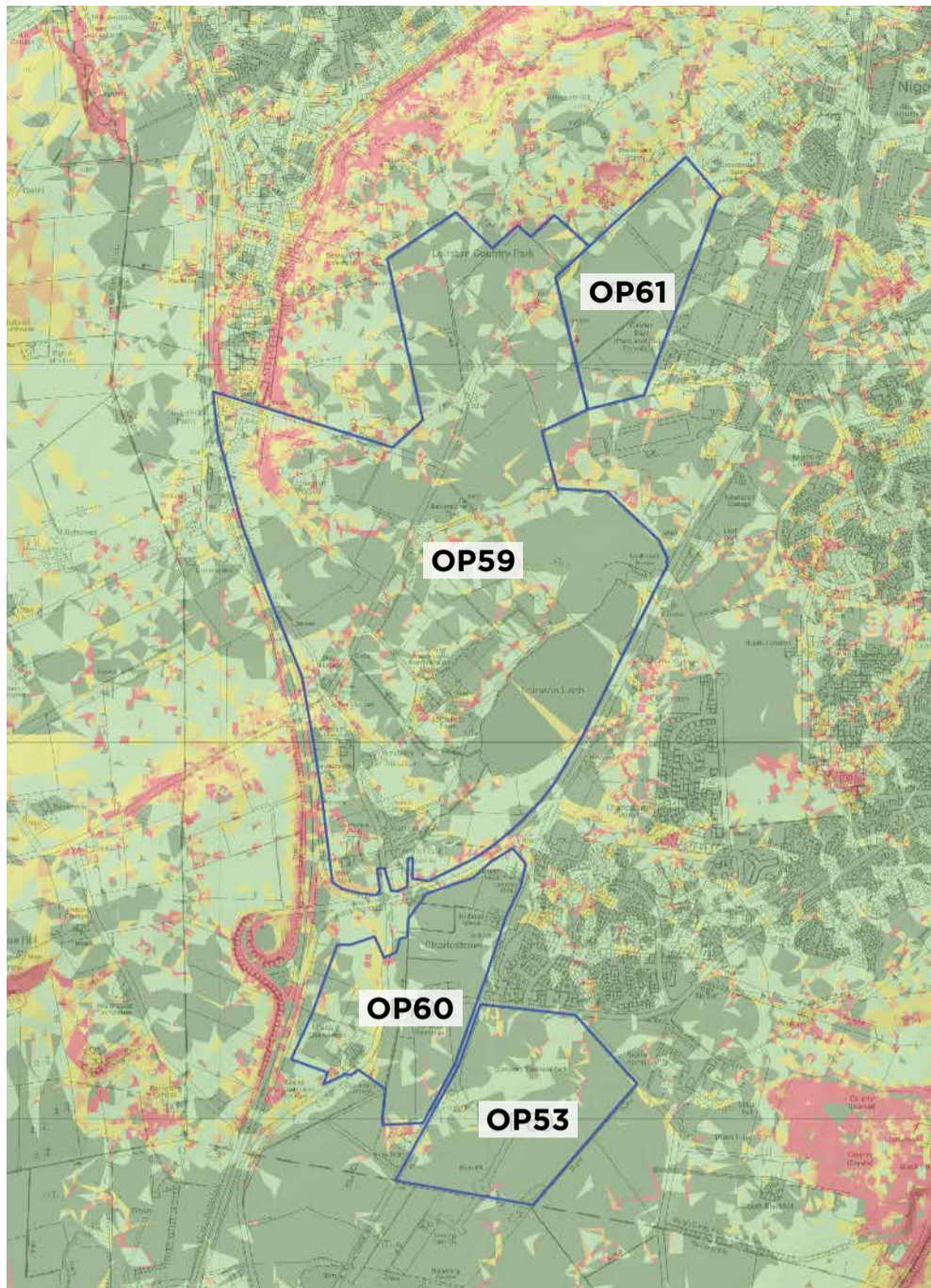
Separate to other 'Employment' allocations, the Framework identifies locations for commercial and retail uses, including the potential for a supermarket to meet convenience shopping deficiencies in south Aberdeen. A number of retail forms may be appropriate from supermarket to 'express' and/or other retail format. Opportunities for commercial development are identified along key routes and address civic spaces. Residential development is expected to be provided in an integrated manner within these blocks, providing true vertical mixed-use where residential units are accommodated above ground floor non-residential uses. Ground floor units should therefore be carefully designed in order to ensure they are easily adaptable to future growth and changes in demand.

5.6.9 Employment

Several blocks are identified for Employment uses, specifically at the southern entrance from Wellington Road. These blocks, along with the Cove Rangers stadium and retail/commercial elements are intended to meet the required allocation for Employment. A range of types from retail, commercial, leisure, office and care home uses can be accommodated at these locations.

The Employment component for Loirston in the main comes from a mixture of business uses (Blocks A1, A2, B1 and B2 totalling 3 hectares) and employment provided through the community stadium and CRFC sites (E7 and E8 totalling approximately 7 hectares of Employment use within their overall sites). The area potentially covered by the community stadium and its immediate infrastructure could account for approximately 4.5 hectares, while the area covered by the CRFC sports and fitness centre, stand and pitch measures around 2.5 hectares. These areas contribute directly to Employment provision and are therefore counted towards the overall provision within the Opportunity site. It is also believed that employment created from the mixed-use elements of Blocks A5 and E7 should count towards the employment requirement and around 1 hectare (which equates to around 75% of the overall block area) ensures that the total allocation of 11 hectares can be identified within the Development Framework. The identification of these blocks ensures a range of employment opportunities are available, which will be further enhanced by employment at Lochside Academy and the proposed primary school both of which have not been included in the overall measured areas.

Should a community stadium not a viable proposition, a review of employment opportunities will be undertaken with ACC to confirm an alternative approach.



Landform Slope Analysis
1:20000 @ A3

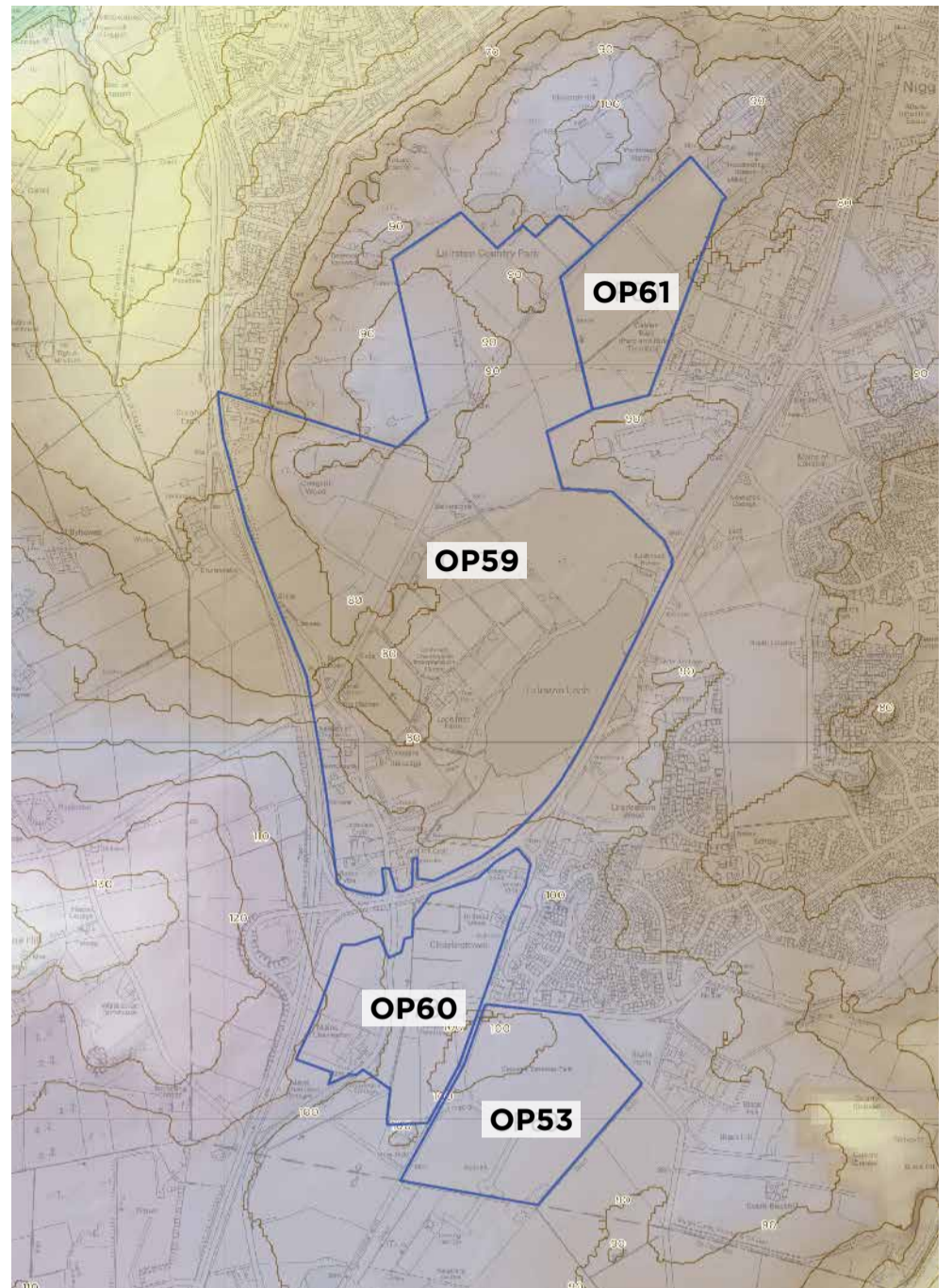


Legend

Slope Analysis

Slope in Degrees (Percent Rise)

0.00 - 2.86 (0 - 5%)
2.86 - 5.71 (5 - 10%)
5.71 - 8.53 (10 - 15%)
8.53 - 11.31 (15 - 20%)
11.31 - 90.00 (> 20%)



Landform Elevation
1:20000 @ A3



Legend

OS Profile 10m Contours

Landform Elevation

Metres	High : 143
	Low : -2.3

5.7 Topography

Landform slope analysis and elevation studies have informed the Development Framework to ensure that new development takes advantage of aspect and orientation and allow for the creation of distinct character areas. Existing steep slopes have been avoided and it is not anticipated that major regrading will be required in many locations to accommodate development.

5.8 Drainage

A Drainage Statement has been completed for sites OP53, OP59, OP60 & OP61 and is based on the guidance given in the following documents:

- Planning Advice Note (PAN) 61: Planning and Sustainable Urban Drainage Systems, issued by the Scottish Executive Development Department, July 2001.
- Drainage Assessment – A guide for Scotland, produced by SEPA on behalf of the Sustainable Urban Drainage Scottish Working Party (SUDSWP), May 2005.
- The SUDS Manual – (CIRIA C697).
- SUDS for Roads.
- Sewers for Scotland, Second Edition, November 2007, published by WRc plc.

The Drainage Statement is available as a separate document, however the key proposals are extracted below:

5.8.1 Foul drainage

Foul flows from the proposed development will be drained to the existing public sewer system via a new network of gravity foul sewers and pumping stations where necessary. These will be designed and installed in accordance with Sewers for Scotland, Second Edition, November 2007 and will be adopted by Scottish Water.

5.8.2 Surface water

Surface water run-off from the proposed development will be drained to a new surface water system which will respect the existing topography as far as practicable. The sites will be divided into several drainage catchments and each catchment will be provided with a surface water drainage system which will incorporate appropriate sustainable drainage measures (SUDS) in order to provide treatment and attenuation of surface water flows. The OP53 catchment will be discharged to the existing watercourse, at the south east corner of the site, at a controlled rate which will not exceed the existing greenfield run-off rate from the catchment. Surface water flows from each catchment in the OP59 and OP60 sites will be discharged to the Leggart Burn at a controlled rate which will not exceed the existing greenfield run-off rate from the catchment.

The OP61 catchment will be discharged to the existing watercourse, currently passing through the site, at a controlled rate which will not exceed the existing greenfield run-off rate from the catchment.

The drawing below shows an indicative location for an end of line SUDS feature to serve each of these. These features are likely to be extended detention basins or ponds and will provide attenuation and a single level of surface water treatment. Further “at source” surface water treatment will be provided as appropriate within the individual development areas. These could be porous paving, grass swales, grass filter strips or stone filled filter trenches.

A new surface water sewer network will convey flows to the end of line SUDS features. These will be designed and installed in accordance with Sewers for Scotland, Second Edition, November 2007 and will be adopted by Scottish Water.

Seasonal fluctuations

Regarding possible seasonal fluctuations affecting water levels in Loirston Loch, surveyed water levels in the loch indicate that a typical value of 82.25 m AOD has been recorded. Ground contours to the west of the loch, between it and the nearest proposed development some 50 m away, suggest that the ground rises from the loch to a crest, about 1.5 m higher than typical loch water level.

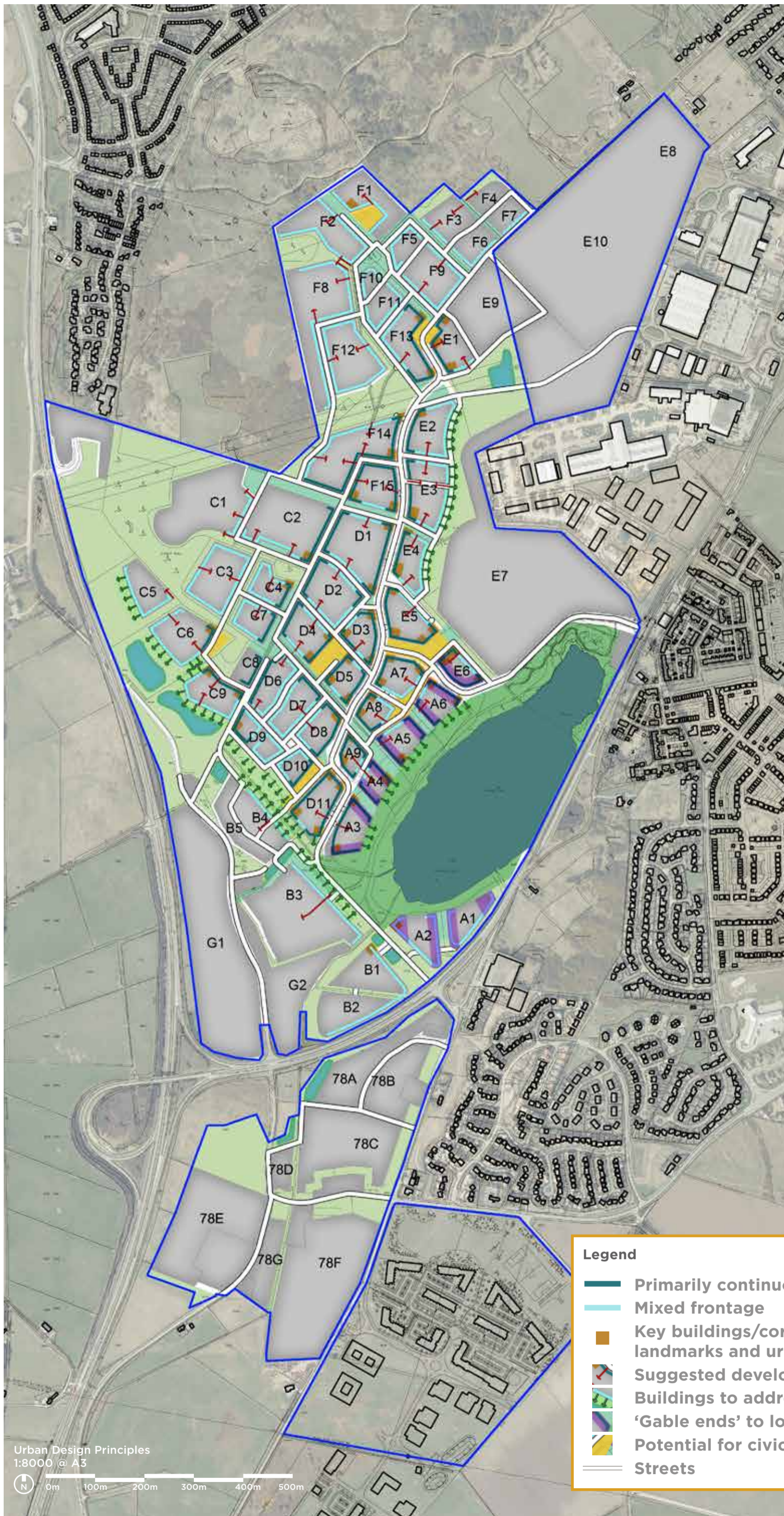
There is no evidence that seasonal water level fluctuations in the loch, which are understood to be of the order of 0.3 m, ever cause loch water to overlap this crest. There is no impact on loch water levels from the proposed development, therefore the same degree of seasonal fluctuation in loch water level will have no effect on the proposed development; ground immediately adjacent to the loch is saturated but not necessarily indicative of raised water levels.

It may also be possible to consider controlling water levels at the dam, which is not considered necessary, but which can be incorporated in detailed design options.



Indicative SUDS locations and catchment areas
1:20000 @ A3





Urban Design Principles
1:8000 @ A3

0m 100m 200m 300m 400m 500m



Legend

- Primarily continuous frontage
- Mixed frontage
- Key buildings/corners for orientation, landmarks and urban character.
- Suggested development block internal access
- Buildings to address open spaces
- 'Gable ends' to lochside in these locations
- Potential for civic activities
- Streets

5.9 Urban Design

5.9.1 Urban design principles plan

The diagram opposite sets out the key urban design principles in terms of active frontages, access to blocks, street layout, potential for civic activities and relationship to open spaces. Where a block has potential for activity and place-making in terms of frontage uses, two key forms of frontage are assigned:

Primarily continuous frontage

- Composed predominantly of flats, terraces and townhouse residential typologies.
- Limited or zero set back from block edge

Mixed frontage

- Detached, semi-detached and terraced residential typologies
- Variety of set backs

These urban principles have informed the three-dimensional model illustrated on this page and has been used to describe the various character areas. Opportunities for key gateway buildings and corners are highlighted and where building lines can deflect and slow traffic this has been shown indicatively.

Having described how the framework functions in two dimensions through diagrams illustrating density, landuse, connectivity and open space, this section sets out principles for place-making in order to convey the desired character and identity of the Loirston development. An illustrative three-dimensional model has been developed which illustrates in block form how the Framework might be populated by various housing types and other landuse typologies. The model helps to convey the density envisaged for each area and identifies opportunities for specific landmark and gateway buildings; locations where urban form and building lines might deflect and slow traffic are also highlighted. The three-dimensional illustrations are supported by a series of key principles which should be adhered to in order to ensure that an appropriate character and identity emerges.



5.10 Character

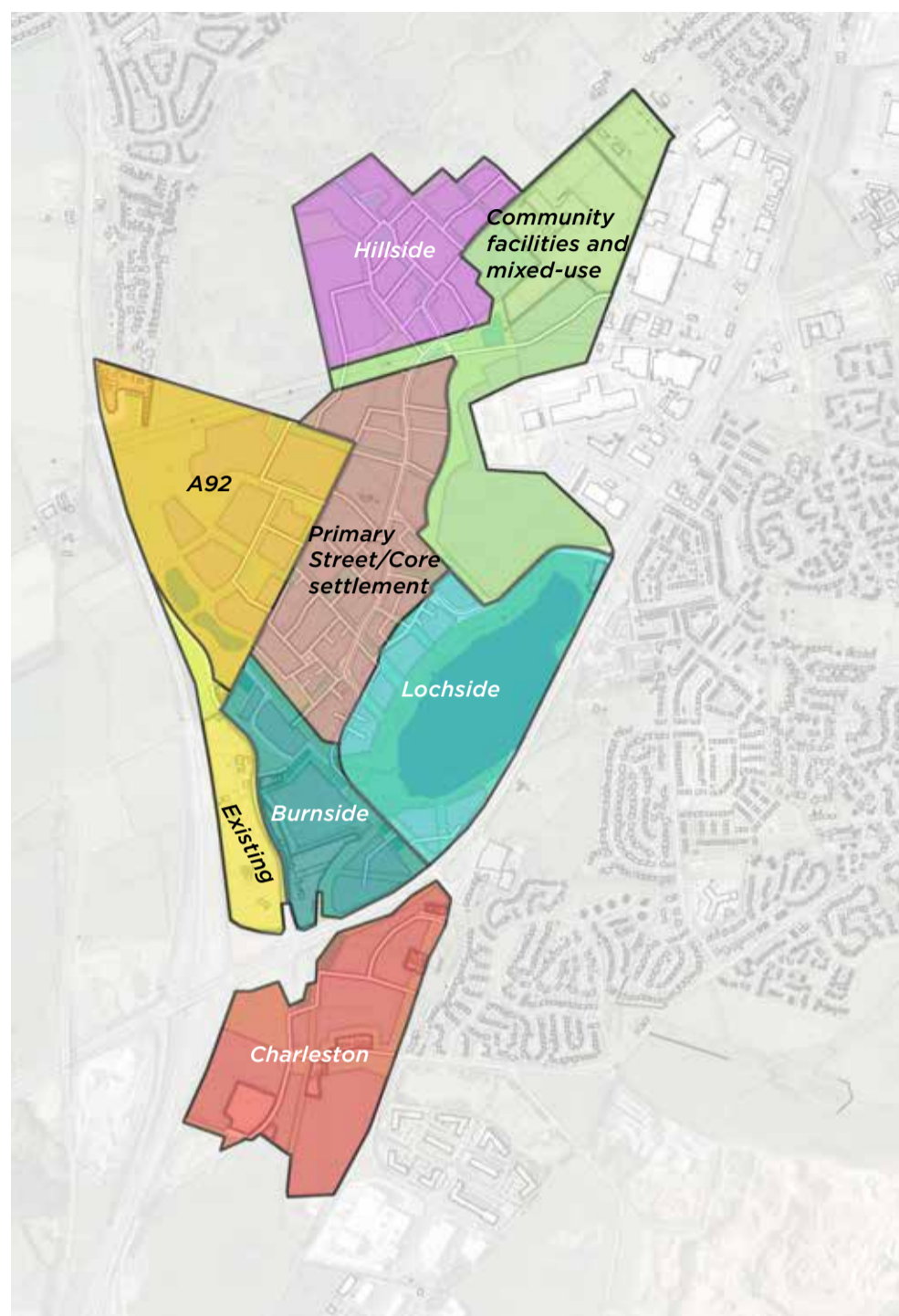
5.10.1 Integration with natural environment

As has been set out elsewhere in the document, the existing natural environments associated with Loirston Loch and Kincorth Hill represent much larger ecological systems and have had a tremendous impact on the evolution of the Framework and have also influenced the identification of various character areas illustrated in the adjacent diagram. Their successful integration is critical to the success of the development and major and neighbourhood open spaces have been defined adjacent to them in order to both provide an appropriate buffer, but also provide a space for integration where the activities of the new residents can intersect with the existing processes. These new integration spaces are valuable environments not only for ecological improvement, but for recreation and as a setting to the new urban area. Framework blocks have been aligned to address these spaces and the illustrations for each character area identify where properties must address open space. The new community at Loirston will be encouraged to engage with the natural environment, not only through these physical relationships, but also through the management structures which may be established to look after the open spaces in the form of community trusts etc.



5.10.2 Architecture

As a highly visible gateway to the city, architecture will have a crucial role in defining a specific character for the Loirston development. The character areas set out in this section should not only influence the character of the respective public realm and urban form, but also drive the architectural identity through material selection, form and detailing. With a development of this size, it is important to ensure that a variety of architecture is apparent to prevent a homogenous zone of identical houses from being constructed. These styles should respond to good examples found within the context and strive to provide an identity that is particular to Loirston whilst also demonstrating a forward-looking vision of the city. The Lochside area in particular offers the opportunity to create an architecture which respects and enhances the water side setting whilst potentially allowing a style which is not currently seen in Aberdeen.



Indicative character areas
1:20000 @ A3



5.10.3 Public realm

The network of open space and public realm established at Loirston should be considered as the green 'glue' that holds the development together, offering a consistent and coherent identity across the site. Whilst individual spaces and areas will have their own particular character, a common palette of materials and landscape elements (such as walls or other boundary treatments) will help to tie different parts of the development together. This palette should include soft landscape, such as street trees, which can contribute hugely to a particular identity whilst still allowing variation and diversity through variation of tree spacings or formal arrangement. Sub-sets of these palettes would help to reinforce the hierarchy of streets previously described and lend a legibility to the street network.



5.11 Lochside

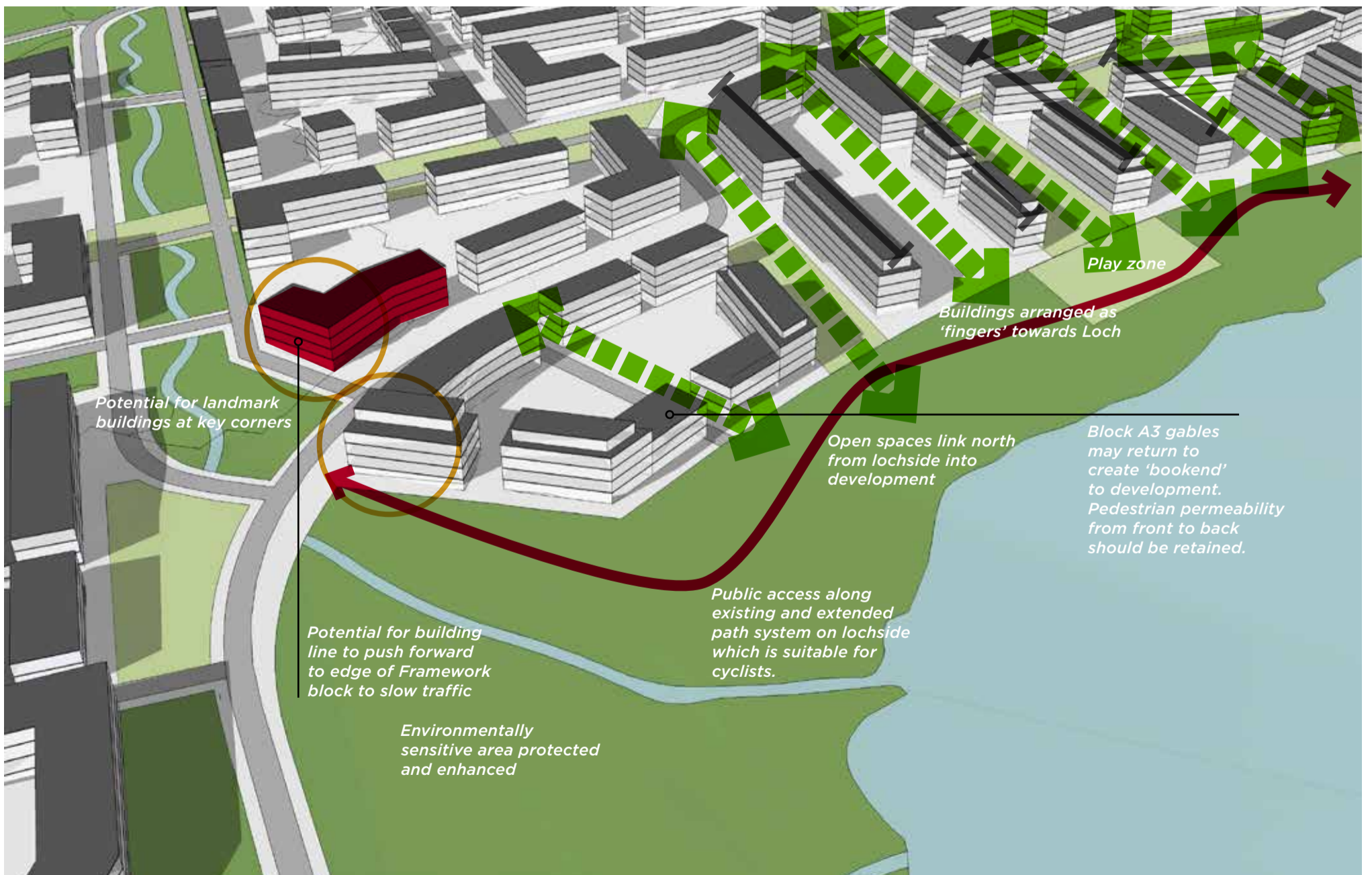
Description

The Lochside character area is made up of development blocks adjacent to Loirston Loch. The area is predominantly higher density residential in landuse, with some potential for community and commercial uses at ground level. Employment uses are allocated to the southern plots which would be suitable for various uses including hotel, office or leisure.

Key character aspects:

- Local Natural Conservation Site boundary around loch preserved;
- Public access along existing core paths within LNCS ;
- Environmental improvements to loch setting;
- Key residential frontages onto Loch to take advantage of views across open space and towards Cove/North Sea and Blue Hill;
- Potential for interpretation buildings relating to Loch and Kincorth Hill;
- Retained dry stone dykes where possible leading down to Loch;
- Fingers of open space leading from Loch northwards;
- Limited frontage vehicular access, some undercroft and deck parking in higher density residential typologies;
- Courtyard parking to be carefully considered in proximity to Loch open space; and
- Gateway/entrance spaces at junction with Wellington Road to be carefully considered to retain views towards Loch

The public route along the Loch should ensure the retention of the semi-natural character around the loch side and should be usable by cyclists; it must be constructed in an appropriate surface material to sustain the expected intensity of use. Route and detail design to be fixed in future masterplans and planning application stages.



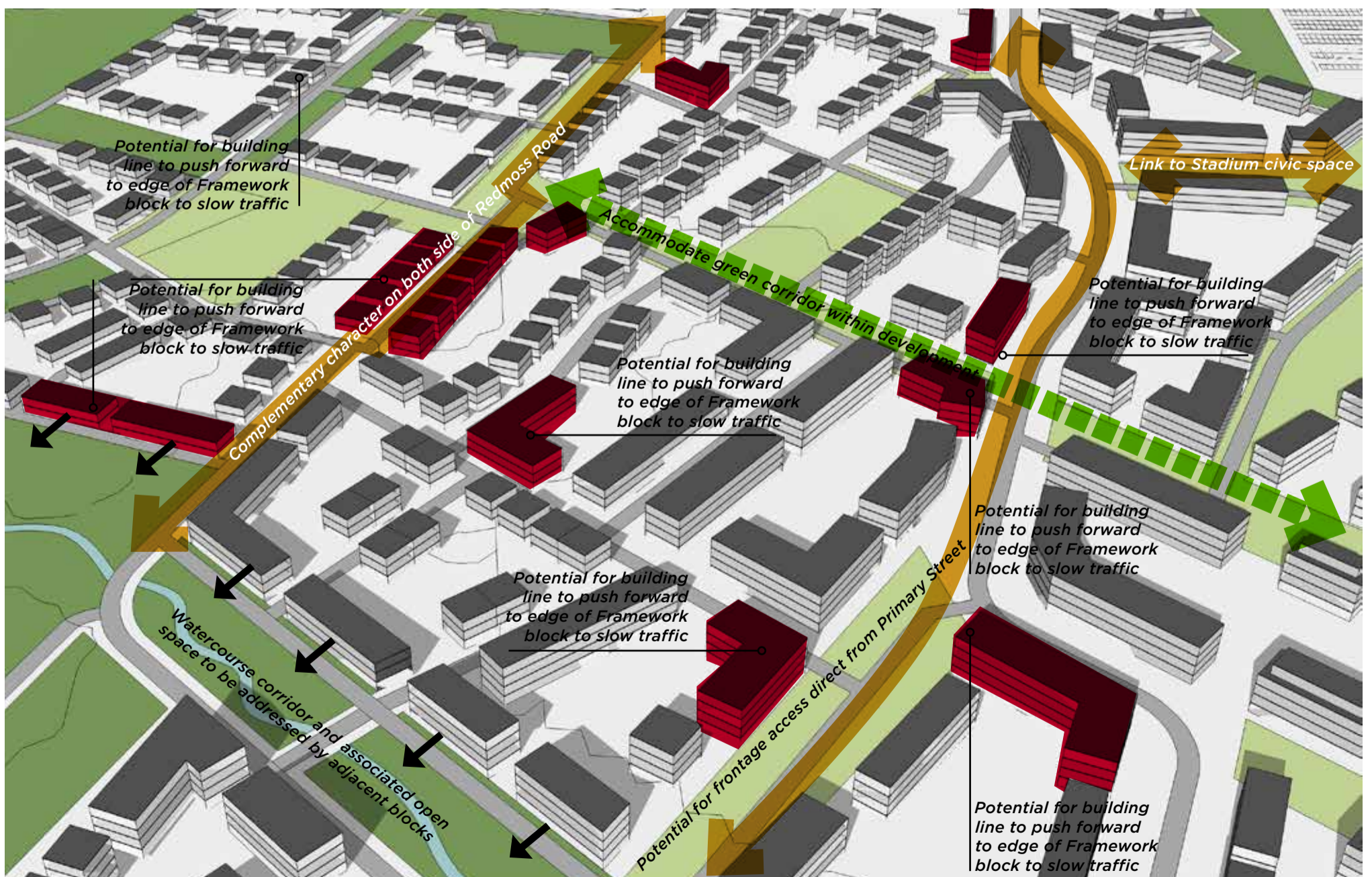
5.12 Primary Street/Core Settlement

Description

The Primary Street runs from the southern junction with Wellington Road, north through the site to connect with Redmoss Road. The Primary Street character area is composed of those blocks fronting the Primary Street and others leading north towards the existing Redmoss Road. Landuse is predominantly medium-high density residential with some commercial and local retail uses on ground floor fronting onto the Primary Street.

Key character aspects:

- Primary Street to accommodate bus route, through wider carriageway and appropriate road geometry;
- Accommodation of bus stops and cycle parking;
- Integration with public open space associated with stadium and other local civic spaces;
- Potential for mixed use along Primary Street;
- Key open space connections south-east towards Loch and north-west towards Kincorth Hill;
- Some frontage vehicular access along Primary Street;
- Larger blocks accommodate parking courtyards;
- Green corridors to be integrated between block structure;
- South-western edge of character area to address stream corridor open space;
- Both sides of Redmoss Road to be complementary in character;
- Relevant blocks to address landscape buffer to stadium; and
- Should the community stadium not be delivered, the edge treatment and interface to this boundary would be reconsidered to reflect the alternative use. This might result in a more defined and urban street condition, or a landscape buffer, depending on the final design.





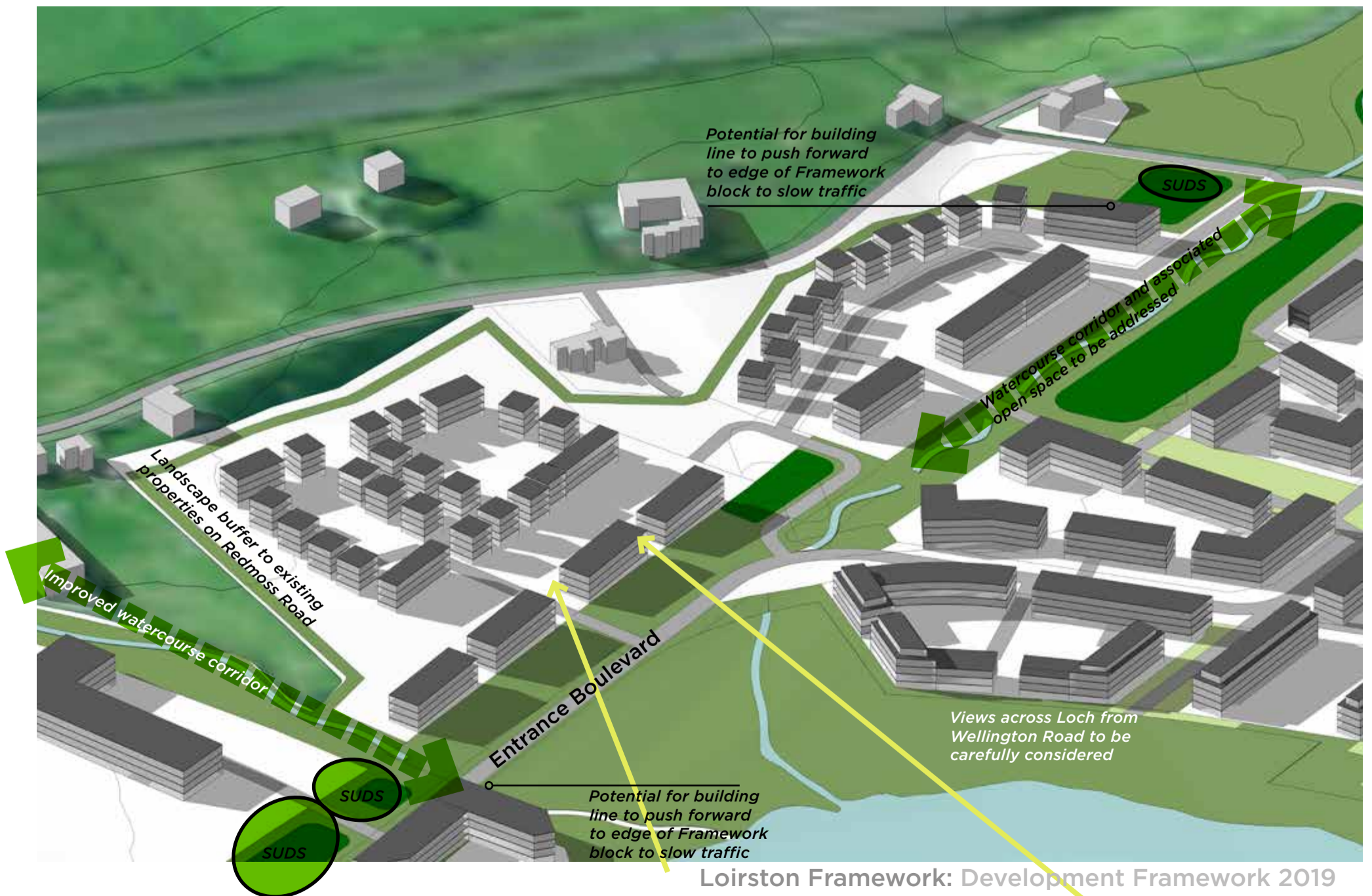
5.13 Burnside

Description

The Burnside character area relates to those development blocks and areas which front onto the watercourse which run into and out of Loirston Loch. Both these watercourses currently run largely in a man-made channel and there is therefore an opportunity to improve their immediate landscape setting and create an associated open space /green corridor. Landuse is a mix of employment, retail and various densities of residential. There is the potential for an active frontage to be associated with the public open space of the watercourses. Blocks B4 and B5 are subject to constraints in relation to ground conditions and surface water drainage, therefore layout and design principles in this area may have to flex as these constraints become clearer.

Key character aspects:

- Existing shelterbelt planting to be considered for retention where appropriate;
- Improved watercourse corridor and landscape setting;
- Integrated SUDS features into green corridor;
- Retail and commercial uses to provide visual frontage to Wellington Road;
- Views across Loch from Wellington Road to larger scale retail buildings to be carefully considered;
- "Secondary" entrance point at junction of Primary Street and stream corridor to be considered;
- Visual impact of parking associated with retail to be minimised;
- Residential uses within B3 should provide good frontage onto Lochside area and pick up similar characteristics as Lochside character area without necessarily replicating forms; and
- Apartments and flatted blocks to front onto entrance boulevard with lower scale terraces and detached houses to rear of B3.



Loirston Framework: Development Framework 2019

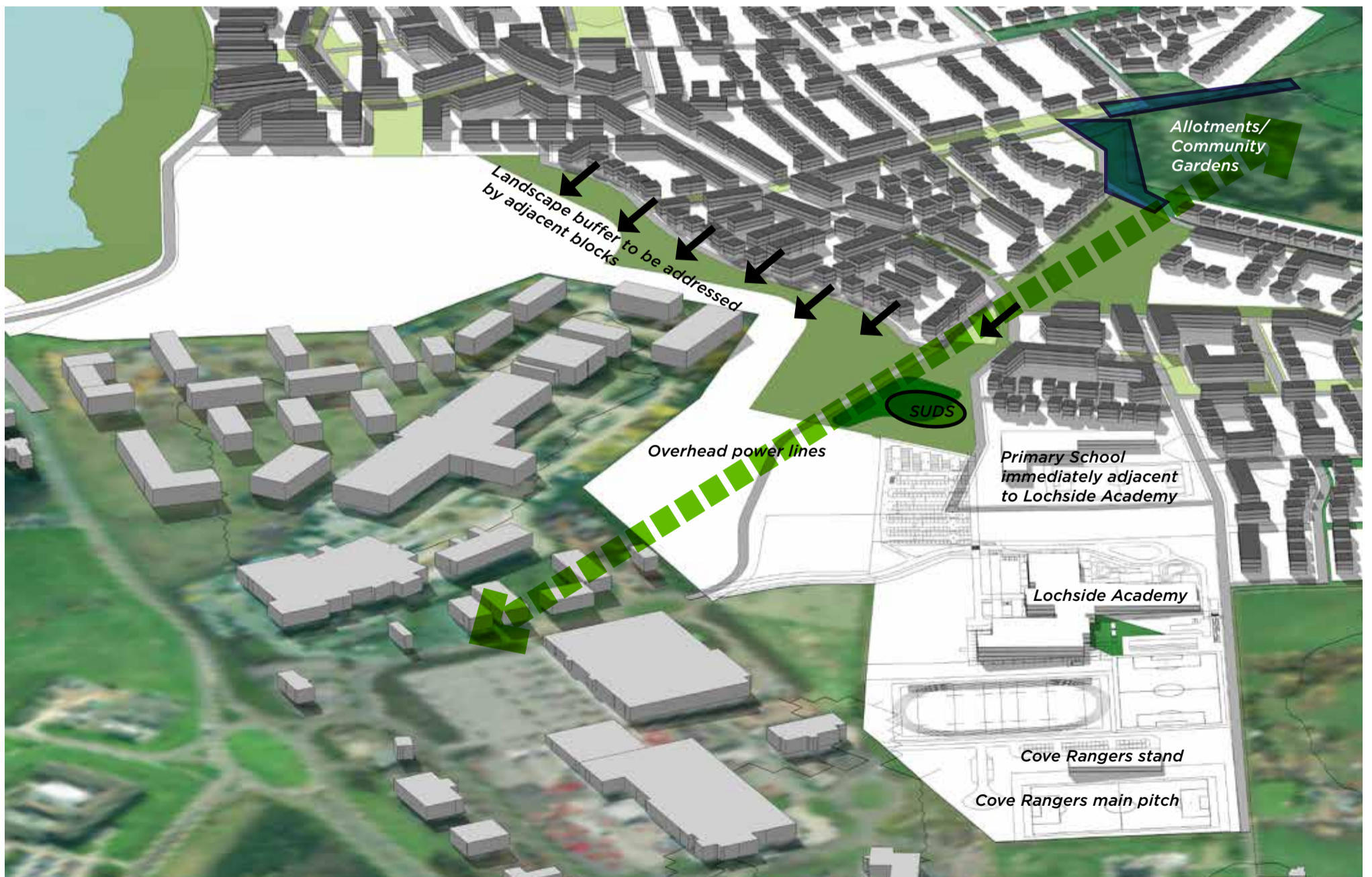
5.14 Community facilities and mixed-use

Description

The community facilities area contains the potential location for a community stadium, the Cove Rangers Football Club development and education facilities. These uses provide a number of public and community sports facilities which are available for general use outwith school needs. The character area includes the area below the overhead power lines and any landscape buffer deemed appropriate between the primary street development blocks and adjacent mixed-use blocks.

Key character aspects:

- Community stadium potential location;
- Lochside Academy and Cove Rangers Football Club development;
- Primary school site integrated with Lochside Academy with potential for residential accommodation surrounding the plot;
- Landscape buffer between mixed-use development blocks and primary street residential blocks with potential for integrated SUDS features;
- Potential allotments and open areas under land sterilised by overhead cables. Consideration should be given to moving the cables underground;
- Two proposed junctions on north part of Wellington Road: Community stadium and via Wellington Court.





5.15 Hillside

Description

The Hillside character area is centred on the lower south-facing slopes of Kincorth Hill which is an area of low-density residential. A secondary core is located at the junction of Redmoss Road and the Primary Street with the opportunity for local retail and commercial uses in this location. Subject to the Transport Assessment, this core is likely to mark the limit of full vehicular access along the Primary Street, with Redmoss Road utilised as a bus, pedestrian and cycle route.

Key character aspects:

- Existing consumption dykes retained where possible to form local open space;
- Other existing landscape features and planting integrated into play zone and local open space;
- Development limited to 2 storeys on upper extents of character area;
- Proposed connection between AP3 Core Path and existing Kincorth Hill Core Path 79 to be integrated into housing layout; and
- Streets and housing to respect existing slope and take advantage of southerly aspect for private gardens.



Loirston Framework: Development Framework 2019



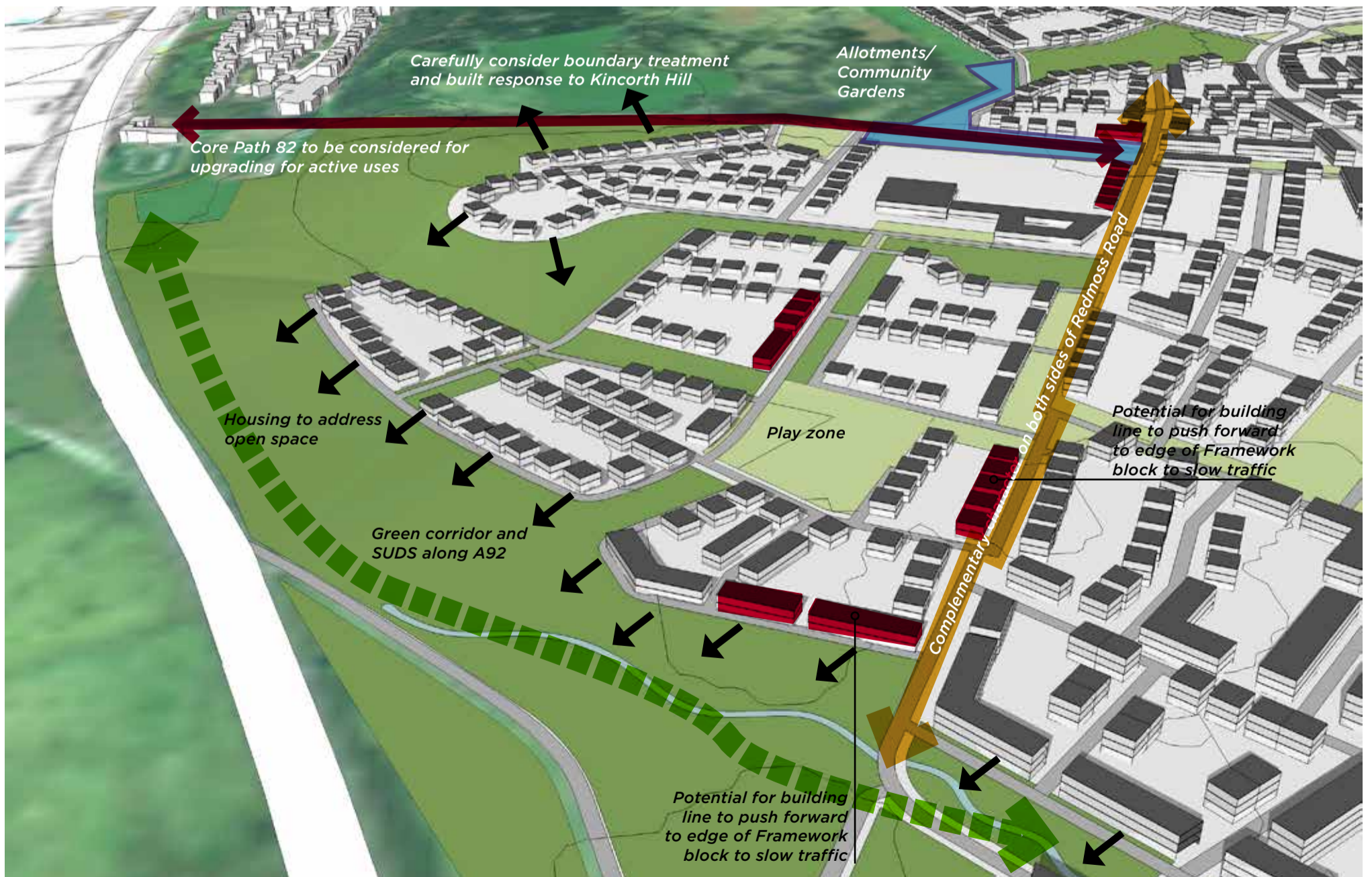
5.16 A92

Description

The A92 character area comprise the south-facing development blocks which face towards the A92. This area is predominantly low-density residential. An extensive area of SUDS and associated green corridor open space runs north-south parallel to the A92 and deals with surface water for significant portions of the rest of the development site.

Key character aspects:

- Low density residential set on slope;
- Housing to take advantage of southerly aspect;
- Both sides of Redmoss Road to be complementary in character;
- Steeper areas around Craighill Wood to be carefully designed to avoid significant platforming;
- Boundaries with Kincorth Hill and relationship with housing to be carefully considered;
- Core Path 82 to be considered for upgrading to more active uses; and
- Existing landscape features and planting integrated into play zone areas and local open space.





5.17 Existing residential and employment

Description

This character area comprises an area adjacent to the A92 with existing residential and employment uses. Residential properties are predominantly in the form of detached dwellings set within large private gardens, however a planning submission has been submitted for a development of some 31 units (180619/DPP) which is proposed to sit at the north of the area within Newton of Charleston. Various employment uses exist further south towards the junction with Wellington Road.

Key character aspects:

- Low density residential set on slope;
- Small and medium scale shed structures for employment uses;
- Generally a landscape buffer exists between the character area and A92 proposed new development blocks; and
- Accommodate potential vehicular and pedestrian links between Redmoss Road and Burnside area.





5.18 Charleston

Description

The Charleston character area is identified within the ADLP as OP60 and is allocated for future employment use. As such, the detail of the development has not been explored in as much detail, although indicative access points and development parcels have been illustrated for the purposes of the Framework.

Key character aspects:

- Integrate with Aberdeen Business Gateway site on east side of Wellington Road;
- Existing watercourse to be retained and improved to continue improvements which are planned north of Wellington Road within OP59;
- Connect to open space at north of Aberdeen Business Gateway site and expand through to proposed open space areas adjacent to proposed AWPR junction;
- Encourage and enhance connectivity to Cove; and
- Protect and implement green corridor along Wellington Road in association with pedestrian/cycle routes to Cove.



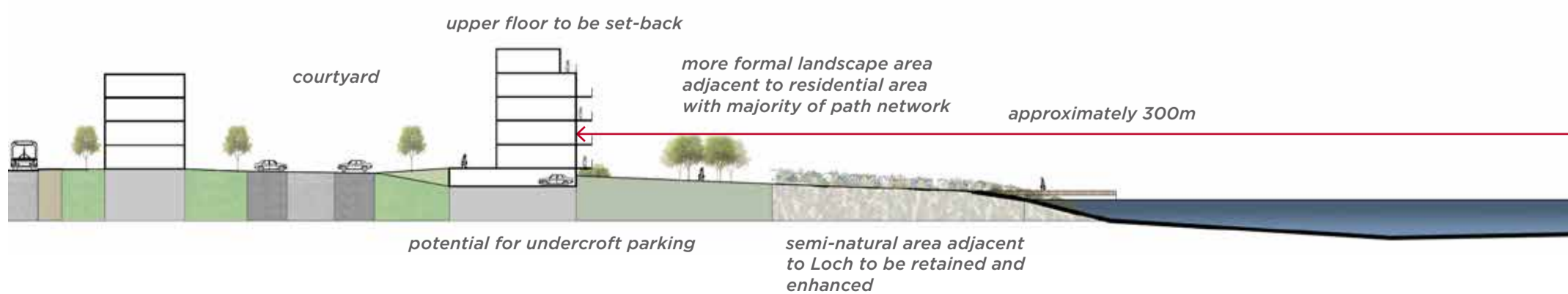
5.19.2 Existing views

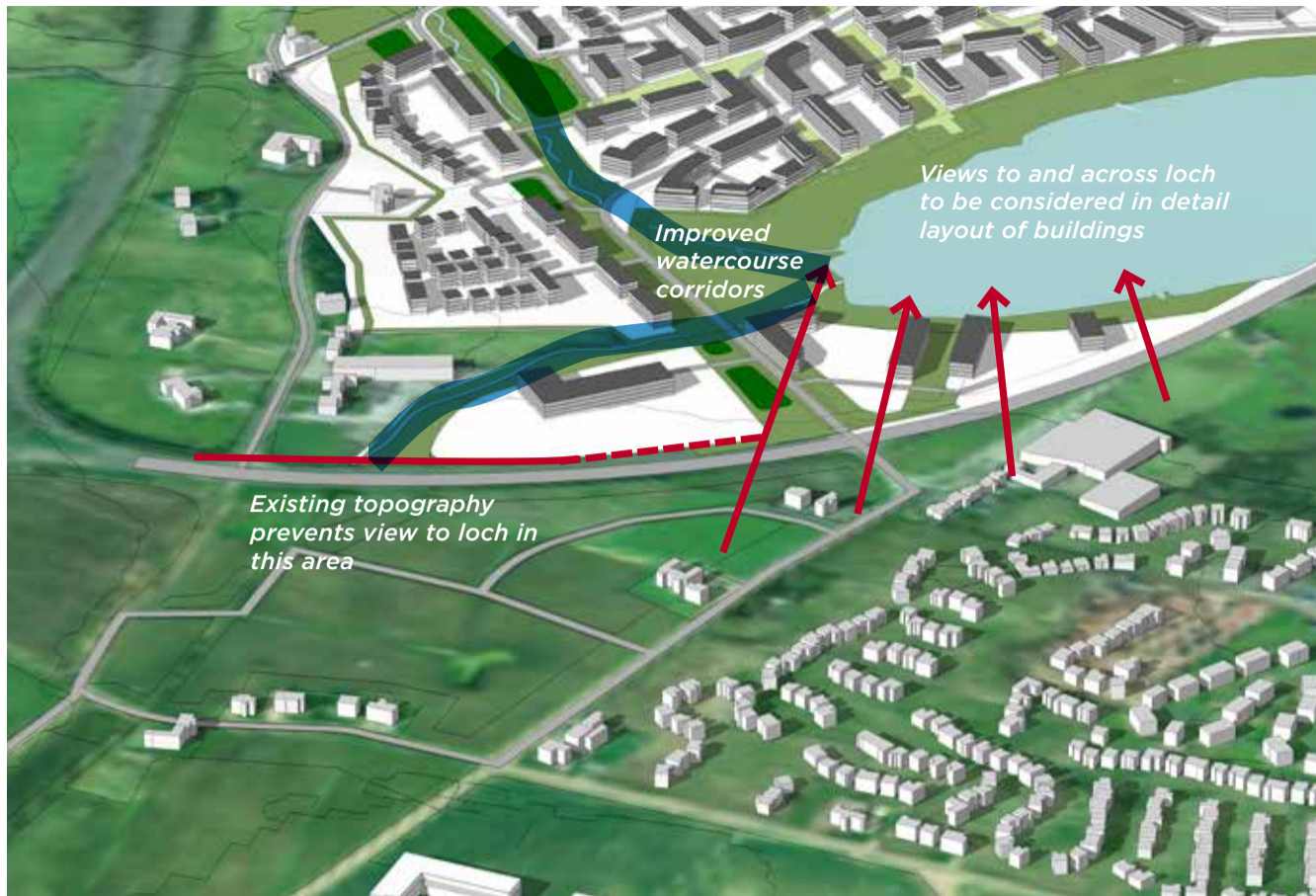
Views to Kincorth Hill from both the loch edge and from Wellington Road across the loch are very limited due to both the existing topography and the shelterbelt planting along Redmoss Road. As can be seen from the photographs below, the area around the loch is visually contained on the north side because of landform and planting. The framework suggests massing and maximum storey heights that will read not only in an appropriate and meaningful scale to the surrounding landscape but also in the context of the rest of the development, and in relation to the scale of the adjacent stadium which is planned to be the equivalent of around 9 storeys in height. Maximum heights on the edges of development blocks will be 4 storeys with a 5 storey set back.

Because of the visual impact of the new development adjacent to the loch, the quality of the architecture must such that it appropriately reflects the desire to create a dramatic new gateway to the city. Detailed proposals must carefully consider the silhouette of the buildings against the skyline and the interface at ground level with the landscape improvements around the Loch.



Wireline based on limited existing OS data and contours which shows outline Framework blocks and adjacent AFC Stadium proposals.

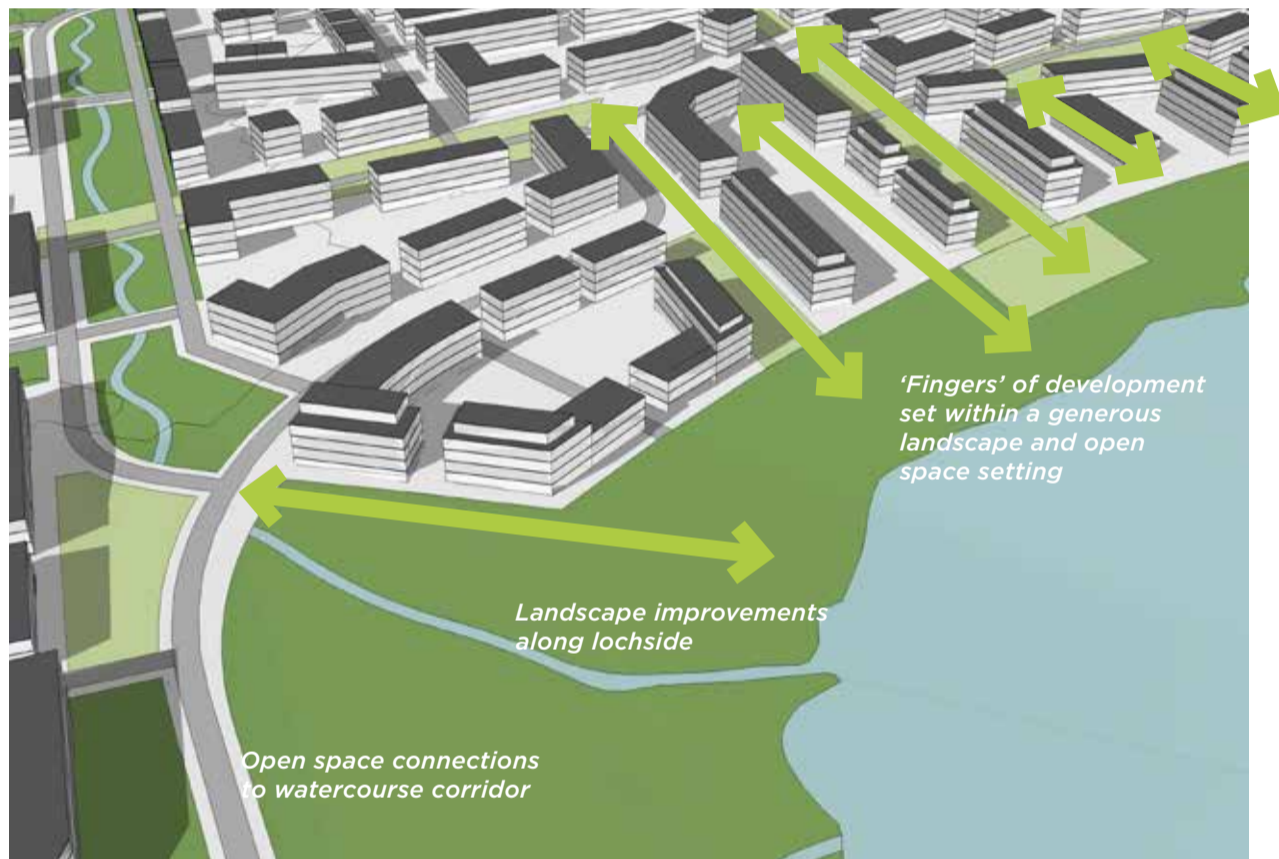




5.19.3 Massing and character

The three-dimensional massing and character sketches on the following pages show that the built edge against the loch should not be developed as a continuous solid wall, but should be developed as a series of 'fingers' with permeable open space in between. This is to ensure good landscape connections deep into the site from the loch side and a permeability for pedestrian movement from front to back. Elsewhere in this document, indicative storey heights suggests a maximum height of 5 storeys might be appropriate on the edge of the blocks, with a range from 3-4 storeys elsewhere, although there is an assumption against the development of perimeter blocks fronting the loch edge. 'Bookending' of the Lochside development is suggested by allowing gable ends to return on blocks A3 and E6, although in all locations there should be the potential for pedestrian movement through the block from front to back.

The blocks to the south of the loch which have been allocated for employment uses will have a limit of 4 storeys and detail design should ensure that sight lines to the loch are retained as appropriate.



Wellington Road

5.20 Landscape and built character around the loch

The photographs and guidance on these pages illustrate how the open space and built character should be considered around Loirston Loch.

Public access adjacent to water bodies

It is expected that public access to the Loch will continue to be provided in a range of ways that provide different experiences and proximity to the water edge. A range of both formal and less formal path options will be considered close to and along the waters edge during detailed design stages, including agreement of any standards for maintenance and wayfinding/signage strategy. The examples shown here demonstrate the different approaches which may be taken, dependent on the sensitivity of various parts of the loch edge.

Access to sensitive landscapes

Paths to sensitive areas to be carefully constructed to ensure the retention of the semi natural character, with detailed path construction issues considered at future masterplan stages. A viewing tower at Flanders Moss Nature Reserve clearly demonstrate that it is possible to balance public access with a sensitive landscape. By utilising 'light-touch' interventions which hit the ground in limited locations, an interesting route through is created which ensures that other areas do not draw excessive use and consequent pressure.



Public access adjacent to water bodies: Upton, Essex public open space and Hammarby, Sweden.

Access to sensitive landscapes: Boardwalks and viewing tower at Flanders Moss Nature Reserve.

Gable ends to loch

The development framework blocks have been structured to suggest that gable ends are presented to the loch and to ensure that built frontages are punctuated by open space. The examples below show how gable ends might be articulated through different roof types and pitches; and how balconies and roof terraces might take advantage of southerly aspect and views to activate the built edge.



Open space extending into site from loch

The framework allows for the open space around the loch to extend into the development in several locations through generous green corridors. These spaces are sized to accommodate circulation routes as well as SUDS and structural landscape planting and will ensure that visual and physical access is maximised for residents. Permeability and open space should also be considered through the blocks from front to back; indicative storey heights guidance elsewhere in this document prevent a solid wall of development to the Loch but still allow enclosure towards the rear of the block.



Gable end to loch: Presenting a reduced building frontage with open space in between. Upton and New Hall, Essex.



Open space extending into site from loch: Green corridors accommodating SUDS pushing into development

Parking and open space between buildings

Where at-grade car parking is likely to erode the principle of permeable open space between buildings, undercroft parking may be considered where levels allow construction without requiring significant areas of tanking and waterproofing. If such an approach is adopted, the external facades of undercroft parking areas should be considered in relation to the adjacent open space and pedestrian circulation areas in order to prevent large expanses of blank wall. There are opportunities to use the undercroft level to lift private internal spaces up and therefore introduce some distance between the public circulation and functions around the loch and the internal uses of the adjacent buildings. Partial undercrofing may also be considered to allow residential facades in appropriate locations. Such principles are well illustrated below where undercroft parking ensures a greater level of privacy to public spaces whilst also offering an interesting base level to the building which is well integrated with the landscape.

Setback to upper floor and usable outdoor space

Upper floors on taller residential buildings should be set back to reduce the visual mass and allow for usable outdoor space. The development blocks and associated design principles support the provision of south-facing balconies onto the loch which not only offer a good aspect to outdoor space but also offer passive surveillance and security through overlooking of public open space.



Examples of undercroft parking at Accordia, Cambridge illustrating relationship of built edges to open space and use of landscape elements to soften facades.

Well-oriented balconies and outdoor space at upper levels that also function to overlook adjacent public open space.

5.20.1 Sketch studies for Lochside area

This sketch plan tests the ratio of built form to open space in relation to typical flattened accommodation typologies, at the proposed storey heights and corresponding parking standards. They demonstrate that a good ratio of open space can be retained between and within development blocks, whilst still delivering a viable quantity of development. The intention is that gable ends are presented to the loch, so as to prevent a continuous wall of building to be created. Assuming typical residential floorplates, these gables are around 10-12m wide and will have at least 18-20m between them for private and public open space, parking and circulation. The potential retention and integration of existing stone dykes is illustrated, showing how they might form the edge to specific open space uses such as play zones and the nodes of path network.



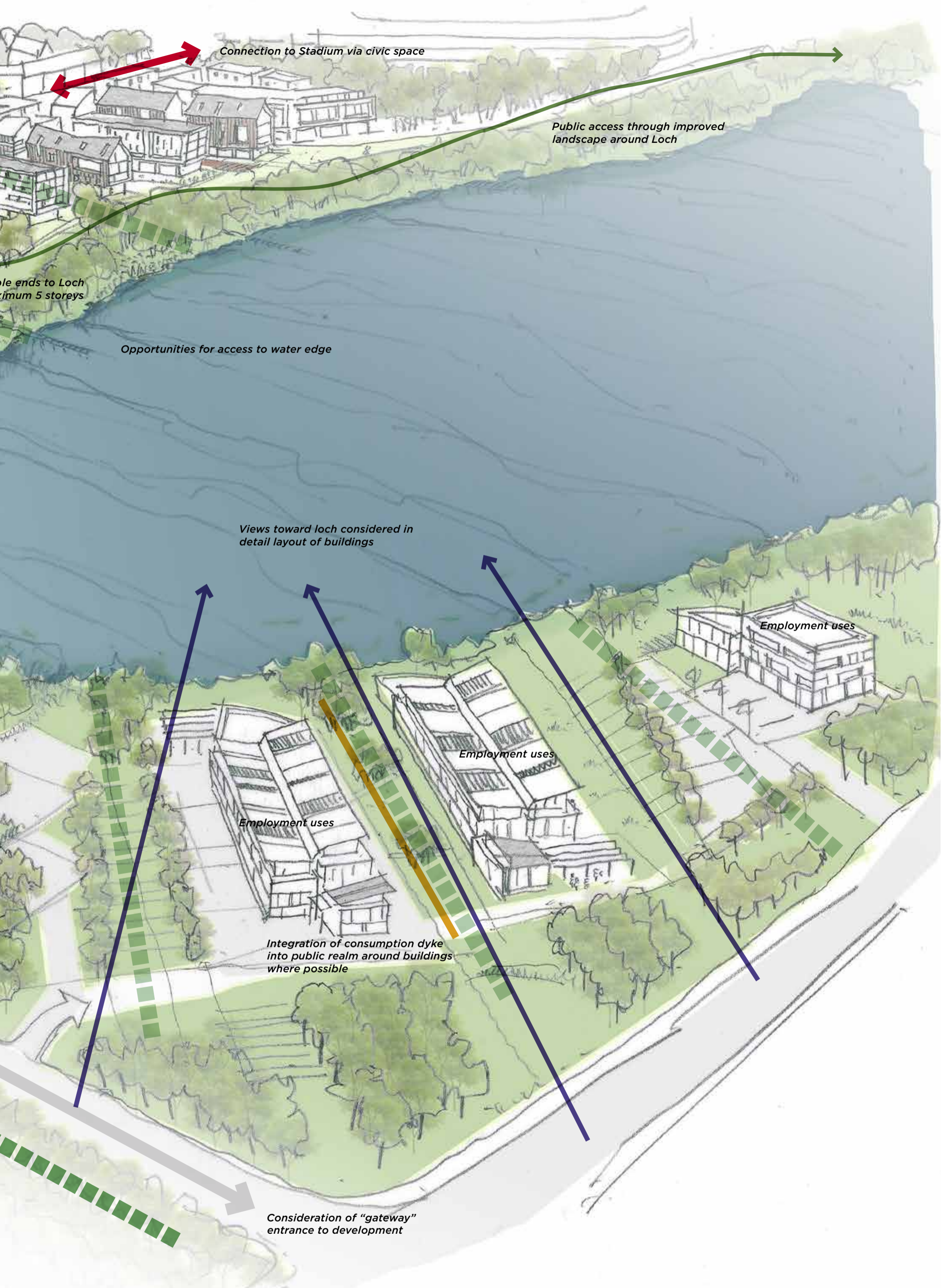


Secondary gateway

Improved watercourse corridor

Employment uses

SUDS integrated into boulevard entrance



Connection to Stadium via civic space

Public access through improved landscape around Loch

le ends to Loch
imum 5 storeys

Opportunities for access to water edge

Views toward loch considered in detail layout of buildings

Employment uses

Employment uses

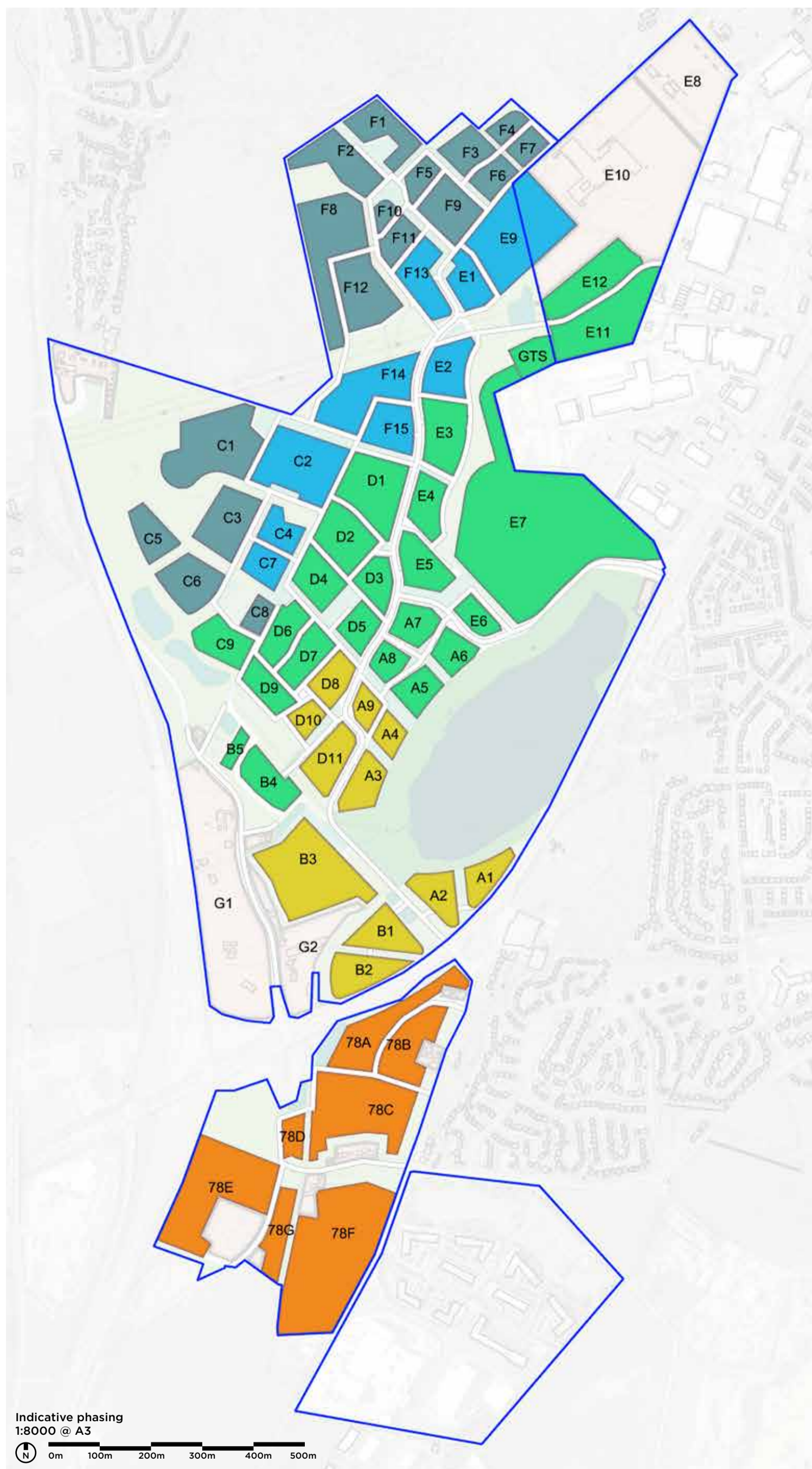
Employment uses

Integration of consumption dyke into public realm around buildings where possible

Consideration of "gateway" entrance to development

6 ■ phasing and delivery

6.1 Phasing strategy



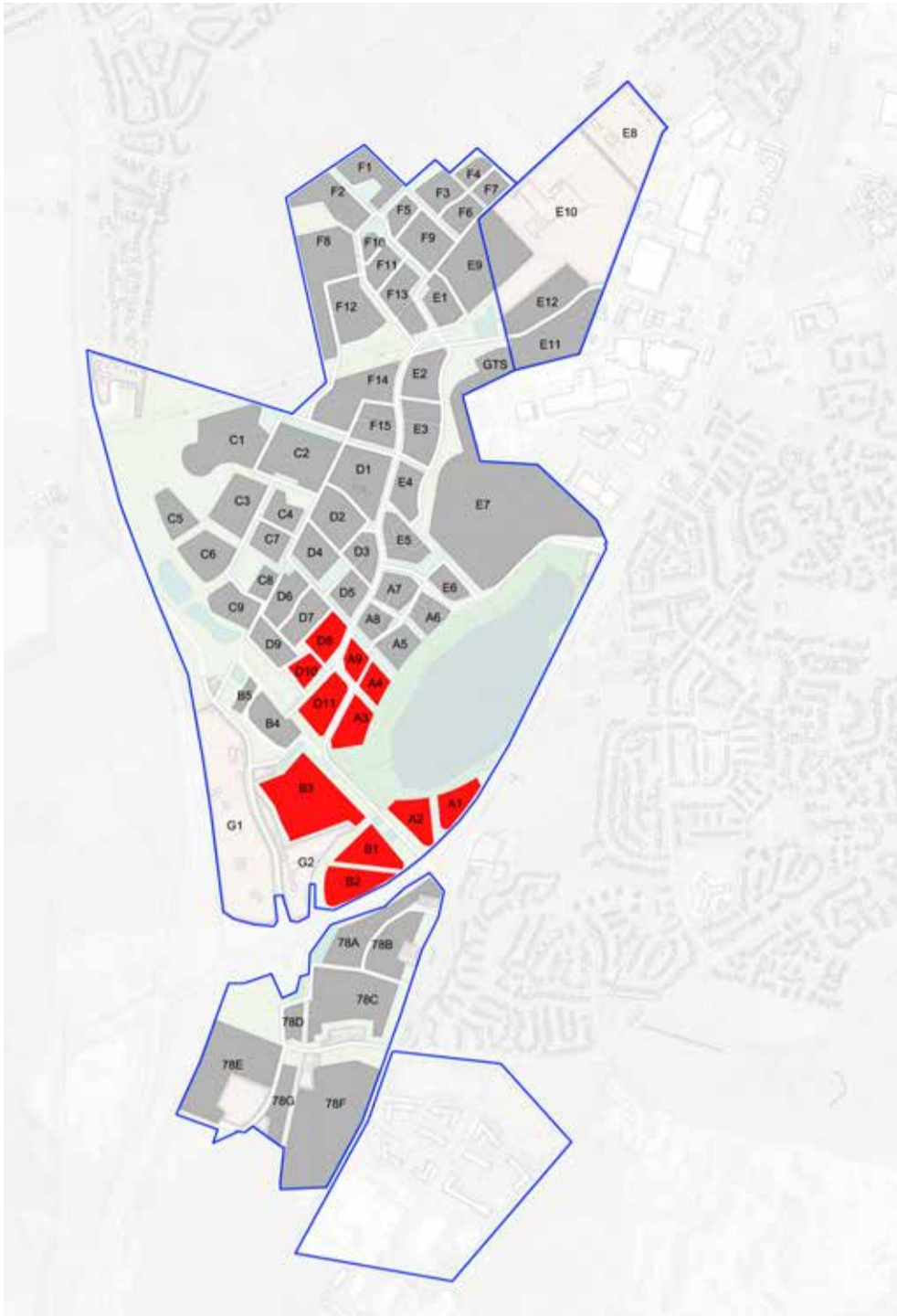
6.1.1 Key principles

An indicative phasing strategy has been developed based on the following key principles:

- Initial phases are focussed where minimal infrastructure can maximise environmental improvements whilst allowing the opening up of a diverse range of plots to the market;
- Early phases utilise existing infrastructure where possible and ensure that new and existing residents and road users benefit from any local improvements whilst minimising the disruption and environmental impacts due to site clearance and construction activity;
- An integrated approach has been adopted which ensures that landscape, paths, cycleways and roads are considered in parallel with the development proposals;
- The phasing sequence aims to develop a natural core settlement with enough inertia to support and make viable local retail and commercial enterprises from an early stage;
- Complementary landscape and public realm is sequenced in parallel to each phase of development in order that a new landscape setting and identity is created alongside new buildings;
- Opportunities to integrate with existing communities are taken at every phase, whether through new pedestrian and cycle links or improved transport facilities;
- Blocks must be capable of sub-division within phases in order to maximise diversity of market response; and
- There will be a commitment to maintain the principle of access along the existing path network, core path links and to the loch.

The following Phasing Strategy is indicative only, it aims to illustrate a preferred growth strategy for Loirston which balances development with the provision of key elements of infrastructure, public realm and landscape improvements. The aim has been to produce a flexible guide which can be interrogated and refined at the appropriate detail stage, but which establishes the key principles that guide the form and growth for the Development Framework.

Legend	
	Phase 1
	Phase 2
	Phase 3
	Phase 4
	Beyond 2027

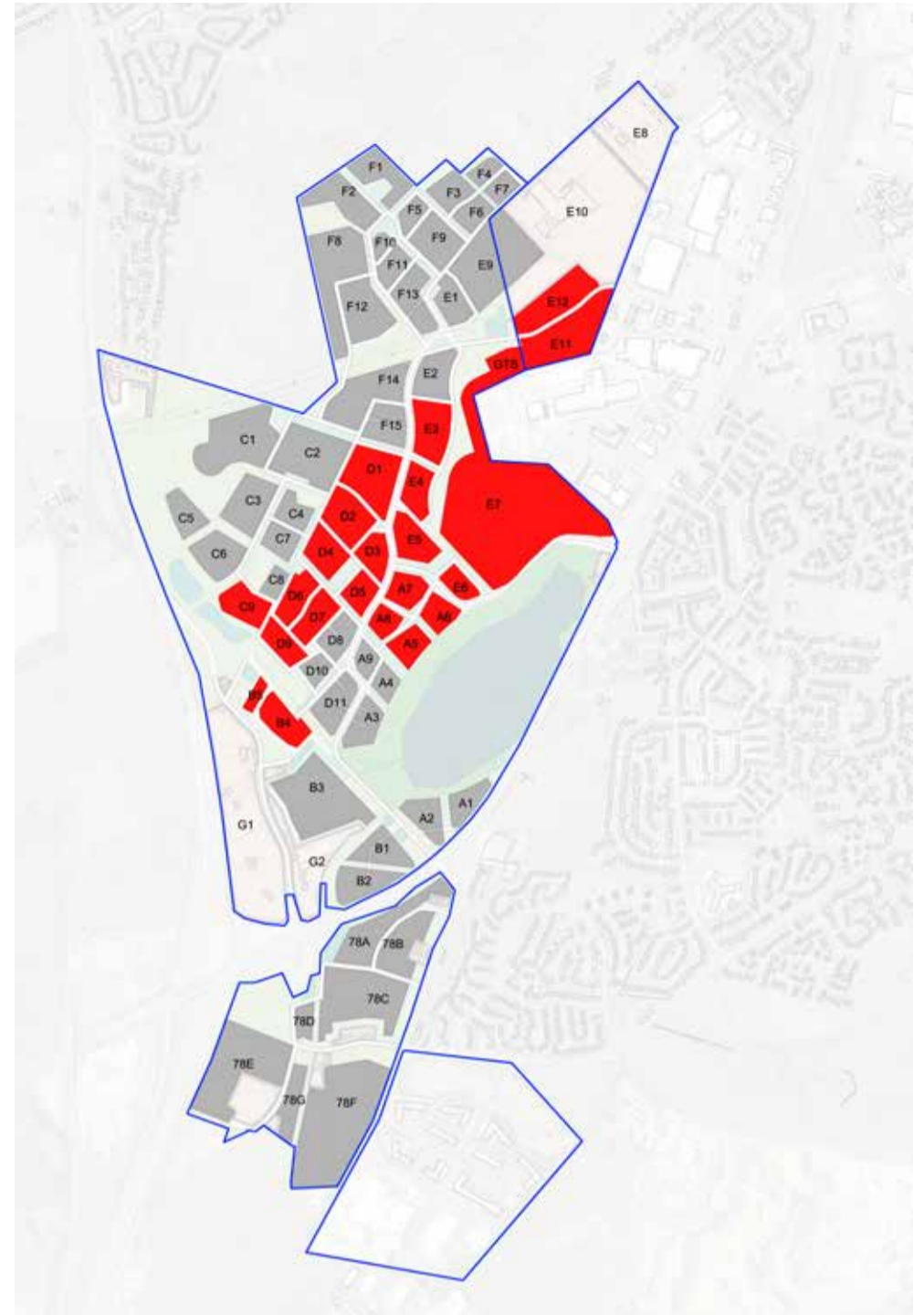


6.1.2 Phase 1

The initial phase is centred around the new southern road access off Wellington Road and connects to the proposed second junction to the north. This allows a variety of densities and employment uses to be opened up and ensures that an appropriate response to the Loch can be established through landscape improvements around the full perimeter to the west.

Key aspects

- Up to 300 units;
- Southern access from Wellington Road;
- Lochside environmental improvements;
- Employment land to the south of the Loch; and
- Range of residential densities clustered along initial stretch of Primary Street.

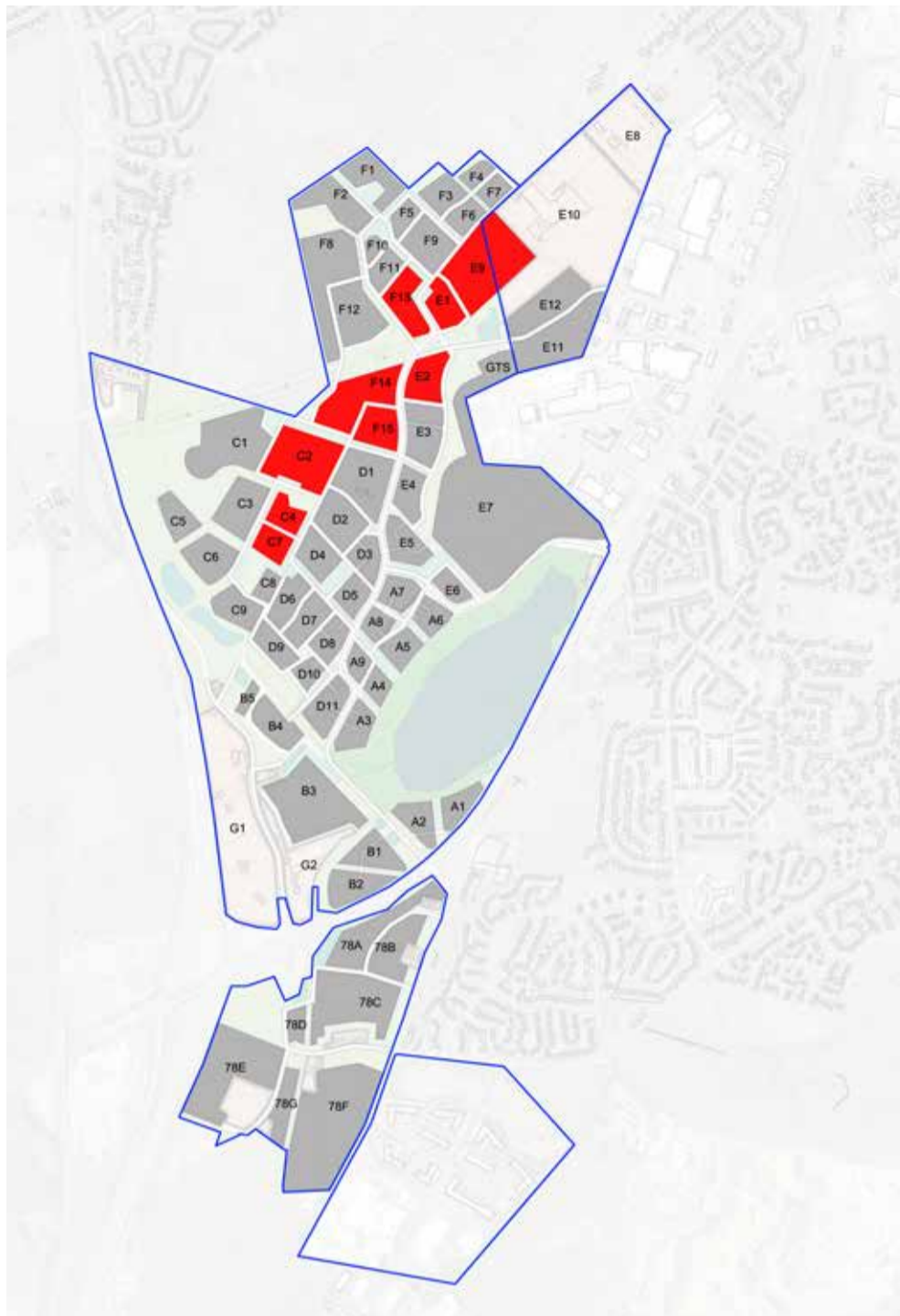


6.1.3 Phase 2

Consolidation around the lochside development of Phase 1 ensures that a core settlement starts to emerge which can support further local services and infrastructure prior to any more peripheral plots becoming available. A mix of densities and character zones are available according to market demand. Further Employment and plots for local retail are identified to complete the development around the southern junction and approach.

Key aspects

- Around 450 units;
- Second junction to north of Wellington Road; and
- Linear landscape park along deculverted watercourse complete.

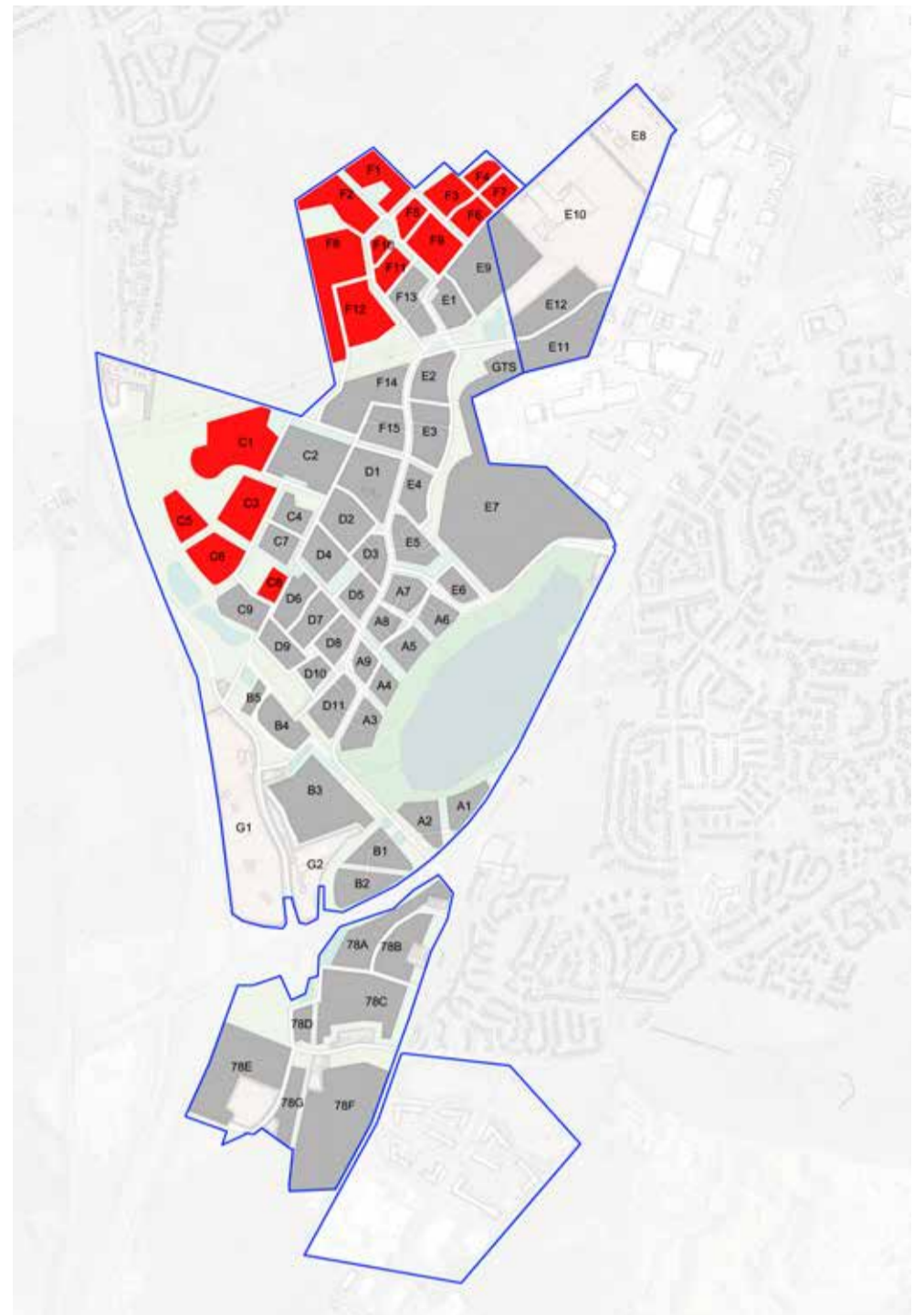


6.1.4 Phase 3

This phase completes the bulk of the core settlement and the associated Primary Street connection to Redmoss Road. A secondary core to the west of Calder Park around the north of Redmoss Road is established and the first area of development adjacent to Kincorth Hill commences, with associated landscape improvements and new core path connections.

Key aspects

- Around 450 units;
- Southern side of south end of Redmoss Road complete; and
- Buffer landscape beneath overhead power lines and adjacent to Calder Park complete.



6.1.5 Phase 4

All other plots opened up and associated landscape areas completed.

Key aspects

- Around 300 units



6.1.6 Beyond 2027

Whilst the Charleston area south of Wellington Road is identified only for employment uses beyond 2027, it forms part of the Development Framework and has been shown for completeness. Because of its development timeline, as with other aspects of the Framework, it has not been considered in as much detail.

6.2 Delivery

The scope and extent of many of the Infrastructure Requirements needed for Loirston have been developed through the application for Planning Permission in Principle and through negotiations with Aberdeen City Council regarding Section 75 agreements. The table below sets out the current requirements taken from the

ALDP Action Programme. The table then aims to summarise these requirements, describing where possible at this stage, what, how and when requirements will be delivered and from which different parties collaboration will be necessary to ensure the successful delivery of these infrastructure requirements.

Category	ALDP Action Programme item	Understanding of requirement	How to deliver	When to be delivered	Parties involved
Walking & Cycling	Links through site to National Cycle Network and Core paths	A Transport Assessment has been completed in support of the PPIP. The TA identifies crossing and connection points which give access via the existing network including NCN and Core Paths. These connections have been incorporated into the PPIP masterplan.	On site requirements will be delivered by Landowners/ developers unless otherwise identified by the Transport Assessment. Off site requirements will be part funded by Planning Gain contributions from the development of Loirston and other developments within the area.	In parallel with associated development	Landowners/developers and Aberdeen City Council.
	Upgrade Core Path 82 and 79. Creation of strategic East West route through site linking to AP3 and AP9	As above.	On site upgrades and extension of Core Path 82 to be delivered by landowners/developers. Off-site upgrade of Core Paths 79 and 82 to be funded by Planning Gain contributions and delivered by ACC.	In parallel with associated development	Landowners/ developers/ Aberdeen City Council as appropriate
	New pedestrian/cycle bridge across River Dee	As above.	Off site requirements will be part funded by Planning Gain contributions from the development of Loirston and other developments within the area. The requirement will be delivered by ACC.	ACC to advise	Aberdeen City Council
	Links to Kincorth and Den of Leggart and River Dee, which could include path currently identified as Aspirational Path 9 in the Core Paths Plan.	As above	Off site requirements will be part funded by Planning Gain contributions from the development of Loirston and other developments within the area. The requirements will be delivered by ACC.	ACC to advise	Aberdeen City Council
	Connection to and implementation of path currently identified as Aspirational Path 3 in the Core Paths Plan.	As above	On-site requirements will be delivered by landowners/ developers.	In parallel with delivery of northern junction on Wellington Road	Landowners/developers
Public Transport	Frequent public transport services to serve the whole masterplan area which may include extensions to existing services	Discussions have been undertaken with both First and Stagecoach who have indicated a willingness to consider routes through the Loirston site. The principal alternatives available involve either extension of the termination point of the existing First service 18 from Redmoss into the development and/or the diversion of Stagecoach service 8 through the site	The position in relation to extension or diversion of bus services and their phasing requires to be determined and the establishment of a working party involving ACC, the operators, NESTRANS and the developers would be appropriate.	The phasing of the requirements will be linked to the phasing of the development.	Landowners/developers, Aberdeen City Council, First Bus, Stagecoach
	Access to other bus services along A956.	The TA identifies points which give access to the A956 - the opportunity to access other bus services along the A956 is best explored through the working party formed to explore the extension or diversion of existing bus services (see above).		The phasing of the requirements will be linked to the phasing of the development.	Landowners/developers, Aberdeen City Council, First Bus, Stagecoach

Category	ALDP Action Programme item	Understanding of requirement	How to deliver	When to be delivered	Parties involved
Roads	Local road connections from OP77 Loirston to A956 at appropriate locations	The full list of requirements is identified within the Transport Assessment for Loirston.	The requirements will be delivered by Landowners/developers unless otherwise identified by the Transport Assessment.	The requirements will be delivered by Landowners/developers unless otherwise identified by the Transport Assessment.	Landowners/developers, Aberdeen City Council
	To mitigate the impact of development a contribution is required towards the cost of provision of a third lane on Wellington Road leading from the north junction of the application site with Wellington Road northeastwards to the existing Soutarhead Roundabout and improvements to such roundabout.	As set out in PPIP application 130892 Legal Agreement.	As set out in the Legal Agreement	As set out in the Legal Agreement	As set out in the Legal Agreement
Water	Water - Invercarnie and Mannofield WTW. There are currently no service reservoirs in the vicinity that will serve these developments with adequate water pressure. The supply will need to come from Clochandighter Service Reservoir. New large trunk mains would need to be dedicated to these developments. A Water Impact Assessment will be required	The full list of requirements will be identified following completion of a Drainage Impact Assessment and a Scottish Water Development Impact Assessment which Hermiston Securities will commission.	The onsite requirements will be delivered by Landowners/ developers. Off site requirements will be delivered by Scottish Water with possible contributions from Landowners/developers.	The phasing of the requirements will be identified by the Drainage Impact Assessment and Scottish Water Development Impact Assessment and linked to the phasing of the development.	Landowners/developers, Aberdeen City Council, Scottish Water and the Scottish Environment Protection Agency (SEPA).
	Waste - Nigg PFI All these developments will go to Nigg PFI for treatment. There is currently no sewer infrastructure in this area. A Drainage Impact Assessment will be required to determine what network upgrades will be required. Disposal of surface water may cause issues for developers. Foul drainage will be required to conform to "Scottish Water's current design standards	The full list of requirements will be identified following completion of a Drainage Impact Assessment and a Scottish Water Development Impact Assessment which Hermiston Securities will commission.	The onsite requirements will be delivered by Landowners/ developers. Off site requirements will be delivered by Scottish Water with possible contributions from Landowners/developers.	The phasing of the requirements will be identified by the Drainage Impact Assessment and Scottish Water Development Impact Assessment and linked to the phasing of the development.	Landowners/developers, Aberdeen City Council, Scottish Water and the Scottish Environment Protection Agency (SEPA).
	All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C697) and developers must submit a Drainage Assessment/ Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.	The full list of requirements will be identified within the Drainage Strategy for Loirston. The Drainage Strategy will be prepared to be submitted as part of the application for Planning Permission in Principle.	The requirements will be delivered by Landowners/developers unless otherwise identified by the Drainage Strategy.	The phasing of the requirements will be identified by the Drainage Strategy and linked to the phasing of the development.	Landowners/developers, Aberdeen City Council, Scottish Water and the Scottish Environment Protection Agency (SEPA).

Category	ALDP Action Programme item	Understanding of requirement	How to deliver	When to be delivered	Parties involved
Water (continued)	Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.	The Framework takes into account existing watercourses and has identified opportunities to protect and improve the water environment in those locations. Measures to mitigate the impact of the proposed development the existing water features at Loirston have been identified through the Environmental Impact Assessment (EIA), which has been prepared to support the development proposals and application for Planning Permission in Principle.	The requirements will be delivered by Landowners/developers unless otherwise identified by the EIA.	The phasing of the requirements will be identified by the EIA and linked to the phasing of the development.	Landowners/developers, Aberdeen City Council and the Scottish Environment Protection Agency (SEPA).
Education	One new Primary School	A location for the provision of a new Primary School has been identified within the PPIP area.	The requirements will be delivered by ACC with the assistance of Planning Gain contributions from landowners/developers.	The timing of the provision will be linked to the phasing of the development.	Landowners/developers, Aberdeen City Council
Health	Extension at Cove Bay Health Centre to support an additional 3 new GP's at the General Medical Services with the additional patients from the proposed Developments.	As per ALDP item	The extension will be funded from Planning Gain contributions.	The phasing of the requirements will be agreed with NHS Grampian and linked to the phasing of the development.	NHS Grampian and Aberdeen City Council.
	Extension for 2 additional Dental Chairs at Cove Bay Health Centre. 1 new Community Pharmacy within the new settlement area (including land) to support the additional patients from the Developments.	As per ALDP item	The dental chairs will be funded from Planning Gain contributions.	The phasing of the requirements will be agreed with NHS Grampian and linked to the phasing of the development.	NHS Grampian and Aberdeen City Council.
Other	Requirement for one Gypsy and Traveller site, this should be identified through the masterplanning process.	As part of the PPIP (2013) consent, a Detailed application for a Gypsy and Traveller site at Loirston was approved conditionally in December 2015.	Aberdeen City Council to deliver.	A condition of the PPIP consent requires delivery of the traveller site before the 500th occupation.	Aberdeen City Council

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ABERDEEN CITY COUNCIL

COMMITTEE	Planning Development Management
DATE	19 September 2019
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Draft Technical Advice Note: Materials
REPORT NUMBER	PLA/19/306
DIRECTOR	Angela Scott
CHIEF OFFICER	Gale Beattie
REPORT AUTHORS	Alex Ferguson & Rebecca Kerr
TERMS OF REFERENCE	6. develop and adopt non-statutory development management guidance (supplementary planning guidance)

1 PURPOSE OF REPORT

- 1.1 To seek approval to consult on the content of a new Draft Technical Advice Note (TAN) entitled 'Materials': External building materials and their use in Aberdeen.

2 RECOMMENDATION(S)

That the Committee:

- 2.1 Approves the content of the Draft Technical Advice Note: Materials: External building materials and their use in Aberdeen (Appendix 1) for a minimum 4-week period of public consultation, and
- 2.2 Instructs the Chief Officer of Strategic Place Planning to report the findings of the public consultation back to a future meeting of this Committee, within 6 months.

3 BACKGROUND

- 3.1 This Draft Technical Advice Note (TAN) on 'Materials' provides technical guidance on a selection of different materials that could be used in the external walls and roofs of new buildings across the city.

- 3.2 The document has been prepared in the context of Aberdeen Local Development Plan (2017) Policy D1 – Quality Placemaking by Design, which states that all development must ensure high standards of design and have a strong and distinctive sense of place.
- 3.3 At present, the Local Development Plan is not supported by any additional technical guidance that sets out general parameters for the selection of external materials used in new buildings. In the absence of such guidance, the materials chosen for new buildings across the city can often be at odds with the city’s distinct sense of place or a development’s more localised context.
- 3.4 This Draft TAN provides a benchmark for the promotion of high-quality external materials which are appropriate to their context. The advice encourages and challenges designers, developers and homeowners to consider and select external materials for new buildings and extensions that are visually appropriate, sustainable, long lasting, and have low-maintenance requirements. Materials should also be grounded in the historic design features and characteristics of Aberdeen’s development in order to guide, create and reinforce local distinctiveness through high quality development, rather than produce new places that look like anywhere else.
- 3.5 The advice illustrates a way of looking at our city with a design-led approach to material selection for the 21st century based on an aesthetic understanding of the historic use of material, colour, texture and detail to shape specifications today. Subject to Committee approval it would be treated as a material consideration in the assessment of planning and listed building consent applications with the aim of improving design quality and offering a consistent approach to the way in which materials are considered and used across Aberdeen. This is the purpose of the Draft document presented to Members today.
- 3.6 This Draft TAN does not seek to create a checklist of acceptable materials, acknowledging instead that each site and new development requires to be assessed on its own merits and its own context. The advice advocates a more informed approach to the use of appropriate materials and seeks to ensure that the external finishes of new buildings in Aberdeen have been chosen carefully so they:
- are appropriate for both their city-wide and localised (streetscape) context,
 - respect the city’s heritage and contribute toward Aberdeen’s distinctive ‘sense of place’, and
 - take consideration of the sustainability and life-cycle of materials.

Next Steps – Public Consultation

- 3.7 This report seeks approval to proceed with public consultation on the Draft Technical Advice Note over a minimum 4-week period. Before being

published for consultation, the Draft Materials TAN will be graphically designed.

3.8 The Draft TAN would be made available as follows:

- Publication of document on Aberdeen City Council 'Consultation Hub' <https://consultation.aberdeencity.gov.uk/>
- Hard copy of document available for review at Marischal College, between 9am and 5pm Monday to Friday, and in the Aberdeen Central library during their normal opening hours.
- Issue a press release on the Council's website advertising the consultation period, how to view and comment on the Draft document.
- Press advert placed in the P&J newspaper to advertise the consultation period.
- Notification (email) of the consultation will also be issued to statutory consultees and all Community Councils.

3.9 Subject to Committee approval, the results of the public consultation will be reported back to a future meeting of this Committee, within 6 months, including any recommended revisions to the Draft document.

Next Steps – Strategic Environmental Assessment

3.10 A Strategic Environmental Assessment (SEA) may be required for the proposed Draft guidance as it falls within the 'sets the framework for future development consent of projects' remit. A SEA Screening submission is currently underway which will assess whether the Draft TAN is likely to have significant environmental effects. This will be submitted to the Consultation Authorities shortly. The results of this process will be reported back to a future meeting of this Committee alongside the outcomes of the public consultation.

4 FINANCIAL IMPLICATIONS

4.1 There are no financial implications arising from approval of this report. The cost associated with the public consultation can be met within the existing provisions of the Strategic Place Planning budget.

4.2 As a major landowner in the city, proposals for the development of land and assets owned by Aberdeen City Council will, where this is applicable, be subject to assessment in line with the principles and standards set out in the Technical Advice Note.

5 LEGAL IMPLICATIONS

5.1 There are no legal implications arising from approval of this report.

6 MANAGEMENT OF RISK

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
Financial	None	N/A	N/A
Legal	None	N/A	N/A
Employee	By not providing this technical advice, Officers could provide inconsistent advice by not having a known consensus approach. This could result in longer timescales to manage and process planning applications.	L	Draft and agree the content of the Draft Technical Advice Note to encourage an informed approach to the selection of appropriate materials in advance of planning applications being submitted. This will further enable consistency of site-specific advice to individual proposals.
Customer	Delaying consultation could affect the potential for public comment on the Draft advice and not providing technical advice means the Customer is open to developing proposals that may not be appropriate to the location.	L	Preparing technical advice will provide greater clarity, consistency and certainty in the topic area of 'materials' and proceeding with the consultation allows the public to inform Council document production.
Environment	Not providing this advice could result in lost opportunities to protect and enhance our built environment with appropriate material choices, particularly in sensitive, historic environments and in formation of our new communities.	M	Technical advice is prepared in order to give direction to specific aspects of development, and as a material consideration in the evaluation of development proposals. The Draft advice will also be subject to Strategic Environmental Assessment screening processes.
Technology	None	N/A	N/A
Reputational	Not providing advice opens the possibility of inconsistency and poor-quality decision-making about	M	Production of the Draft advice illustrates the Council's approach to development matters to protect and enhance our

	Aberdeen's identity and sense of place.		city through clear and consistent means.
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7 OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	Technical guidance on the topic of 'Materials' helps to stimulate ideas at the earliest stage of the design process for new developments whilst taking into consideration Aberdeen's distinct sense of place which helps strength the identity of Aberdeen to economic investment (Key Driver 1.3).
Prosperous People (Children & Young People)	Public consultation is available to all ages helping to foster inclusive decision making (Key Driver 7.1).
Prosperous People (Adult)	No direct links however consistent advice on materials helps to foster improved sense of civic pride, and attractive built environments can contribute toward mental well-being.
Prosperous Place	The Draft advice promotes the use of high-quality and sustainable materials, which considered their life-cycle and climate change adaptability (key Driver 14.1).

Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	Consultation includes both internal and external stakeholders and will be hosted digitally on the Council's 'Consultation Hub'. Public consultation on Council advice documents ensures they are inclusive.
Organisational Design	The advice will be available to view on the Council's website and the outcomes of the public consultation process will be reported to Committee for transparency. The development of the advice also will have undertaken internal consultation with colleagues from teams across the Strategic Place Planning Service.
Governance	Technical guidance is governed through the Council's Committee Reporting Procedure to ensure transparency and the consultation process allows the creation of an inclusive document. Guidance will be reviewed alongside future development plan review process.
Workforce	Technical advice allows for a more informed and consistent approach to decision making, saving staff time and is supported by in-house skills on the topic area.
Process Design	This Technical Advice Note has been developed due to the absence of anything existing which sets out general parameters for the selection of external materials.

Technology	Technical Advice Notes are available as an on-line resource to any interested party.
Partnerships and Alliances	Technical Advice would be ultimately approved following engagement and consultation with external interested parties including formally constituted groups.

8 IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	<i>EHRIA completed (see Appendix 2) – the assessment shows a neutral impact on the protected groups. The assessment did raise indirect potential risk to people with visual impairment from the use of glass in building facades; and the draft TAN has been updated accordingly.</i>
Data Protection Impact Assessment	<i>Not required</i>
Duty of Due Regard / Fairer Scotland Duty	<i>Not applicable</i>

9 BACKGROUND PAPERS

- 9.1 Aberdeen Local Development Plan 2017
https://www.aberdeencity.gov.uk/sites/default/files/LDP_WS_20170328.pdf

10 APPENDICES

Appendix 1 – Draft Technical Advice Note Materials: External building materials and their use in Aberdeen.

10.1

10.2 Appendix 2 – EHRIA Summary

11 REPORT AUTHORS CONTACT DETAILS

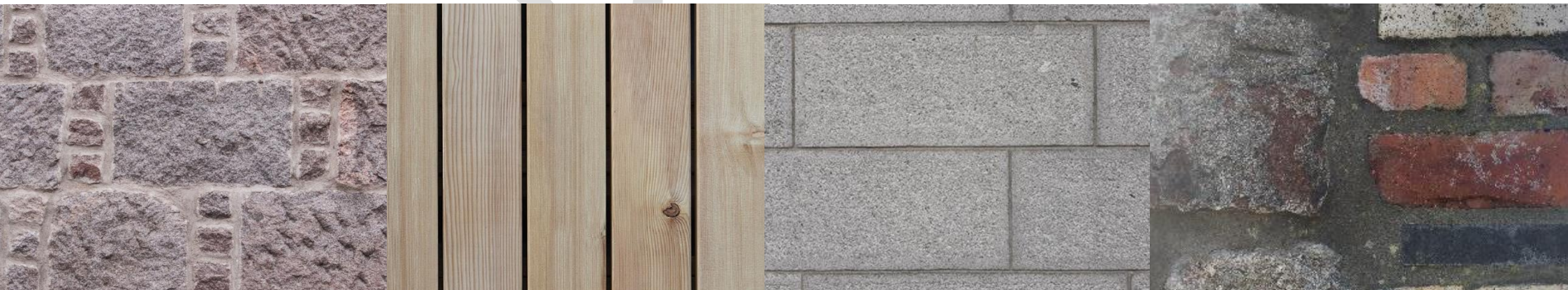
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DRAFT Materials

External buildings materials and their use in Aberdeen

Technical Advice Note
Aberdeen City Council
September 2019



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Introduction

Aberdeen, the '**Granite City**', has a distinctive 'sense of place' at its core. The local granite industry has largely gone but by considering the historic use of materials and their properties it is possible to distil the essence of an Aberdeen look for our future buildings and places.

The [Aberdeen Local Development Plan](#) 2017 reiterates, at a local level, the importance of quality placemaking through the use of design-focused policies which promote good design and guide decision making. All these policies emphasise that the careful selection of appropriate materials in new buildings is a key factor to achieving the qualities of successful places.

This advice provides a benchmark for the **promotion of high-quality external materials** which are appropriate to their context. The advice encourages and challenges designers, developers and homeowners to consider and select external materials for new buildings and extensions that are visually appropriate, sustainable, long lasting, have low-maintenance requirements and that respond to climate change. Materials should also be grounded in the historic design features and characteristics of Aberdeen's development in order to guide, create and reinforce local distinctiveness through high quality development, rather than produce new places that look like anywhere else.

This advice illustrates a way of looking at our city with a design-led approach to material selection for the 21st century based on an aesthetic understanding of the historic use of material, colour, texture and detail to shape specifications today. It will be used in the assessment of planning and listed building consent applications with the aim of improving design quality and offering a consistent approach to the way in which materials are considered and used across Aberdeen.

Context is Crucial

This advice is not designed to be a prescriptive list or technical specification for materials but has been prepared to encourage greater consideration of materials and their detailing to reinforce Aberdeen's distinctive sense of place. Each development proposal will be considered on its merits and the context of both the immediate and wider area are crucial when developing ideas about material choices, colours and detailing. We encourage all development to consider:

Do the proposed materials, their colour and detailing contribute to the immediate context and reinforce Aberdeen's 'sense of place'?



The Sir Duncan Rice Library

Effective and contemporary use of large sheet glazing with decorative effect to create a distinctive, modern,

Preserving Aberdeen's Sense of Place

Many of Scotland's towns and cities have their own distinctive 'sense of place' derived principally from their architecture, with strong variations in local characteristics across the country due in no small part to the type of local building materials historically available and how they were put together. In Scotland historically, local stone was the predominant material used for the external walls of buildings and whilst Glasgow and Edinburgh are built mainly from sandstone of varying shades of brown and red, the north-east of Scotland's geological base is granite.

Aberdeen's granite heritage is intrinsically linked to its cultural heritage known as 'The Granite City' or the 'Silver City' – granite gives our city its local identity and planning policies seek to protect our heritage.



Union Street & Castle Street – Aberdeen's Granite Mile

Today Aberdeen's granite industry has gone, and whilst some local granite is still available it is generally used for prestige urban realm projects. Nonetheless whilst the look of new buildings, and especially new housing, is remarkably unvaried across the country as a result of tested development formulas, careful consideration of the materials, colour and detail specified should allow new places to be created that are easily identifiable as belonging to, or respecting Aberdeen's local context, and are suitably equipped to tackle predicted climate change, offering solutions that are sustainable, energy/resource efficient and aid carbon emission reduction.

The elements of substance that give developments their visual characteristics and distinctiveness and can root their inhabitants in the area they live, creating a greater sense of individuality and belonging, often in subtle ways. The historical origins of materials, their colour, texture, practical and aesthetic relationships in Aberdeen should inform how materials should be used today.

In order to respect, complement and enhance the surrounding townscape and Aberdeen's core local distinctiveness, new development must select materials which will provide a successful design solution in the 21st century as a context response. This guidance has focused on analysing a selection of more traditional materials and their contribution to Aberdeen's sense of place: granite, render, brick, timber, glass, metal and roofing (including green and renewable technologies).

It is understood however, that there are a wide range of materials available on the market today and this guidance does not preclude the use of any other material where this can be used to good effect. For example, the use of different and contrasting materials of metal cladding, glass and granite being used alongside historic buildings works well because context has been understood. However, there are implications for sourcing non-local granite as this incurs a high carbon footprint therefore affecting the sustainability credentials of the material. There are also innovative examples such as green roofs/walls, unusual colours and textures of cladding which offer creative responses to design.

However, regardless of the material chosen, there are several aspects involved in the selection and implementation of a material appropriate for its context which are important. These include more aesthetic qualities of **colour, texture, module size, detailing, jointing, finish**, as well as the evaluation of **contrasting** or **complimentary** approaches to design, and, more practical **environmental** and **technical considerations**. The construction and detailing of materials will need to respond to predicted warmer wetter winters and hotter drier summers and opportunities to enhance green infrastructure and energy efficiency must be taken into account. Materials should also be informed by the building orientation and siting, taking consideration of aspect, exposure and solar gain.

This advice advocates a *more informed approach to the use of appropriate materials* and seeks to ensure that the external finishes of new buildings in Aberdeen have been chosen carefully so they:

- are appropriate for both their city-wide and localised (streetscape) context,
- respect the city's heritage and contribute toward Aberdeen's distinctive 'sense of place', and
- take consideration of the whole life-cycle and sustainability of materials, including sourcing and energy efficiency
- consider how the chosen materials respond to future climate



Marischal Square

The use of new buff/brown granite cladding panels on the recent Marischal Square office development sympathetically reflects the colours seen in the walls of Provost Skene's House, one of Aberdeen's oldest buildings



Aberdeen Art Gallery

The contemporary roof extension to the Category 'A' listed Aberdeen Art Gallery has been designed as an honest, clearly modern addition to the original building and its granite façade below. The use of pink/brown copper cladding serves as a good match for the pink Corrennie granite used in the façade embellishments



The Silver Fin

The frontage faces onto Union Street, the use of light-grey granite cladding respects the street's granite heritage and colour, whilst the use of glazing in the taller element behind helps to reduce its massing

Granite

Historical context

Aberdeen, 'The Silver City', is derived from the light grey colour of the local granite which dominates the city's buildings, because the mica in the granite sparkles in the sunshine.

Aberdeen's predominantly light-grey granite forms the basis of the core of the city's distinctive streetscape colour and character; for example, Aberdeen's premier street Union Street is lined with solid grey granite buildings. In fact, north-east granite comes in many varieties of colour, ranging from light grey to earthy browns, blues, pinks and reds.

The walls of Aberdeen's granite buildings can vary significantly in appearance depending on their age. The city's oldest remaining buildings are generally built with rubble walls (of a more earthy colour palette), with relatively unworked and gathered granite of varying shapes and sizes laid in non-uniform courses.

As commercial quarrying and technological advances arrived in the 18th and 19th centuries, the size, shape and detailing of granite blockwork increased and improved. It was during this time that Aberdeen had an abundant local source of high-quality, granite from Rubislaw and the nearby Kemnay, Dancing Cairns, Craigenlow and Corrennie quarries.



Provost Skene's House – Built of granite-rubble in the 17th century it is one of Aberdeen's oldest remaining buildings



Marischal College – The early 20th century front elevation uses the finest Kemnay ashlar-cut blockwork and detailing



This resulted in a high proportion of Aberdeen's inner city and city centre buildings being composed of local granite (although even then some was still imported into Aberdeen).

Rubislaw quarry (now defunct) in the city's west end was at one time the largest man-made hole in Europe and its granite, of the highest visual and structural qualities, was used as far afield as London's prestigious Waterloo Bridge and the Houses of Parliament terraces as well as the base of Australia's Sydney Harbour bridge.

By the mid-to-late 20th century, local granite quarries were exhausted and, combined with an increase in the availability of cheaper, imported stone and the use of other building materials in recent decades, it has become increasingly difficult and often cost-prohibitive to source new local granite.

Granite Properties

- Strength / durability
- Low maintenance
- Impermeable
- The granite 'sparkle'
- Restrained detailing

Contemporary use of granite

Granite is synonymous with Aberdeen's heritage and townscape character. It's existing granite stock and heritage should be retained wherever possible, in order to preserve and continue Aberdeen's distinct sense of place.

However, due to technological advances and changes in construction, stone is no longer a key load-bearing component of walls. Instead, its modern-day use in new buildings is predominantly restricted to its aesthetic and weather-resistant properties.

Whilst granite could be seen as an obvious material choice for new buildings in the city, it is important to note that the use of new granite, especially imported foreign stone, could actually dilute, rather than reinforce, the city's granite heritage. Instead, alternative materials can often be a more appropriate choice to help preserve and enhance the status and setting of the city's existing, locally quarried granite.

Depending on the context of the site, the use of new granite may be appropriate, provided the type of granite used is sympathetic to the surrounding streetscape and the city's granite heritage. Where modern granite cladding is considered appropriate on new buildings in historic settings, the panels should be coloured, sized and coursed to reflect the detailing of surrounding buildings.



Modern granite cladding – Depending on the context, the use of granite cladding panels in new buildings can work well, as at the GDF Suez building on North Esplanade West.



Imported granite cladding panels have been used on new buildings in Aberdeen such as Marischal Square.

Detailing and Colour

In instances where new granite is acceptable, care needs to be taken to ensure that it would be a good match to the existing stonework in every aspect including: colour, size, finish, coursing and detailing. Where extensions or new buildings are proposed, it will often be preferable to use a different material in order to provide a distinct contrast to the original granite and to create clear visual separation between old and new. Granite's strong, durable properties make it much harder to work than softer building stones such as sandstone. As a result, Aberdeen's granite buildings do not tend to incorporate much architectural embellishment such as intricate carvings. The main exception to this is Marischal College's façade which was fashioned by machine.

In the general absence of decorative carvings, Aberdeen's more prominent historic buildings tend to incorporate architectural interest and status in their façades through the use of granite blocks of varying finishes (i.e. smooth, tooled, rough-faced), different colours (as at the Art Gallery) or sizes (Aberdeen Bond), or where detail exists that it is refined, strong and unfussy. Typically the façade detailing will differ from that of the rear and side elevations which are of lesser importance, with those elevations often finished with rubbed granite with more expensive, uniform ashlar blockwork on the façades.

Technical considerations

Retention & re-use of existing granite

- Existing local granite contributes to Aberdeen's identity and distinctive sense of place. Wherever possible, all existing granite should be retained.
- Where new developments require granite to be taken down, as much of the duntakings as possible should be re-used in the new development.
- The retention and re-use of existing granite is also more sustainable than the introduction of new materials, particularly imported stone.
- Granite has poor heat retention properties; redevelopment opportunities of existing granite buildings can explore energy efficient solutions.

New granite blockwork

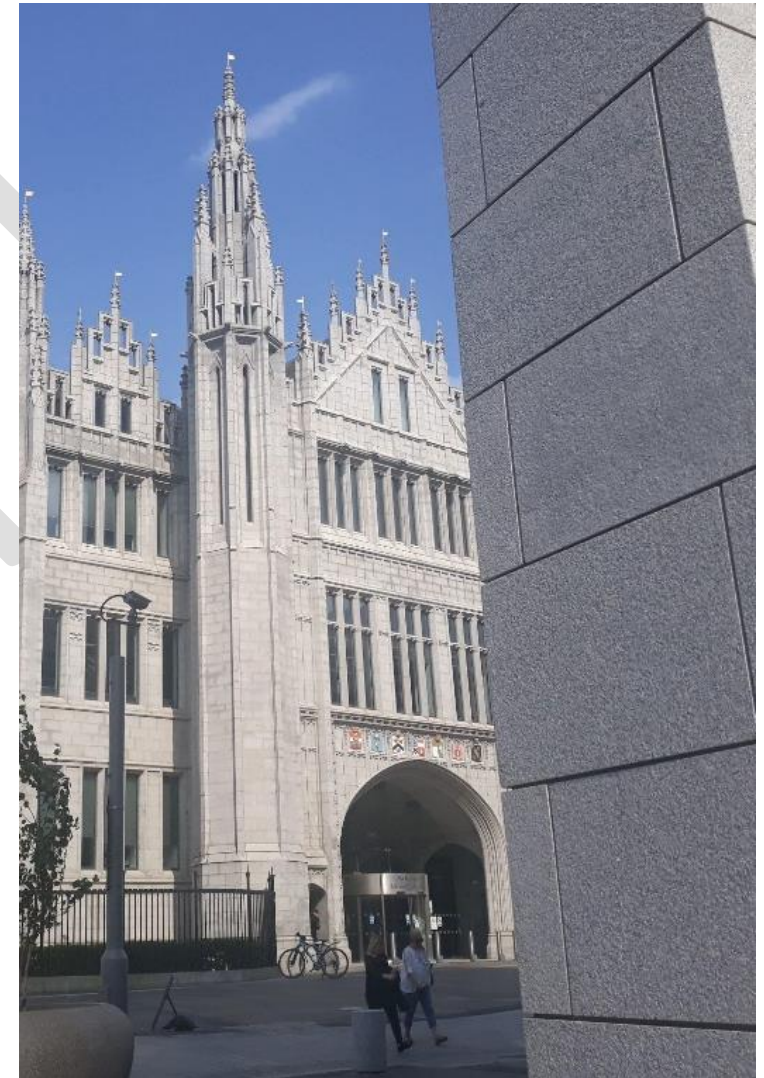
- Where new granite blockwork is proposed, care must be taken to ensure that the colour, module size and detailing are appropriate and sympathetic for their context, especially where it would sit alongside existing granite.
- Blockwork sizes should generally be approximately 300mm in height, with lengths between 400mm and 800mm, giving the blocks a horizontal, rectangular proportion.

Granite cladding

- Modern granite cladding panels can be used to good effect, particularly in new tall or large buildings, where traditional blockwork walls would not be feasible.
- As with blockwork however, care must be taken to ensure that the module sizes reflect those of traditional granite blockwork, and take cognisance of the surrounding context, which will give clues as to appropriate colours and details.

Alternatives to granite

- The use of new granite; particularly imported granite, can dilute the city's existing local granite heritage and the granite's embodied craftsmanship.
- As a result, the use of contrasting materials other than granite will often be more suitable in preserving the city's sense of place and will be promoted ahead of the use of imported granite.



Brick

Historical Context

Although not as immediately obvious in the 'granite city', there is a rich tradition and use of brick in Aberdeen. The brick industry here was successful with high quality bricks being produced and exported across the world. Brickworks were established at Seaton (Old Aberdeen), Clayhills (north of River Dee) and Torry in the 18th Century. The deeply coloured red clay at Seaton Brick Works is derived from the old red sandstone beds that formed between the Dee and the Don.

In Aberdeen, historically bricks were used on non-principle or secondary elevations and along rear lanes. Most often bricks were used for outbuildings, chimney stacks, walls and edges, however there was equally no concern in entire rear elevations composed of brick. A characteristic feature within many historic areas of Aberdeen is the use of red coloured brick as the coping for a random rubble granite wall.

Lighter cream/buff coloured bricks are frequently used as quoins to granite walls, perhaps due to practical construction reasons, module size and availability, combined with its decorative effect. In addition, traditional buildings along Union Street feature white glazed bricks to rear/internal atriums and lightwells.

The surge in volume housebuilding activity in Aberdeen from the 1980s, at the time of the oil boom, created several new housing estates, for example Bridge of Don and Cove. These were dominantly brick and render, with the decorative use of brick often altering depending on the house type. Buff, brown and red coloured bricks, with accents of another contrasting colour in soldier courses above windows and for sill detailing, often mixed with dry dash render on principle elevations with a horizontal emphasis is the consistent design with this age of housing.

Over time the standardised approach to brick and its use has now dated particular housing stock and resulted in a certain 'placelessness'.



Granite wall with brick coping and window surround detailing – characteristic 'Seaton red'

Contemporary use of brick

Although contemporary uses of brick are not necessarily consistent with the historical precedents, the presence of brick in Aberdeen is strong and therefore its use today is relevant.

Within more recent developments brick has been used on a large scale, with confidence and consideration of detailing. This has helped to reinforce the identity and aesthetic of the granite city – allowing granite to stand out for its own qualities and offering a contemporary contrast. The brick and mortar colours chosen (development post 2014) have generally taken their visual base from the range of colours found in granite and lime mortars.

With such a wide range of bricks, sizes and colours available on the market today, the detailing of brickwork is extremely important, and the way bricks are laid is almost as important as the choice of brick itself. Bricks should be considered as part of the whole building design and expressed in a contemporary way. They can offer detail to break up larger elevations, e.g. porches, gables or be used to treat an entire building or façade.

Technical Considerations

The use of bricks could take cues from local vernacular. For example:

- use on side and rear elevations
- stair towers
- window surrounds
- boundary wall coping

Brick construction does feature a high proportion of mortar joints and therefore may be vulnerable to increased risk of water penetration to exposed facades under predicted future climate conditions.

Specialist bricks can be used which provide a home for wildlife, such as for bees, bats and birds.

Detailing

Where brick is to be used its detailing must be carefully considered in order to add visual interest, variety and texture.

For example:

- Alternating walls of vertically laid bricks with walls of horizontally laid bricks
- Introduce interest and variety through the choice of bond
- Special shaped bricks as a feature
- Brick detailing to window and/or door surrounds, reveals, in goes and entrances
- 3D brick modelling to larger expanses of brick
- Using different sizes and shapes of the same brick
- Brick detailing for porches



Buff brick used at former Craiginches prison site



Grey brick used at 2 Powis Place student accommodation



Red brick rear façade of 111 Gallowgate

Colour

The use of bricks must reflect and take consideration of the surrounding context, as this will help to inform colour choices. There is an historical basis for red coloured bricks (e.g. 'Seaton' red) and yellow/buff bricks for detailing. Brick colours in the blue-black and grey-buff ranges work well against granite.

Mortar joint accounts for approximately 15% of the overall wall covering, therefore the style used is also important as certain styles may suit modern or contemporary uses.

Brick Properties

- Small module size
- Variety of colours available
- Textured and plain finishes
- Ease of altering bond, coursing and pattern for decorative effect
- Consistency and clean lines

Render / 'harling'

Historical Context

In Scotland, a traditional rendered finish is more commonly referred to as 'harling' (roughcast/wet dash) – originating from the term to throw or 'hurl' mortar at a wall.

Harling is an exterior surface treatment to buildings with the primary purpose to provide a weatherproof shield for a stone building and if the harling is pigmented with a colour it avoids the need for repainting. Traditionally render (consisting of lime and aggregate) is thrown, or cast-on, resulting in a rough textured surface finish.

Harling is widely found in vernacular solid wall constructed buildings; the finish is particularly suited to the Scottish climate and can help to create a more uniform appearance, improving overall building aesthetics. Harling was also commonly used to cover rubble stone or brickwork (perceived to be) of poor quality and where irregular joints would allow water ingress, particularly for pre-1900s buildings in Scotland. Over time, fashions change and during the late 19th century it was common to re-expose the underlying stone or brickwork believing that exposing the various periods of construction added to the historic interest/romance of old buildings.

Aberdeen has historical evidence of buildings being harled, for example Provost Ross House (Maritime Museum), Provost Skene's House and some older properties in Old Aberdeen. Harling with the use of lime remains the most suitable finish for traditional random rubble stone-built properties as it allows the movement of water (please see Appendix 5 for further information). In recent decades lime harl has been replaced with modern renders. Between this earlier period and the onset of modern construction and renders, there is a gap in the use of harling, most likely due to the rise in the granite industry and desire for buildings which reflected classical architecture.



Traditional harling in Old Aberdeen



Smooth finish white render at Stoneywood

Contemporary use of render

Render as a modern building material can have a much wider use and application. Modern renders include a higher proportion of cement, and, acrylic or silicone are also now used in modern 'enhanced' render specifications.

The use of render as a building material is commonly found across the City, ranging from residential extensions, houses, blocks of flats and office buildings. The existing housing stock which has render utilises a palette of cream, buff and grey renders, with a recent trend towards white renders.

Technical considerations

- Render needs to be considered as part of the whole building design – i.e. ensure that the type chosen is suitable for backing material, takes consideration of movement/stop joints, aspect and climate.
- Avoid small infill panels of render, a more comprehensive approach with clear junctions between materials is more contemporary.
- Rendered finishes down to ground level may not offer the robustness needed due to the higher level of activity and effects of weathering at this threshold.
- Render used when extending properties, must be designed to either complement the existing building or for contemporary design offer an assertive contrast.
- Render used when extending traditional buildings or in historic contexts benefit from a wet-dash finish, with a through-colour.

Detailing

- Render can be applied in a variety of different finishes (smooth, rough, sand-faced, pebble dash, scrapped etc), the suitability of which will be dependent upon the building / surrounding context.
- Sills, copings, overhangs and flashings should be designed to project from the face of the wall ensuring that water is deflected away from the rendered

- Gutters, down-pipes and soffits must be designed to keep water off the rendered façade – angles may be formed using stop beads or chamfered battens.

Colour

- Wide range of colours available for modern renders.
- Evidence that render colours such as white or off-white do not weather particularly well over time, particularly on exposed facades. This does not preclude the use of white render, and it can be used in modern design to strong effect where an assertive contrast is desired.
- Light and paler tones have reflective qualities to aid cooling of buildings in predicted warmer summers
- Where development is proposed within an existing built up area, cues should be taken from the surrounding area to inform new render colour choices. Matching render to the buff, pink and ochre tones in traditional granite random rubble walls is the preferred approach as it helps to integrate new development into its surroundings, helping to enhance setting and the 'sense of place'.

Render Properties

- Weatherproof shield
- Unifying aesthetic
- Variety of colours available
- Variety of finishes to suit
- Affordability
- Reflective abilities

Metal

Historical Context

Historically in the United Kingdom, the use of metal as a material in the external envelope of buildings has generally been restricted to roofing and functional elements such as guttering, rones (downpipes) and, to a lesser extent, architectural embellishments such as Juliet balconies, cast iron railings and ridge brattishing and sheds.

Aberdeen's history of metal use is much the same as in the remainder of the country. Whilst the majority of older buildings have slate roofs (historically a cheaper, more-readily available material), the roofs of several of the city's prominent public buildings utilise metal: predominantly lead and copper.

Whilst lead, with its grey colour, is predominantly used in pitched roofs and spires, copper (green) has more commonly been used as a roofing material for architectural eye-catchers such as decorative domes (see the Art Gallery, His Majesty's Theatre and the former Woolmanhill Hospital). The use of metal as an architectural embellishment in Aberdeen is otherwise very limited but there are opportunities with this material.

Aside from its use in industrial buildings, it was not until the late 20th century that the use of metal as a cladding material for external walls became more commonplace.



St Mark's Church (left) and His Majesty's Theatre (right) have lead and copper domes respectively



Metal cladding creates a roofscape at Craiginches



The red/brown colour of the Art Gallery roof extension reflects that of the pink Corrennie granite below.

Contemporary use of metal

Although not traditionally used on civic and residential buildings, metal cladding continues to grow in popularity as an attractive, lightweight and relatively inexpensive, versatile material, particularly on new buildings and contemporary extensions. Metal can often be utilised to provide a clear, honest distinction and contrast between old and new.

The Category 'A' listed Aberdeen Art Gallery building has recently been refurbished and now includes a contemporary copper roof extension, the red/brown colour sympathetically reflects that of the pink Corrennie granite façade detailing below and echoes the use of copper in the nearby buildings. The detailing and jointing of metal wall cladding (use of standing seams, patterned perforation, variation in colour of cladding panels etc) can add visual interest and help to soften the appearance of large elevations on new buildings and give a new aesthetic.

The use of metal cladding at roof level and on the walls of upper storeys can help to add interest to, and reduce the massing of, new buildings by differentiating between the colour of the remainder of the façade and/or replicating the colour and appearance of a traditional roofscape, as at the Craiginches development.

Detailing and Colour

Where metal cladding is proposed, it is important to ensure that not only the scale, colour and texture of the cladding is sympathetic to the context, but that it is carefully and finely detailed and jointed to ensure low maintenance and longevity.

Traditionally metal roofing (particularly lead) involved the use of raised timber battens, around which each sheet of metal would be joined together. Whilst timber battens are no longer required, modern 'standing-seam' metal cladding replicates the aesthetic and the jointing adds visual interest to the cladding, helping to break up the appearance of large elevations.

There is a long-standing history of **light grey** lead and anodised **green** copper roofing in Aberdeen. Both those colours sit well within the Aberdeen context and contribute towards our 'sense of place'. More recently **black** and **dark grey** cladding have been used to replicate the colours of traditional slate roofs.

Metal Properties

- Relatively lightweight in sheets
- Durable
- Low maintenance
- Impermeable
- Relatively inexpensive
- Available in many colours



The jointing in the metal cladding at Causewayend ties in with the coursing of the adjacent granite.



Variations in the colour of panels on the Marriott hotel



Dark grey metal cladding used to create a roofscape at the former Remnant Kings building on Loch Street

Technical considerations

- If detailed correctly, metal cladding can be an attractive, contrasting material for external walls in new buildings and in contemporary extensions to existing (including historic) buildings.
- Careful consideration requires to be given to the colour, surface finish, module size and jointing, which should all be chosen based on a site-specific analysis of the context.
- The jointing used in 'standing-seam' metal cladding can add visual interest to otherwise featureless walls, replicating the raised-batten jointing seen in traditional lead roofs.
- Variations in colour between cladding panels can help to break up large blank elevations, such as that seen in the Residence Inn Marriott hotel at Marischal Square.
- Metal cladding can be used to good effect in reducing the massing of medium-height, flat-roofed buildings by imitating the appearance of a roofscape.

Timber

Historical Context

Early timber construction influences across Scotland were more akin to Scandinavian countries such as Norway and Sweden. European Oak and Scots pine were the two most common timbers and Scottish builders tended to use cladding boards vertically.

The historic use of timber in Scotland is evidenced, albeit not as widely evidenced in Aberdeen, due to the dominance of the granite industry. Its use was primarily for construction timbers, doors, roofs, windows, interior joinery and outbuildings.

A prime example of historic timber outbuildings are the 'tarry' sheds in Fittie (Footdee). Here timber charred or tarred with bitumen was used in the construction of small outbuildings to store fishing equipment, such structures were purposefully cheap, lightweight and easy to construct, however their presence now is an important and aesthetically valuable historic asset.

In the 1960-70s exterior timber cladding was used in the construction of Aberdeen's social housing expansions, with the Council importing Norwegian and Swedish kit houses to create neighbourhoods in parts of Aberdeen such as Sheddocksley.



Traditional timber sheds in Footdee

During the 1980s housing expansions however, the use of timber changed, with timber frame construction being hidden behind other exterior cladding, in favour of materials such as render and brick which perhaps as they were perceived to more closely emulate masonry construction and visual solidity.

Contemporary use of timber

Approximately 75% of new homes in Scotland are timber-frame construction, however few buildings in Aberdeen use timber cladding of any great degree or scale. Exterior timber cladding is predominately contained to household extensions. However, in recent times new build construction and design has seen the use of timber, timber-composite or timber-effect products used as an elevational cladding treatment.

Timber cladding all over, or the majority of the building is increasing in popularity. Western red cedar is the most commonly used whole-house cladding, but European larch is becoming more widespread because of its availability and its property of weathering to a uniform silver-grey which needs no staining for protection. There has also been a more recent rise in well-designed timber clad garden offices/studios where the aesthetic of natural materials and small-scale module work well in the garden setting.



Vertical timber cladding to rear extension of Queen's Cross Dental in interesting curve design

Technical considerations

- There are a wide range of hardwoods and softwoods available for timber cladding, with Sitka Spruce, Scots Pine and Larch being the dominant species in northern Scotland.
- Timber sources should always be from sustainable FSC – Forest Stewardship Council (or similar) certified sources.
- ‘Wood effect’ products which offers the same look as timber cladding but requires less maintenance – however uPVC cladding can suffer from discolouration over time and the products seem to provide a lesser aesthetic than real timber.
- Vertical cladding is more akin to the Scottish vernacular and allows for faster water shedding down the vertical plane of the timer, also beneficial to cope with predicted increased rainfall.

Timber Properties

- Sustainable
- Lightweight
- Ability to source locally
- Wide range of hard and softwoods available
- Untreated, stained, treated, painted finish options
- Retrofit opportunities (external insulation)

- Opaque coatings should be moisture permeable to allow timber to ‘breathe’. However, there will be requirement to repaint every 5-10 years and replace damaged boards should be understood as an accepted part of the maintenance regime – as opposed to natural materials and finishes.
- Aspect and detailed design must be considered prior to timber cladding and treatment choice, as different planes and more sheltered elements will weather at a different rate, affecting overall long-term aesthetics.
- Varnishes and coatings should be non-toxic and eco-friendly.

Detailing

Aberdeen has a maritime climate, therefore the control of wind-driven rain penetration into the wall is important, including as a result of climate change. The “4 D’s” is a useful consideration for the detailing of timber cladding.

Deflection – overhangs, eaves, top flashings, splashlines, sheltered openings

Drainage – drained and ventilated cavity behind cladding and use of high-performance breather membrane, heartwood on external face

Drying – ventilation gaps, supporting boards, provide for shrinkage/expansion, coating boards before application

Durability – naturally-durable or preservative-treated timber

Colour

Timber cladding can use traditional staining and painted colours in both bright and light, and more darker tones. However, the success of a scheme will very much depend on the surrounding context which will help inform colour choice.

Small-scale cladding use, for example on extensions, has the potential to use uncoated timber (dependent upon the wood). Iroko or cedar are two types of timber which can be used for (relatively) maintenance free cladding, as a natural silver-grey protective patina forms on the wood’s surface which complements well with natural stone walls such as granite. Equally, small outbuilding, timber sheds and garden studios have potential for using more jewel-like accent colours, for added interest.

Traditionally tar, and now scorching (heat treated) techniques have been used to create a weather-resistant skin to timber and this has a characteristic dark black colouring.

Glass

Historical context

Prior to the 20th century, the use of glass only featured in windows, progressing from small hand-blown 'brown-plate' and 'crown' glass windows to larger, machine-manufactured 'plate' glass units by the end of the 19th century, predominantly for shopfronts.

The use of glass as a wholesale building cladding system didn't become commonplace until the early 20th century as advances in manufacturing methods allowed production of glazing in large sheet forms.

Despite its arrival as a building material, the use of glass remained prohibitively expensive to all but significant and noteworthy architectural projects until manufacturing processes in the mid-20th century brought it to the fore as a mainstream cladding/construction material.

In an Aberdeen context, glass wasn't used as an external wall material until very recently and its use was predominantly limited to contemporary extensions to existing public buildings (see His Majesty's Theatre and the Maritime Museum). More recently however, high-profile big buildings such as Aberdeen University's Sir Duncan Rice Library, The Capitol and Silver Fin office developments



The green-tinted glass extension to His Majesty's Theatre reflects the colour of the building's copper dome above



The use of glass in this house extension maximises daylight receipt and minimises the extension's massing



The Silver Fin office development on Union Street

developments on Union Street and Talisman House on Holburn Street have all incorporated significant elements of glass as an external wall material.

Contemporary use of glass

The transparent and reflective qualities of glass make its use preferable in tall buildings where slender, vertical proportions, and a visually light aesthetic are desired. The use of glass in such buildings can help to reduce their massing compared to more solid, less reflective materials.

The transparent nature of glass can also benefit the occupants of buildings by providing a significant amount of daylight and thus a natural source of heat (when appropriately orientated), via passive solar gain. The use of glass walling continues to grow in popularity in new large buildings and contemporary extensions as its various characteristics and qualities make it a good complementary aesthetic choice.

Glass often works well alongside other, more solid materials in new buildings. Where appropriate, buildings constructed predominantly or entirely with glass should incorporate high-quality detailing to add visual interest. Care needs to be taken to ensure that glare reduction and internal lighting do not adversely affect townscape.

Technical considerations

- The use of glass walling in tall or large buildings can help to reduce their massing.
- Glass often sits well alongside a more solid material.
- Glass will often be appropriate in extensions to existing buildings due to its transparent and reflective qualities.
- Module size relative to the building, context and scale are all essential to understand in the creation of appropriately modelled elevations.
- Care needs to be taken to ensure that the jointing between panes of glass is minimised and coloured appropriately so that it does not detract from the appearance of the glass itself.
- Opportunities to enhance the setting of important neighbouring buildings through sympathetic reflection should be explored, as at Marischal Square.
- Any large expanse of glass must consider predicted warmer summer climate and how this affects internal thermal comfort levels, for the avoidance of extra cooling requirements etc.
- Use of large expanses of glass to building facades can pose risks to people with low or visual impairment, therefore the use of architectural controls should be considered – such as building orientation, shade, exterior controls (shutters/louvers/light shelves), and, interior fittings such as blinds/glazing manifestations.



The Maritime Museum glass-walled extension



The Marischal Square glazing reflects Marischal College



Patterns add visual interest to the Duncan Rice Library

Detailing and Colour

Although glass walling is predominantly clear and transparent, it can be manufactured with various shades, tints and levels of opacity. The His Majesty's Theatre extension utilises glass with a green tint, which sympathetically reflects the colour of the original building's green copper dome and the wider Union Terrace Gardens setting.

Patterns and designs can also be incorporated to add visual interest or to enhance privacy where desired, such as in The Sir Duncan Rice Library building at Aberdeen University where the elevations act as a light box at night.

Vinyl designs can also be added, giving glass great flexibility and adaptability in the long-term and offering a solution to signage and layers of visual interest.

Glass Properties

- Transparent
- Reflective
- Impermeable
- Durable
- Can be curved

Roofing

Historical Context

From the 19th century onwards Aberdeen's pitched roofs were mostly finished with **dark-grey** slates, with flat roofs and/or ornate roofs clad in lead. However, earlier in history pantiles were also used, particularly in areas of Old Aberdeen whose tiles were made locally by Seaton Brick and Tile Company.

Despite being a coastal city, Aberdeen does not have a significant number of buildings finished with red/brown clay pantiles, as can be seen elsewhere in a coastal context in the north-east of Scotland. However, Pantiles would have existed up until the 19th century though surviving evidence is extremely limited as they have been replaced over time and were used on smaller-scale domestic architecture. Slate being a more robust and higher quality material means it is well suited to Aberdeen's climate and as the city expanded from the 19th century, typified by the construction of Union Street, large grand buildings of granite and slate set the image of the city.

As well as slate, lead was also used as a roofing material, particularly on prominent public buildings and churches, such as the Town House and St Nicholas Kirk, and especially on roofs with shallow pitches, due to its better rain resistance properties than courses of slate at pitches below 23 degrees.



Contemporary and green roofscapes

With a significant increase in flat roofed buildings in recent years (particularly those exceeding 2-storeys in height), the colour or material used for the roof itself has become less important. However, where cladding is used on the top floor of the walls, to give the impression of a roof-level and reduce massing, that cladding requires to be appropriately coloured for the context of the building and the surrounding area.

More recently **green roof** infrastructure is becoming a popular option and is well suited to flat roof designs – which is discussed further in the next section on green roof and wall infrastructure.

Incorporating appropriate low carbon technologies, such as **solar panels**, at the design stage for roofs aids reduction in emissions and energy efficiency.

Consideration should be taken of the scale of the building, site energy demand, roof design and orientation. For example, higher wall parapets may be required to hide solar panels on flatter roof designs, whereas modern technologies such as solar pv tiles can be integrated into the roofscape.

Technical Considerations

- In order to retain and reinforce the city's light-grey roofscape context, whilst a variety of materials may be appropriate at roof and upper-storey levels, red and brown roof tiles in new developments (particularly those with pitched roofs) will only be supported where they have support of a design statement, as part of a tonal ranges of colours and based on a context appraisal of the surrounding area.
- New medium-height flat-roofed buildings can incorporate cladding on the upper storeys to imitate a roofscape. Such cladding should be coloured appropriately for its context.
- All roof material choices (including downpipes and guttering) must respond to predicted increase rainfall intensity in future climates, which could cause implications for flat roof design and coverings. Large eaves can protect walls below.

Detailing and colour

Roofs across the city predominantly have a **light-grey** colour, derived from the use of slate and lead with some lesser areas of red/brown pantiles and green copper.

Green roof and wall infrastructure

Options to incorporate green roofs can slow down rainfall runoff, improve building insulation and contribute to biodiversity.

There are 2 broad categories of green roofs:

- (1) **Extensive green roofs** – not used by people but as design feature, often suited to flat or gently sloping roofs
- (2) **Living gardens** - recreational and accessible green roofs using flat roof with container and raised bed gardens

Green roof design must take account of:

- Structural load accounted for in design (including additional load from weather/rainfall and access requirements onto the roof).
- Appropriate sealing, waterproofing membrane and drainage to cope with predicted future rainfall levels.
- Growing medium appropriate for roof type (extensive or living garden).
- Plant coverage (sedum/mosses/grasses) appropriate for climate, location, soil depth, root growth and design.
- Regular and safe access to any green infrastructure must be considered early in the design process.

Colour

Green roofs offer a striking contrast with other materials, especially against existing granite, however species choice also offers scope for colour by choosing red sedum for example.

Green walls

Incorporating green facades and living walls where feasible, can enhance a buildings aesthetics as well as support a reduction in run off from rainfall, improve building insulation and support biodiversity. There are also great opportunities to retrofit this option to existing buildings to enliven blank or unattractive facades. Any type of green wall infrastructure must take into consideration any extra weight, sub-framing and structural support which may be required, that species choice if suited to the aspect and climate of the façade and future maintenance requirements.

There are 2 main ways of creating green wall infrastructure:

(1) **Green façade** – using climbing or trailing plants grown across frames/cables to provide support; will take time to establish; moss walls can create different designs with colour and texture, grow well in shade and are low maintenance.

(2) **Living wall** – require higher level of design and installation, including irrigation, however offer benefits to improve the building performance as a cladding material (cooling, absorb moisture etc.); fixed to building via framework in a modular system using non-combustible materials and minimal cavity as possible; types include (a) continuous living wall systems (b) modular soil free walls or (c) modular soil based systems.

Appendix 1: Notes on Granite Detailing

Granite rubble – Aberdeen’s oldest buildings are formed from granite rubble. These stones were hand-gathered before quarrying started. They often comprise a range of earthy colours.



Aberdeen Bond – The distinctive coursing pattern, using a stack of three smaller granite offcuts (from the quarry sett-makers), was efficient and adds interest.



Ashlar blockwork – A standard light-grey ashlar-cut granite block. Ashlar blocks typically measure approximately 300mm in height and between 400mm and 800mm in



Aberdeen Art Gallery – the use of a rough-faced pink Corrennie base-course adds interest to the façade below the light grey Kemnay tooled blockwork.



Decorative detailing – The hard-to-work nature of granite meant that decorative carvings were difficult and costly to achieve. As a result, ornate detailing is rare in Aberdeen’s buildings.



New next to old - This photo shows the importance of blockwork size in respecting context. The new granite (right) blocks are not large enough to match the existing.

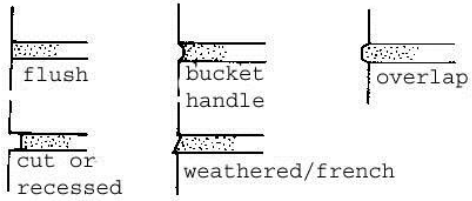


Appendix 2: Brick bond and coursing detailing

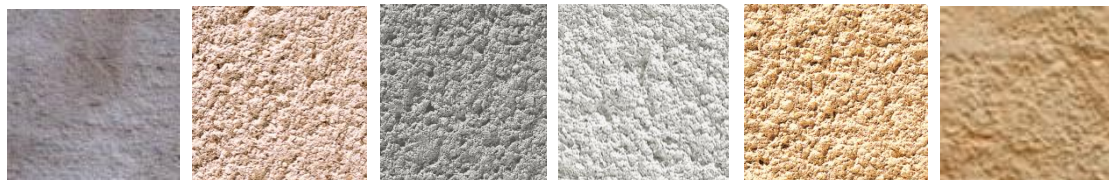
IMAGES TO ADD DESKTOP PUBLISHED

Appendix 3: Mortar jointing

(Scotland's Brick Manufacturing <https://www.scottishbrickhistory.co.uk/brick-faces/>)



Appendix 4: Render colour palette ideas



Appendix 5: Harling traditional stone buildings

- New harling/render should be based on evidence of previous use of the material on the building
- Traditional lime-based render allows the wall to absorb and evaporate moisture effectively
- Where a building is in a conservation area, or is listed, planning permission and/or listed building consent may be required to render the building and consultation with the Council's Conservation Officer is required
- Historic cement renders should only be removed if found to be causing damage
- The application of limewash should likewise be backed by evidence of historic use
- As a general principle the harling should always be weaker than its backing material
- Original margins around windows and doors, and corner quoins in stone or brick, must be carefully respected and should not be harled over. Where no margins exist, the harling should be carried into the window ingoies in the original manner. Raised margins around windows should not be formed artificially in render
- Where harling stops against dressed stone masonry care must be taken not to form raised edges which are vulnerable to water ingress. Details such as raised margins and string courses offer protection, allowing the harl to be tucked in behind.

For detailed advice and guidance on mixes and types of harling, please see *Historic Environment Scotland Managing Change: [External Walls](#)* and The Scottish Lime Centre Trust www.scotlime.org/

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ABERDEEN CITY COUNCIL

COMMITTEE	Planning Development Management
DATE	19 September 2019
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Draft Local Planning Policy: Development Along Lanes
REPORT NUMBER	PLA/19/305
DIRECTOR	Angela Scott
CHIEF OFFICER	Gale Beattie
REPORT AUTHOR	Nigel McDowell
TERMS OF REFERENCE	6) Develop and adopt non-statutory development management guidance

1. PURPOSE OF REPORT

- 1.1. To seek approval to consult on the content of a new Draft Local Planning Policy entitled Development Along Lanes.

2. RECOMMENDATIONS

That the Committee:

- 2.1. Approves the content of the Draft Local Planning Policy: Development Along Lanes (Appendix 1), and associated map (Appendix 2), for a minimum four-week period of public consultation; and
- 2.2. Instructs the Chief Officer of Strategic Place Planning to report the findings of the public consultation, along with any recommended revisions to the draft policy, to this Committee within six months.

3. BACKGROUND

Local Planning Policy

- 3.1. The Aberdeen Local Development Plan 2017 is currently supported by statutory Supplementary Guidance and non-statutory guidance such as Technical Advice Notes and Local Planning Advice. On 25 July 2019 the Planning (Scotland) Act 2019 was given Royal Assent and Section 9 of this Act has the effect of repealing the ability of Local Authorities to adopt Supplementary Guidance in connection with a Local Development Plan. The date or timing of when this section will come into force is as yet unknown and it is expected that the Scottish Government will give details of the implementation of the 2019 Act in the autumn. As such, Officers within the Local Development Plan Team are currently considering how new policy and guidance, such as this draft on Development Along Lanes, should be endorsed. A new title is therefore proposed to incorporate these documents 'Local Planning Policy'. These documents would not be part of the Local Development Plan but, should Members choose to adopt them, at a later date, they would be a material consideration in the determination of applications.

Development Along Lanes

- 3.2. This Draft Local Planning Policy provides planning and design parameters for new residential redevelopment along established lanes within the city centre and the Albyn Place / Rubislaw Conservation Area (see Appendix 2), as well as for new residential development along lanes in masterplanned areas as defined on page 45 of the Aberdeen Local Development Plan (2017).
- 3.3. The recent increase in supply of 21st century purpose-built office accommodation within the city is driving an increase in historic property, originally built for residential use but later converted for office accommodation, coming back onto the open market. As part of this context of change and adaption, a policy direction on the sympathetic remodelling of the historic fabric of these buildings, their curtilage and feus is necessary. This is the purpose of the Draft document presented to Members today.
- 3.4. The change in market demand for these proprieties comes at a time where Aberdeen City Council is enabling the recommendations of the City Centre Masterplan and investing in the amenities and place quality of the city centre at the heart of the city region. Proximity to shops and local services, coupled with a strong and valuable architectural legacy, means that the city centre and its surrounding areas should present attractive sustainable opportunities for quality residential redevelopment. The Draft Development Along Lanes document promotes opportunities to increase the residential population in the identified areas, as residents should be attracted by greater dwelling choice in a safe well-connected environment. This will in turn support greater diversity and urban intensity.
- 3.5. The parameters provided in this Draft document are however also applicable to development along new lanes within masterplanned areas where lane characteristics should form part of a well-designed hierarchy of place and

movement networks. In these areas encouragement should also be given to a greater range of different dwelling types providing greater choice and improve whole-life options in planning for sustainable communities.

Next Steps – Public Consultation

3.6. This report seeks approval to proceed with public consultation on the Draft Local Planning Policy over a minimum 4-week period, and before being published for consultation will be graphically designed.

3.7. The Draft Local Planning Policy would be made available as follows:

- Publication of document on Aberdeen City Council ‘Consultation Hub’ <https://consultation.aberdeencity.gov.uk/>
- Advertisement in the P&J
- Hard copy of the document available for review at Marischal College, between 9am and 5pm Monday to Friday and in the Aberdeen Central Library.
- Issue a press release on the Council’s website advertising the consultation period, how to view and comment on the Draft document.
- Availability of relevant Planning Officers to meet, discuss and present with any interested party.
- Notification (email) of the consultation will also be issued to statutory consultees and all Community Councils.

3.8. Subject to Committee approval, the results of the public consultation will be reported back to a future meeting of this Committee, within six months, including any recommended revisions to the Draft document.

Next Steps – Strategic Environmental Assessment

3.9. A Strategic Environmental Assessment (SEA) may be required for the proposed Draft Local Planning Policy as it falls within the ‘sets the framework for future development consent of projects’ remit. A SEA Screening submission is currently underway which will assess whether the Draft Policy is likely to have significant environmental effects. The results of this process will be reported back to a future meeting of this Committee alongside the outcomes of the public consultation.

4. FINANCIAL IMPLICATIONS

4.1. There are no financial implications arising from approval of this report. The cost associated with external consultation and engagement will be met within the existing provisions of the Strategic Place Planning budget.

5. LEGAL IMPLICATIONS

5.1. There are no legal implications arising from approval of this report.

6. MANAGEMENT OF RISK

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
Financial	None	N/A	N/A
Legal	None	N/A	N/A
Employee	By not providing policy direction Officers could over time provide inconsistent advice resulting in longer timescales to manage and process planning applications.	Low	The Draft Local Planning Policy is to encourage acceptable forms of development in advance of planning applications being submitted. This enables consistent advice for site-specific proposals.
Customer	By not providing a policy direction the Customer is open to developing proposals that may not be appropriate to the site.	Low	Preparing Local Planning Policy will provide greater clarity, consistency and certainty in the topic area.
Environment	Not providing this policy direction could result in lost opportunities to protect and enhance our built environment with appropriate forms of development.	Medium	Local Planning Policy is prepared in to give planning direction and is a material consideration in evaluation and subject to Strategic Environmental Assessment screening.
Technology	None	N/A	N/A
Reputational	Not providing direction opens the possibility of inconsistency and delays in decision making.	Medium	Draft Local Planning Policy illustrates the Council's approach to development matters to protect and enhance our city through clear and consistent means.

7. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	Local Planning Policy provides a policy direction to front-load planning matters, and stimulate ideas, at the earliest stages of the development process. This advice promotes the technical requirements for development opportunities along lanes in the city centre, and in part of the Albyn Place / Rubislaw conservation area as well as in masterplanned areas to promote dwelling choice. <i>(Key Driver 1.3)</i>
Prosperous People (Adult)	Promoting planning policy, that is subject to an inclusive approach of public engagement and consultation gives the opportunity for interested parties to shape and take ownership of policy that guides development in Aberdeen. The consideration of residential development opportunities along lanes within the city centre and in part of the Albyn Place / Rubislaw Conservation Area should provide further residential choice in locations that are closest to the greatest concentration of amenities and facilities in Aberdeen. Increasing the resident population of these identified areas increases the urban density and positive intensity of the city as the heart of a wider city region. <i>(Key Driver 7.1)</i>
Prosperous Place	The Draft policy promotes sympathetic forms of development in suitable locations to support an attractive city where development opportunities are capitalised upon for the benefit of the city. <i>(Key Driver 14.1)</i>

Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	The process of creating Local Planning Policy involves engagement and consultation with interested parties in order that they influence, shape and have ownership of planning policy that directs development in the city. This Draft provides front-loaded technical considerations at an early stage in the development process when expenditure is relatively low, and the considerations of the planning section are known in order to plan for development.
Organisational Design	Local Planning Policy follows a rigorous internal collaborative process with colleagues from teams across the Strategic Place Planning Service.
Governance	Local Planning Policy is governed through the Council's Committee Reporting Procedure.

Workforce	Local Planning Policy is developed and taken forward by an in-house multi-disciplinary team in order to best utilise the in-house skills available.
Process Design	Local Planning Policy is generated as a specific response to an identified trend in change of use in certain parts of the city centre and inner city, as well as the potential to be realised in parts of the Albyn Place / Rubislaw conservation area and new masterplanned sites.
Technology	Local Planning Policy is available as an on-line and hard copy resource to any interested party involved in the public consultation, and in freely accessing Policy on-line.
Partnerships and Alliances	Local Planning Policy would be ultimately approved following engagement and consultation with external interested parties including formally constituted groups.

8. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	The completed EHRIA, Appendix 3, concludes that there is a neutral impact on protected groups. The process of creating Local Planning Policy is inclusive and invites involvement from interested parties to influence and shape policy content and direction.
Data Protection Impact Assessment	Not required
Duty of Due Regard / Fairer Scotland Duty	Not applicable

9. BACKGROUND PAPERS

- 9.1. Aberdeen Local Development Plan 2017 hyperlink:
https://www.aberdeencity.gov.uk/sites/default/files/LDP_WS_20170328.pdf

10. APPENDICES

- 10.1. Appendix 1 – Draft Local Planning Policy: Development Along Lanes
10.2. Appendix 2 – Mapped Area covered by the Draft Local Planning Policy
10.3. Appendix 3 – EHRIA Summary

11. REPORT AUTHOR CONTACT DETAILS

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DRAFT Local Planning Policy: Development Along Lanes

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Part 1 – Introduction and Context

Part 2 – Policy for Development Along Lanes

Part 3 – Design Checklist

Part 1 – Introduction and Context

1. Overview

This document provides planning and design parameters for development along established lanes within the **City Centre**, part of the **Albyn Place / Rubislaw conservation area**, and for new development along lanes in **masterplanned areas**. This document provides policy advice for the creation of residential mews buildings in these areas, although the forms of development advocated may also be appropriate for a range of other uses, if demonstrated as being in accordance with the Aberdeen Local Development Plan.

1.1 Definition of a Lane

A lane is a narrow-shared surface road or vehicular passageway with well-defined boundaries on opposing sides, usually formed by high walls, hedges or fences. The lane's built characteristics are its relative narrowness, its shared surface, its ability to accommodate a vehicle's width and its well-defined edges. In order to redevelop along a lane, or to design a new one, reflecting these basic characteristics in design solutions is crucial to creating, or maintaining, a positive sense of place.

1.2 Planning for Diversity in City Living

- 1.2.1 The recent supply of 21st century purpose-built office accommodation within Aberdeen is driving an increase in historic property in the city centre, inner city and West End, originally built for residential use but later converted for office accommodation coming onto the open market. As part of this context of change and adaptation, a policy direction on the sympathetic remodelling of these buildings, their curtilage and feus is necessary in order to propose new high-quality development in these valued locations.
- 1.2.2 Close proximity to shops and local services, coupled with a strong architectural legacy, means that the city centre and its surrounding areas present attractive sustainable opportunities for quality residential redevelopment. Increasing the residential population by providing a greater dwelling choice in a safe well-connected environment should appeal to a wide spectrum of people and support greater diversity and urban intensity of the city centre. This trend comes at a time where Aberdeen City Council is enabling the recommendations of the City Centre Masterplan and investing in the amenities and place quality of the city centre as the premier destination for the City Region.
- 1.2.3 The transition from office to residential use is a growing trend within the conservation areas of Bon Accord Crescent / Crown Street, in the city centre city. The trend is likely to reach into the core of the Albyn Place / Rubislaw conservation area, the “West End Office Area” within the Aberdeen Local Development Plan 2017 (Policy B3), where high profile businesses continue to benefit from high quality granite frontages giving prestige kerb appeal coupled with the attractiveness of planned townscapes, accessibility and proximity to the city centre.
- 1.2.4 As demands and uses change and more historic properties become available, the forms of development proposed, and the quality of amenity they provide, should support the objectives of high-quality residential property within the designated area. Sites in areas out-with the area covered by this document are not precluded and will be subject to evaluation based upon their merits.
- 1.2.5 The parameters provided in this advice are also applicable to development along new lanes within masterplanned areas where lane characteristics should form part of a well-designed hierarchy of a place and movement network, and where a greater range of different dwelling types provides choice and improves whole-life options for the creation of sustainable communities.

1.3 Historic Lanes and Mews Buildings

- 1.3.1 Lanes have always been part of the urban development of Aberdeen as a necessary means of servicing a larger planned network and their use can be traced back to medieval times. In the Georgian period the planned urban environment was organised to reflect social hierarchies with people and uses segregated according to social class and use hierarchy. Historically, the grandest of properties would have the lane at the rear of the feu edged with a mews building, being two-storey and accommodating carriages, horses, general storage and sometimes with living accommodation above. Today there are remnants of mews buildings along Bon Accord Crescent Lane, Albyn Lane and Queens Lane North and South, however many have been lost to the demands of in-curtilage car parking and by the time the greater part of the West End was complete mews buildings were no longer required for their original purpose.
- 1.3.2 In the second half of the 20th century some retained mews buildings were adapted as dwellings whilst typically the primary building on the feu was converted to office accommodation or subdivided into smaller dwellings. Mews buildings today, either as a reworked existing, or new building, remain as an appropriate form of small-scale development in the 21st century both within historic and newly planned areas. They offer the opportunity to have an attractive home close to amenities and whose form, of relatively small-scale living, gives an attractive contrast and diversity to the surrounding properties, and when grouped together should foster a strong sense of community.

1.4 Development in Conservation Areas and Historic Properties

- 1.4.1 For some time the accepted approach to maximising floor areas within an historic building, curtilage or conservation area has been to extend a property to the side and/or rear with some demarcation between the old and new building fabric. Unfortunately, this approach has resulted in additions which have often been intrusive to the rear elevation, which not only impact upon the building's fabric but also its architectural worth and its setting. This approach was developed at a time when the front elevation, as usually the most architecturally worked elevation, was regarded as significantly more important than the other elevations, which are often of a lesser architectural design quality and craftsmanship.
- 1.4.2 Within the feu of historic residential properties with a change of use to offices often allowed the on-site accommodation of car parking resulting in the loss of the rear walls of the feu and any buildings to the lane as well as significantly intensifying vehicular traffic movement along the lane.
- 1.4.3 Today there is a greater understanding and appreciation that the complete form of an historic development within its feu, and the social order reflected through architecture and craftsmanship, is just as important as the retention and preservation of the front elevation. Any addition to and beyond the original building envelope must be thoughtfully proposed to enhance the building and the feu as an entity.
- 1.4.4 To check the footprint of historic development the National Library of Scotland provides free on-line images of historic maps in addition to Aberdeen City Council's Local Studies and Archives and Historic Environment Scotland's Historic Environment Policy (HEPS) 1 is valuable in 'understanding and recognising' the important built environment.
- 1.4.5 Retain the existing built fabric and promoting new mews buildings is a way of introducing a sympathetic form of redevelopment. The form should be a responsive contemporary design to the built environment and allow existing properties to appear as originally built by reducing pressure to extend their original building envelope.
- 1.4.6 Development along lanes in a mews form is likely to be more suited to residential use, though other uses such as workspaces and small businesses may be acceptable depending upon the existing context and the demands the use would place upon it.

Part 2 - Policy - Development along a Lane

The following steps should be taken when scoping the likelihood for development along a lane as part of a comprehensive redevelopment within a feu:

2.1 Step 1 – Find out what was there before

2.1.1 A useful exercise when exploring options for redevelopment in any historic built environment is to determine the footprint, form and use of what had previously been there. The results will often give direction to what could be an appropriate form of new development representing a new part of a wider whole. This exercise is not intended to limit redevelopment by a comparison to historic footprints but is a starting point for new forms of development and wider place connectivity. If no indication of previous development can be found, it doesn't preclude development proposals being brought forward in accordance with the following steps.

2.2 Step 2 – Recording and Evaluating the Context

2.2.1 Quality development is as a result of an informed approach to design and site capacity by a thorough understanding of the context.

2.2.3 The current uses of the lane, the proximity to other buildings and uses, surrounding building heights and materials provide a fundamental basis to start to inform design development proposals and the context evaluation provides the fundamentals for a Design and Access Statement (see Scottish Government's Planning Advice Note 68 – Design Statements) which explains to any interested party the design approach to support a planning application.

2.3 Step 3 - Window to Window Distances

- 2.3.1 As part of the evaluation of context, the window to window distance between habitable rooms for new development is important and windows must be placed where they do not impose on neighbouring property.
- 2.3.2 Lanes present a creative challenge to provide internal layouts that do not compromise the amenity and privacy enjoyed by residents in nearby property, as well as designing a viable form of development that enlivens a lane with visual interest, has opportunities for natural surveillance and provides a strong demarcation of public and private space. Only in exceptional circumstances will angled windows, and limited in number, be considered as an acceptable design solution.
- 2.3.3 There is considerable variety in the range of widths between the window to window distance of habitable rooms to the properties along the streets and lanes in the city centre could be between 4-6 metres. A comfortable window to window distance of habitable rooms for privacy within the feu between the main building and its mews should be around 12 metres, however each proposal must be assessed on its specific context and intended room use.
- 2.3.4 Lanes are by definition relatively narrow and the placement of windows to habitable rooms on the boundary of a lane must be made in consideration of the existing context, daylight and sunlight receipt as well as overlooking and overshadowing which will also have a material bearing on window displacement which must inform development proposals.

2.4 Step 4 – Amenity Value

- 2.4.1 A high level of amenity is necessary for the creation of sustainable quality development and the standard of amenity can be measured by a broad range of considerations. The proximity to existing long-term services in the area including public transport, open space and commercial centres as well as internal space provision and the quality and amount of external space associated within any development are typical considerations. The architectural quality of development is also regarded as having a strong amenity value because it will add to the visual placemaking qualities and townscape aspects of the site and wider area.

- 2.4.2 An assessment of the qualities of the lane as a suitable residential environment need to be made, in addition to the provision of appropriate private and/or communal amenity space. The inclusion of floor to ceiling windows with balconies and ground floor private patio space, as part of a larger communal amenity space incorporating a drying green are key external amenities. Properties with good internal floor areas and with potential for internal storage are also considered as benchmarks of amenity, however, amenity such as aspect and daylight must not be borrowed from an adjacent property.
- 2.4.3 Trees have a vital role in quality placemaking. Tree retention and/or planting significantly contributes to the identity and feel of a place, enhancing the sense of scale, framing views of surrounding buildings and adding seasonal colour and interest. In addition to providing habitat connectivity for wildlife, trees make a significant contribution to sustainable integrated infrastructure, promote value and worth and add resilience to climate change adaptation as well as human health and wellbeing. To ensure we protect our green infrastructure, consideration should be given as to how existing trees, hedges and shrubs can be incorporated into development.
- 2.4.4 Proposals along a lane adopted by Aberdeen City Council, meaning that the lane is maintained by the Council to an acceptable standard, which offer direct unhindered access for waste collection etc. are preferred, otherwise the proposal will need to meet the waste management travel distances. In addition, if a lane is unadopted by the Council, its surface condition, lighting levels and uncontrolled parking, as well as the uses along its length, will have a fundamental bearing on the quality of the environment for residential use. Proposals along unadopted lanes are therefore unlikely to be supported.

2.5 Step 5 – How Accessible is the Proposed Site?

- 2.5.1 **City Centre and Albyn Place / Rubislaw Conservation Area (part)** – On sites within the city centre in-curtilage parking is discouraged in order to achieve more sustainable modes of travel. This would not preclude the inclusion of car parking in some circumstances, but any need would be assessed against the quality of the environment of the lane, the proposal as a whole and the need for any car club provision in the locality which could provide a communal transport resource.

2.5.2 Within the city centre, vehicle speed is limited to 20 miles per hour, and as the transition of offices to residential use continues, the vehicular activity along lanes should reduce as a cumulative result. The narrow width, and often winding form, of lanes should also mean that they naturally function as shared use areas where no footway delineation is required, however, some refuge will be required in the form of pends or access locations.

2.5.3 **Masterplan Zones** – Sites within the Aberdeen Local Development Plan’s Masterplan Zones should consider in-curtilage car parking in the form of garaging integral to a mews development and with the garaging serving no more than the residence above in order that residential amenity is not compromised. The provision of garaging that serves nearby property will require robust justification.

2.6 Step 6 – Form of Development

2.6.1 Mews buildings offer a form of development that is small in scale but offers large possibilities for the introduction of high-quality new dwellings, and other uses. Mews can also introduce new materials and contemporary architecture to complement existing historic contexts as should have a strong place the development of new masterplanned areas.

2.6.2 When designing a new lane the defined characteristics must prevail: relative narrowness; the lack of a footway because of a shared surface carriageway; and with well-defined boundaries on opposing sides usually formed by high walls, hedges or fences. Within an existing environment the characteristics of the built context should prevail. For new masterplanned areas the boundaries should only be formed with high walls, which may be a building, and/or with hedges of species that have blossom and berries, being suitable for pollinators, in order that attractive and sustainable places are created.

Part 3 – Design Checklist

The following steps should be taken when developing proposals for a mews development along a lane:

3.1 New mews development along a lane **should**:

- a. Look to historic context in terms of footprint, orientation, walls, entrances and any other features, as well as referencing any previous building footprint.
- b. Form a strong boundary to the edge of the lane being the edge of the mews building to maintain the sense of enclosure and define the curtilage.
- c. Have regard to solar orientation to design in and maximise passive solar gain.
- d. Where trees are within the site, or within 15m of the site boundary, a tree survey and arboricultural impact assessment will be required compliant with BS5837:2012 'Trees in relation to design, demolition and construction'. (See *ACC Supplementary Guidance: Trees & Woodlands for further information*).
- e. Trees form a crucial role within new development and in order to plan for longevity the site constraints must be known so that that an appropriate tree species is selected to provide environmental, practical and aesthetic benefit as well as avoiding over-shadowing and significant maintenance implications.
- f. Respect the built environment context by incorporating existing original boundary walls where they exist and reinstating or reinterpreting them through new development where they have been lost.
- g. Not prejudice the amenity or servicing of nearby property.
- h. Be built across the entire feu width, or most of the feu width to maintain the sense of enclosure of the lane.
- i. Be no more than two domestic stories in height and be equal to or less than 5.6 metres to the ridge line of the roof from the ground floor level in order to maintain a traditional domestic height and scale.
- j. Be no deeper than 7 metres in order to maintain a relatively narrow footprint in keeping with a traditional mews.
- k. Have a ground floor public elevation with a robust appearance, with appropriate materials, to reinforce the sense of enclosure of a lane with a defensible edge to the property.
- l. Have a clearly defined and secure pedestrian access to/through the mews to a private courtyard area.

- m. Provide an attractive level of external low maintenance hard and soft landscaped amenity space incorporating a drying green / courtyard, both private and communal, to the property and not prejudice, compromise or borrow amenity from neighbouring property.
- n. Be capable of fulfilling necessary daylight and sunlight needs to habitable rooms in accordance with British Research Establishment (BRE) standards.
- o. Provide for all servicing requirements such as bicycle storage and waste management facilities in accordance with the Aberdeen Local Development Plan being private, secure, enclosed and off-street.
- p. If the site is within a conservation area and is likely to involve the removal of a tree(s) the agent must give notice to the Council to allow consideration of the proposal and for the Council to respond within 6 weeks with either a Tree Preservation Order or with no objection to tree loss.
- q. Be sited off a lane that is adopted by Aberdeen City Council in order that the surface quality and street lighting of the lane is of an acceptable standard for accessibility and that the environment is controlled. If a lane is unadopted there is less likelihood of proposals for development being supported.
- r. Have an upper floor of a stepped or canted form to reduce any potential over-bearing to the lane and to allow for architectural expression, depending upon the construction materials used.
- s. Provide for natural surveillance across the lane without compromising the privacy of habitable rooms in nearby residential property, and for sight-line analysis to be provided in the Design and Access Statement.

4. Pre-Application Enquiry

- 4.1 This policy provides parameters enabling proposals for development along lanes to be worked to a level where pre-application advice can be provided at an early stage in the development process. The pre-application process will use this and other policy and material considerations pertinent to the site to provide an initial assessment and to allow for further reflection and any refinement suggested prior to submitting a planning application. When used well the pre-application procedure front-loads potential issues, based upon the level of information submitted, and when well used, the process should reflect in the speed of determination.
- 4.2 If you wish to submit a pre-application enquiry to Aberdeen City Council please follow the guidance in the link:
<https://www.aberdeencity.gov.uk/services/planning-and-building/planning-applications/apply-planning-permission/pre-application-advice#1791>

5. Contact Details

- 5.1 For all enquiries please contact us on:

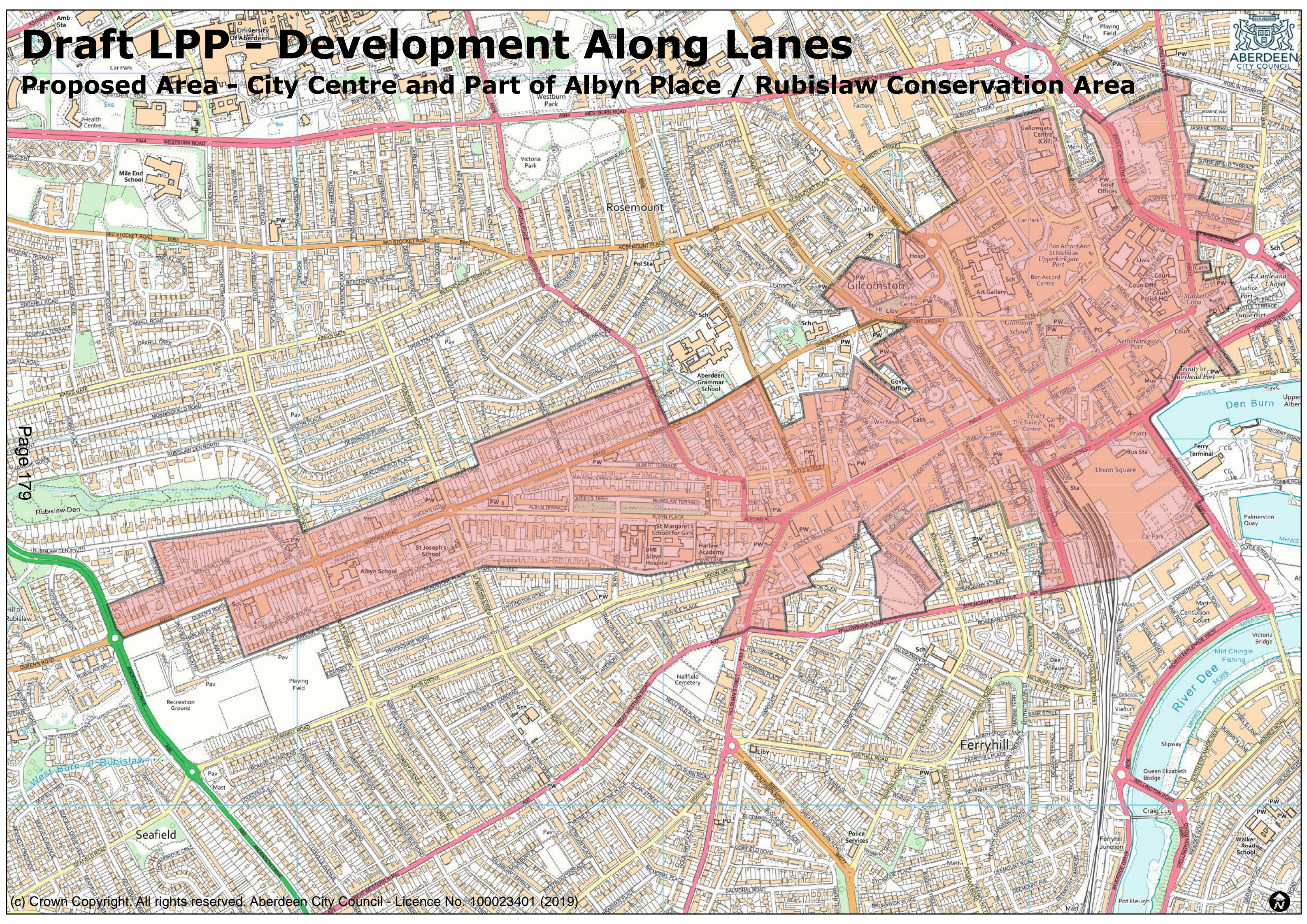
pi@aberdeencity.gov.uk or

Strategic Place Planning
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Tel 01224 523470

Draft LPP - Development Along Lanes

Proposed Area - City Centre and Part of Albyn Place / Rubislaw Conservation Area



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ABERDEEN CITY COUNCIL

COMMITTEE	Planning Development Management Committee
DATE	19 th September 2019
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Breach of Planning Control at 7 Airyhall Place
REPORT NUMBER	PLA/19/374
CHIEF OFFICER	Gale Beattie
REPORT AUTHOR	Gavin Clark
TERMS OF REFERENCE	3

1. PURPOSE OF REPORT

- 1.1 To inform the Committee in respect of a breach of planning control comprising the erection of unauthorised fencing to the front, side and rear of the dwellinghouse.

2. RECOMMENDATION(S)

That the Committee:-

- 2.1 Authorise the serving of an Enforcement Notice upon the owner of the property, to rectify the breach of planning control. An application for planning permission was refused by the Local Review Body (LRB) on the 13th August 2019.
- 2.2 Agree that the breach should be remedied by the removal of the unauthorised fencing.

3. BACKGROUND

Basis of the Report

- 3.1 In August 2018 a retrospective application for planning permission (Ref: 181521/DPP). was submitted for the erection of a fence to the side and rear of the dwelling. This application was withdrawn by the applicants on the 31st August 2018.
- 3.2 A revised application (Ref: 190128/DPP) was submitted in January 2019 for an alternative proposal of fencing at a slightly reduced height around the principal elevation. Following dialogue with Officers, no acceptable solution was agreed

and the application was refused under delegated powers on the 8th March 2019. This application was subject to a review sought via the Local Review Body (LRB) which was unsuccessful, with the decision notice issued on the 15th August 2019.

- 3.3 No works to rectify the works have taken place and the Council therefore seeks to take formal enforcement action to rectify the breach of planning control on site.
- 3.4 The Planning Authority may be in a position to support a fence in its current position if it is amended to be 1.2m in height up until the north-western corner; and along the boundary shared with the adjacent property, 1 Airyhall Gardens, a 2m fence could be supported.

The Enforcement Position

- 3.4 Section 127(l) of the Town and Country Planning (Scotland) Act 1997 (the Act), as amended, states that a planning authority may issue an enforcement notice where it appears to them:
- (a) That there has been a breach of planning control, and
 - (b) That it is expedient to issue the notice, having regard to the provisions of the development plan and any other material considerations.
- 3.5 Paragraph 7 to Circular 10 of 2009 "*Planning Enforcement*" notes that planning authorities have a general discretion to take enforcement action against any breach of planning control. The paragraph goes on to state that when authorities consider whether enforcement action is expedient, they should be guided by a number of considerations that include:
- Whether the breach of planning control would affect unacceptability either public amenity or the use of land and buildings meriting protection in the public interest; and
 - Enforcement action should be commensurate with the breach of planning control to which it relates.

Planning Assessment

- 3.6 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) requires that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.
- 3.7 The application for planning permission was refused as it was considered that *"the proposed fence would be incongruous in design, siting, scale and height to the original building and the surrounding area. Because of its height, the proposed fence would have a detrimental impact on the street scene which would have an adverse impact on the character of the surrounding area. The grant of planning permission for such a proposal could also set a negative*

precedent for similar development which would be significantly detrimental to the character of the surrounding area. The proposal would therefore conflict with Policies D1 - Quality Placemaking by Design and H1 - Residential Areas of the Aberdeen Local Development Plan; and the Supplementary Guidance: 'The Householder Development Guide'. There are no material planning considerations that warrant the grant of planning permission in this instance.

4. FINANCIAL IMPLICATIONS

- 4.1 Financial costs may be incurred should the Enforcement Notice not be complied with, such as to either take direct action or seek redress in the Courts.

5. LEGAL IMPLICATIONS

- 5.1 There will be implications in terms of Governance staff time to prepare and issue the Enforcement Notice. Costs may be incurred in relation to both Place and Governance staff if action is required to secure compliance with the Enforcement Notice.

6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
Financial	Financial costs may be incurred should the Enforcement Notice not be complied with.	L	The risk can be mitigated by ensuring that there is funding available from the appropriate budget for direct action to be taken. In the event that direct action is required we will seek to recover all of the costs of the required action from the landowner in accordance with the relevant legislation.
Legal	The applicant may not comply with the Enforcement Notice, which will require formal action by the Council.	L	The risk can be mitigated by ensuring that if there is a failure to comply with the Notice that we are prepared to proceed with further action which may include the instigation of Court Action.
Employee	N/A		
Customer	N/A		
Environment	N/A		

Technology	N/A		
Reputational	There may be a negative impact if the Council do not decide to proceed with formal enforcement action	L	Proceed with the enforcement action as suggested

7. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	The proposal is unlikely to significantly contribute or result in a negative impact on the economy of Aberdeen.
Prosperous People	The proposal is unlikely to have a significant impact on people with protected characteristics or any negative impact on the delivery of the Council's Equality outcomes.
Prosperous Place	The proposal will have no impact on sustainable communities
Enabling Technology	The proposal will not advance technology for the improvement of public services.

Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	None directly
Organisational Design	None directly
Governance	None directly
Workforce	None directly
Process Design	None directly
Technology	We will exploit digital technologies in data collection, analysis and reporting wherever possible.
Partnerships and Alliances	None directly

8. IMPACT ASSESSMENTS

Assessment	Outcome
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Equality & Human Rights Impact Assessment	Full EHRIA not required.
Data Protection Impact Assessment	Not required
Duty of Due Regard / Fairer Scotland Duty	Not applicable.

9. BACKGROUND PAPERS

Background papers include written correspondence, emails and the associated planning applications (Ref: 181521/DPP and 190128/DPP), and the Local Review Body decision of the 13th August 2019 (issued on the 15th August 2019).

Planning Application Details (Including LRB Decision Notice):

<https://publicaccess.aberdeencity.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

10. REPORT AUTHOR CONTACT DETAILS

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ABERDEEN CITY COUNCIL

COMMITTEE	Planning Development Management Committee
DATE	19 th September 2019
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Breach of Planning Control at 2 Park Brae - Cults
REPORT NUMBER	PLA/19/381
CHIEF OFFICER	Gale Beattie
REPORT AUTHOR	Gavin Clark
TERMS OF REFERENCE	14 Part 3 (Authorise the Taking of Enforcement Action)

1. PURPOSE OF REPORT

- 1.1 To inform the Committee in respect of a breach of planning control comprising the failure to relocate security fencing in line with the approved planning application at 2 Park Brae, Cults.

2. RECOMMENDATION(S)

That the Committee:-

- 2.1 Authorise the serving of an Enforcement Notice upon the owner of the property, to ensure compliance with the submitted plans. The proposal (which had several areas of retrospective works) was previously approved at the Planning Development Management Committee on the 1st November 2018.
- 2.2 Agree that the breach should be remedied by either removing the security fencing, or locating it in line with the approved drawing associated with planning application 181248/DPP (Ref: 18/11/03 A) to an extent that planning permission would not have been required – and the works would therefore constitute permitted development.

3. BACKGROUND

Basis of the Report

- 3.1 In July 2018 a retrospective application for planning permission (Ref: 181248/DPP) was submitted for the erection of timber screen fencing to front, side and rear (behind granite wall) and addition of security features within site.

The application was approved at the Planning Development Management Committee on the 1st November 2018.

- 3.2 Amended plans were submitted which indicated that the security fencing would be relocated to an area which planning permission would not be required.
- 3.3 It should be noted that most of this authorised work as described in Section 3.1 has now taken place – the area subject to the enforcement notice relates to the security fencing located on the western boundary (shared with 2 Park Road) only.

The Enforcement Position

- 3.4 Section 127(l) of the Town and Country Planning (Scotland) Act 1997 (the Act), as amended, states that a planning authority may issue an enforcement notice where it appears to them:
- (a) That there has been a breach of planning control, and
 - (b) That it is expedient to issue the notice, having regard to the provisions of the development plan and any other material considerations.
- 3.5 Paragraph 7 to Circular 10 of 2009 “*Planning Enforcement*” notes that planning authorities have a general discretion to take enforcement action against any breach of planning control. The paragraph goes on to state that when authorities consider whether enforcement action is expedient, they should be guided by a number of considerations that include:
- Whether the breach of planning control would affect unacceptability either public amenity or the use of land and buildings meriting protection in the public interest; and
 - Enforcement action should be commensurate with the breach of planning control to which it relates.

Planning Assessment

- 3.6 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) requires that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.
- 3.7 The application for planning permission was approved following the submission of amended plans as it was considered that “*the proposed fencing, metal security fixture, gate and gate piers would not adversely affect the architectural integrity of the original dwelling and would not adversely affect the character and amenity of the surrounding area in terms of their scale and design. The proposal would therefore comply with policies D1 - Quality Placemaking by Design and H1 - Residential Areas of the Aberdeen Local Development Plan, and the associated Supplementary Guidance: 'The Householder Development*

Guide'. There are no material planning considerations that warrant refusal in this instance."

4. FINANCIAL IMPLICATIONS

4.1 Financial costs may be incurred should the Enforcement Notice not be complied with, such as to either take direct action or seek redress in the Courts.

5. LEGAL IMPLICATIONS

5.1 There will be implications in terms of Governance staff time to prepare and issue the Enforcement Notice. Costs may be incurred in relation to both Place and Governance staff if action is required to secure compliance with the Enforcement Notice.

6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
Financial	Financial costs may be incurred should the Enforcement Notice not be complied with.	L	The risk can be mitigated by ensuring that there is funding available from the appropriate budget for direct action to be taken. In the event that direct action is required we will seek to recover all of the costs of the required action from the landowner in accordance with the relevant legislation.
Legal	The applicant may not comply with the Enforcement Notice, which will require formal action by the Council.	L	The risk can be mitigated by ensuring that if there is a failure to comply with the Notice that we are prepared to proceed with further action which may include the instigation of Court Action.
Employee	N/A		
Customer	N/A		
Environment	N/A		
Technology	N/A		

Reputational	There may be a negative impact if the Council do not decide to proceed with formal enforcement action	L	Proceed with the enforcement action as suggested
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7. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	The proposal is unlikely to significantly contribute or result in a negative impact on the economy of Aberdeen.
Prosperous People	The proposal is unlikely to have a significant impact on people with protected characteristics or any negative impact on the delivery of the Council's Equality outcomes.
Prosperous Place	The proposal will have no impact on sustainable communities
Enabling Technology	The proposal will not advance technology for the improvement of public services.

Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	None directly
Organisational Design	None directly
Governance	None directly
Workforce	None directly
Process Design	None directly
Technology	We will exploit digital technologies in data collection, analysis and reporting wherever possible.
Partnerships and Alliances	None directly

8. IMPACT ASSESSMENTS

Assessment	Outcome
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Equality & Human Rights Impact Assessment	Full EHRIA not required.
Data Protection Impact Assessment	Not required
Duty of Due Regard / Fairer Scotland Duty	Not applicable.

9. BACKGROUND PAPERS

Background papers include written correspondence, emails and the associated planning applications (Ref: 181248/DPP), agreed by the Planning Development Management Committee on the 1st November 2018.

Planning Application Details

<https://publicaccess.aberdeencity.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

10. REPORT AUTHOR CONTACT DETAILS

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ABERDEEN CITY COUNCIL

COMMITTEE	Planning Development Management Committee
DATE	19 th September 2019
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Breach of Planning Control at 38 Cameron Street – Bridge of Don
REPORT NUMBER	PLA/19/384
CHIEF OFFICER	Gale Beattie
REPORT AUTHOR	Gavin Clark
TERMS OF REFERENCE	3 (Authorise the Taking of Enforcement Action)

1. PURPOSE OF REPORT

- 1.1 To inform the Committee in respect of a breach of planning control comprising the installation of a dormer not in accordance with approved plans at 38 Cameron Street.

2. RECOMMENDATION(S)

That the Committee: -

- 2.1 Authorise the serving of an Enforcement Notice upon the owner of the property, to ensure compliance with the submitted plans. Planning permission (Ref: 181208/DPP) was approved under delegated powers in October 2018 for erection of 1.5 storey extension to side, front porch and dormers to front and rear. These works are largely complete and are accepted by the Planning Authority, although the dormer to the front has not been completed in accordance with the approved plans.
- 2.2 Agree that the breach should be remedied by altering the design of the dormer to that approved under planning application Ref: 181208/DPP.

3. BACKGROUND

Basis of the Report

- 3.1 In July 2018 an application for planning permission (Ref: 181208/DPP) was approved under delegated powers for the erection of 1.5 storey extension to side, front porch and dormers to front and rear.
- 3.2 Complaints were received that works were not being carried out in accordance with the approved plans. Whilst works to the majority of the property are considered to be acceptable to the Planning Authority, the formation of a dormer to the front of the dwelling has not been built in accordance with the approved plans. Subsequently, the Planning Authority would seek to issue a notice to ensure that the dormer is completed in accordance with these details.
- 3.3 The dormer, as built, fails to comply with the Supplementary Guidance: Householder Development Guide for the following reasons:
- 3.4 (1) *The dormer extension should not appear to dominate the original roofspace;* – the dormer covers more than 50% of the area of the overall roofspace.; (2) *In terrace situations, or where a detached or semi-detached bungalow is very long, dormer extensions should be kept about 1500mm apart (i.e. dormer haffits should be 750mm back from the mutual boundary) so as not to make the dormer appear continuous or near continuous.* the dormer is a negligible distance from the boundary and (3) *The roof of the proposed extension should not extend to, or beyond the ridge of the existing roof, nor should it breach any hip. Dormer extensions cannot easily be formed in hipped roofs. Flat roofed extensions should generally be a minimum of 600mm below the existing ridge;* – the dormer appears to be approx. 200-300mm from the ridge.
- 3.5 The approved dormer was 500mm below the ridge, flat roofed and was approved as being 600mm from the boundary with the adjoining property.

The Enforcement Position

- 3.6 Section 127(I) of the Town and Country Planning (Scotland) Act 1997 (the Act), as amended, states that a planning authority may issue an enforcement notice where it appears to them:
 - (a) That there has been a breach of planning control, and
 - (b) That it is expedient to issue the notice, having regard to the provisions of the development plan and any other material considerations.
- 3.7 Paragraph 7 to Circular 10 of 2009 “*Planning Enforcement*” notes that planning authorities have a general discretion to take enforcement action against any breach of planning control. The paragraph goes on to state that when authorities consider whether enforcement action is expedient, they should be guided by a number of considerations that include:
 - Whether the breach of planning control would affect unacceptability either public amenity or the use of land and buildings meriting protection in the public interest; and

- Enforcement action should be commensurate with the breach of planning control to which it relates.

Planning Assessment

- 3.8 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) requires that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.
- 3.9 The application for planning permission was approved following the submission of amended plans as it was considered that *“Although the dormers would not fully comply with the Supplementary Guidance: ‘The Householder Development Guide’ in that the front dormer would be 150mm less than 750mm from the adjoining boundary and both dormers would be 100mm less than the advised minimum 600mm below the roof ridge, the proposed 1½ storey side extension, dormers and front porch would be architecturally compatible in design and scale in the context of the original dwelling and the surrounding area.*
- 3.10 *Given the context of the existing garage to the rear of the site, the limited width of the rooflight and the shallow pitch of the roofslope, the proposed rooflight would have negligible impact on the level of privacy and thus amenity afforded to 11 Gordon Place. Whilst the side extension would have a minor impact on the level of sunlight afforded to the curtilage of 36 and 40 Cameron Street the affected curtilage comprises driveways and therefore the impact would have negligible impact on the level of sunlight afforded to neighbouring amenity.*
- 3.11 *Subject to an appropriately worded condition which would ensure that the windows in the rear dormer would be obscurely glazed, the proposal would not adversely affect the level of amenity afforded to any residential property to a degree that would warrant the refusal of planning permission.*
- 3.12 *The proposal would not have a significant adverse impact on the character and amenity of the surrounding area. The proposal would therefore not conflict with the principles of Policies D1 - Quality Placemaking by Design and H1 - Residential Areas of the Aberdeen Local Development Plan. There are no material planning considerations that warrant refusal of planning permission in this instance.*

4. FINANCIAL IMPLICATIONS

- 4.1 Financial costs may be incurred should the Enforcement Notice not be complied with, such as to either take direct action or seek redress in the Courts.

5. LEGAL IMPLICATIONS

- 5.1 There will be implications in terms of Governance staff time to prepare and issue the Enforcement Notice. Costs may be incurred in relation to both Place and Governance staff if action is required to secure compliance with the Enforcement Notice.

5.2 If the Enforcement Notice is not complied with then the person or persons subject to the notice will be at risk of being found guilty of a criminal offence, subject to a fixed penalty or the cost of the local authority putting the property into compliance with planning control.

6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
Financial	Financial costs may be incurred should the Enforcement Notice not be complied with.	L	The risk can be mitigated by ensuring that there is funding available from the appropriate budget for direct action to be taken. In the event that direct action is required we will seek to recover all of the costs of the required action from the landowner in accordance with the relevant legislation.
Legal	The applicant may not comply with the Enforcement Notice, which will require formal action by the Council. The applicant may appeal to the Scottish Ministers	L	The risk can be mitigated by ensuring that if there is a failure to comply with the Notice that we are prepared to proceed with further action which may include the instigation of Court Action. The risk can be mitigated by having a robust case to base the issuing of the planning enforcement notice.
Employee	N/A		
Customer	N/A		
Environment	N/A		
Technology	N/A		
Reputational	There may be a negative impact if the Council do not decide to proceed with formal enforcement action	L	Proceed with the enforcement action as suggested

7. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	The proposal is unlikely to significantly contribute or result in a negative impact on the economy of Aberdeen.
Prosperous People	The proposal is unlikely to have a significant impact on people with protected characteristics or any negative impact on the delivery of the Council's Equality outcomes.
Prosperous Place	The proposal will have no impact on sustainable communities
Enabling Technology	The proposal will not advance technology for the improvement of public services.

Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	None directly
Organisational Design	None directly
Governance	None directly
Workforce	None directly
Process Design	None directly
Technology	We will exploit digital technologies in data collection, analysis and reporting wherever possible.
Partnerships and Alliances	None directly

8. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	Full EHRIA not required.
Data Protection Impact Assessment	Not required
Duty of Due Regard / Fairer Scotland Duty	Not applicable.

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9. BACKGROUND PAPERS

Background papers include written correspondence, emails and the associated planning applications (Ref: 181208/DPP), agreed under delegated powers on the 4th October 2018.

Planning Application Details

<https://publicaccess.aberdeencity.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Planning Enforcement Charter

<https://www.aberdeencity.gov.uk/sites/default/files/2017-09/Planning%20Enforcement%20Charter%20June%202017.pdf>

10. REPORT AUTHOR CONTACT DETAILS

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