

Public Document Pack



To: Councillor McRae, Convener; Councillor Greig, Vice-Convener; and Councillors Alphonse, Boulton, Clark, Copland, Farquhar, Lawrence and Macdonald.

Town House,
ABERDEEN 12 August 2025

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

The Members of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE** are requested to meet in **Committee Room 2 - Town House on THURSDAY, 21 AUGUST 2025 at 10.00 am.** This is a hybrid meeting and Members may also attend remotely.

The meeting will be webcast and a live stream can be viewed on the Council's website.
<https://aberdeen.public-i.tv/core/portal/home>

JENNI LAWSON
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 AND TRANSPARENCY STATEMENTS

- 3.1. Members are requested to intimate any declarations of interest or connections

MINUTES OF PREVIOUS MEETINGS

- 4.1. Minute of Meeting of the Planning Development Management Committee of 19 June 2025 - for approval (Pages 7 - 26)

COMMITTEE PLANNER

- 5.1. Committee Planner (Pages 27 - 30)
- 5.2. Planning Appeal Digest - for noting (Pages 31 - 34)

GENERAL BUSINESS

WHERE THE RECOMMENDATION IS ONE OF APPROVAL

- 6.1. Detailed Planning Permission for the change of use to Class 3 (food and drink) with hot food take away (sui generis), including installation of extract duct, replacement fire escape door, new doors, access ramp, handrails and associated works - 33 Holburn Street Aberdeen (Pages 35 - 48)

Planning Reference – 250214

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Alex Ferguson

OTHER REPORTS

- 7.1. Aberdeen Planning Guidance: Health Impact Assessments - CR&E/25/200 (Pages 49 - 116)

DATE OF NEXT MEETING

- 8.1. Thursday 25 September 2025 - 10am

Integrated Impact Assessments related to reports on this agenda can be viewed [here](#)

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

Website Address: aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Lynsey McBain, Committee Officer, on 01224 067344 or email lymcbain@aberdeencity.gov.uk

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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 and any conditions to be attached 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 29.11 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. The Convener will usually call a short recess for discussion between officers and Members putting forward an alternative to the recommendation.

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PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 19 June 2025. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor McRae, Convener; Councillor Greig, Vice Convener; and Councillors Boulton, Clark, Copland, Farquhar, Lawrence, Macdonald and van Sweeden (as substitute for Councillor Alphonse, present for all items except article 8)

The agenda and reports associated with this minute can be located [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 OR CONNECTIONS

1. Councillor van Sweeden declared an interest in relation to item 6.4 on the agenda, Waterton House, Stoneywood Terrace Aberdeen, as she owned a property in close proximity to the proposed development and therefore would not take part in the deliberation or determination of the application.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 23 APRIL 2025

2. The Committee had before it the minute of the previous meeting of 23 April 2025, for approval.

The Committee resolved:-

to approve the minute as a correct record.

COMMITTEE PLANNER

3. The Committee had before it the committee business planner, as prepared by the Interim Chief Officer – Governance.

The Committee resolved:-

- (i) to note that in relation to item 25 (Planning Guidance in relation to drive thru restaurants), that a Service Update would be provided to Members in due course;
- (ii) to request that the clerk share the recently published Service Update in relation to National Planning Framework with all elected members;
- (iii) to remove item 25 (National Planning Framework) as a Service Update was issued in this regard; and
- (iv) to note the committee business planner.

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PLANNING APPEAL DIGEST

4. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which provided an update in relation to various planning appeals.

The report informed Members about planning appeals and notifications in relation to Aberdeen City Council decisions that the Scottish Government's Division for Planning and Environmental Appeals (DPEA) had received or decided since the last Planning Development Management Committee meeting and also listed appeals that were still pending.

The Committee resolved:-

to note the information contained in the planning appeal digest.

FORMER JOHN LEWIS BUILDING, GEORGE STREET ABERDEEN - 250030

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 change of use from Class 1A (Shops, Financial, Professional and Other Services) to Class 11 (Assembly and Leisure) and use for electric vehicle recreation (floors two and three) with associated retail (Class 1A), cafes and restaurants (Class 3) and public house use and extension to George Street elevation - Former John Lewis building, George Street Aberdeen, be approved subject to the following conditions:-

Conditions

(01) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

(02) RESTRICTION ON USE CLASSES

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or the Town and Country Planning (Use Classes) (Scotland) Order 1997 or any order amending, revoking or re-enacting these Orders, the premises hereby granted for Class 11 (Assembly and Leisure) shall not be used for any of the following uses that fall within Class 11:

- Cinemas

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- Concert halls
- Bingo halls
- Casinos
- Dance halls
- Discotheques
- Skating rinks
- Swimming baths
- Gymnasiums without the express grant of planning permission from the planning authority.

Reason: To enable the planning authority to consider the impact of any other uses within Class 11 on the site and surrounding area.

(03) NOISE IMPACT ASSESSMENT COMPLIANCE

The development hereby approved shall not be occupied unless the noise mitigation measures and recommendations set out in the approved Noise Impact Assessment (Ref: TTG 160225 REVISION 3 – Grosle Environmental Services – 29th April 2025) or other measures achieving at least an equivalent effect as may be agreed in writing with the Planning Authority, have been implemented in full and suitable evidence provided to the Planning Authority that these works have been installed and implemented. For avoidance of doubt, the mitigation measures shall include, but are not limited to:

- The external walls and roof shall achieve an overall sound reduction index of at least 54 decibels
 - With the existing wall and roof constructions should be confirmed during the fit-out phase to verify that they achieve this standard.
 - The windows requiring additional sound insulation as detailed in Section 4.11 of the Noise and Odour Impact Assessment: “windows backed with metal stud partition of nominal width 300 mm, two frames of minimum 60 mm metal "I" studs at 600 mm centres, minimum cavity width 240 mm, 100 mm mineral wool insulation, double layer of 15 mm plasterboard each side, minimum plasterboard density 25 kg/m² each side” (or equivalent).”
 - Any gaps or holes in the facade must be sealed with materials having a sound reduction index of at least 54 decibels.
 - Sound insulation (with a sound reduction index of at least 54 decibels) will require to be installed within the two central risers.
- The front entrance shall retain a double door entry system to minimise noise break-out.
- The ground level shall have an installed floor design that reduces noise and vibration from the bowling alleys.
- The air condition plant and kitchen extraction systems (end termination points and air intake) shall be located as detailed in Section 3.3, with nominal maximum sound power levels not exceeding those detailed in Section 6.2.1 of the report; and

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- The kitchen extraction system installer shall ensure that all necessary measures are taken to reduce the effects of vibration on the internal and external building structure using various anti-vibration methods (e.g. pads/mats/mounts and flexible hose connections).

Reason: To protect residents from external sources of noise and in the interests of amenity.

(04) ODOUR CONTROLS

That no Class 3 (food and drink) elements hereby approved shall occur unless a detailed specification in line with the Noise and Odour Impact Assessment report for the local extract ventilation (LEV) systems has been submitted to and approved in writing by the planning authority in consultation with Environmental Health. The LEV systems shall be installed according to the approved specification, and evidence of its installation shall be submitted to, and confirmed in writing by the planning authority. The specifications of the LEV system shall meet the requirements for a 'high-level of odour control' as detailed in the EMAQ guide on 'The Control of Odour and Noise from Commercial Kitchen Exhaust Systems.

Reason: To protect residents from external sources of odour and in the interests of amenity.

(05) LANDSCAPING

That no works in connection with the development hereby approved shall take place unless a scheme of landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include the location of new trees and planters and a programme for the completion and subsequent maintenance of the proposed landscaping and a scheme for the closing off of the existing vehicular parking area. All 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.

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.

(06) MATERIALS

That no development shall take place unless a scheme detailing all external finishing materials to the extension of the building hereby approved has been submitted to, and

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approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed.

Reason - in the interests of visual amenity.

(07) CYCLE PARKING

That the uses hereby granted planning permission shall not be occupied unless a scheme detailing finalised provision of the proposed cycle storage facilities has been submitted to, and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme.

Reason - in the interests of encouraging more sustainable modes of travel.

The Committee heard from Gavin Clark, Senior Planner, who spoke in furtherance of the application and answered various questions from Members.

The Committee resolved:-

to approve the application conditionally, with an extra condition added to read:-

(08) OPERATING HOURS

That the uses hereby granted planning permission shall only operate within the following hours: 09: 00 – 23: 00 hours Sunday – Thursday and 09: 00 – 00: 00 (midnight) Friday and Saturday.

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

The Committee also agreed that the following extra informative be included:-

Informative:

The applicant should engage with the Disability Equity Partnership and should take cognisance of the issues raised within their consultation response prior to commencing development on site. In addition, the applicant should consult with George Street Community Council prior to commencing the development to discuss any concerns or issues that may arise during construction and occupation of the premises.

4 WATSON STREET ABERDEEN - 250391

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 the change of use of flat to Short Term Let accommodation (sui generis) with maximum occupancy of 3 people, at 4 Watson Street Aberdeen, be approved subject to the following conditions:-

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Conditions

(1) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

(2) TIME LIMIT FOR SHORT-TERM LET USE

The hereby approved use of the property as Short-Term Let accommodation shall expire 5 years following the date of the grant of permission as stated on this notice, unless a further planning permission has been granted for continued use of the property as Short-Term Let accommodation in the meantime. Should no further planning permission be granted then the property shall revert to mainstream residential use as a flat after the aforementioned 5-year period.

Reason: In order to allow the local housing need and demand situation and the local economic benefits derived from the use of the property as a Short Term Let to be reassessed in 5 years' time, to ensure that the loss of the property as residential accommodation would remain compliant with Policy 30 of NPF4.

The Committee heard from Samuel Smith, Planner, who spoke in furtherance of the application and answered various questions from Members.

The Committee then heard from Louise Faustino, who objected to the proposed application.

The Committee resolved:-

to unanimously refuse the application for the following reasons:-

The proposal would be contrary to Policy H1 (Residential Areas) and Policy WB3 (Noise) of the Aberdeen Local Development Plan 2023 (ALDP) and Policy 23 (Health and Safety) and Policy 30 (Tourism) of NPF4. This was due to the layout and internal design of the shared building and the context of the surrounding area, which meant that its use as Short Term Let (STL) accommodation would have a significant adverse impact on the amenity of existing residents in terms of noise and disturbance within the tenement beyond what could typically be expected if it were to be used as mainstream residential accommodation.

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THE QUAD, (FORMERLY CRAIGIEVAR HOUSE), HOWE MOSS AVENUE, ABERDEEN - 250108

7. 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 proposed business and industrial development, comprising c7,500 sqm of class 5 and 6 uses with ancillary class 4 use with associated yard areas, boundary treatments, roads, parking, landscaping and other associated works, at the Quad, (formerly Craigievar House), Howe Moss Avenue, Aberdeen, be approved subject to the following conditions:-

Conditions

(01) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

(02) BIRD HAZARD MANAGEMENT PLAN

That prior to the commencement of development on any building hereby approved, a Bird Hazard Management Plan shall be submitted to and approved in writing by the Planning Authority in consultation with Aberdeen Airport. The submitted plan shall include details of:

- Management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and “loafing” birds. The management plan shall comply with Advice Note 3 – Wildlife Hazards (available at <https://www.aoa.org.uk/policy-campaigns/operations-safety/>)

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Aberdeen Airport.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Aberdeen Airport.

(03) LANDSCAPING PER APPROVED PLANS

That all planting, seeding and turfing comprised in the approved scheme of landscaping, as shown on drawing Nos: PP01.00 REV P3, PP01.01 REV P3 , PP01.02 REV P3 ,

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PP01.03 REV P3, PP01.04 REV P3, PP01.05 REV P3, PP01.06 REV P3 and PP01.07 REV P3 shall be carried out in the first planting season following the completion of the development and 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.

(04) BIODIVERSITY ENHANCEMENT PLAN COMPLIANCE

That prior to the commencement of development, an updated Biodiversity Enhancement Plan shall be submitted to, and approved in writing by the Planning Authority. Thereafter the development shall be undertaken in full accordance with the recommendations of the approved document.

Reasons: to ensure an appropriate level of compensatory planting is provided and compliance with the relevant policies of National Planning Framework 4.

(05) NOISE IMPACT ASSESSMENT COMPLIANCE

The development hereby approved shall not be occupied unless the noise mitigation measures and recommendations set out in the approved Noise Impact Assessment (Sandy Brown, 30th May 2025 [Ref: 025589-R01-B) or other measures achieving at least an equivalent effect as may be agreed in writing with the Planning Authority, have been implemented in full and suitable evidence provided to the Planning Authority that these works have been installed and implemented. For avoidance of doubt, the mitigation measures shall include, but are not limited to:

- Units A-D have built-up cladding incorporating a mineral wool thermal insulation. The combined system having a sound reduction of Rw 33 dB (Rw = an acoustic rating used to measure and indicate how effective a soundproofing wall, system or material is)
- Where Unit E is used for Class 5 general industrial use at night (23:00 – 07:00), it shall be provided with upgraded cladding with a sound reduction of at least Rw 36 dB
- Unit C west elevation has roller shutter doors with a sound reduction of Rw 26 dB
- Loading bays allow HGVs to reverse up so that loading/unloading with forklifts or pallet trucks largely takes place inside the buildings
- Refrigerated vehicles are only permitted at the loading bays of Units A, B, and C between 07:00 and 19:00 hours.
- Further recommendations to control HGV delivery noise include:
 - yard road surfaces to be maintained as smooth surfaces to prevent undue rumbling and vehicle rolling noise
 - vehicle engines to be switch off at loading bays when parked; and
 - use of vehicle horns to be avoided

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- Any unscreened external building services plant items shall have a sound power limit (LWA) not exceeding 85 decibels. Louder plant items would either need to be screened (i.e. installed around the sides of the buildings away from the houses) or have noise mitigation measures applied (i.e. attenuators, local screens, or enclosures). Where a tenant proposes to install a number of new noisy building services plant items, a detailed assessment should be carried out.

Reason: To protect residents from external sources of noise and in the interests of amenity.

(06) PARKING PER APPROVED PLANS

That prior to the occupation of any of the units hereby granted planning permission the parking area, including disabled and electric vehicle parking spaces and yard areas hereby granted planning permission shall be constructed, drained, laid-out and demarcated in accordance with drawing No. 11528-PL2-XX-L03 REV P3 of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such areas shall not thereafter be used for any other purpose other than the purpose of the parking of cars ancillary to the development and use thereby granted approval.

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

(07) WATER EFFICIENCY

No development shall take place unless a scheme of water efficiency for each unit has been submitted to and approved in writing by the planning authority. Thereafter, unless otherwise agreed in writing with the planning authority, no unit shall be occupied unless for that unit the approved measures have been implemented and are available for use.

Reason - to reduce pressure on water abstraction from the River Dee, which at times of low flow can have impacts on freshwater pearl mussel, one of the qualifying features of the River Dee Special Area of Conservation.

The Committee heard from Gavin Clark, Senior Planner, who spoke in furtherance of the application and answered various questions from Members.

The Committee resolved:-

to approve the application conditionally.

At this juncture and in line with item 1, Councillor van Sweeden left the meeting during consideration and determination of the following item.

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WATERTON HOUSE, STONEYWOOD TERRACE ABERDEEN - 230297

8. 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 14 Residential Plots (Including 25% Affordable Housing) and Supporting Infrastructure, Landscaping and Open Space; Including Demolition of Existing Industrial Unit, at Waterton House, Stoneywood Terrace Aberdeen, be approved subject to the following conditions and subject to securing of developer contributions for primary and secondary education, healthcare and affordable housing:-

Conditions

(1) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 5 years beginning with the date of this notice. If development has not begun at the expiration of the 5-year period, the planning permission in principle lapses.

Reason - in accordance with section 59 (planning permission in principle) of the 1997 act (as amended).

(2) MATTERS REQUIRING FURTHER APPROVAL – SITE WIDE

That an application for approval of matters specified in condition containing details of the specified matters listed below shall be submitted for consideration by the planning authority in accordance with the timescales and other limitations in Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

No development shall take place unless a matters specified in conditions application comprising the detailed layout and design of vehicular access and roads, landscaping and drainage has been submitted to and approved in writing by the Planning Authority. The application(s) shall comprise:

- (a) Details of the layout and finish of all roads and road junction onto Beech Manor, including visibility splays, swept path analysis and footpaths;
- (b) Details of strategic landscaping and site boundaries including the communal open spaces;
- (c) Details of design and layout of drainage and connections to SUDS features;
- (d) Details of the provision of appropriate, universal and future-proofed digital infrastructure connections such that occupants of each house will be able to connect their house.
- (e) A scheme for the phasing and delivery of all of the above matters. For the avoidance of doubt, this phasing plan shall indicate when communal infrastructure including the access road through the site, open spaces and drainage shall be constructed.

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Reason: Permission for the development has been granted in principle only and subsequent approval is required for these matters in accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended) and to ensure all strategic infrastructure will be constructed and available for use when required.

(3) MATTERS REQUIRING FURTHER APPROVAL – RESIDENTIAL PLOTS

That application(s) for approval of matters specified in condition containing details of the specified matters listed below shall be submitted for consideration by the planning authority, in accordance with the timescales and other limitations in Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

That no development shall take place on any individual plot unless there has been submitted by way of further application for Matters Specified in Conditions (MSC) detailed scaled layout and elevational drawings where appropriate showing the following:

- a) Details of layout, siting, design and external appearance of buildings and any ancillary structures, including all external finishing materials.
- b) Details of measures incorporated into house construction and design to achieve internal sound reduction as per the recommendations in the Noise Impact Assessment Report by Sandy Brown 23280-R01-B.
- c) Details of vehicular and pedestrian access and parking.
- d) Details of on site passive or active electric vehicle charging facilities on each plot.
- e) Details of measures to promote sustainable temperature management for each house, for example by prioritising natural or passive solutions such as siting, orientation, and materials.
- f) Details of landscaping and boundary treatments the latter which shall be shrub and hedgerow plants, all generally in accordance with the Landscaping and Biodiversity Plan 2504-WHS-LS or such other plan as subsequently approved, including planting plan showing species, number of plants and size at planting
- g) Topographical plan showing ground levels as existing and as proposed, including cross section showing the proposed building in relation to Waterton House and any other houses which have planning permission (Matters Specified in Condition).
- h) Surface water drainage arrangements (Sustainable Urban Drainage Systems) for the plot

The house shall not be occupied unless the plot planting has been carried out and development carried out in complete accordance with the details as so agreed.

All soft and hard landscaping proposals, including boundary hedges, within each plot 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 on that plot or as otherwise 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

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required to be planted. All tree planting within the root protection area of existing trees shall be hand dug.

Reason: Permission for the development has been granted in principle only and subsequent approval is required for these matters in accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). In the interests of residential amenity, the setting of the Category B listed building and the landscape character of the site. 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.

(4) LANDSCAPING & BIODIVERSITY ENHANCEMENT PLAN – SITE WIDE

No development shall take place unless a matters specified in conditions application(s) comprising a scheme of hard and soft landscaping works and biodiversity enhancements covering the entire site, but excluding the individual residential plots, has been submitted to and approved in writing by the Planning Authority. 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, for the avoidance of doubt this shall not include yew trees within the areas south of the access road.
- (iii) A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- (iv) The location, design and materials of all hard landscaping works including walls, fences, gates, street furniture and play features. In one of the open spaces to the south of the access road, this shall include measures to encourage informal play, such as tree trunks/stumps.
- (v) An indication of existing trees, shrubs and hedges to be removed.
- (vi) A programme for the completion and subsequent maintenance of the proposed landscaping.
- (vii) Details of the locations of bat boxes, bird boxes and hedgehog highways as recommended in the Environmental Walkover Survey Report

All soft and hard landscaping proposals and biodiversity measures shall be installed and 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.

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

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management and maintenance of the landscaped and open space areas shall be implemented, in perpetuity, in accordance with the approved programme.

Reason: Permission for the development has been granted in principle only and subsequent approval is required for these matters in accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). In the interests of residential amenity, the setting of the Category B listed building and the landscape character of the site. 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.

(5) PROTECTION OF TREES

No development shall take place on site other than with the tree protection measures in place in accordance with the layout plan 2302-WHS-TP and the details within the Tree Survey Report by Astell Associates WHS-2302-TR, or such plan and details as are subsequently approved through MSC applications in relation to this permission.

Any tree work which appears to become necessary during the implementation of the development shall not be undertaken without the prior written consent of the Planning Authority; any damage caused to trees growing on the site shall be remedied in accordance with British Standard 3998: 2010 "Recommendations for Tree Work" before the building hereby approved is first occupied

No materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the Planning Authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks - in order to ensure adequate protection for the trees on site during the construction of the development.

Reason: In order to preserve the character and visual amenity of the area and to ensure adequate protection of trees.

(6) PROVISION OF VISITOR PARKING LAY-BYS

That the access road shall not be brought into use nor any of the houses occupied unless there has been provided visitor parking lay-bys provided in accordance with the approved layout plan 004 P09 or such other plan as may be approved by the planning authority by means of MSC application relating to condition 02.

Reason: In the interests of road safety and residential amenity.

(7) PHOTOGRAPHIC SURVEY

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No demolition or any other works in connection with the development hereby approved shall commence unless a photographic survey of the existing buildings and structures, and general views of the formal garden areas, on the application site has been submitted to and approved in writing by the planning authority. All external elevations of the buildings and structures together with the setting of the buildings and structures and any unusual features of the existing buildings and structures or garden shall be photographed. The photographic viewpoints must be clearly annotated on a plan to accompany the survey. The photographs and plan must be in a digital format and must be clearly marked with the planning reference number.

Reason: To ensure that a historic record of the buildings and former formal garden area is made for inclusion in the National Monuments Record for Scotland and in the local Historic Environment Record.

(8) REFUSE STORAGE

That no individual house shall be occupied unless there been laid out and provided bin collection points in accordance with details submitted to and approved in writing by the planning authority by way of matters specified in conditions application. These shall be in accordance with drawing 12140-HFM-ZZ-ZZ-DR-A-P(00) 002 P10 or such other plan as is subsequently approved, unless otherwise agreed in writing by the planning authority.

Reason: In the interests of health and safety.

(9) YELLOW LINES TURNING HEAD

That within six months of occupation of the first house on plots 4, 5 or 6 yellow lines shall be painted on the turning head at the east end of the access road, in accordance with a scheme approved by way of matters specified in conditions application.

Reason: In order to ensure safe access for refuse collection vehicles.

(10) CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

That no development or demolition and site clearance shall take place unless a matters specified in conditions application comprising a site-specific Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority. The CEMP must address the following issues:

- (a) Surface water management, including construction phase sustainable drainage measures;
- (b) Measures to control dust and protect residential amenity during demolition and construction
- (c) Measures to protect wildlife, including breeding birds, during construction
- (d) Site waste management including details of re-use on-site and off-site disposal of demolition materials.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

Reason: To minimise the environmental impact of construction and demolition.

The Committee heard from Lucy Greene, Senior Planner, who spoke in furtherance of the application and answered various questions from Members.

The Convener moved, seconded by the Vice Convener:-

That the application be approved conditionally, subject to securing of developer contributions for primary and secondary education, healthcare and affordable housing, in line with the officer's recommendation.

Councillor Boulton, seconded by Councillor Clark, moved as an amendment:-

That the Committee refuse the application for the following reasons:-

That the proposal would be contrary to Policy H1 (Residential Areas), D6 Historic Environment of the Aberdeen Local Development Plan and Policy 7 (Historic Assets and Places) and Policy 16 (Quality Homes) of NPF4 and would be overdevelopment by virtue of its adverse impact on the character of the residential area and residential amenity of the neighbourhood and by virtue of its adverse impact on the setting of the listed building.

On a division, there voted – for the motion (6) – the Convener, the Vice Convener and Councillors Copland, Farquhar, Lawrence and Macdonald – for the amendment (2) – Councillors Boulton and Clark – absent from the vote (1) – Councillor van Sweeden.

The Committee resolved:-

to adopt the motion and therefore approve the application conditionally, subject to securing of developer contributions for primary and secondary education, healthcare and affordable housing.

31 - 32 ALBYN PLACE ABERDEEN - 241162

9. 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 change of use and conversion of fire damaged former office (class 4) to form 6no residential flats (sui generis), erection 2 storey extension with terraces, installation of 2 new dormers and formation of garden to the rear, reinstatement of fire damaged roof and dormers of No 32, formation of 3 car parking spaces, bin and cycle store and installation of new rooflights to the front, at 31 - 32 Albyn Place Aberdeen, be approved subject to the following conditions and a legal agreement:-

Conditions

(01) DURATION OF PERMISSION

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

(2) TREE PROTECTION

That no development shall take place unless a detailed tree protection plan has been submitted to and approved in writing by the Planning Authority and thereafter any recommended measures specified within that plan shall be implemented in full. Such plan should take account of the detailed construction methods proposed/ required and associated risks to existing trees.

Reason - in order to ensure adequate protection for the trees onsite during the construction of the development.

(3) REAR BOUNDARY WALL

That no development shall take place unless there has been submitted to and approved in writing by the Planning Authority details (method of construction, materials, coursing, mortar mix and coping) of the proposed boundary walls within the rear garden area, running north/south between the properties and east/west, as shown on drawing no. 3612/F21 Rev C (titled Landscape). Thereafter none of the residential flats shall be occupied unless the walls have been constructed and completed in full accordance with the said details.

Reason: In order to preserve the special character of the Albyn Place/ Rubislaw Conservation Area.

(4) LANDSCAPING

That no development shall take place unless full details of the landscaping proposals, hardstanding areas, footpaths, steps and all planting have been submitted to and approved in writing by the Planning Authority. Thereafter, the work shall be carried out in accordance with Condition (5) - Planting.

Reason - in order to preserve the character and appearance of the Albyn Place/ Rubislaw Conservation Area.

(5) PLANTING

That all proposed planting, seeding and turfing shall be carried out no later than the first planting season following first occupation of the development and any trees or plants which within a period of 5 years from the first occupation of the development die, are

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

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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 maintaining the amenity of the area

(6) CYCLE STORE

That no development shall take place unless there has been submitted to and approved in writing by the Planning Authority details of the cycle stores, including the locking mechanism. Thereafter none of the residential flats shall be occupied unless the cycle stores have been provided in accordance with the approved details.

Reason – in the interests of encouraging sustainable travel through the provision of secure cycle stores.

(7) REPOINTING AND GRANITE REPAIR

Prior to any stonework repair or repointing of the buildings taking place details of the mortar and methods to be used shall be submitted to and agreed in writing by the planning authority. Thereafter, the work shall be carried out in accordance with the approved details.

Reason - in order to preserve the character and appearance of the Albyn Place/ Rubislaw Conservation Area.

(8) OPAQUE GLASS BARRIER

That no development shall take place unless there has been submitted to and approved in writing by the Planning Authority details of the opaque glass barrier between terraces, including height, design and detailing. Thereafter none of the residential flats shall be occupied unless the glass barriers have been installed in accordance with the approved details.

Reason - in order to preserve the character and appearance of the Albyn Place/ Rubislaw Conservation Area.

(9) BIN STORES

That no development shall take place unless there has been submitted to and approved in writing by the Planning Authority details of the bin stores. Thereafter none of the residential flats shall be occupied unless the bin stores have been provided in accordance with the approved details.

Reason – in order to ensure bin stores are of an appropriate size and design to accommodate the bins .

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19 June 2025

(10) FRONT FEU

That no development shall take place unless there has been submitted to and approved in writing by the Planning Authority details of physical measures to permanently prevent vehicles from parking on the grassed area within the front curtilage. Thereafter none of the residential flats shall be occupied unless the approved measures have been implemented in full.

Reason - in order to prevent indiscriminate parking within the curtilage of the property and to preserve the character and appearance of the Albyn Place/ Rubislaw Conservation Area.

(11) REUSE OF GRANITE DOWNTAKINGS

That no development shall take place unless there has been submitted to and approved in writing by the Planning Authority details (method of construction, location, coursing, height and mortar mix) of the proposed reuse of granite down takings within the rear garden. Thereafter none of the residential flats shall be occupied unless the wall(s) have been constructed and completed in full accordance with the said details.

Reason: In order to preserve the special character of the Albyn Place/ Rubislaw Conservation Area.

(12) PARKING PROVISION

Prior to the occupation of any of the residential flats, the three parking spaces shall be provided and laid out in accordance with drawing no. 3612/F21 Rev C and thereafter retained in perpetuity.

Reason - in order to prevent indiscriminate parking within the curtilage of the property.

(13) EXTERNAL FINISHING MATERIALS

That no development shall take place unless there has been submitted to and approved in writing by the Planning Authority details of the external finishing materials, including samples for the proposed extension and any replacement materials including slates and granite. Thereafter none of the residential flats shall be occupied unless the approved materials have been implemented in full.

Reason - in order to preserve the character and appearance of the Albyn Place/ Rubislaw Conservation Area.

The Committee heard from Laura Robertson, Senior Planner, who spoke in furtherance of the application and answered various questions from Members.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

The Committee resolved:-

to approve the application conditionally and subject to a legal agreement.

7 RICHMONDHILL PLACE ABERDEEN - 250173

10. 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 removal of carport and erection of garage and access gate to rear at 7 Richmondhill Place Aberdeen, be approved subject to the following conditions:-

Conditions

(01) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

(02) GARAGE DOOR DETAIL

That no development shall take place unless the specification and details, including opening mechanism, extent and projection, of the proposed garage door to be used in the approved development, has been submitted to and approved in writing by the Planning Authority. Thereafter the approved garage door must be applied in accordance with the approved details.

Reason - In the interests of the appearance of the development, visual amenity of the area, and road safety.

The Committee heard from Rebecca Kerr, Planner, who spoke in furtherance of the application and answered questions from Members.

The Committee resolved:-

to approve the application conditionally.

PLANNING ANNUAL ENFORCEMENT REPORT - CR&E/25/105

11. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which informed Members of the planning enforcement work that had been undertaken by the Planning Service from 1 April 2024 to 31 March 2025.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

The report recommended:-

that the Committee note the report.

The Committee resolved:-

- (i) to note that officers were currently investigating if it would be possible to include for future annual reports, data according to ward area;
- (ii) to request that officers look into the application site at Esplanade Filling Station, North Esplanade West, to ascertain the situation and report back to members once this was known; and
- (iii) to note the report.

- **COUNCILLOR CIARAN MCRAE, Convener**

	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			21 August 2025						
4	33 Holburn Street - 250214	To approve or refuse the application for change of use to Class 3 and hot-food takeaway		Alex Ferguson	Strategic Place Planning		1		
5	Draft Aberdeen Planning Guidance: Health Impact Assessments	At the meeting on 20 June 2024, it was agreed to instruct the Chief Officer - Strategic Place Planning to report the results of the public consultation and any proposed revisions to the draft Aberdeen Planning Guidance to a subsequent Planning Development Management Committee within six months of the end of the consultation period.		Donna Laing	Strategic Place Planning	Place	5		
6			25 September 2025						
7			06 November 2025						
8			04 December 2025						
9			Future applications to PDMC (date of meeting yet to be finalised).						
10	Land North Of Aryburn Farm, Dyce, Aberdeen - 241197	To approve or refuse the application for erection of battery storage units with associated infrastructure, control building, switch room, inverter containers, lighting, fencing and associated works including access road		Gavin Clark	Strategic Place Planning	Place	1		
11	Former AECC - 240850	To approve or refuse the application for MSC		Lucy Greene	Strategic Place Planning	Place	1		
12	490 King Street - 241451	To approve or refuse the application for extension to form 21 Student Flats		Robert Forbes	Strategic Place Planning	Place	1		

	A	B	C	D	E	F	G	H	I
	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
2									
13	27 Rubislaw Den North - 241426	To approve or refuse the application for change of use from offices to form 7no residential flats and two dwellinghouses including alterations to windows, formation of Juliet balconies, roof terraces with glass balustrade and roof extension; installation of roof lights, alterations to door and window openings blocking up door opening to form windows, opening up windows opening; erection of ancillary garages with ancillary workspace, formation of car parking and erection of single dwelling house with associated landscaping and infrastructure works		Dineke Brasier	Strategic Place Planning	Place	1		
14	27 Rubislaw Den North - 241427/LBC	To approve or refuse the application for alterations to former office building to form 7no residential flats and two dwellinghouses including alterations to windows, formation of Juliet balconies, roof terraces and roof extension; installation of roof lights, alterations to door and window openings; erection of garages with ancillary space, formation of car parking and erection of single dwelling house with associated landscaping, infrastructure works and internal alterations		Dineke Brasier	Strategic Place Planning	Place	1		
15	92 Crown Street - 250180	To approve or refuse the application for change of use from motorcycle garage and showroom to class 10 mosque (non-residential institution) and class 1A (shops and financial, professional and other services) to ground floor; formation of new windows, external stair, lift shafts and lobby, build up doorways and all associated works		Roy Brown	Strategic Place Planning	Place	1		
16	71 B/C Victoria Street - 240485	To approve or refuse the application for change of use to hot food take-away		Robert Forbes	Strategic Place Planning	Place	1		

	A	B	C	D	E	F	G	H	I
	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
2									
17	99 Westburn Road Aberdeen - 250319	To approve or refuse the application for change of use to Cafe / hot food take way		Robert Forbes	Strategic Place Planning	Place	1		
18	Hazlehead Academy - 250479	To approve or refuse the application for the erection of secondary school community campus with associated external amenities, including landscaping, parking and sports pitches, including demolition of the existing school and associated buildings		Dineke Brasier	Strategic Place Planning	Place	1		
19	Planning Guidance	At the meeting on 15 May 2024, it was agreed to request that the Chief Officer – Strategic Place Planning, investigate the possibility of putting in place guidance to clarify the issue of drive thru restaurants in the context of Policy 27(d) of National Planning Framework 4 and report back to this Committee in due course.		David Dunne	Strategic Place Planning	Place	5		
20	Annual Effectiveness Report - Service Update	At the meeting of Council on 16 April 2025, it was agreed that Annual Effectiveness Report would now be a service update		Lynsey McBain	Governance	Customers Service			
21	Article 4 Directions	At the meeting on 19 September 2024, it was agreed to instruct the Chief Officer – Strategic Place Planning to report the outcomes of the public consultation and any proposed recommendations on the Article 4 Directions to a subsequent Planning Development Management Committee within the next six months.	Delayed consultation start due to begin early May. Will report back after this is completed.	Laura Robertson	Strategic Placing Planning	Place	5		
22	Draft Aberdeen Guidance - Wind Turbine	At the Council meeting on 3 November 2023, it was agreed to instruct the Chief Officer - Strategic Place Planning to update the draft Aberdeen Planning Guidance on Wind Turbine Development in light of consultation responses received and the policy shift within NPF4 and incorporate it within draft Aberdeen Planning Guidance on Renewable Energy Development, a draft of which should be reported to the Planning Development Management Committee within 12 months.		David Dunne	Strategic Place Planning	Place	5		

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Planning Development Management Committee

21 August 2025

Planning Appeals Update

This report informs Planning Development Management Committee (PDMC) members about planning appeals and notifications in relation to Aberdeen City Council decisions that the Scottish Government's Division for Planning and Environmental Appeals (DPEA) has received or decided since the last PDMC meeting. It also lists appeals that are still pending.

Appeals decided

Type of appeal	Advertisement Consent	Application Reference	250087/ADV
Address	Land Adjacent To Beach Boulevard		
Description	Installation Of 1 Illuminated Double Sided Free-Standing Digital Display		
History	Refused under delegated powers on 19 March 2025		
DPEA Decision	<p>Appeal dismissed and advertisement consent refused.</p> <p>The advert would form an incongruous and conspicuous feature on a busy main route between the centre and the shore front of the city, contrary to the interests of amenity.</p>		
DPEA weblink	Scottish Government - DPEA - Case Details		

Type of appeal	Enforcement Notice	Application Reference	ENF240138
Address	27 Cromwell Road		
Description	Development Works To The Front Curtilage Being Unauthorised As These Are Not In Accordance With The Approved Planning Permission For The Formation Of A Driveway And Alterations To Boundary Wall (230946/DPP)		
History	Enforcement Notice served by planning authority on 27 February 2025.		

DPEADecision	<p>Appeal dismissed. Direct that the enforcement notice dated 27 February 2025 be upheld.</p> <p>The development is not in accordance with permission 230946/DPP and the steps required by the enforcement notice are reasonably required in order to remedy the breach of planning control.</p>
DPEA weblink	Scottish Government - DPEA - Case Details

Appeals Lodged

Type of appeal	Prior Approval	Application Reference	250224/PNT
Address	Footpath At Kings Gate		
Description	Installation Of 20 Metre High Monopole Supporting 6No. Antennas And 1No. Transmission Dish; 3No. Equipment Cabinets And 1 Electric Meter Cabinet With Ancillary Development.		
History	<p>Prior approval refused under delegated powers in 25 April 2025</p> <p>Appeal lodged 23 July 2025</p> <p>Awaiting allocation to a reporter</p>		
DPEA weblink	Scottish Government - DPEA - Case Details		

Type of appeal	Enforcement Notice	Application Reference	ENF240224
Address	North Lasts Farm, Peterculter,		
Description	Alleged Material Change Of Use Of The Land From Agricultural Use To A Class 6 Use (Storage & Distribution) And Construction Of A Hardstanding, Without The Necessary Planning Permission. Contributing To The Wider Unauthorized Commercial Use Of The Land.		
History	<p>Enforcement Notice served 17 June 2025</p> <p>Appeal lodged 23 July 2025</p> <p>Awaiting allocation to a reporter</p>		

DPEA weblink	Scottish Government - DPEA - Case Details
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Type of appeal	Listed Building Consent	Application Reference	250139/LBC
Address	18C Golden Square		
Description	Installation Of Replacement Dormer Windows To Front (Retrospective)		
History	<p>Application refused under delegated powers 9 April 2025</p> <p>Appeal lodged 11 June 2025</p> <p>Allocated to a reporter who is considering what, if any, further procedures are necessary in order to consider this appeal</p>		
DPEA weblink	Scottish Government - DPEA - Case Details		

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	Planning Development Management Committee
	Report by Development Management Manager
	Committee Date: 21 August 2025

Site Address:	33 Holburn Street, Aberdeen, AB10 6BS
Application Description:	Change of use to Class 3 (food and drink) with hot food take away (sui generis), including installation of extract duct, replacement fire escape door, new doors, access ramp, handrails and associated works
Application Ref:	250214/DPP
Application Type	Detailed Planning Permission
Application Date:	28 March 2025
Applicant:	Aymm Food Ltd
Ward:	Torry/Ferryhill
Community Council:	City Centre



RECOMMENDATION

Approve Conditionally

APPLICATION BACKGROUND

Site Description

The application site comprises a commercial unit which occupies the ground floor level of a 3½ storey mid-terraced tenement building of traditional design, located on the eastern side of Holburn Street between its junctions with Justice Mill Lane and Union Street. The premises has been in use as a café (Café Oregano) since early 2024 and had lain vacant for several years prior to that. The premises includes a pitch-roofed single storey extension which projects approximately 7 m along the mutual southern boundary out from the rear (east) elevation of the building. The upper floors of the building are in residential use as flats, whilst the neighbouring properties at ground floor level to the north and south of the application premises are also in commercial use as a hair salon and a public house respectively. An external residential amenity area (roof terrace) at first floor level adjoins the application site to the south, serving upper floor flats at 37 Holburn Street. The application building lies within the City Centre Conservation Area.

Relevant Planning History

- 150149 – Planning permission for alterations to the shopfront was approved under delegated powers in April 2015.
- 150808 – Planning permission for the change of use of the unit from retail (Class 1) to food and drink (Class 3) was approved under delegated powers in August 2015.
- 201409/DPP – A detailed planning permission application for the change of use of the unit from Class 1 (Shops) to Class 3 (Food and Drink) with hot-food takeaway (sui generis), including installation of vents and three wall mounted air condition units with associated works, was withdrawn by the applicant in April 2022.
- 221030/DPP – A detailed planning permission application for the change of use of the unit from Class 1 (Shops) to Class 3 (Food and Drink) with hot-food takeaway (sui generis), including installation of vents and three wall mounted air conditioning units with associated works, was withdrawn by the applicant in November 2022.
- 230247/DPP – Planning permission for the change of use of the unit from Class 1A (Shops) to Class 3 (Food and Drink) with hot-food takeaway (sui generis), including installation of extract flue and air conditioning unit with associated works, was refused under delegated powers in June 2023. The application was refused as the odour impact assessment submitted was not sufficient to demonstrate that the occupants of neighbouring residential properties would not be adversely affected by cooking odour emissions, and as a large kitchen extract flue proposed to be installed to the rear of the building would have had an adverse impact on the amenity of neighbouring residents.

APPLICATION DESCRIPTION

Description of Proposal

Detailed planning permission is sought to change the use of the premises to a mixed-use development comprising Class 3 (Food and Drink) and hot-food takeaway, and for the installation of an associated kitchen extract vent grille and fire escape door.

The kitchen extract grille would comprise a c. 1200 mm wide by 600 mm high rectangular metal vent grille that would be installed within a redundant window opening just above ground floor level on the rear elevation. The fire escape door would be installed on the side (north) elevation of the existing single storey rear extension. Bins are to be stored within the rear curtilage.

Amendments

In agreement with the applicant, the following amendments were made to the application:

- Noise impact assessment submitted

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=SSJTH4BZGM200>

- Noise impact assessment
- Odour impact assessment

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because:

- it is being recommended for approval and has been the subject of six or more timeous letters of representation containing material planning considerations that express objection or concern about the proposal.

Determination of the application therefore falls outwith the scheme of delegation.

CONSULTATIONS

Aberdeen City Council (ACC) Internal Consultees

- **ACC - Environmental Health** – No objection. The findings of the noise and odour impact assessments are accepted and, subject to the implementation of the mitigation measures recommended within them, including (but not limited to); the installation of an appropriate local extract ventilation system for the kitchen incorporating carbon filtration and silencers, the installation of an acoustic suspended ceiling and a restriction on the opening hours of the use to between 07:00 and 22:00, the proposed change of use would not result in any significant harm to the amenity of neighbouring residents. An advisory note is also recommended, for the operator to establish a written odour management plan, to reduce the risk of malodour and statutory nuisance going forward.
- **ACC - Roads Development Management Team** – No objection. The site is located in the city centre, in controlled parking zone B. The site has no parking and none is proposed, which is expected and required in the city centre. It is proposed that communal bins to the rear would continue to be utilised. This location is acceptable from a Roads Development Management perspective; however, the suitability of the location and use of communal bins should be checked with the waste and recycling team.

- **ACC - Waste and Recycling** – No objection. Bins should be presented on collection days on Justice Mill Lane and then stored in specified bin storage areas. Bins should not be stored permanently on the pavement.

External Consultees

- **City Centre Community Council** – No comments received.

REPRESENTATIONS

Six representations have been received, all objecting to the application. The matters raised can be summarised as follows –

Material Considerations

1. There is already an overprovision of hot-food takeaways in the area, which affects the quality of living, health and wellbeing.
2. Noise pollution from the use (from the kitchen extract equipment and late opening hours) could have an adverse impact on the physical and mental health of adjacent residents.
3. The kitchen extract vent grille would be sited in close proximity to first floor windows and a neighbouring roof terrace, and as the odour impact assessment highlights a 'very high risk' of cooking malodours, regardless of any mitigation, cooking odour emissions would have an adverse impact on residential amenity, as well as for a neighbouring hair salon, which draws air in from the rear courtyard for ventilation.
4. Customers could congregate outside the property, particularly in the late evening and early morning periods, to the detriment of residential amenity.
5. The use would have adverse implications for pedestrian safety, with the pavement outside the premises being narrow.
6. Delivery drivers already park on the opposite side of the street and create road safety issues which could be exacerbated.
7. The planning application incorrectly assumes the use of land (courtyard and washhouses) which the applicant does not own or have rights to.
8. The use of the rear courtyard for waste storage would compromise its use by residents as an external, recreational space.

Non-Material Considerations

1. There are already issues of anti-social behaviour, litter, vermin and vandalism in the area, which could be exacerbated by the proposed use.
2. The owners of the flats above the application property could suffer from adverse implications in relation to saleability, obtaining insurance or renewing mortgages should the application be approved.
3. The title deeds for the building prohibit the operation of any premises that would carry on a 'nauseous trade'.

MATERIAL CONSIDERATIONS

Legislative Requirements

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

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Development Plan

National Planning Framework 4

National Planning Framework 4 (NPF4) is the long-term spatial strategy for Scotland and contains a comprehensive set of national planning policies that form part of the statutory development plan.

- Policy 1 (Tackling the Climate and Nature Crises)
- Policy 2 (Climate Mitigation and Adaptation)
- Policy 3 (Biodiversity)
- Policy 7 (Historic Assets and Places)
- Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings)
- Policy 12 (Zero Waste)
- Policy 13 (Sustainable Transport)
- Policy 14 (Design, Quality and Place)
- Policy 23 (Health and Safety)
- Policy 27 (City, Town, Local and Commercial Centres)

Aberdeen Local Development Plan 2023

- Policy D1 (Quality Placemaking)
- Policy D6 (Historic Environment)
- Policy H2 (Mixed Use Areas)
- Policy R5 (Waste Management Requirements for New Developments)
- Policy T2 (Sustainable Transport)
- Policy T3 (Parking)
- Policy VC1 (Vibrant City)
- Policy WB3 (Noise)

Aberdeen Planning Guidance

- Harmony of Uses
- Noise

Other National Policy and Guidance

- Historic Environment Policy for Scotland (HEPS)

Other Material Considerations

- City Centre Masterplan (CCMP)

EVALUATION

Key Determining Factors

The key determining factors in the assessment of this application are whether the proposed use and associated development would:

- Enhance the vitality, vibrancy and viability of the city centre; and
- Preserve the character and amenity of the surrounding area, and prevent the overprovision of uses that could be harmful to the health and wellbeing of the community.

City Centre Development and Mixed-Use Areas

The application site lies within the City Centre, and within a Mixed-Use area, both as zoned in the Aberdeen Local Development Plan 2023 (ALDP).

City Centre Development

Policy 27 (City, Town, Local and Commercial Centres) of National Planning Framework 4 (NPF4) is supportive of development proposals in city centres that improve the vitality and viability of the centre, including proposals that increase the mix of uses. It notes that development proposals for non-retail uses, including hot-food takeaways, will not be supported if further provision of these services will undermine the character and amenity of the area, or the health and wellbeing of communities, particularly in disadvantaged areas. Policy VC1 (Vibrant City) of the ALDP has similar aspirations in terms of enhancing vitality and vibrancy, particularly into the evening periods. Policy VC1 also requires proposals to contribute towards the wider aims of the City Centre Masterplan (CCMP). The CCMP promotes the increased vitality and vibrancy of the city centre, including enhancing the offering for visitors.

The use of the unit as a restaurant and hot-food takeaway would provide a food and drink offering in the city centre, enhancing vitality and viability. The use of the unit would also maintain and possibly enhance the vibrancy of the area, with increased footfall and activity, particularly in the evening periods.

At the northern end of Holburn Street, between its junctions with Union Street and Union Grove, aside from the application property, there is one existing restaurant (Travancore at 11 Holburn Street) and one café (Turquoise at 28 Holburn Street), in addition to two public houses (The Glentanar and Foundry). Just beyond Union Grove to the south there are four hot-food takeaways in close proximity (The Fat Pizza, Rosa's, Chicking and Papa John's at 51, 55, 73 and 77 respectively). There is also a further hot-food takeaway to the rear of the application site on Justice Mill Lane (Justice Mill Fish Bar). As such, whilst there are no dedicated hot-food takeaways (not associated to restaurants) on the northernmost section of Holburn Street to the north of Union Grove, it is acknowledged that there are a reasonable number of them in the wider surrounding area. The proposed restaurant and hot-food takeaway would thus add to the number of hot-food takeaways in the surrounding area, although it would contain a reasonable amount of seating, to be used as a café, and would thus not solely function as a takeaway.

However, despite there being other hot-food takeaways in the area, the proposed restaurant and hot-food takeaway use would not cause any significant harm to the character or amenity of the area, for the reasons set out in the following section of the evaluation. Additionally, in relation to health and wellbeing in disadvantaged areas, the application site straddles two data zones (City Centre West and West End North) which are not identified as being particularly deprived overall on the

[Scottish Index of Multiple Deprivation map](#) (SIMD).

As the healthiness (or otherwise) of food sold by restaurants and hot-food takeaways is not a material planning consideration and thus cannot be controlled by the Planning Service, there is no substantive planning policy, guidance or evidence to suggest that the approval of the application, and thus a further hot-food takeaway in the area, would be to the significant detriment of the local community's health and wellbeing (*Issue 1 in representations*). Rather, it would offer additional choice to the existing offering in the surrounding area, whilst occupying an otherwise potentially vacant commercial unit at street level. The proposal is therefore considered to be generally compliant with the aims of Policy 27 of NPF4, as well as the aspirations of Policy VC1 of the ALDP and the CCMP.

Mixed Use Areas

Similar to Policy 27 of NPF4, Policy H2 (Mixed Use Areas) of the ALDP requires applications for development or change of use in mixed use areas to take into account the existing uses and character of the surrounding area and avoid direct conflict with the adjacent land uses and amenity. Where new commercial uses are deemed appropriate, they should not adversely affect the amenity of people living and working in the area.

As assessment of the impact of the proposed change of use, and associated physical works, on the character and amenity of the area, is set out below.

Impact on the Character of the Area

The site lies in a busy, mixed-use area at the northern end of Holburn Street which is characterised by a mix of commercial uses at street level, including some restaurants, public houses, shops and hot-food takeaways, along with residential flats on the upper floors. Given its proximity to Union Street, the area sees a high level of activity and background noise emissions throughout the day and into the evening periods, both from vehicular traffic and from pedestrians, reflected in its zoning within the defined city centre. Therefore, whilst there are a significant number of residential properties in the surrounding area, including flats above the application premises, the character of the area is more busy, noisy and vibrant than that of a typical residential street. Given the existing level of activity and associated background noise, the proposed use of the existing commercial unit as a restaurant and hot-food takeaway (proposed to be open until 22:00) would not have any significant impact on the character of the area. The associated physical works to the building would be minor and would also have no adverse impact on the visual character of the area, for the reasons set out below in the 'Design Quality and Impact on the Historic Environment' section of the evaluation.

Impact on the Amenity of the Area

The Council's Harmony of Uses Aberdeen Planning Guidance (APG) highlights various aspects of hot-food takeaways that can adversely impact on residential amenity (including noise and odour emissions, litter and road safety) and states a general presumption against hot-food takeaways adjacent to residential properties unless it can be demonstrated that there would not be any significant harm to amenity.

Policy 23 (Health and Safety) (e) of NPF4 states:

e) Development proposals that are likely to raise unacceptable noise issues will not be supported. The agent of change principle applies to noise sensitive development. A Noise Impact Assessment may be required where the nature of the proposal or its location suggests

that significant effects are likely.

Policy WB3 (Noise) of the ALDP states a presumption against noise generating developments, as identified by a Noise Impact Assessment, being located close to noise sensitive developments such as housing, unless suitable mitigation measures are in place to reduce the impact of noise.

The applicant has submitted an Odour Impact Assessment (OIA) as part of the application which acknowledges that, without any mitigation, the cooking operations of the unit would pose a very high risk of harm to the amenity of neighbouring (upstairs) residential properties in relation to cooking odours. However, in line with the mitigation measures recommended in the OIA, it is proposed to filter and discharge cooking odours from the hot-food takeaway's kitchen via a new local extract ventilation (LEV) system to be installed internally and fitted with noise silencers, which would then be discharged from an extract vent grille to be installed on the building's rear elevation, just above ground floor level. The upper floors of the building are all in residential use, with some first-floor windows of neighbouring flats on the rear elevation situated in close proximity to where the vent grille would be sited, although the nearest window serves the communal tenement stairwell, rather than a room in a private flat. The grille would also be positioned near to a communal rooftop terrace at first floor level used by the residents of the neighbouring tenement block at 37 Holburn Street to the south. However, subject to the implementation of the mitigation measures recommended in the OIA – including carbon filtration, grease baffle filters and an electrostatic precipitation filtration unit – the Council's Environmental Health Service are satisfied with the conclusion of the OIA that the cooking odours would be satisfactorily filtered and neutralised, ensuring that there would be no adverse impacts on any neighbouring properties (*Issue 3*).

The applicant has also submitted a noise impact assessment (NIA) which includes recommended mitigation measures including the fitting of silencers to the LEV equipment, the installation of a new suspended ceiling in the ground floor unit and a restriction on the opening hours to between 07:00 and 22:00 on any given day, in order to ensure that the amenity of the upper floor flats would not be adversely affected by noise emissions.

The Council's Environmental Health Service are satisfied that, subject to the implementation of the mitigation measures recommended in the NIA, the proposed use would not adversely affect the amenity of the neighbouring residents in terms of noise emissions (*Issue 2*).

Although the implementation of the noise and odour mitigation measures would be sufficient to ensure that the impacts of noise and cooking odours from within the unit on residential amenity would be adequately mitigated, it is noted that hot-food takeaways can result in additional noise emissions from customers (both internal and external) and delivery drivers, particularly in the evening periods which may be quieter than during the day. However, given the applicant's NIA recommends a restriction on the opening hours, which is to be controlled by condition, the use would not operate between 22:00 and 07:00 the following day, thus there would be no amenity impacts arising from the use during the quieter, more sensitive, late evening and early morning periods (*Issue 4*). Any noise generated by customers both inside and outside the premises up to 22:00 would not likely have any significant impact on the amenity of neighbouring residents given the busy nature of the northern section of Holburn Street and the late opening hours of various other uses in the surrounding area.

In relation to traffic disturbance, the application site lies within a controlled parking zone and there are double yellow lines immediately in front of the premises and further along the northernmost section of Holburn Street. As a result, the potential for lawful parking by customers or delivery drivers to adversely affect on-street parking supply or road safety is minimal and any unlawful parking in the area could be dealt with under separate legislation should it occur. Given the site lies in a mixed-use area, and within walking distance of a significant number of residential properties, it is

anticipated that most customers would likely access the property on foot, thereby not introducing any significant parking issues. Should any customers wish to park in the area whilst collecting food, there is some pay and display on-street parking available for non-permit holders on nearby streets. Any parking required for customers would be short-stay only and would not be likely to have any significant impact on local parking supply. In relation to the potential for increased litter, given the site's location within the city centre, there are multiple on-street litter bins nearby which could be used by customers to deposit waste. Any litter dropped by customers could be controlled by separate legislation and cannot be controlled through the planning process.

Therefore, subject to the implementation of the mitigation measures listed in the applicant's noise and odour impact assessments, including a restriction on the opening hours, all to be secured by conditions, the proposed use would not adversely affect the amenity of any neighbouring uses to any significant degree. The proposed development is therefore acceptable in accordance with Policies 23 and 27 of NPF4, Policies H2 and WB3 of the ALDP, and the guidance set out in the Harmony of Uses and Noise APG.

Design Quality and Impact on the Historic Environment

Policy 14 (Design, Quality and Place) of NPF4 and Policy D1 (Quality Placemaking) of the ALDP both seek to ensure that all development is of a high-quality design, appropriate for its context.

The site lies within the City Centre Conservation Area and Policy 7 (Historic Assets and Places) of NPF4, Policy D6 (Historic Environment) of the ALDP and Historic Environment Policy for Scotland (HEPS) all require development in conservation areas to either preserve or enhance the character and appearance of the conservation area.

The only works proposed to the exterior of the building would be minor, comprising the installation of the aforementioned extract vent grille on the rear elevation and the installation of a new fire escape door in the side elevation of the existing single storey rear extension. The existing shopfront and integral ventilation grille would remain unchanged. The proposed extract grille to the rear would be a modestly sized rectangular (c. 1200 mm x 600 mm) metal louvred unit, fitted within an existing, redundant window opening. The fire escape door would be fitted into a newly slapped opening in the rear extension, which has been altered previously.

The external works would be of a small scale and would be discreetly sited on the building's rear elevation, such that they would not significantly affect the external appearance of the building and would not be visible from any public viewpoints. The works would thus be of an appropriate design quality for the context of the building in accordance with Policy 14 of NPF4 and Policy D1 of the ALDP, and they would preserve the character and appearance of the conservation area, in accordance with Policy 7 of NPF4, Policies D6 and H2 of the ALDP, and HEPS.

Waste Management

Policy 12 (Zero Waste) of NPF4 and Policy R5 (Waste Management Requirements in New Developments) of the ALDP both require sufficient space to be provided within new developments for the adequate storage and collection of any waste generated by the development. The applicant proposes to store commercial bins within the rear curtilage of the building, as is the existing situation, with the bins to then be collected kerbside on Justice Mill Lane, via an open pathway connecting the two. The small, enclosed and hard-landscaped rear curtilage of the building is shared with the upper floor flats but it is clear that it does not function as a useable amenity space, but rather as a utilitarian area for the storage of bins and other items. The storage of commercial waste bins in the shared rear curtilage would therefore not pose any issues in relation to residential amenity, nor visual amenity (*Issue 8*). The commercial waste bins could thus be adequately stored and collected, in

accordance with Policy 12 of NPF4 and Policy R5 of the ALDP.

Transport & Accessibility

Policy 13 (Sustainable Transport) of NPF4 and Policy T2 (Sustainable Transport) of the ALDP seek to ensure that all new development would be accessible by sustainable and active modes of transport, minimising the need for private vehicle trips. Policy T3 (Parking) of the ALDP states that no car parking should be associated to new developments in the city centre. The application site lies in a highly accessible location within the city centre which is accessible by foot, bicycle and public transport. No dedicated car parking is proposed and none is required. The proposed change of use is thus acceptable in accordance with Policies 13, T2 and T3.

As the site lies in a controlled parking zone, with the section of Holburn Street adjacent to the application property double yellow lined, any indiscriminate parking by delivery drivers or customers would be unlawful and could be addressed under separate legislation, should it occur (*Issue 6*). It is acknowledged that the pavement outside the unit is somewhat constrained and narrowed by the placement of a bus shelter immediately in front of the premises, but it is not anticipated that the proposed change of use would have any significant implications for pedestrian safety or otherwise lead to large congregations of customers immediately outside it, particularly given it would accommodate internal seating and would not operate solely as a takeaway (*Issue 5*).

Re-use of existing buildings

Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings) of NPF4 states that:

- d) *Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.*

Policy 12 (Zero Waste) of NPF4 adds further support for the re-use of existing buildings and infrastructure and given the proposed development would re-use an existing commercial unit, with no external demolition or significant additions required, the proposed change of use would be sustainable in accordance with Policies 9 and 12 of NPF4.

Tackling the Climate and Nature Crises, Climate mitigation and Biodiversity

Policy 1 (Tackling the Climate and Nature Crises) of NPF4 requires significant weight to be given to the global climate and nature crises in the consideration of all development proposals. Policy 2 (Climate mitigation and adaptation) requires development proposals to be designed and sited to minimise lifecycle greenhouse gas emissions as far as possible, and to adapt to current and future risks from climate change.

The development is sufficiently small-scale such that it does not, in itself, make any direct difference to the global climate and nature crises, nor to climate mitigation and adaptation and the proposals therefore do not conflict with Policies 1 and 2 of NPF4.

Policy 3 (Biodiversity) of NPF4 requires proposals for local development *'to include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development.'* The proposed change of use is small-scale and the nature of the development is such that it does not offer any opportunities for on-site biodiversity gain, nor would any biodiversity gain be proportionate to the nature and scale of the intended works. It is thus considered that the proposals are acceptable despite some minor tension with Policy 3 of NPF4.

Issues Raised in Representations

Issues 1 to 6 and 8 raised in the representations received have been addressed in the foregoing evaluation. The remainder of the issues raised are addressed below:

7. The planning application incorrectly assumes the use of land (courtyard and washhouses) which the applicant does not own or have rights to.

Response: Land ownership is not a material planning consideration. Nevertheless, the applicant has advised that they do have appropriate legal access to utilise the rear curtilage for the storage of their bins. Any disputes regarding land ownership and access rights would be a civil matter between the various parties.

ADMINISTRATIVE MATTERS

Neighbouring properties were re-notified of the application in July 2025, following the submission of additional information (noise impact assessment) by the applicant in June.

RECOMMENDATION

Approve Conditionally

REASON FOR RECOMMENDATION

The proposed use would contribute towards the vitality, viability and vibrancy of the city centre, including into the evening hours, and thus accords with the aspirations of the City Centre Masterplan, Policy 27 (City, Town, Local and Commercial Centres) of National Planning Framework 4 (NPF4) and Policy VC1 (Vibrant City) of the Aberdeen Local Development Plan 2023 (ALDP).

Although in close proximity to residential properties, the application site lies in an area where there are a mix of uses and there is a significant level of activity resulting from other commercial uses, vehicular traffic and pedestrian footfall. The proposed restaurant and hot-food takeaway would not have any significant adverse impact on the health and wellbeing of the local community, would provide wider choice for customers, would preserve the character of the area and, subject to the implementation of noise and odour mitigation measures secured by conditions, the use would not adversely affect the amenity of any neighbouring properties to a significant degree. The proposed change of use is therefore acceptable in accordance with Policies 23 (Health and Safety) and 27 of NPF4, Policies H2 (Mixed Use Areas) and WB3 (Noise) of the ALDP, and the Council's Aberdeen Planning Guidance on Harmony of Uses and Noise.

The associated physical works to the exterior of the building would be discreetly scaled and sited on the building's rear elevation and would be of an appropriate design for the context, in accordance with Policy 14 (Design, Quality and Place) of NPF4 and Policy D1 (Quality Placemaking) of the ALDP. The works would preserve the character and appearance of the conservation area, in accordance with Policy 7 (Historic Assets and Places) of NPF4, Policy D6 (Historic Environment) of the ALDP and Historic Environment Policy for Scotland.

The development would have sufficient means for the adequate storage and collection of any waste and recyclables generated, in accordance with Policy 12 (Zero Waste) of NPF4 and Policy R5

(Waste Management Requirements for New Development) of the ALDP. The application site lies in a sustainably accessible location, would likely serve a local catchment area and could be accessed via sustainable and active modes of travel, in accordance with Policies 13 (Sustainable Transport) of NPF4, T2 (Sustainable Transport) and T3 (Parking) of the ALDP.

The development would be sufficiently small-scale such that it would not make any material difference to the global climate and nature crises nor to climate mitigation and adaptation, nor are there any opportunities to minimise greenhouse gas emissions given the nature of the proposals, therefore the proposed development is compliant with Policies 1 (Tackling the Climate and Nature Crises) and 2 (Climate Mitigation and Adaptation) of NPF4. There is no opportunity to enhance on-site biodiversity, therefore the proposals are acceptable, despite some minor tension with Policy 3 (Biodiversity) of NPF4.

CONDITIONS

(01) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

(02) ODOUR MITIGATION

The hereby approved use shall not operate unless the critical odour mitigation measures achieving at least an equivalent effect of the measures listed in the approved Odour Impact Assessment (CCDP – November 2024 – Revision C) have been implemented in full, and suitable evidence of their installation has been provided to the planning authority. The mitigation measures shall include (but are not limited to) the installation of the local extract ventilation system detailed in the Proposed Kitchen Ventilation plan (drawing no. 4978-M(50)01), incorporating the following:

1. Grease baffle filters within extract canopy (providing initial grease removal/fire protection);
2. An ESP 3000 electrostatic precipitator;
3. A carbon filtration unit capable of achieving a 0.8 second carbon filter residence time.

Reason: In order to protect the amenity of neighbouring residential properties from cooking odour emissions.

(03) NOISE MITIGATION

The hereby approved use shall not operate unless the noise mitigation measures listed in the approved Noise Impact Assessment (Couper Acoustics, 22nd June 2025 [Ref: 0989212314 – V1]) have been implemented in full and suitable evidence of their installation has been provided to the planning authority. The mitigation measures shall include (but are not limited to):

Local Extract Ventilation (LEV) Noise:

1. The Local Extract Ventilation (LEV) outlet is located as shown in Figure 2 of the report.
2. The LEV shall have an extract fan with equivalent (or lower) noise emissions than the Soler & Palau ILHB-450 CC ECOWATT Fan (as detailed in Appendix A).
3. The LEV shall be fitted with a silencer that provides (as a minimum) the dynamic insertion

loss values shown in Table 2 of the report.

4. The LEV design (Drawing No. 4978-M(50)01 C) should be updated to include an additional silencer or acoustic louvre that provides (as a minimum) the dynamic insertion loss values shown in Table 3 of the report.

Internal Noise Transmission:

5. Inspection and repair (if necessary) of the existing ceiling in accordance with Section 5.06 - 5.07 of the report.
6. Installation of a new independent ceiling in accordance with Section 5.10 - 5.11 and Appendix B.
7. Wall cupboards, voids or hidden fireplaces should be blocked up in accordance with Section 5.13 of the report.
8. Implementation of the additional mitigation measures detailed in Table 6 of the report.

Reason: To protect the amenity of neighbouring residential properties from noise emissions.

(04) OPENING HOURS

The hereby approved use shall only operate between the hours of 07:00 and 22:00 on any given day.

Reason: To protect the amenity of neighbouring residential properties from noise emissions in the late evening and early morning periods.

ADVISORY NOTES FOR APPLICANT

(01) ODOUR MANAGEMENT PLAN

It is recommended that the operator establishes a written Odour Management Plan including cleaning and maintenance procedures for the plant (based on extent of usage), in accordance with the manufacturer's guidelines, to reduce the risk of malodour and statutory nuisance going forward.

(02) BUSINESS WASTE INFORMATION

- Business premises need to be provided with a bin store to allocate, within the property curtilage for the business waste and recycling bins
- Commercial waste bins cannot be stored on the street any day of the week as per Council Policy 2009 (Obstructions- Commercial Waste Bins). Infringement on the Council Policy can lead to a fine of £500 per bin as adopted by the Enterprise, Strategic Planning and Infrastructure Committee on 29th August 2013
- There are many waste contract collection providers operating in Aberdeen and each one provides different collection of waste and recycling services. For this reason, business premises need to liaise with their waste contract collection to ensure the correct management of their waste.
- Business premises have a legal Duty of Care covering all the waste they produce. This means that it is the Business premises responsibility to manage and dispose of any waste correctly.
- The Waste (Scotland) 2012 requires that all businesses from 1st January 2014 are required to separate paper, cardboard, glass, plastic and metals for recycling. Some businesses will additionally be required to separate their food waste (where food waste >5kg per week).
- General tips for site and hopefully the chosen waste collection contractor will detail this but

for access, the following is needed:

- An area of hard standing at storage and collections point(s)
- Dropped kerb at proposed bin collection point
- Yellow lines in front of bin collection point
- Bin storage areas to ideally be provided with a gulley and wash down facility for the interest of hygiene

For further independent guidance about waste and recycling provision, storage and collection please refer to the following document:

http://www.lgcplus.com/Journals/3/Files/2010/7/14/ADEPTMakingspaceforwaste_000.pdf and additional Trade Waste information can be found in the Waste Supplementary Guidance available at <https://www.aberdeencity.gov.uk/sites/default/files/2020-07/7.1.PolicySG.ResourcesForNewDevelopmentUpdateJuly2020.pdf>

ABERDEEN CITY COUNCIL

COMMITTEE	Planning Development Management
DATE	21 August 2025
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Aberdeen Planning Guidance: Health Impact Assessments
REPORT NUMBER	CR&E/25/200
EXECUTIVE DIRECTOR	Gale Beattie
CHIEF OFFICER	David Dunne
REPORT AUTHOR	Donna Laing
TERMS OF REFERENCE	5

1. PURPOSE OF REPORT

- 1.1. To seek approval to adopt Aberdeen Planning Guidance (APG): Health Impact Assessments.

2. RECOMMENDATION(S)

That the Committee:-

- 2.1. Approve the Aberdeen Planning Guidance: Health Impact Assessment (Appendix 1) as non-statutory planning advice;
- 2.2. Note the findings of the consultation on the Draft Health Impact Assessment Guidance Document, and subsequent responses and revisions proposed by Officers to the Draft document (Appendix 2);
- 2.3. Instruct the Chief Officer - Strategic Place Planning to review Section 75 agreements during the production of the Aberdeen Local Development Plan 2028, in order to assess how a 'health in all policies' approach can be more effectively integrated with future developer obligations; and
- 2.4. Instruct the Chief Officer - Strategic Place Planning to review the appendices of the Aberdeen Planning Guidance: Health Impact Assessment on an annual basis to ensure the data remains up to date, and to publish any updates on the Council's website.

3. CURRENT SITUATION

- 3.1. The Local Development Plan 2023 was formally adopted on 19 June 2023. The Local Development Plan focuses on the vision, spatial strategy and key policies and proposals for the future development of Aberdeen. The Council can also adopt additional supporting guidance in connection with the Local Development Plan and this can be used to provide more detail on how its policies and proposals will be implemented. Appendix 4 of the Aberdeen Local Development Plan 2023 outlines the guidance expected to be produced, and the majority of these have now been adopted (please see Council Report COM/23/303).
- 3.2. A draft Aberdeen Planning Guidance document on Health Impact Assessments was brought to Planning Development Management Committee in June 2024, and approved for public consultation. The document provides further guidance on Policy WB1: Healthy Developments of the Aberdeen Local Development Plan 2023 and Policy 23: Health and Safety of National Planning Framework 4.
- 3.3. The public consultation on the Draft Aberdeen Planning Guidance ran for a 10 week period between 15 November 2024 and 24 January 2025. The document was made available and publicised during the consultation by the following methods:
- Publication of the draft document on the Local Development Plan section of Aberdeen City Council's new 'Consultation Hub' – Commonplace <https://aberdeenldp.commonplace.is/en-GB/proposals/v3/apg-health-impact-assessment?step=step1>
 - Hard copy of the document available for review at Marischal College Customer Service Centre during normal opening hours.
 - Social Media posts on Facebook and Twitter from Aberdeen City Council and Local Development Plan social media accounts during the consultation process.
 - Notification by email to statutory consultees, Community Councils and other interested organizations.
 - Notification to individuals, organisations and businesses signed up to the Local Development Plan 'latest news' section of the Local Development Plan Commonplace site.
- 3.4. A total of 40 replies were received to the public consultation. 29 from individuals, 10 from organisations, and 1 response from an unknown source. The new consultation system, Commonplace, allows for sentiments to be expressed along with submitting comments. The responses received can be categorised as follows, and Appendix 2 presents the responses received and officer response : -
- general support (3 individuals and 1 organisation),

- happy with the contents and the links made to the wider environment (4 individuals and 2 organisations);
- satisfied and note the benefits of the process (8 individuals and 1 organisation);
- neutral reaction to the document (6 individuals, 2 organisations and 1 unknown);
- dissatisfied as there needs to be more focus on context - this is an onerous task when the planning system already looks to address health and wellbeing (6 individuals and 2 organisations); and,
- unhappy - there need to be more focus on context and obesity (2 individuals and 2 organisations).

- 3.5. Changes made to the document following comments received to the public consultation have included: adding a summary to identify the relationship between place, wellbeing and planning, and clarifying what a health impact assessment is and how it will be used in Aberdeen. Text was also inserted into the main body of the document to clarify the ask relating to stakeholder engagement, the proportionate nature of health impact assessments, and the requirement that a health impact assessment may be part of an Environmental Statement (submitted as part of the Environmental Impact Assessment process) or may be a standalone document. The document was also benchmarked against health impact assessment guidance from the Public Health Scotland and Scottish Health and Inequalities Impact Assessment Network to ensure it complies with their standards. The document has also been developed in collaboration with colleagues from NHS Grampian Public Health Directorate and the Aberdeen City Health and Social Care Partnership.
- 3.6. The APG outlines the relationship between health and wellbeing, place and planning – noting planning can be a tool to create environments that support health and wellbeing and can encourage people to make healthy choices. It notes that, in Aberdeen, HIAs are requested in appropriate planning applications and documents that are most likely to impact on human health. The APG then outlines the steps within the HIA, before providing information on data sources that will be used to understand the context of the area where the development is proposed.

Next Steps

- 3.7. Committee is asked to review the changes made to the Health Impact Assessment APG, and approve it's adoption as non-statutory planning advice.
- 3.8. As noted above, the APG has been produced to support the Aberdeen Local Development 2023, which was developed with a 'health in all policies' approach, with local policies assessed against wider health priorities for Scotland. Work is currently underway on preparing the next local development plan for the city and, building on the work undertaken to preparing this APG, it is recommended that the LDP review consider how the 'health in all policies' approach can also be more effectively integrated with developer obligations. This could include considering improvement to open space and community facilities based on report findings, such as the open space audits.

- 3.9. Finally, it is recommended that the appendices to the APG be kept under review in order to ensure any significant changes to the data can be updated in the document. It is proposed that this be undertaken on an annual basis.

4. FINANCIAL IMPLICATIONS

- 4.1 There are no direct financial implications arising from this report as the cost of preparing Aberdeen Planning Guidance is met through existing staff time and resource budgets.
- 4.2 The guidance documents will help to mitigate any increase in applications and queries which will result in added pressure on the finances and staff resources of the Council's planning service.
- 4.3 As a major landowner in the City, proposals for the development of land and assets owned by Aberdeen City Council and any planning applications for development undertaken by or on behalf of the City Council will, where applicable, be subject to assessment against the proposed Aberdeen Planning Guidance. This may have financial implications for the Council as a developer.

5. LEGAL IMPLICATIONS

- 5.1 There are no direct legal implications arising from this report. The proposed Aberdeen Planning Guidance will be a material consideration to inform decisions on future planning applications in Aberdeen.

6. ENVIRONMENTAL IMPLICATIONS

- 6.1 The draft Aberdeen Planning Guidance document has been subject to a Strategic Environmental Assessment (SEA) pre-screening process in accordance with relevant legislation.

7. RISK

- 7.1 The assessment of risk contained within the table below is considered to be consistent with the Council's Risk Appetite Statement

Management Of Risk

- 7.2 The draft Aberdeen Planning Guidance documents support the Aberdeen Local Development Plan 2023 and ensure continuity in the provision of comprehensive, up-to-date and relevant planning frameworks.

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) <small>*taking into account controls/control actions</small>	*Does Target Risk Level Match Appetite Set?
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Strategic Risk	Not delivering the aims of the Aberdeen Local Development Plan and the Local Outcome Improvement Plan	Supports consideration of health and wellbeing to ensure population health and equality is assessed during the planning process.	L	Yes
Compliance	Ensuring compliance with National Planning Framework 4.	The document provides advice on planning consent.	L	Yes
Operational	By not providing guidance officers could, over time, provide inconsistent advice.	The document provides clarity, consistence and certainly in terms of assessment of planning applications.	L	Yes
Financial	Not having timeously published and adopted supporting guidance for the new Local Development Plan could lead to uncertainty at planning application stage and potentially lead to more staff time being spent processing applications	The document should reduce the number of queries and provide clarity, consistence and certainly in terms of assessment of planning applications.	L	Yes
Reputational	Not providing guidance opens the possibility of	The document set parameters for the assessment of planning applications and documents	L	Yes

	inconsistency in decision making and misinformation in the public domain.	requiring health impact assessments.		
Environment / Climate	Ensuring that planning frameworks take into consideration the relevant environmental and climate change legislation at the point of their development and production.	Ensure that robust and transparent consultation with statutory agencies is undertaken. A Strategic Environmental Assessment Screening Report was undertaken.	L	Yes

8. OUTCOMES

<u>COUNCIL DELIVERY PLAN 2025-26</u>	
	Impact of Report
Aberdeen City Council Policy Statement <u>Working in Partnership for Aberdeen</u>	<p>The proposals within this report support the delivery of the following aspects of the policy statement:-</p> <ul style="list-style-type: none"> A vibrant city, making our city a better place for people to live, work, raise a family and visit.
<u>Local Outcome Improvement Plan 2016-2026</u>	
Prosperous People Stretch Outcomes	The APG will help with stretch outcome 4, improve health and reducing child poverty inequalities and stretch outcome 11: Healthy life expectancy (time lived in good health) is 5 years longer by 2026; through encouraging adoption of healthier lifestyles through a whole family approach.
Prosperous Place Stretch Outcomes	The APG will help with stretch outcome 14 through the key driver 14.1 Supporting different ways for active travel in everyday journeys, using partners and volunteers to address safety, infrastructure, fitness, well-being and confidence.

Regional and City Strategies	The APG's will support the Aberdeen Local Development Plan 2023 through providing more information on the content of the Plan. They will ensure Aberdeen is an excellent place to live, visit and do business.
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9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	New Integrated Impact Assessment has been completed.
Data Protection Impact Assessment	Not required.
Other	N/A.

10. BACKGROUND PAPERS

10.1 [National Planning Framework 4](#)

10.2 [Aberdeen Local Development Plan 2023: Written Statement](#)

10.3 [Scottish Health and Inequalities Impact Assessment Network: A Guide to Health Impact Assessment](#)

11. APPENDICES

11.1 Appendix 1: Aberdeen Planning Guidance: Health Impact Assessments.

11.2 Appendix 2: Summary of responses received and officer responses

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Aberdeen Planning Guidance: Health Impact Assessments

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1. Introduction

1.1 Status of Aberdeen Planning Guidance

1.1.1 This Aberdeen Planning Guidance (APG) supports the Development Plan and is a material consideration in the determination of planning applications.

1.1.2 This APG expands upon the following Aberdeen Local Development Plan policies:

- Policy WB1 – Healthy Developments
- Policy D1 – Quality Placemaking

1.2 Introduction to Topic / Background

1.2.1 The health of Aberdeen citizens is linked to good placemaking. Environments that encourage and support good physical and mental health and wellbeing will lead to a better quality of life. There is now increasing recognition of the key role that places and communities play in our health and wellbeing. For example, our local environment is an important influence on our health behaviours, while there is strong evidence of the impact of social relationships and community networks, including on mental health. Planning for good health does not simply mean people have access to medical facilities, infrastructure, and care. Ensuring good health is about providing places where there is access to safe, convenient active travel and compact neighbourhoods, access to natural and planned open space with varied and safe opportunities for recreation, a mix of good quality affordable homes of all types and sizes to meet differing needs and protection from environmental hazards all within attractive and distinctive designs. This guidance is to aid an understanding on the impact of development on population health / public human health and reducing or preventing health inequalities. Health Impact Assessments are not to be used to assess the impact on an individual's health.

1.3 Climate Change and biodiversity

- 1.3.1 Health and wellbeing, climate change and biodiversity are interlinked. The World Health Organisation notes the climate crisis is the biggest health threat to humankind and puts the number of deaths attributable to environmental causes each year at more than 13 million, while biodiversity loss can impact air, water and food security having significant direct human health impacts. Reduction of environmental pollutants, mitigation for flooding, ensuring there are green spaces, active travel routes, and good housing stock have a positive impact for climate change, biodiversity and for health and wellbeing. The [United Nations Sustainable Development Goals](#), a collection of 17 interlinked global goals designed to be a "blueprint to achieve a better and more sustainable future for all", Goal 3: Good Health and Wellbeing is to ensure healthy lives and promote wellbeing for all at all ages.
- 1.3.2 At a National level, the UK Health Expert Advisory Group [report on Sustainable Health Equity](#) demonstrates the importance of embedding public health and wellbeing at the centre of climate change decision-making. The Advisory Group highlights how the direct and indirect impacts of climate change will likely widen existing health inequalities in the UK. They warn that if health equity isn't considered when developing policies to reduce greenhouse gas emissions, there is a risk that their benefits to health will be unequally distributed.
- 1.3.3 [Aberdeen Adapts](#) Goal 10 – Prioritising health and wellbeing identifies action areas to improve the health of the city. The Council's [Climate Change Plan](#) links [United Nations Sustainable Development Goals](#) Goal 3 Good Health and Wellbeing. The [Net Zero Aberdeen Routemap](#) identifies six strategies, within the "Our Natural Environment" strategy, health and wellbeing improvement is noted as of the key outcomes with improved health and wellbeing noted as a co-benefit for four of the other strategies; mobility, building and heat, energy supply and empowerment.

2. Aberdeen Planning Guidance

2.1 Health and wellbeing, planning and place

- 2.1.1 Health and wellbeing are key components of creating successful, sustainable places. The functions of planning, health and wellbeing have long connections and much of urban planning has origins in post epidemic society. The various instances of epidemics around the world, and the realisation of the importance of public health, clean air, and sewage disposal, and the need for intervention and mitigation, have had a significant impact on urban planning policy.
- 2.1.2 Good planning has the aim of creating attractive, safe and accessible places to live and to improve the quality of life and wellbeing of individuals and communities. Developing strong, healthy and vibrant communities is vital to ensuring the wellbeing of the population. The health and wellbeing of communities is supported through placemaking to support healthier and better connected communities. Planning therefore, has a crucial role to play in ensuring health and health inequalities, are addressed.
- 2.1.3 It is accepted that if communities and households have access to facilities and services, healthy food, local employment opportunities, active and public transport options and well designed, open public space, they will be happier, healthier and more stable. Local planning policies, and the location of new developments and facilities, should enable

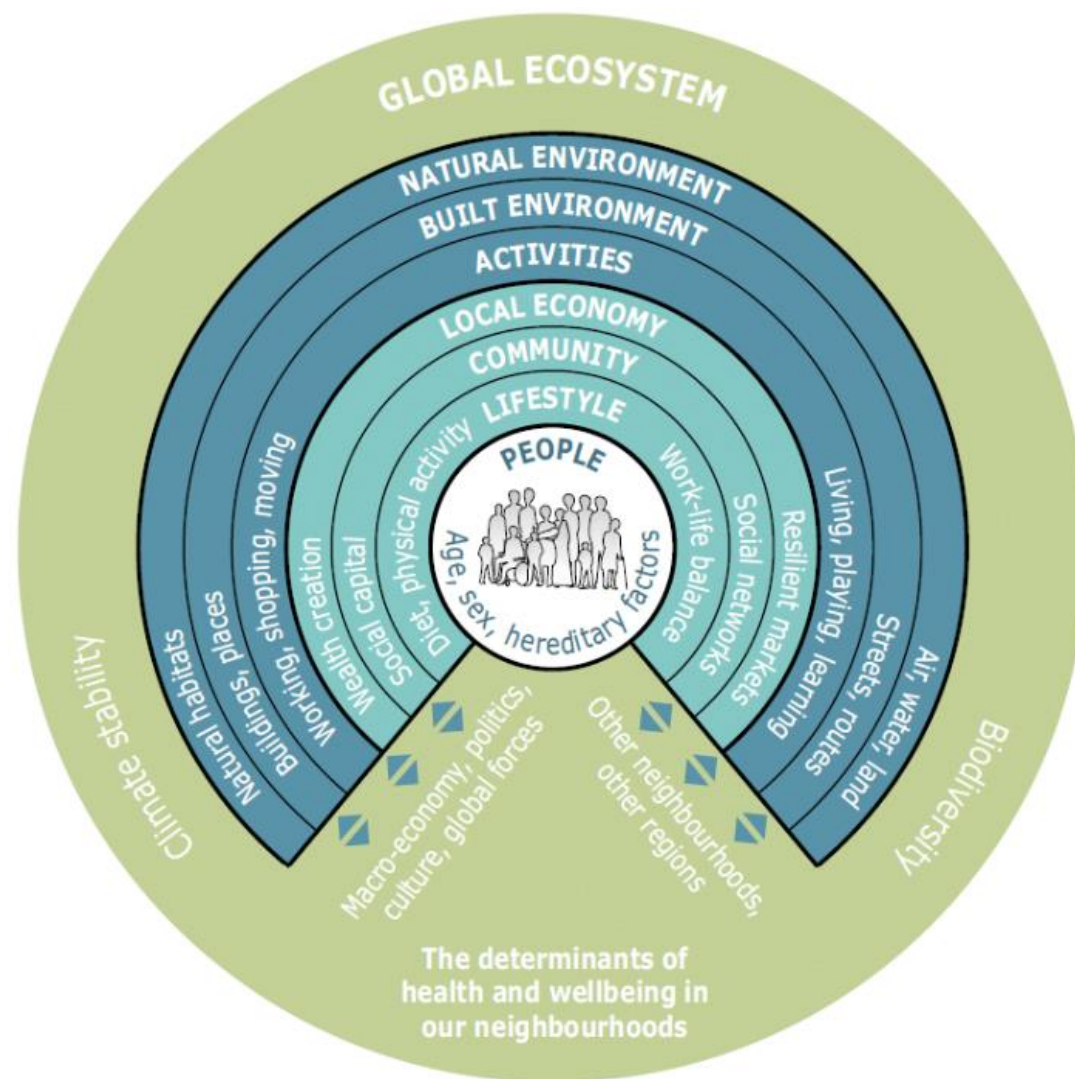


Figure 1: The determinants of health and well-being in our neighbourhoods (Source: Human ecology model of a settlement, Barton and Grant, 2006)

people to have a choice of high quality and attractive places to live and allow them to reach the services they need and, for the services they need to reach them.

- 2.1.4 Modern day health and wellbeing challenges in Scotland are linked to an ageing population, enduring health inequalities, deprivation and poverty, changes in the pattern of disease and increasing pressure on health and social care services. The health and wellbeing of individuals and communities are determined by a wide range of internal and external factors, known as the 'determinants of health'. The places where we live, work and play have an important influence on our health and wellbeing throughout our lifetime.
- 2.1.5 Figure 1 identifies the wide range of determinants that influence our health and wellbeing, from our individual characteristics to the global ecosystem. These are the social, economic, environmental and cultural factors that indirectly influence health and wellbeing. They include what we eat and drink; where we live and work; and the social relationships and connections we have with other people and organisations. Some, such as gender, age and family history of illness, cannot change or are difficult to change, while others are influenced by the social, economic and physical environment we live in and can be changed by policy interventions.
- 2.1.6 Although planning is rarely sufficient on its own to change behaviour and to promote good health, it is necessary in terms of creating the environment that supports people in making healthy choices (such as physical activity, healthy eating and drinking) and that makes those choices easier.
- 2.1.7 The World Health Organisation defines health as "...a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity". Ensuring physical and mental health and wellbeing goes well beyond providing healthcare services. Access to medical interventions should be the last resort in a population's health and wellbeing journey. By creating places where consideration of health and wellbeing is paramount from the outset, the easier it will be to have a health population with good physical and mental health. Development should create a healthy environment whilst not contributing to negative health outcomes. This relies on creating environments that foster better health, have reduced inequalities in wellbeing and which allow people to live active, engaged, independent and healthy lifestyles.

2.1.8 There is growing evidence of the various ways in which planning decisions may affect health. Significant planning issues that affect health include, but are not limited to:

- A mix of good quality affordable homes of all types and sizes to meet differing needs increase health benefits and reduces the impact of poverty.
- Access to safe, convenient active travel and good social connections strengthens mental health.
- Protection from environmental hazards; increasing air and water quality, reducing noise pollution, and reducing carbon emissions has a positive impact on physical and mental health.
- Increased access to natural and planned open space with varied and safe opportunities to play and meet has a positive impact on physical activity levels and mental health.
- Local character and distinctiveness ensures sense of place which has a positive impact on mental health.
- Compact neighbourhood design with walkable local facilities and public transport accessibility allows car free access to services, amenities and employment which increase health benefits and reduces the impact of financial poverty.



Figure 2: Spatial environment and health and wellbeing

2.1.9 The list above is not exhaustive, but it aims to highlight planning has a significant role to play in creating great places, and in shaping the future health and wellbeing of our citizens and communities

2.1.10 The Place and Wellbeing Collaborative, representatives from the Improvement Service, Public Health Scotland, Directors of Public Health, Heads of Planning Scotland, COSLA and Health Improvement Managers, have developed a set of outcomes for everyplace to enable wellbeing; the place and wellbeing outcomes. These outcomes provide a “consistent and comprehensive focus on where place impacts on the wellbeing of people and planet”.

2.1.11 The outcomes note what every place needs for people to thrive, to enable those who live, work and relax there to stay healthy. The outcomes look for every place to enable wellbeing and take account of the needs of different population groups. The place and wellbeing outcomes are expressed in five themes, with outcomes related to each theme as expressed in Figure 3.

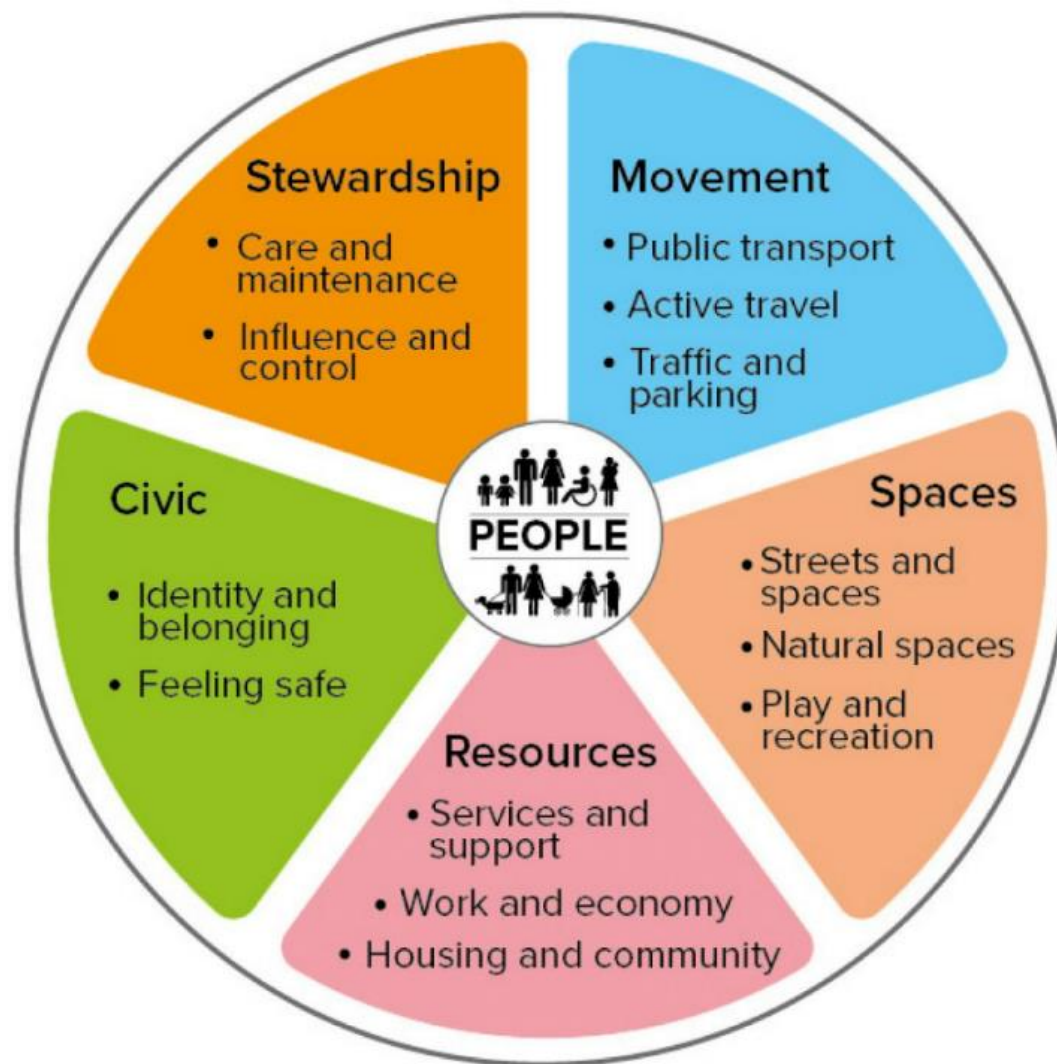


Figure 3: Place and Wellbeing Collaborative: Place and Wellbeing Outcomes

2.2 The Aberdeen Context

- 2.2.1 Improving health and wellbeing and reducing health inequalities is an important issue. Aberdeen, along with North Ayrshire and South Lanarkshire, has been confirmed as one of three Marmot Places in Scotland. The National Records of Scotland provide a snapshot of the overall health of each local authority in Scotland, while the Scottish Index of Multiple Deprivation and Public Health Scotland can provide health information for small areas within local authorities.
- 2.2.2 In general, the health of Aberdeen residents is not significantly different to the national average, however there are variations in the health of the population. The variation across the city's communities for both life expectancy and healthy life expectancy is noticeable. People from areas with higher deprivation are significantly more likely to have shorter lives and to live with poorer health for longer - when considering the health of Aberdeen as a whole, the increased life expectancy for both men and women has stalled and healthy life expectancy is declining.
- 2.2.3 The 2022 Census notes 18.5% of Aberdeen's population reported having long-term illness, disease or condition (compared to 21.4% in Scotland) and 20.2% reported having a long term health condition that limited their activities (compared to 24.1% in Scotland). In the Scottish Health Survey (2017-21), 26% of people reported having a limiting long-term illness in Aberdeen City compared to 34% in Scotland. In 2022 over half of the deaths in Aberdeen City were associated with cancers and circulatory diseases, for which smoking, obesity, and physical inactivity are risks. See Appendix 5 – Data Sources and Information for further information regarding the health profile of Aberdeen.

2.3 Legislative and Policy Context

- 2.3.1 At a national level, the Planning (Scotland) Act 2019 places a renewed emphasis on rediscovering the relationship between health and wellbeing and placemaking. The Town and Country Planning (Scotland) Act 1997, as amended, at Section 3A, notes one of the outcomes of National Planning Framework 4 (NPF4) is *"to improve the health and wellbeing of people living in Scotland"*.
- 2.3.2 Beyond this, the assessment of health effects are outlined in Section 40(A) of the Town and Country Planning (Scotland) Act 1997, as amended, and to be enacted, which notes *"The Scottish Ministers must by regulations make provision about the consideration to be given, before planning permission for a national development or a major development is granted, to the likely health effects of the proposed development"*.

2.3.3 NPF4 identifies 6 spatial principles, one of which, 'Local Living' states: *"we will support local liveability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally"*. The six spatial principles will support the planning and delivery of:

- sustainable places, where we reduce emissions, restore and better connect biodiversity;
- liveable places, where we can all live better, healthier lives; and
- productive places, where we have a greener, fairer and more inclusive wellbeing economy.

2.3.4 Part I of NPF4 outlines a number of cross cutting outcome and policy links to lifelong health and wellbeing, and Policy 23: Health and Safety outlines that the policy intends to encourage, promote and facilitate development that improves health and wellbeing. Policy 23: Health and Safety also notes, *"Development proposals which are likely to have a significant adverse effect on health will not be supported. A Health Impact Assessment may be required."*

2.3.5 Aberdeen Local Development Plan 2023 Policy WB1: Healthy Developments states:

"Developments are required to provide healthy environments, reduce environmental stresses, facilitate physical activity and promote physical and mental wellbeing."

National and major developments, and those requiring an Environmental Impact Assessment must submit a Health Impact Assessment (HIA) to enhance health benefits and mitigate any identified impacts on the wider determinants of health; this may involve planning obligations"

2.3.6 Large scale planning applications, such as national developments (those defined in NPF4) or major planning applications (those above 49 dwellings, or those of 10,000 sqm or greater floor area) may be required to be accompanied by an Environmental Statement, which is a report of an environmental impact assessment. Legislation requires these for selected applications under the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. These will assess environmental impacts which may affect human health, but do not include the full range of potential health impacts.

2.3.7 A HIA will be a material consideration when determining planning applications. An application can be refused if an application has a significant adverse effect on health.

2.3.8 Provision of a Health Impact Assessment is well established and often used in other parts of the UK and internationally. Sources of guidance and quality standards for HIA include, for example, the World Health Organisation and the Scottish Health Impact and Inequalities Assessment Network, and example HIAs can also be found on the webpages of these organisations. Links for all of these are given in Appendix 4.

2.4 Overview - What is a Health Impact Assessment?

2.4.1 HIA is an assessment to identify and improve health consequences, including unintended and unanticipated consequences for the population as a whole.

2.4.2 A HIA includes explicit consideration of how impacts may affect different groups in the population. The Assessment includes recommendations to mitigate any harm to health and enhance any benefits. A HIA should not only identify potential harms to be mitigated, but should also identify and support positive aspects of a development that bring opportunities for good health. A HIA is used to assess impacts on population health - it is not used to assess personal human health. As noted above, the World Health Organisation definition of health is “a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity”. This definition includes physical health, mental health and wellbeing as three connected central elements of health. Therefore, due consideration should be given to all three elements, not just one or two of them in isolation.

2.4.3 Whilst other technical assessments might consider potential impacts to health - for example an air quality assessment might consider the impact of more traffic emissions on the respiratory health of local people - a HIA specifically looks to the impacts on health from the whole proposal. It brings together the health impacts from all technical areas but also goes further to consider the impacts cumulatively.

2.4.4 One of the key phases of a HIA is understanding the health background to the proposal. In understanding the current health situation for an area, a proposal can be better placed in helping to determine what impacts will occur and how to remove/mitigate them or where possible enhance positive elements.

2.4.5 A HIA looks at all health impacts - both negative and positive. A lot of proposals can have benefits for the health of local people.

2.4.6 HIA usually involves consulting with stakeholders, including local communities and those experiencing health inequality, on the potential impacts and how they may occur in the local context. This does not replace the requirement for pre-application public consultation for national or major developments laid out in the Planning etc. (Scotland) Act (2006). However, it may be integrated within this and the HIA may draw on consultation findings.

2.5 Development Planning and Development Management

2.5.1 The planning system seeks to promote development that will create healthy and sustainable communities. The impacts of planning decisions are long lasting. Aberdeen City Council has adopted the Local Development Plan 2023 that sets out the spatial strategy for Aberdeen until 2032. The Local Development Plan establishes the overall vision for the area and the policy framework within which planning applications are assessed.

2.5.2 Aberdeen City Council will request Health Impact Assessments in relation to appropriate planning applications and documents that are most likely to impact on human health. In general:

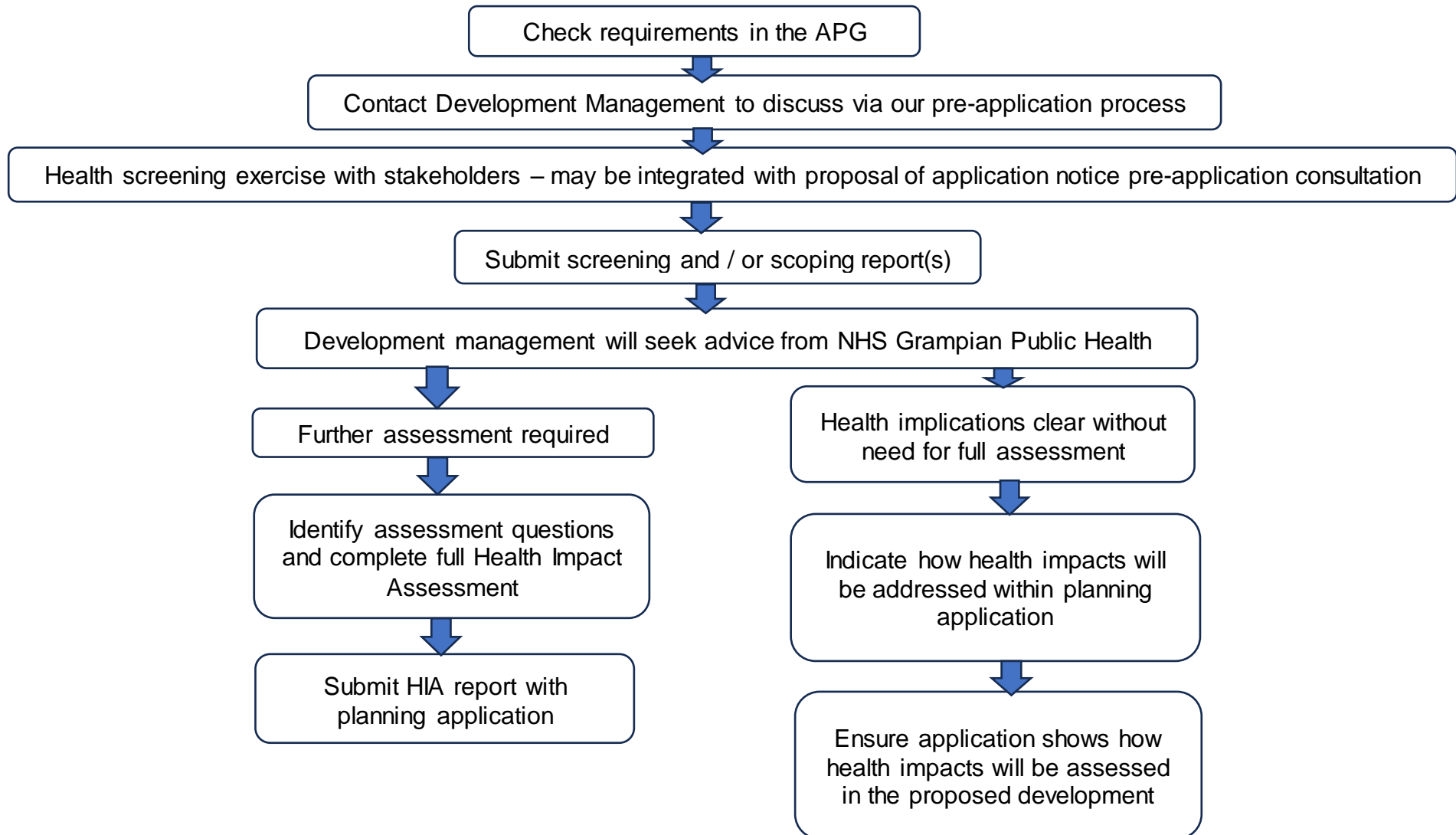
- national and major developments, and those requiring an Environmental Impact Assessment must submit a Health Impact Assessment; and
- other developments with the potential for human health impacts may be screened for HIA requirement. Depending on the outcome of the screening process this may require the need for a full HIA to be completed and provided as part of a planning application.

2.5.3 In considering the requirement for a health impact assessment, the development and locational context will be assessed to determine if there is the potential for significant adverse health effect.

2.5.4 HIAs should be proportionate to scale of development / document.

2.5.5 The HIA report may a standalone document, or can be integrated into an Environmental Assessment. The assessment should be informed by a screening exercise that considers a full range of potential health impacts. It is recommended that applicants discuss the HIA with the planning authority before formally submitting their planning application. Guidance on scoping, screening and on completing an HIA, is provided below.

Procedure for HIA submission and consideration



2.6 Guidance on HIA

2.6.1 The steps to carry out a HIA are well established, and are similar to the steps for Environmental and other Impact Assessments. They are generally described as follows:

Pre Screening	In this context a HIA is needed if the proposed development is a national or major developments or requires an Environmental Impact Assessment or screening is requested by Development Management.
Screening	Hold a stakeholder workshop (see below) to identify relevant populations and impacts
Scoping	Define terms of reference for appraisal Ensure appropriate expertise is included – this should include someone with training in, or experience of, HIA.
Full - Appraisal	Collate evidence from a range of sources to identify and assess likely health impacts from the proposed development. Evidence is likely to include: <ul style="list-style-type: none"> • Proposed development and policy analysis • Community profile • Stakeholder engagement (including population groups, communities affected, or facing inequities) • Published literature
Full – Recommended Development Changes	Use findings to recommend changes to the proposed development or other changes that would improve health impact.

Screening to identify possible impacts

2.6.2 An understanding of potential impacts is needed to determine whether further assessment is required. To do this, it is recommended that applicants hold a workshop with stakeholders. The workshop should use a health impact checklist (Appendices 1 and 2) to identify the relevant populations and potential impacts. This exercise may be integrated within Pre-Application Consultation with local communities.

2.6.3 If potentially significant impacts are identified and/or further evidence is needed regarding the health issues identified, applicants should proceed to scoping.

2.6.4 If the health implications are clear, applicants should provide a screening report that includes:

- The methods used and participants involved in the screening workshop;
- The relevant stakeholders and potentially affected populations and impacts identified; and,
- A statement that demonstrates how the issues identified will be addressed within the planning process and final planning application.

2.6.5 This report will be reviewed by Development Management who will seek advice from NHS Grampian Public Health. Further assessment may be requested if potentially significant health impacts have been identified or there is uncertainty about the likely impacts. If no potentially significant impacts have been identified, further assessments are not required. Health impacts can be addressed in the application / document.

Scoping

2.6.6 If further assessment of the potential health issues is requested, applicants should provide a scoping report to the planning authority that outlines:

- The populations and impacts identified during screening
- Questions to be addressed, and sources of evidence for these
- Indicate whether these questions will be addressed within an environmental assessment or as a separate health assessment
- Terms of reference for further HIA
- Indicate the skills that will be required to complete the work. It is recommended that this should include someone with training in, or experience of, HIA. Advice may be sought from NHS Grampian Public Health Department.

Full Appraisal

2.6.7 The purpose of the appraisal stage is not simply to describe health impacts but to inform recommendations for change. This may include cross-referencing the assessment of impacts with the local profile and investigating the mechanisms and

informal pathways through which actions may lead to impacts. This information will help, for example, to decide which impacts are 'significant' as defined below, to weigh up benefits and harms or to suggest ways to mitigate adverse impacts.

2.6.8 Assessment questions may include, for example:

- How many people, and from which population groups, will be affected by each impact?
- Will any population groups with already poorer health be affected?
- What are the pathways by which impacts will occur?
- Is there research evidence to support the predicted steps in the pathway?
- What value and priority do stakeholders place on each impact?

2.6.9 Most HIAs use evidence from:

- A community profile of the health insights of stakeholders and affected populations
- Literature review of relevant research findings.

Community Profiling

2.6.10 A HIA report should include a profile of the local community or communities. This helps to inform identification of impacts, characterise the relevant population groups who may bear these impacts, and provide background information to help apply literature evidence to the local context. This involves collating available data on:

- Demographic make-up of the local population: especially any particularly susceptible or socially excluded groups, as identified in the scope
- Health status of the local population including common health conditions: again, consider susceptible and socially excluded groups
- Social, cultural, economic features of the local area covered by the proposed development
- Features of the local area: e.g. facilities and amenities, environmental challenges
- Current provision relevant to the specific proposed development

2.6.11 The data used in the profile may include routine demographic, health and other data. In some cases primary data may be used, for example primary qualitative evidence may inform a 'pen profile' of an affected community. The Scottish Public

Health Observatory and Community Planning Aberdeen Localities Outcome Data are useful source of routine data. Please see Appendix 5 – Data Sources and Information for further information regarding the health profile of Aberdeen. It is expected this data, or any subsequent updates to the data, will be used within the HIA.

Evidence from stakeholder and community participation

- 2.6.12 Stakeholders are people with an interest in the proposed development being assessed, and include potentially affected people. They are people with relevant information, such as knowledge of the local area or of the topic area. The assessment should seek to engage with and involve the different population groups included in the scope.
- 2.6.13 Stakeholders may hold some of the evidence that is needed for the assessment and it is important to ensure their views and values are taken into account to increase transparency of decision making. Applicants should make particular attempts to seek views of people whose voices are not likely to be heard otherwise.
- 2.6.14 Information from the Pre Application Public Consultation engagement may usefully be useful in an HIA. Focus groups, questionnaire surveys, open meetings, workshops and other methods may be needed to address specific assessment questions.

Literature evidence

- 2.6.15 Research literature may provide information on the health impacts of similar proposals and may also explore the evidence for each link in the hypothesised pathway. The review may also seek evidence on the likely effectiveness of the HIA recommendations. The applicant should formulate the questions to be addressed in the literature review, based on the evidence that is required to predict impacts and make recommendations.
- 2.6.16 Impacts in another setting or location may differ from those that arise in the context of the HIA. When carrying out an HIA the research evidence should be integrated with other kinds of evidence about the local context to inform a judgement about whether the research findings are transferable. This would include the local profile and qualitative evidence from key informants who have knowledge of the local context and how previous proposals have affected the local area.
- 2.6.17 Evidence reviews are available, such as those produced by the Scottish Health and Inequalities Impact Assessment Network (see links in Appendix 4).

Presentation of findings

2.6.18 The assessment should use the above sources of evidence to show clearly how the proposed development will impact on health determinants and thereby on health. The report should include a narrative description of each impact that shows the evidence that underpins the conclusions made. It should also include a summary matrix like the one shown below.

Issues	Health Impact	Positive or Negative	Affected Populations	Likelihood: Definite Probable Possible	Importance to health: Major, Moderate Minor	Number of people affected / Scale
Parking / Transport						
Improved public transport access	Increased use of sustainable travel methods	Positive	Staff Venue Users	Probable	Moderate	1000s
Targeted green transport plan	Reduced adverse impacts on environment		Specific user groups: cyclists, walking groups			
Active travel routes	Increased physical activity levels					
Potentially increase in parking spaces	Easy parking access at venue	Positive	Staff Venue Users	Probable	Minor	1000s
	Less stress	Negative	Staff	Possible	Moderate	1000s
	Increased car use					
	Adverse impact on the environment		Venue Users			
	Reduced physical activity levels					

Assessing significance

2.6.19 Significant impacts may be:

- potentially severe or irreversible negative impacts
- impacts affecting a large number of people
- impacts affecting people who already suffer poor health or are socially excluded positively
- impacts with potential for greater health gain

Recommendations

2.6.20 The overall aim of a HIA is to inform changes to protect or improve health and to prevent or reduce health inequalities, so it should include recommendations and/or suggestions. These aim to mitigate any adverse impacts arising from the proposed development and enhance the benefits. They should relate to the identified impacts. Applicants should show how the recommendations have been taken account of in the planning application. If appropriate, this may take the form of a Health Management Plan. This will define the actions that flow from each recommendation, who will do them, timescale, resources and how their implementation will be monitored. If the HIA identifies a need for further monitoring, the applicant should include this in a Health Management Plan and show how it will be done.

Contents of HIA report

2.6.21 The HIA report should include sufficient information for it to be appraised by others and to justify the recommendations made. In particular, it should detail the methods and sources of evidence used for the assessment. Suggested content of the report includes:

- Summary of findings and recommendations
- The proposal and options assessed
- Methods used in the assessment of policy context
- Evidence from community profile
- Evidence from stakeholder and community engagement
- Evidence from literature
- Description of each impact including affected populations, size, certainty, causal pathway

- Matrix of impacts and affected populations
- Recommendations, and if appropriate a Health Management Plan
- Conclusions, which may include reflection on the HIA process

2.6.22 The HIA will be visible to view as part of the application pack online, and applicants are encourage to also produce a publicly accessible version of the HIA (e.g. Executive Summary) for those who may not want to read the technical report.

3 Summary

3.1 Place and Health and Wellbeing

- 3.1.1 Place and health are linked. Environments that encourage and support good physical and mental health and wellbeing will lead to a better quality of life for people.
- 3.1.2 The determinants of health and wellbeing are the social, economic, environmental and cultural factors that indirectly influence health and wellbeing. They include what we eat and drink; where we live and work; and the social relationships and connections we have with other people and organisations. Some, such as gender, age and family history of illness, cannot change or are difficult to change, while others are influenced by the social, economic and physical environment we live in and can be changed by policy interventions
- 3.1.3 Place planning is necessary in terms of creating the environment that supports people in making healthy choices and that makes those choices easier.
- 3.1.4 The use of health impact assessments is supported by national and local planning policy, and can be used for applications and documents that may have a significant adverse effect on health.

3.2 What is a Health Impact Assessment?

- 3.2.1 A Health Impact Assessment looks at all health impacts - both negative and positive. A Health Impact Assessment includes recommendations to mitigate any harm to health and enhance any benefits, and should also identify and support positive aspects of a development that bring opportunities for good health.
- 3.2.2 Other technical assessments might consider potential impacts to health. Health Impact Assessments specifically looks to the impacts on health of the whole proposal. It brings together the health impacts from all technical areas whilst also going further to consider the impacts cumulatively.
- 3.2.3 Health Impact Assessment is an assessment to identify and improve the health consequences, including unintended and unanticipated consequences for the population as a whole.

3.2.4 Health Impact Assessments includes explicit consideration of how impacts may affect different groups in the population.

3.3 Health Impacts Assessments in Aberdeen

3.3.1 The Aberdeen Planning Guidance is to be used to aid an understanding on the impact of development on population health / public human health and reducing or preventing health inequalities. Health Impact Assessments are not to be used to assess the impact on an individual's health.

3.3.2 Understand the context. Data on health and wellbeing in Aberdeen can be found from the sources listed in Appendix 5. It is expected this data, or any subsequent updates to the data, will be used within the HIA.

3.3.3 A Health Impact Assessments is requested in relation to appropriate planning applications and documents that are most likely to impact on human health. In general,

- national and major developments, and those requiring an Environmental Impact Assessment must submit a Health Impact Assessment; and
- other developments with the potential for human health impacts may be screened for HIA requirement. Depending on the outcome of the screening process this may require the need for a full HIA to be completed and provided as part of a planning application.

3.3.4 In considered the requirement for a health impact assessment, the development and locational context will be assessed to determine if there is the potential for significant adverse health effect.

3.3.5 Stakeholder workshops can be integrated into Pre-Application Consultation for the screening report. If no potentially significant impacts have been identified, further assessments are not required. If potentially significant health impacts have been identified or there is uncertainty about the likely impacts, proceed to a scoping report, and a full appraisal.

3.3.6 The overall aim of a Health Impact Assessments is to inform changes to protect or improve health and to prevent or reduce health inequalities, so it should include recommendations and/or suggestions. These aim to mitigate any adverse impacts arising from the proposed development and enhance the benefits. They should relate to the identified impacts.

Appendix 1 – Health Impact Checklist

(This is an example, other similar checklists are available – see the resources in Appendix 4).

People

How might people in the population groups noted be affected by the development / document?

Age	Sex	Pregnancy and Maternity
Disability	Sexual orientation	Gender reassignment
Religion	Race	Marriage and Civil Partnership
Residents, Visitors, Workers	People of low socio-economic status	

Impacts

To what extent will the proposed development impact the following(positively or negatively)?

<i>Movement</i>	<i>Spaces</i>
Walking and cycling routes	Natural space – quality and access
Public transport provision	Indoor and outdoor public spaces
Car dependence	Play and recreation
	Streets and spaces
<i>Civic</i>	Impact of vehicles
Identity and belonging	Pollution – air, water, soil
Social status and inclusion	Flooding
Social interaction and participation	
Crime	<i>Resources</i>
Safety	Support networks
	Living and working conditions
<i>Stewardship</i>	Housing quality, mix, flexibility
Influence and sense of control	Local economy, work and learning
Care and maintenance of buildings and spaces	Equality of opportunity
Healthy behaviour – physical activity, nutrition, substances, self-help	Quality of and access to facilities, services and amenities
Other Impacts	– healthcare, education, social institutions

Appendix 2 - Using A Checklist To Identify Possible Impacts

A health impact checklist is best used in a group exercise as one person working alone cannot identify all the relevant impacts. The checklist does not contain questions with factual answers but is intended to stimulate thinking in a 'structured brainstorm'. The group discussion allows several perspectives to be heard, and important recommendations often emerge in the interaction between participants.

The checklist can be used in a group exercise involving 6-12 people, or in larger participatory workshops in which participants are divided into smaller groups to use the checklist. It is useful to have a facilitator and a scribe.

If participants do not have detailed knowledge of the proposal already, they should be given a detailed (written or verbal) briefing, and have the opportunity to ask questions about it before the exercise begins. The checklist is intended to help participants:

- Identify relevant populations and potential impacts.
- Suggest recommendations to improve the impacts.
- Identify where further evidence may be required to demonstrate impact and inform the recommendations.

Participants should have a copy of the checklist as an aide memoir to structure the discussion of the group.

The group first jointly identifies the different population groups who may be affected by the proposal. The group should then consider the groups of people suggested in the checklist and agree which may be differentially affected by the proposal, and how. Population groups need not be mutually exclusive.

The group then considers possible impacts on health and wellbeing. The checklist is intended to help people think broadly about the indirect and unintended effects of the proposal as well as the direct intended ones. Impacts do not have to be limited to the issues shown but these should stimulate thinking. Participants are asked to identify both positive and negative impacts.

Usually group members work individually for 10 minutes or so to go through the determinants on the checklist and make a note of the impacts they think the proposal may have on the spaces on the checklist. Then the group discusses these ideas collectively.

The group should try to specify whether each identified impact will be positive or negative, or whether this is uncertain and needs further investigation. The group should also identify which population groups will bear each impact. Sometimes impacts are positive for some populations but negative for others. Sometimes some members of the group think an impact will be positive but others think it will be negative. In these situations the group can often make recommendations to promote a positive impact. Impacts may last for a short time or continue for a longer period. Some impacts may be negative in the short-term but neutral or positive later on. Timescales should therefore be mentioned if they are relevant to the proposal and potential impacts.

The scribe should try to capture the group's understanding of how each impact will arise, as well as documenting the impacts. Often the same underlying impact will be identified at different points in the checklist. For example, a proposal may bring employment and so also impact on income. In this case the underlying issue to identify in the exercise is the potential employment – further assessment might focus on the quality of the employment, who would benefit etc.

At the end of this stage it is helpful for the facilitator to summarise the impacts identified. This helps to highlight the impacts that the group thinks are most significant and lead discussion about further evidence and recommendations.

Having identified impacts, the group identifies what further information is needed, the questions to be answered and kinds of evidence that would be appropriate.

Appendix 3 - Criteria to assess screening, scoping and HIA reports

Criteria to assess screening reports

	Yes / No / NA
A broad range of health determinants was considered systematically	
Identification of impacts has involved range of relevant stakeholders including community interests	
Participants have had an opportunity to comment on the findings	
The report identifies potentially significant impacts appropriately	
The report identifies uncertainties and any further evidence needed	
If appropriate, the report documents how health issues will be addressed within planning process and final application	

Criteria to assess scoping reports

	Yes / No / NA
The report identifies the relevant populations and impacts, based on screening	
The report identifies the appropriate questions and sources of evidence related to these impacts	
Terms of reference for the assessment are clearly defined and appropriate	
Appropriate skills are available to do the assessment	
Stakeholders and communities affected have had an opportunity to comment on the findings	
Participants have had an opportunity to comment on the findings	

Criteria to assess HIA reports

	Yes / No / NA
The aims and scope of the HIA are clearly defined	
A systematic approach was used to identify impacts on the population and those affected by health inequalities	
The methods and evidence used are clearly stated and appropriate to the	

assessment questions	
Relevant stakeholders have been involved	
The report includes a profile of health, health determinants and susceptible populations in the affected communities	
Research and other evidence is used appropriately	
The assertions in the report are supported by appropriate evidence	
There is a summary impact matrix showing the impacts and pathways	
The recommendations are related to the impacts and evidence presented and provide mitigation and enhancement measures.	
The recommendations are feasible, clearly specified and if appropriate there is a SMART Health Management Plan	
Stakeholders and communities affected have been involved in the process and have had an opportunity to comment on the findings	

Appendix 4 - Links, Resources and Supporting Documents

World Health Organisation: Provides access to HIA guidance, evidence and examples. https://www.who.int/health-topics/health-impact-assessment#tab=tab_1

Scottish Health and Inequalities Impact Assessment Network: The network's website includes HIA guidance, and reviews summarising the evidence of the links between health and other sectoral areas, and supporting tools, templates and resources to help when carrying out a HIA <https://publichealthscotland.scot/services/health-impact-assessment-hia/scottish-health-inequalities-and-impact-assessment-network-shian/>

Public Health Scotland Health Impact Assessment: checklist helps identify potential impacts during a stakeholder workshop. <https://publichealthscotland.scot/publications/health-impact-checklist/>

Public Health Wales: <https://phwwhocc.co.uk/whiasu/training/elearning/> Public Health Scotland are currently investigating health impact assessment training. Public Health Wales have existing e-learning course.

The Place and Wellbeing Collaborative: Place and Wellbeing Integrated land use planning and public health in Scotland briefing paper raises awareness of the impact that the places where people live, work and play have on their health and wellbeing. https://www.improvementservice.org.uk/_data/assets/pdf_file/0029/26876/place-and-wellbeing-integrating-land-use-planning-v3-apr2024.pdf

Good Places Better Health: Good Places, Better Health was launched in 2008 as the Scottish Government's strategy on health and the environment. <https://www.ourplace.scot/resource/good-places-better-health-new-approach-environment-and-health-scotland>

Place Standard: The aim of the Place Standard tool is to support the delivery of high quality places – which can be instrumental in reducing health inequalities. <https://www.ourplace.scot/tool>

National Planning Framework 4: Sets out national planning policies. <https://www.gov.scot/binaries/content/documents/govscot/publications/strategy-plan/2023/02/national-planning-framework-4/documents/national-planning-framework-4-revised-draft/national-planning-framework-4-revised-draft/govscot%3Adocument/national-planning-framework-4.pdf>

Place and wellbeing outcomes <https://www.improvementservice.org.uk/products-and-services/planning-and-place-based-approaches/planning-for-place-programme/place-and-wellbeing-outcomes>

Appendix 5 - Data Sources and information

Scotland's Census 2022 , “Scotland's Census,” <http://www.scotlandscensus.gov.uk/>

Scottish Government, “Scottish Health Survey, Dashboard,” November 2022. <https://scotland.shinyapps.io/sg-scottish-health-survey/>

Scottish Index of Multiple Deprivation: a relative measure of deprivation across small areas. It is the Scottish Government’s standard approach to identifying area of multiple deprivation in Scotland. <https://www.gov.scot/collections/scottish-index-of-multiple-deprivation-2020/>

Scottish Index of Multiple Deprivation: Interactive Map
<https://simd.scot/#/simd2020/BTTFTT9/-4.0000/55.9000/>

Scottish Public Health Observatory (ScotPHO): Provides routine data on health, risk factors, behaviours and wider health determinants. <http://www.scotpho.org.uk/>

Scottish Public Health Observatory (ScotPHO) Online Profile Tools: present a range of indicators to give an overview of health and its wider determinants at a local level. The profiles give a snapshot of health for each area and highlight variation through a variety of different visualisations
<https://www.scotpho.org.uk/comparative-health/profiles/online-profiles-tool/>
https://scotland.shinyapps.io/ScotPHO_profiles_tool/

National Records of Scotland Aberdeen City Council Area profile <https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/aberdeen-city-council-profile.htm>

Aberdeen City Local Outcome Improvement Plan 2016-2026 sets outcomes the community planning partnership will prioritise and how the community planning partnership will deliver on these. <https://communityplanningaberdeen.org.uk/wp-content/uploads/2024/05/LOIP-16-26-April-2024.pdf>

Aberdeen Locality Plans – North, South and Central describe Community Planning Partnership’s asset based approach to working with communities in tackling priority issues. Each locality plan has a “place” focus.

<https://communityplanningaberdeen.org.uk/community-planning-structure/our-localities/>

Within the North, South and Central Locality Plan areas there are also priority neighbourhoods. This is based on analysis from the Scottish Index of Multiple Deprivation (SIMD). For central – Tillydrone, Seaton, Woodside, Stockethill, Ashgrove and George Street. For North – Heathryfold, Middlefield, Northfield, Cummings Park and Mastric. For South – Kincorth and Torry. <https://communityplanningaberdeen.org.uk/localities/>

Aberdeen City Population Needs Assessment 2025 - provides an overview of the city across a wide range of indicators
<https://committees.aberdeencity.gov.uk/documents/s170850/PNA-2025%20Appendix.pdf>

Aberdeen Data Observatory - Statistical information based on population data, community data and economic data
<https://opendata-aberdeencitycouncil0365.msappproxy.net/accopendata#!/index>

Community Planning Aberdeen Localities Outcome Data - Statistical information based on locality information
<https://communityplanningaberdeen.org.uk/resources/localities-outcomes-data/>

Appendix 6 - Useful Definitions

Disadvantaged: lacking in the basic resources or conditions believed to be necessary for an equal position in society.

Deprived: suffering a severe and damaging lack of basic materials or access to fewer resources or opportunities. Within the Scottish Index of Multiple Deprivation seven domains are looked at: income, employment, education, health, access to services, crime and housing.

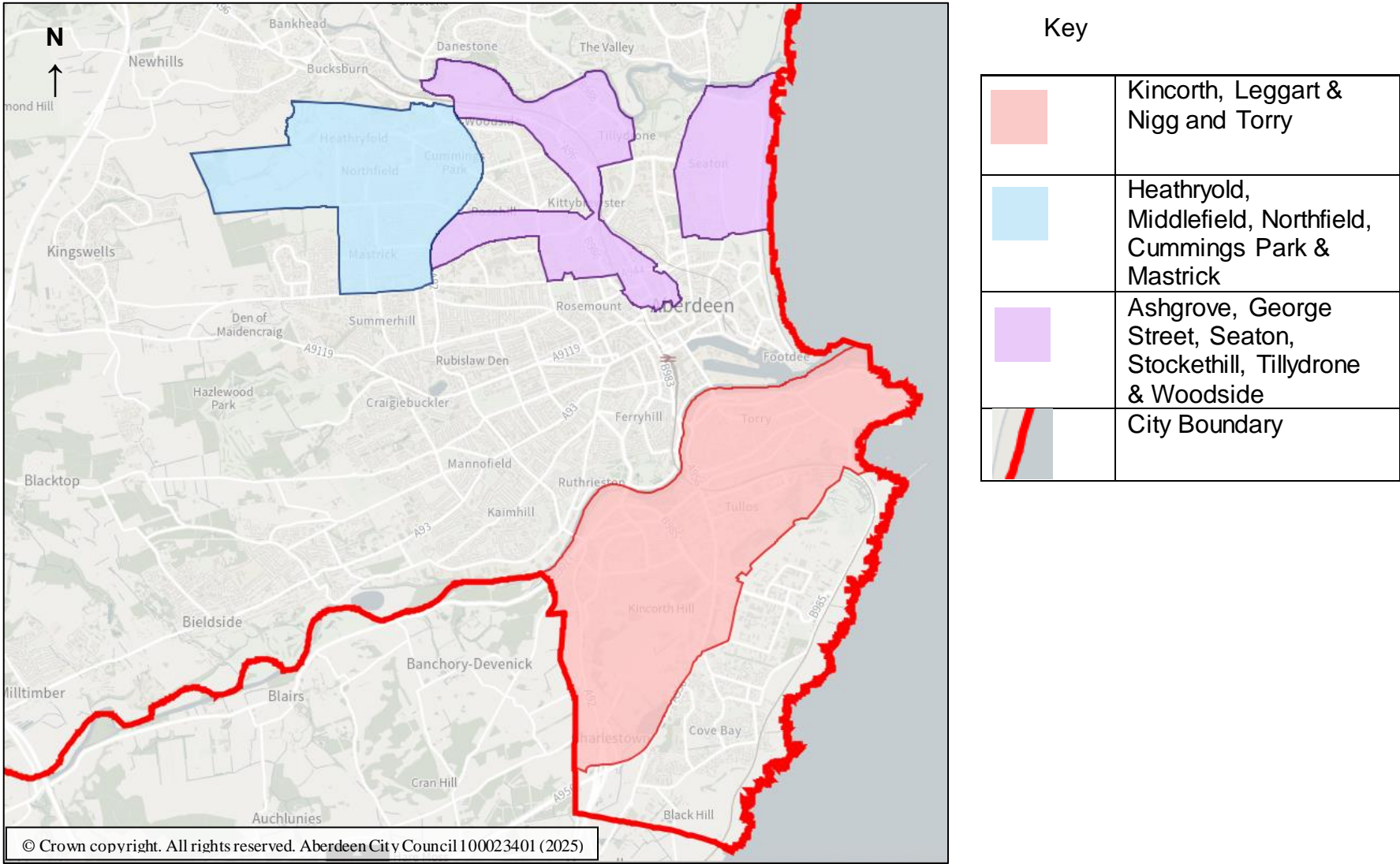
Priority Neighbourhoods: Within Aberdeen, Community Planning has identified the following priority neighbourhoods:

Torry / Middlefield / Mastrick / Cumming Park / Northfield / Heathyfold / Seaton / Woodside / Tillydrone.

Priority Neighbourhoods are defined as areas where people experience significantly poorer outcomes than other people across the city and Scotland as a result of socio-economic disadvantage. A map of the priority neighbourhoods is below.

Public Human Health / Population Health: It is an approach to health that aims to improve the health of an entire human population. It is about improving the physical and mental health and wellbeing of people, whilst reducing health inequalities within and across a defined population. It as a broad overarching concept, encompassing but going beyond the NHS, public health and population health management. Crucially, it focuses on the wider determinants of health and the role of people and communities.

Map of the priority neighbourhoods in Aberdeen



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Appendix 2: Summary of Comments Received and Officer Response.

Aberdeen Planning Guidance (APG): Health Impact Assessment

Sentiment expressed	Representation received	Officer Response	Action as a result of Representation
Individual			
	Excellent idea. Could be a burden for Council staff to assess. Consideration needs to be given to fast food restaurants and location to schools, and developments that increase anti-social behaviour in residential areas.	Comment noted and welcomed. Policies within National Planning Framework 4 relating to cluster of certain uses will be used to assess applications. Although anti-social behaviour is not regulated by the planning system, developments will be designed with safety in mind. Any internal resourcing matters will be managed by the Development Management Manager.	No action required.
	A well thought out document.	Comment noted and welcomed.	No action required.
	Complex document. Has good ideas, doubt they will be executed.	Comment noted.	No action required.
Dissatisfied	Impingement on citizens freedoms. Co2 levels have been safe since before the ULEZ and Bus Gates.	The document provides guidance for completing health impact assessments for planning applications or documents. The low emission zone and bus gates are subject to separate processes.	No action required.

Sentiment expressed	Representation received	Officer Response	Action as a result of Representation
Dissatisfied	Historical references to health inequalities should be added in. Baselines needs to be added to show historic planning / socio-economic land uses.	Community Profiling is noted under paragraphs 2.6.10 – 2.6.11. This will include demographic data, and the social, cultural and economic features of the local area. This is expected to be completed as part of a health impact assessment.	No action required.
Dissatisfied	Add summaries; too long.	Summary can be added to the end of the document.	Summary added.
Dissatisfied	City Centre residents are being overlooked. Reopen / open exercise facilities in the City Centre.	The document does not allocate facilities or services. The document provides guidance for completing health impact assessments for planning applications or documents.	No action required.
Dissatisfied	High level ambition. Consideration is needed on evolution of earlier approved planning applications; review of health outcomes in communities; unintended consequences. Have readily accessible summary and detailed breakdown of health by age and geography, and a template to examine what-if scenarios.	Planning applications are assessed on their own merit. Community Profiling is noted under paragraphs 2.6.10 – 2.6.11. Data on health, demographics and location can be found within the references supplied under appendix 5 of the document. This ranges from city wide data to intermediate zone data. This is expected to be completed as part of a health impact assessment.	No action required.
Dissatisfied	Greater emphasis is needed on green space. Impact assessment does not mention mitigation, is that excluded because it is ineffective e.g. biodiversity offsetting? Communities need to be involved beyond commenting, they should be involved in deciding	A health impact assessment is based on the determinants of health, which includes the physical environment and green space. Ranking one element above another would not be equitable.	No action required.

Sentiment expressed	Representation received	Officer Response	Action as a result of Representation
	what the impacts are and in assessing scoping and HIA reports.	<p>The document provides guidance for completing health impact assessments for planning applications or documents. It is based upon guidance from the Scottish Health and Inequalities Impact Assessment Network. The recommendations section of a health impact assessment will provide mitigation.</p> <p>The community are expected to be part of the stakeholder workshop therefore will be involved in creating the Health Impact Assessment and contributing to the impacts. There is no requirement for the communities to assess reports as this will be completed as part of the planning assessment, as is the case with many other assessments.</p>	
Happy		Sentiment noted	No action required.
Happy	Happy – para 2.2.3 – is poverty not defined in financial terms? People have an income in the lower % bands of earnings. If the actual area is quite well off, people in the lower % bands will not be as poverty stricken as people in a poorer area. Hence why the other determinants of poverty do not reflect the financial one.	Poverty is defined in financial terms. Other indicators of poverty can relate to health, and the data can have a time lag. The Population Needs Assessment text has changed, therefore this paragraph will be modified in the Planning Guidance.	No action required.

Sentiment expressed	Representation received	Officer Response	Action as a result of Representation
	<p>Roads improvements to increase walking and cycling should be assessed through a Health Impact Assessment.</p> <p>Map on page 28 – not sure why the area south of Ashgrove Road, between Westburn Drive and Berryden Road is defined as a priority area.</p>	<p>The Health Impact Assessment is for planning applications and planning documents, if a road improvement application requires consent, and the impact of these scheme is deemed to be significant then a HIA may be considered.</p> <p>The Priority Neighbourhoods in Aberdeen are identified by Community Planning Aberdeen. The areas mentioned are with the north locality area. Data on this can be found on the Community Planning Aberdeen webpage https://communityplanningaberdeen.org.uk/community-planning-structure/our-localities/priority-neighbourhood-partnership/</p>	
Happy	<p>Clear and strongly evidences the need for HIAs. When a HIA is not required, community engagement may be minimal.</p> <p>Engaging with hard to reach groups may prove difficult and not happen. In Appendix 3 add the requirement for report author having to demonstrate that they have made every effort to meaningfully</p>	<p>Comment noted.</p> <p>There is a statutory requirement to allow for comments on planning applications. This will not be removed with the requirement or otherwise for a Health Impact Assessment.</p> <p>Appendix 3 notes the relevant populations and stakeholders have been involved, and that stakeholders and communities affected have had the opportunity to comment on findings. There needs to be</p>	No action required.

Sentiment expressed	Representation received	Officer Response	Action as a result of Representation
	engage and involve communities, including seldom heard groups	a proportionate approach based on the size and scale of the application.	
Happy	Very easy to follow. Ensures a holistic approach, with consideration of all factors.	Comment noted.	No action required.
Neutral		Sentiment noted.	No action required.
Neutral		Sentiment noted.	No action required.
Neutral	No further comments.	Comment noted.	No action required.
Neutral		Sentiment noted.	No action required.
Neutral	Para 2.1.4 – With regard to an ageing population, the young should be prioritised with an emphasis on looking to long term solutions. Individual concerns need to be taken account of and can be difficult to have conversations about.	It would not be appropriate for the assessment to prioritise different age groups. It is expected it will outline who is affected by the proposed development, with age being one of the criteria to be assessed. The Health Impact Assessment is not to be used to assess individuals. It make assessments based on groups, as is outlined in Appendix 1.	No action required.
Neutral		Sentiment noted.	No action required.

Sentiment expressed	Representation received	Officer Response	Action as a result of Representation
Satisfied		Sentiment noted.	No action required.
Satisfied		Sentiment noted.	No action required.
Satisfied	Good to see consequences of new builds being looked at in terms of tenants requirements before things are built.	Comment noted.	No action required.
Satisfied	GP's need to spend more time during appointments listening to patients and their concerns.	The document does not have remit over the functioning of GP's. The document is to be used to consider the impact of development on groups of people.	No action required.
Satisfied	<p>2.2.4 – 50% of deaths in Aberdeen are as a result of health issues accelerated by poor infrastructure. This needs to be ACC's focus</p> <p>2.5.2 – Health needs to be the priority in all planning applications. There needs to be an assumption to turn negative health impacts into positive health impacts.</p> <p>Focus on health and wellbeing is positive. Needs to have teeth to work. Fast Food drive throughs have terrible consequences.</p>	<p>Health Impact Assessment will look to address a number of health related issues. The impact of active travel provision will be considered within a Health Impact Assessment, if the scale of the development requires active travel.</p> <p>Health and wellbeing has been identified as one of the priorities for planning. It will not be possible to always turn negative impacts into positive, the Health Impact Assessment will provide recommendations which can be incorporated into the design of a development, as is shown in para 2.6.19.</p>	No action required.

Sentiment expressed	Representation received	Officer Response	Action as a result of Representation
		The Health Impact Assessment will work in conjunction with other local and national policies. A number of material considerations are assessed in the decision making process.	
Satisfied	Look good, but wait to see what happens	Comment noted.	No action required.
Satisfied		Sentiment noted.	No action required.
Satisfied	Detailed document. It will hopefully be beneficial.	Comment noted.	No action required.
Unhappy	Font needs to be modified, more spacing. Bigger graphics and more contracting colours.	The document, if adopted, will be published in line with accessibility standards and Aberdeen City Council's graphics guidance.	No action required.
Unhappy		Sentiment noted.	No action required.
Organisations			
	NHS/ ACC Seems clear. Example HIA could be added.	Comment noted. Example's of Health Impact Assessments can be found in the Scottish Health and Inequalities Impact Assessment Network website. The text will be updated to make this clearer.	Text added to para 2.3.6.

Sentiment expressed	Representation received	Officer Response	Action as a result of Representation
Happy	SEPA Welcome the strong links being made between local environment, climate change and health.	Comment noted.	No action required.
Neutral		Comment noted.	No action required.
Satisfied	Historic Environment Scotland Welcome the recognition of the connection between built environment, local character and distinctiveness and health and wellbeing of communities. We support the inclusion of the consideration of these elements as part of the health assessment checklist process, as reflected in the civic, stewardship, spaces and resources topic.	Comment noted.	No action required.
Happy	Scottish Water We support the provision of clean water and sanitation, as per the United Nations Sustainable Development Goals. Support the expansion of Blue and Green Infrastructure which provides natural and sustainable management of surface water and creates sustainable, liveable places which encourages people to spend more time outdoors.	Comment noted. The comments relating to development within close proximity to wastewater treatments works are noted. Further assessments will be part of the planning application process, if they are deemed necessary. The Health Impact Assessment may recommend change to protect or improve health, and to prevent or reduce inequalities. The measures noted in the comments may already be or become part of a	No action required.

Sentiment expressed	Representation received	Officer Response	Action as a result of Representation
	<p>Development Within Close Proximity to Wastewater Treatment Works</p> <p>Evaluating potential odour nuisances when planning new development near Waste Water Treatment Works (WWTW) needs to be considered. Applicants looking to develop near WWTW may be required to commission an Odour Impact Assessment. Mitigation may be required, this may impact on design and layout. Access is required to operational plants 24 / 7. Site design of new dwellings must consider the noise impact from this.</p> <p>Acknowledge WWTW may cause concern within communities. There are many measures available to minimise and manage odour, noise, pollution and other relevant hazards, some are lower carbon and nature based, offering amenity, biodiversity and placemaking benefits. WWTW provide a protection service to the community and wider environment.</p>	<p>planning application after the Health Impact Assessment, or other regulatory service input.</p>	
Neutral	<p>NatureScot</p> <p>Para 1.3 – Strongly support the relationship between climate change and health. It is also important to consider the relationship between health and biodiversity. Creating nature-rich places including blue and green spaces, will help to address climate</p>	<p>Comment on health and climate change is welcome. The relationship between health and biodiversity is noted – a health impact assessment looks at the determinants of health and wellbeing, which includes the social, economic, environmental and cultural</p>	<p>Para 1.3 – add text in about biodiversity.</p> <p>Section 2.5.3 modified to note HIA can be</p>

Sentiment expressed	Representation received	Officer Response	Action as a result of Representation
	<p>change as well as support creating healthy, attractive places. Biodiversity or nature is a key thread throughout the document and is introduced in this section.</p> <p>Overview – What is a health impact assessment? (page 9) The consideration of positive and negative impacts, mitigation and enhancement measures is welcome.</p> <p>Development Planning and Development Management (p. 10) - It would be useful to understand how the EIA and HIA processes and outcomes will align.</p> <p>Assessment questions and significance (p. 14) - In line with environmental assessments, it could be useful to understand whether the health impacts are likely to be short, medium or long-term, and whether there are any cumulative/synergistic impacts.</p>	<p>factors that indirectly influence health and wellbeing, of which climate stability and biodiversity are the two global ecosystem considerations.</p> <p>Overview – comments are noted.</p> <p>Development Planning and Development Management – An EIA may contain an HIA. The scope of a HIA is wider than that of an EIA. An HIA considers the determinants of health, and impacts on different groups. An EIA focusses on understanding the likely environmental effects of a development prior to consent.</p> <p>Assessment questions and significance (p. 14) - Impacts may last for a short time or continue for a longer period. Some impacts may be negative in the short term but neutral or positive at a later point. Timescales should therefore be mentioned if they are relevant to the proposal or potential impacts.</p> <p>Legislation requires an environmental impact assessment (EIA) to be carried out for certain developments and stipulates the areas that must be</p>	<p>integrated into an environmental report.</p> <p>Text modified in Appendix 1 to take account of comment.</p> <p>Text modified in Appendix 3 to take account of comment.</p>

Sentiment expressed	Representation received	Officer Response	Action as a result of Representation
		<p>covered in an EIA. EIAs focus largely on key physical environmental factors such as plants and wildlife, air quality, noise, hydrology and archaeology. In contrast, HIA is currently commissioned voluntarily; the methodology is not prescribed but is informed by best practice and the focus is determined by the nature of the policy or development which is being assessed. HIA is concerned with the distribution of effects within a population, as different groups are likely to be affected in different ways. It therefore looks at how health and other social inequalities might be improved or exacerbated by the proposed project, service, programme, policy or development.</p> <p>The Environmental Impact Assessment and Health Impact Assessment are two distinct processes. The Aberdeen Planning Guidance has used resource and been benchmarked to documents produced by Public Health Scotland's Health Impact Assessment Unit and the Scottish Health and Inequalities Impact Assessment Network. HIA have a different lens to EIA. HIA focus on maximising health benefits, focus on populations.</p> <p>Policies in any sector can affect people's health through changes in health determinants and may have disproportionate impacts on some population groups.</p>	

Sentiment expressed	Representation received	Officer Response	Action as a result of Representation
	<p>Presentation of findings (p. 16) – table under 2.6.18 provides an example, however, the “ Health Impact” column does not provide much information or detail on the impacts. It could be beneficial to include a column for commentary to ensure applicants fully consider and explain the potential impacts and their significance. We also suggest using a column each for mitigation measures and enhancement measures which should directly inform the development design, as with environmental assessments.</p> <p>Contents of HIA report (p. 17) - As noted above, we recommend ensuring mitigation and enhancement</p>	<p>HIA offers a way of systematically considering these potential impacts on health and health inequalities to help identify ways to prevent or mitigate adverse health impacts, enhance positive ones, and realise co-benefits.</p> <p>Presentation of findings – The text within para 2.6.18 notes, “The report should include a narrative description of each impact that shows the evidence that underpins the conclusions made. It should also include a summary matrix like the one shown below.” The table is an example – the text within any Health Impact Assessment will provide further detail. The document and process has been benchmarked against the guidance produced by Public Health Scotland and Scottish Health and Inequalities Impact Assessment Network. A HIA is to include recommendations and/or suggestions to inform changes to protect or improve health and to prevent or reduce health inequalities. These are to mitigate adverse impacts. This could take the form of reworking of site layout etc, the recommendation can be taken account of in the planning application.</p> <p>Contents of HIA report – paragraph 2.6.20 notes that recommendations and / or suggestions are aimed to</p>	

Sentiment expressed	Representation received	Officer Response	Action as a result of Representation
	<p>measures. Perhaps these could be referenced under “Recommendations “to provide clarity.</p> <p>Appendix 1 “Health Impact Checklist” (p. 19) - Under “Impacts”, it could be useful to ask “To what extent will the proposed development impact the following?” This could help those being asked the question to understand and explore the significance of the impacts identified, whether positive or negative, direct or indirect, would occur during construction of the proposed development and those that would occur once it was completed and operational.</p> <p>Appendix 3 “Criteria to assess screening, scoping and HIA report (p. 22-23) - it would be useful to state in the checklist that the recommendations are for mitigation and enhancement measures. It could also be beneficial to consider the cumulative/synergistic impacts.</p>	<p>mitigate any adverse impacts arising from the proposed development and enhance the benefits.</p> <p>Appendix 1 “Health Impact Checklist” (p. 19) - Agree to the text changes noted.</p> <p>Appendix 3 “Criteria to assess screening, scoping and HIA report (p. 22-23) -Agree to the text changes noted.</p>	
Unhappy	<p>Ashgrove & Stockethill Community Council</p> <p>Para 1.2.1 – No mention of food and nutrition and obesity. There are many thousands of individuals whose health is seriously impacted by poor nutrition</p>	<p>The social determinants of health are outlined in paragraph 2.1.5 and Figure 1 of the document. This outlines there are social, economic, environmental and cultural factors that indirectly influence health and</p>	<p>Update data relating to Aberdeen within the document and relevant</p>

Sentiment expressed	Representation received	Officer Response	Action as a result of Representation
	<p>& high exposure to Ultra Processed Food and other addictive substances.</p> <p>There are several sections, Tables, Appendices that would benefit from comparison with other practices used elsewhere in the UK and learnings on improving HIA and tools used. A thorough review of best practices from other councils in the UK. Better tools to conduct different types of HIA for different facilities, services, locations, etc.</p> <p>Full integration with Health Service, Communities and other Stakeholders to consider prevention rather than cure to address deteriorating health. A whole systems approach is required to tackle health.</p>	<p>wellbeing. They include what we eat and drink; where we live and work; and the social relationships and connections we have with other people and organisations. The HIA needs to keep a holistic overview of factors that may impact on health, rather than narrowing into specifics.</p> <p>Resources that have been co-created by Public Health Scotland's Health Impact Assessment Unit and the Scottish Health and Inequalities Impact Assessment Network have been used as the template to create the Aberdeen Planning Guidance. These are the most appropriate for guidance for an Aberdeen context.</p> <p>The health impact assessment is a tool available to the planning authority to help influence the health, wellbeing and inequality impact of planning developments or planning documents. Aberdeen City Council is looking at health at a wider scale and in partnership with other organisations through the Healthy Weight Aberdeen whole systems approach.</p>	<p>references within the appendix.</p> <p>Aberdeen Population Needs Assessment 2025 is forthcoming. Update references.</p> <p>Note the Public Health Scotland's Health Impact Assessment Unit and the Scottish Health and Inequalities Impact Assessment Network documents are the benchmarks.</p>

Sentiment expressed	Representation received	Officer Response	Action as a result of Representation
	<p>Relationship between health and planning is not discussed until para 2.1.6, with the Aberdeen data not present until 2.2.4.</p> <p>2.3.6 notes HIA is common in UK but guidance in Appendix 4&5 is of narrow scope and high level. It would be useful to benchmark this HIA against other HIA.</p> <p>Unsure if the HIA would be applied to fast food restaurants. There is a relationship between fast food restaurants and school, and unhealthy eating.</p>	<p>All of section 2.1 relates to planning and health, and all of section 2.2 relates to Aberdeen data and statistics.</p> <p>This document has been benchmarked against resources co-created by Public Health Scotland's Health Impact Assessment Unit and the Scottish Health and Inequalities Impact Assessment Network.</p> <p>The planning system is limited to assessing applications on use (restaurant, café or hot food takeaway) it cannot assess applications on the type of food sold. National Planning Policy notes cluster of uses may have an impact on health and wellbeing. A Health Impact Assessment may be used if there is a significant impacts on health and wellbeing - development type and location context are paramount for considering if a Health Impact Assessment is required.</p>	
Unhappy	<p>Torry Community Council</p> <p>Known and recorded historical data and information on health and wellbeing of a community should be taken into account. Reference to similar communities in the world.</p>	<p>Community profiling is required, as is outlined in paragraph 2.6.10. This includes data on demographics, health, and the social, cultural and economic features of the local area. The health impact</p>	<p>The summary section will help to highlight this is part of the process.</p>

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	Communities with known health and wellbeing inequalities need to be considered. Monitoring of development during its operation is required to understand its impact on a community.	assessment is locational based, therefore the specific context is vital for the assessment process. Monitoring is discussed under section 2.6.20 of the document, which relates to the planning application. Monitoring of a development during its operation, which may span many decades would be unreasonable in planning terms. The impact to the community are to be identified as part of the health impact assessment.	
Dissatisfied	<p>Homes for Scotland</p> <p>The document is well intended, however the planning system is currently well equipped to improve public health through existing policies and assessment processes.</p> <p>HIA's are associated with commercial or industrial development that are capable of generating adverse environmental impacts. Residential development proposals seldom generate adverse environmental impacts that would cause negative impacts to human health. HIA's are negligible for residential development proposals.</p>	<p>National Planning Framework 4 has reinforced the relationship planning has with health. Page 19 of NPF4 notes the different ways planning and lifelong health and wellbeing interact. Policy 23 of NPF4 further outlines the requirement for health impact assessments.</p> <p>Para's 2.4.1 – 2.4.6 outline what a health impact assessment is and how it differs from other assessments. Health Impacts are associated with more than development's that are capable of generating adverse environmental impacts. Health impact assessments look the social determinants of health, and have a lens on impacts to population groups. Again linking back to NPF4's aim of reducing</p>	Add text on proportionate nature of the HIA. – "HIA is a flexible approach that should be adapted to local need. Therefore, each HIA should be proportionate to the time and resources available, any compliance requirements and the scale, scope and importance to health of the

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	<p>The screening process is onerous, costly and complex and will undoubtedly result in delays. Requiring GPs and other healthcare professionals to attend a workshop is not a good use of their time. It may add delay. Will they be paid to attend?</p> <p>It is not proportioned to require a HIA where health considerations have been assessed through allocations / supporting planning documents.</p> <p>Planning officer should be the ones to assess whether proposed developments have significant adverse impact upon public health at a population level. There must be a compelling justification to request a HIA from developers as part of the</p>	<p>health inequalities. Adverse environmental impacts are assessed by other measure such as environmental impact assessments for applications and strategic environmental impact assessments for plans, policies or strategies.</p> <p>The screening process is intended to be proportionate, and can be part of existing engagement processes as part of pre-application process. Agree that noting stakeholders is not in keeping with best practice outlined from Public Health Scotland and Scottish Health and Inequalities Impact Assessment Network.</p> <p>Health and wellbeing may be consider in other document, but these have a different, and depending on the nature of the assessment, a more regulatory approach than a Health Impact Assessment which looks to the determinant of health and impact on populations.</p> <p>Amendment to the Planning Act note the health effects for national and major development are to be considered. Planning officers can request screening to be completed as part of the pre-screening process.</p>	<p>policy being assessed.”</p> <p>Remove identified stakeholder and updated with text from Public Health Scotland and Scottish Health and Inequalities Impact Assessment Network document.</p> <p>Add in PHS and SHIAN checklist to Appendix 4.</p>

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	<p>planning application process. Such circumstances are already subject to scrutiny where site contamination is considered to be a potential issue of concern. There can be no justification for any duplication of impact analysis.</p> <p>The screening process must focus on health impacts and not the capacity of the healthcare facility.</p> <p>The concerns raised during the screening process - the potential impacts should be defined by appropriate professional analysis and reported to the Planning Authority. The Planning Authority should determine who should respond to the conclusions.</p> <p>Appendix 1 - We disagree with the principle of charging the development industry for the provision of healthcare facilities. The development industry is not responsible for making good any perceived shortfall in funding healthcare facilities. Developer Obligations should not be used to meet the cost of additional facilities. GP Surgeries are businesses.</p>	<p>Site contamination is subject to separate processes. A health impact assessment looks at the determinants of health, and the impact on populations of proposals.</p> <p>Capacity of healthcare facilities is subject to other processes.</p> <p>Stakeholder involvement allows gathering of qualitative insight into the different ways the proposal may impact on health based on the lived experience of those who participate, this will be support by the community profiling which is also part of the health impact assessment process. The Planning Guidance Document notes that at scoping stage, if this stage is required, that training or experience of HIA is recommended.</p> <p>Appendix 1 does not outline any principles in relation to developer obligations. This is assessed via a different planning mechanism. The Health Impact Assessment looks to consider the impact of a proposal on a number of differing local living elements. Appendix 1 provide prompts for this. The Public Health Scotland and Scottish Health and Inequalities</p>	

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	<p>The issues is a lack of practitioners. GP's may not understand the legal requirement of the planning system. The perceived correlation between new homebuilding and a need for increased capacity in existing GP surgeries simply does not exist to the extent necessary to justify developer obligations. There are sufficient GP practices within an urban area to meet need, especially as populations rise and fall.</p> <p>Stakeholder and community participation - There is sufficient data already available to NHS Scotland at ward level and to the local health and Social Care Partnerships. Further HIA undertaken by a developer will reveal no additional information of genuine benefit as a material consideration in the determination of a planning application. Seeking the views of those voices not likely to be heard otherwise is the responsibility of the NHS as the agency responsible for the delivery of healthcare. The pre-application public consultation provides sufficient opportunity to express any thoughts and concerns. It could be a requirement of the pre-application notice that the developer is to write to the local GP practices to make them aware of the consultation events.</p>	<p>Impact Assessment Network had produced a health impact checklist which provides further support.</p> <p>Stakeholder and community participation - There is quantitative data available on a number of webpage as it outlined within Appendix 5 of the draft document. Health Impact Assessments are a requirement under Policy 23 of National Planning Framework 4, and the Aberdeen Local Development Plan. Considering the experience and understanding the experience of people with protected characteristics and health determinants can ensure applications are complying with National Planning Framework 4 outcomes of improving the health and wellbeing of people living in Scotland, and improving equality and eliminating discrimination. Ensuring good health and wellbeing goes well beyond the provision of health care facilities, it involves considering the determinants of health.</p>	

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	<p>The provision of all tenure new homes has a positive impact on health and wellbeing.</p> <p>NPF4 has a clear public health focus as is outlined by a number of policies. Further to this the relationship between health and wellbeing, and climate change is also supported by a number of other policies in both NPF4 and the LDP.</p> <p>HIAs are valuable tools for promoting healthier living environments in certain specific circumstances. The guidance is ill thought and not relevant to the homebuilding sector where the impacts on health and well-being are accepted as being extremely positive in nature. In its current drafting it will only serve to add cost to and delay the delivery of much needed new homes to address the national and local housing emergency.</p>	<p>The provision of new homes can have a positive impact on health and wellbeing, but again the wider determinants of health need to be considered through applications.</p> <p>National Planning Framework 4 has realigned the relationship between planning and health and wellbeing, and also notes the requirement for health impacts assessments.</p> <p>The guidance is of relevance to the housebuilding sector, as the determinants of health are relevant to all aspects of life.</p>	
Dissatisfied	<p>Bancon</p> <p>The planning system is currently well equipped to improve public health through existing policies and assessment processes.</p>	<p>National Planning Framework 4 has reinforced the relationship planning has with health. Page 19 of NPF4 notes the different ways planning and lifelong health and wellbeing interact. Policy 23 of NPF4</p>	<p>Remove identified stakeholder and updated with text from Public</p>

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	<p>Major and national planning applications are unlikely to require HIA. The HIA process is onerous, costly, disproportionate and will cause delays. Planning officers should be responsible for screening proposals as they do for an EIA, and ask the following: Is the proposed development likely to have a significant adverse public health impacts at a population level? If no, then the process will end.</p> <p>NPF4 has a clear public health focus as is outlined by a number of policies. Further to this the relationship between health and wellbeing, and climate change is also supported by a number of other policies in both NPF4 and the LDP.</p> <p>A health impact assessment will in most cases duplicate existing material already submitted as part of a major application (design and access statement; transport statements/ assessments; planning statement; technical assessments;</p>	<p>further outlines the requirement for health impact assessments.</p> <p>Amendments to the Planning Act note the health effects for national and major development are to be considered. The HIA is intended to be proportionate. The document and process has been benchmarked against the guidance produced by Public Health Scotland and Scottish Health and Inequalities Impact Assessment Network. Screening requires stakeholder engagement, this can take place as part of the pre-application process to reduce time. The HAI process can be completed after the screening report has been submitted.</p> <p>NPF4 and the adopted Local Development Plan include policies which identify the need for HIA's alongside the other policies.</p> <p>Health impact assessments look the social determinants of health, and have a lens on impacts to population groups based on an understanding of lived experience. This is supported by community profiling. This is a separate and distinct process from the other material submitted as part of a planning application..</p>	<p>Health Scotland and Scottish Health and Inequalities Impact Assessment Network document.</p>

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	<p>environmental impact assessments). This provides no clear benefit.</p> <p>Other impact assessments only require detailed work if positively screened e.g. environmental impact assessment; appropriate assessment; strategic environmental assessment – as having a significant effect at population level. The HIA process would require all applications to go through an onerous screening process, which requires a stakeholder workshop. Planning officer should be the ones to assess whether proposed developments have significant adverse impact upon public health at a population level. There is no requirement to hold a workshop. Requiring GPs and other healthcare professionals to attend a workshop is not a good use of their time. It may add delay. Will they be paid to attend? It is unlikely private developers would carry enough sway to encourage NHS to attend. GP and teachers will be inundated with workshop requests – leading to delay.</p> <p>Proportionality in the planning system is being reviewed by Scotland's National Planning Improvement Champion. A recent Homes for Scotland report highlights the negative impact a lack of proportionality has on home building.</p>	<p>The document and process has been benchmarked against the guidance produced by Public Health Scotland and Scottish Health and Inequalities Impact Assessment Network. A full HIA may not be required should the scoping report be deemed to clearly show the health implications. The workshop can be tied to existing events, such as the pre-application consultation, to ensure efficiency. Planning officers can request screening to be completed as part of the pre-screening process. Stakeholders will give insight into different ways the proposal could affect health. Agree that noting stakeholders is not in keeping with best practice outlined from Public Health Scotland and Scottish Health and Inequalities Impact Assessment Network.</p> <p>The HIA is to be proportionate. A full HIA may not be required.</p>	

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	<p>External consultees should only be engaged when necessary. With a plan led system external consultees should inform the local development plan. It should only be necessary to bring external stakeholders into the HIA process where significant adverse effects on public health at a population level have been identified as likely.</p> <p>Modify the draft document as per the following diagram and update the text with any consequential changes.</p>	<p>The Local Development Plan 2023 was produced in conjunction with Aberdeen Health and Social Care Partnership and NHS Grampian. A health in all policies approach was taken and each policy within the Local Development Plan 2023 has been assessed against the 6 public health priorities for Scotland, see Table 1 within the Local Development Plan 2023. The Health Impact Assessment process has been bench marked against guidance produced by Public Health Scotland and Scottish Health and Inequalities Impact Assessment Network which outlines the importance of stakeholder engagement to the process. A Health Impact Assessment is only required when there is an impact on population health / public human health and reducing or preventing health inequalities. This is established at the pre-screening process, and no further action is required.</p> <p>Modifying the document as per the image would look to scope more applications into the screening process. Only developments that are deemed to have significant health impacts are asked to be screened though the guidance documents.</p>	

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	<pre> graph TD A[Check requirements in APG] --> B[Screen proposed development with Development Management] B --> C{Significant adverse health impacts ARE likely at a population level – proceed with further assessment} B --> D{Significant adverse health impacts ARE NOT likely at a population level.} C --> E[Identify assessment questions and complete full Health Impact Assessment] E --> F[Submit HIA report with planning application] D --> G[Public health implications to be considered as part of the assessment against the Development Plan and referred to in supporting documents where relevant.] </pre>		
Unknown if an individual or organisation			
Neutral	<p>Para 2.5.2 - guidance needs to be more specific about which kinds of planning application for which specific uses would require a HIA where applications fall within the local category.</p>	<p>The locational context and development type will be assessed to determine if there is a requirement for a health impact assessment. As each location is distinct and unique, consideration of context is paramount. Local applications may have differing impacts depending on where they are located and the make-up of uses within the area to which they are to be located. The same application in differing parts of the city may have differing outcome depending on the community profile.</p>	<p>No action required.</p>

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	<p>There is no reference made to food environments - (food deserts, density/clustering/proliferation of hot food takeaway and fast food outlets.</p> <p>Set out which kinds of local development planning application that would require screening/scoping for HIA - outwith national and major. Define exact uses as per the planning use class order - such as hot food takeaways/ pubs etc.</p> <p>Set out specific reference to food environment as this should be a priority area for Aberdeen - to increase the provision of outlets selling affordable healthy food such as supermarkets- and restricting the over-proliferation of further fast food outlets.</p> <p>Para 2.6.18 - The table of presentation of assessment findings does attempt to present information in a systematic way but the increments such as severity (minor, moderate and major) lack specific defining parameters and risk being up to the applicant to estimate - and likely underestimate.</p>	<p>Cluster of uses and healthy food environments are both outlined in policy within National Planning Framework 4. Both of these policies are important in considering locational context and development type.</p> <p>Para 2.6.18 – The text within para 2.6.18 notes, “The report should include a narrative description of each impact that shows the evidence that underpins the conclusions made. It should also include a summary matrix like the one shown below.” The table is an example – the text within any Health Impact Assessment will provide further detail. The document and process has been benchmarked against the guidance produced by Public Health Scotland and Scottish Health and Inequalities Impact Assessment Network.</p>	

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