

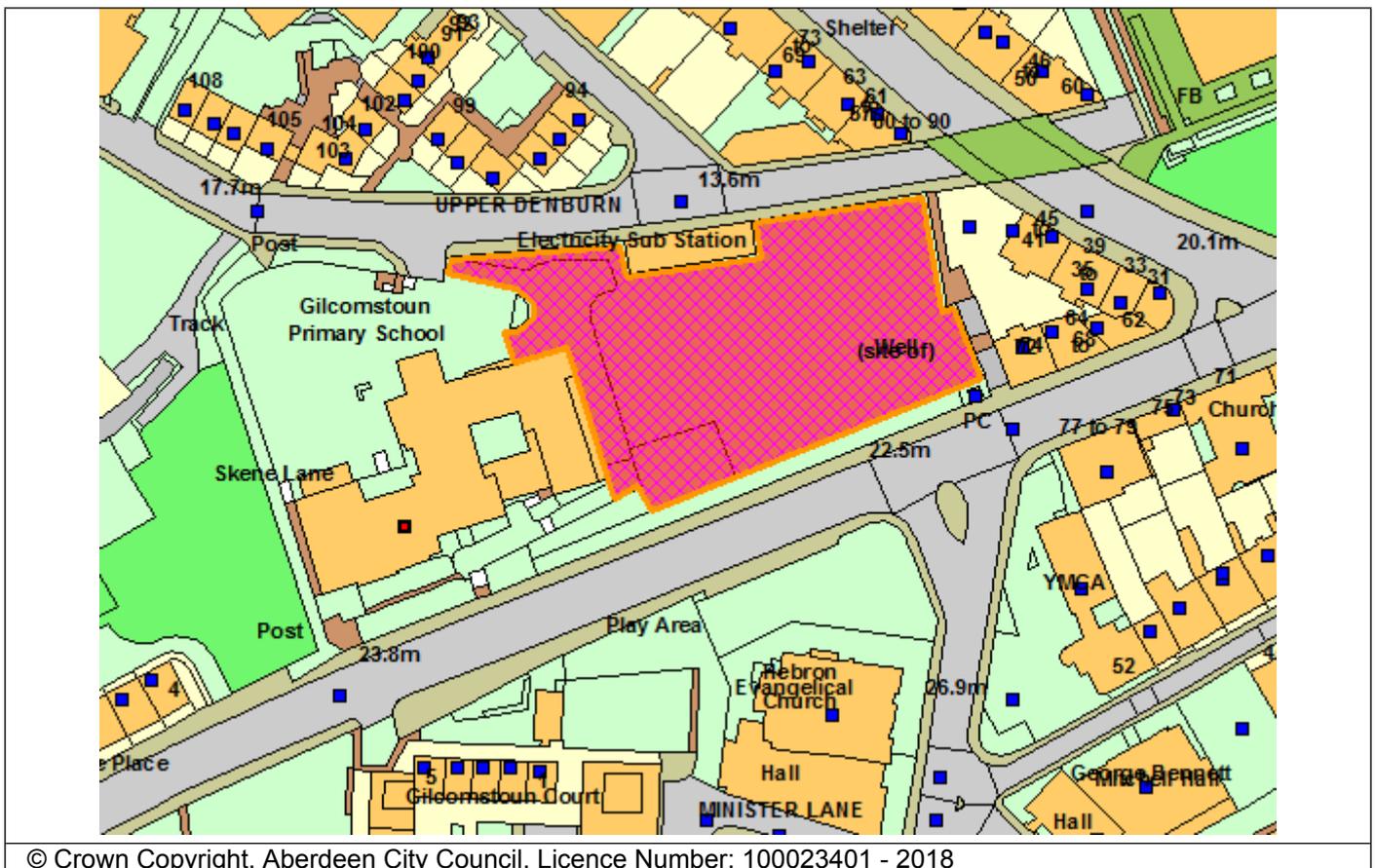


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 20 February 2020

Site Address:	Gilcomstoun Primary School, Skene Street, Aberdeen, AB10 1PG
Application Description:	Erection of single storey nursery with associated landscaping, fencing and associated works
Application Ref:	191712/DPP
Application Type	Detailed Planning Permission
Application Date:	21 November 2019
Applicant:	Aberdeen City Council
Ward:	Mid Stocket/Rosemount
Community Council:	Rosemount And Mile End
Case Officer:	Aoife Murphy



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RECOMMENDATION

Approve Conditionally

APPLICATION BACKGROUND

Site Description

The site is located within the school grounds of Gilcomstoun Primary School, which is located just outwith the City Centre boundary, but within the residential area of Rosemount. The site currently comprises an area of open space associated with Gilcomstoun Primary School, which is located to the west of the site, the remainder of the site is bound by public roads including Skene Street to the south, Rosemount Viaduct to the east and Upper Denburn to the north. The site itself sits below both Skene Street and Rosemount Viaduct.

Vehicular access to the site is gained from an existing access off Upper Denburn, while pedestrian access can be found along Skene Street.

A number of trees can be found along the southern boundary of the site and the site itself lies within the Rosemount Conservation Area.

Relevant Planning History

180130/DPP – Detailed permission for the external refurbishment works including: resurfacing and reconfiguration of path: re-instatement of door in south elevation and replacement door to rear; various window replacements throughout; re-cladding of link bridge and mezzanine level; and replacement roofing – Approved 29.03.2018.

APPLICATION DESCRIPTION

Description of Proposal

Proposed is a single storey nursery sited to the east of the existing primary school. Upon viewing the nursery from the east elevation, the development has been split into four blocks, each of which is a different length with its own pitched gable roof that range in height. The blocks have been staggered so that a canopy can be incorporated over the east elevation which looks out onto the proposed nursery to the east.

The nursery would measure 24.6m (including canopy) by 25.7m by 5.1m (at its highest point) and would accommodate three nursery rooms, including 1 Gaelic nursery, associated facilities including WC's, cloak room, kitchen areas and stores, as well as staff areas including a reception, office and meeting room amongst other rooms. Proposed finishes include smooth render, metal kalzip standing seam cladding in dark grey to both walls and roof, aluminium composition windows and doors in grey and rockpanel cladding.

The main entrance to the nursery would be gained off the west elevation, while the aforementioned play area would be fenced off from the remainder of the grassed area. Vehicular access would be gained from the existing entrance off Upper Denburn, while pedestrian access will be gained of the existing access points off Skene Street.

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=Q0WJVRBZL5400>

- Design and Access Statement, submitted November 2019
- Design and Access Statement Rev A, submitted December 2019
- Design and Access Statement Rev B, submitted January 2020
- Drainage Impact Assessment, submitted December 2019
- Tree Survey, submitted December 2019

- Revised Tree Survey, submitted January 2020

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because there have been more than 5 timeous letters of representation submitted to the planning authority that have expressed concern or objection for the proposal

CONSULTATIONS

ACC - Environmental Health – No observations to make.

ACC - Roads Development Management Team – No objection. The Team has reviewed the site is respect to access, parking and refuse collection and subject to condition find the development to be acceptable.

ACC - Waste Strategy Team – No objection. The proposed development will be using the existing facilities.

Aberdeen International Airport – has advised that the proposed development would not conflict with the safeguarding criteria. The airport has advised of their Planning Advice if a crane was to be used for the construction of the development.

Rosemount And Mile End Community Council – No comments received.

RPRESENTATIONS

17 objections have been received. The matters raised can be summarised as follows:

- Access to remainder of amenity space
- Access to play equipment
- Capacity of Gaelic nursery
- Hardstanding to west of school should be upgraded
- Lack of multi-use sports surface
- Loss of amenity space currently used by children and the resulting impact
- Siting of the development

MATERIAL CONSIDERATIONS

Legislative Requirements

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

National Planning Policy and Guidance

Scottish Planning Policy (SPP)

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

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

communities and improving accessibility.

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

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

Aberdeen Local Development Plan (2017)

Policy D1 - Quality Placemaking by Design

Policy D4 - Historic Environment

Policy T2 - Managing the Transport Impact of Development

Policy T3 - Sustainable and Active Travel

Policy B4 - Aberdeen Airport

Policy H1 - Residential Areas

Policy CF1 - Existing Community Sites and Facilities

Policy NE3 - Urban Green Space

Policy NE5 - Trees and Woodlands

Policy NE6 - Flooding, Drainage and Water Quality

Policy R6 - Waste Management Requirements for New Development

Policy R7 - Low and Zero Carbon Buildings, and Water Efficiency

Supplementary Guidance

Transport and Accessibility

Trees and Woodland

Flooding, Drainage and Water Quality

Green Space Network and Open Space

Other Material Considerations

Rosemount Conservation Area Character Appraisal

EVALUATION

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

This development is not considered to be a strategic proposal that requires cross-boundary consideration, it does therefore not require a detailed assessment against the SDP.

Principle of Development

The existing school site falls within an area zoned for residential as such the proposal is required to be assessed against Policy H1, which advises that proposals for non-residential uses should be complementary to the existing residential use and should not cause conflict with, or any nuisance to, the enjoyment of existing residential amenity. In addition, given the development is related to an existing school, Policy CF1 also has to be considered. CF1 advises that proposals for new uses on existing sites will be supported in principle.

In this instance, the proposed development will see the new nursery located within the existing school grounds, as such it is not expected that the new development would have a greater impact on the amenity of the surrounding area. Also, given the proposed use, it is considered that a residential area is an acceptable location for a nursery development and given the hours of operation, it is unlikely that there will any adverse impact on the current levels of residential amenity

nor would the development cause any conflict or nuisance in this regard. In addition, Environmental Health were consulted on this proposal to consider aspects such as noise, the Service has no observations to make.

In light of the above, the Planning Authority are satisfied that the proposal complies with Policies H1 - Residential Areas and CF1 - Existing Community Sites and Facilities.

Site Layout and Design

The nursery has been proposed to be sited to the east of the existing school, on an existing grassed area. The nursery has been positioned as such that it can have a close relationship to the existing school to ensure that the transition from nursery to primary school is as seamless as possible, which has been outlined as a requirement by the Scottish Government. The Design and Access Statement advises that a feasibility options appraisal was carried out prior to selecting this final location, which looked at a number of options such as an internal refurbishment, extension or a new build, it was at that time that the applicant advised that a new building would be the most appropriate/feasible option.

As outlined above a number of the representations that were received highlighted concerns of the loss of this grassed area and the impact that this would have on the existing school pupils. It is noted that in terms of the Open Space Audit 2010, the site is designated as school grounds and while the loss of this grassed area is unfortunate, Policy NE3 – Urban Green Space makes no reference to the loss of school grounds to other development and as mentioned above Policy CF1 stated that new or extended facilities within sites used for educational purposes will be supported in principle.

The possibility of other locations within the school grounds has also been raised within several representations received by the planning authority. As outlined in the revised Design and Access Statement, not only were alternative locations within the school grounds looked at, but a review of other school sites around the city was also undertaken. With regards to the latter, Skene Square school nursery; St Joseph's school nursery; Mile End school nursery and Ashley Road school nursery; as well as Gilcomstoun were reviewed, however, it was found that due to a number of constraints, Gilcomstoun School was the most appropriate site.

However, like the other sites mentioned above, Gilcomstoun School site also has constraints due to its urban location. Three areas within the school grounds have been looked at to see if they were appropriate, these are as follows:

- Option 1 - Remodel and Extension on Ground Floor on portion of the existing hardstanding area to the west of the site;
- Option 2 - Remodel and Extension on the Lower Ground Floor on an area of open space to the east of the site; and
- Option 3 - New build in the grassed area to the east of the existing building – current proposal.

Option 1 was not seen as feasible with the increased capacity, due to its lack of space and free-flow outdoor play due to an existing set of steps. The loss of an area of hardstanding would also not be in compliance with "The School Premises (General Requirements and Standards) (Scotland) Amendment Regulations 1973" which requires a certain area of external play to be paved.

Option 2 was also not seen as feasible as it involved moving the existing school kitchen and dining room to accommodate the nursery and then redesign these areas elsewhere in the school. This option was too expensive, and the grant funding could not be used to carry out such extensive works to the school that is not part of nursery expansion. This option could also result in significant disruption for the existing school due to the level of works proposed.

In light of the above, option 3 was seen as the most feasible, given the existing site conditions, the grassed area is the only location within the school grounds large enough to accommodate a nursery of this size, without causing significant disturbance to the existing infrastructure. It also causes no interference with the existing school, allowing for both school and existing nursery to run as normal during the construction phase. As such, the siting proposed under this current application is considered to be the most appropriate, and while it would result in the loss of open space, the benefit to the local community will be enhanced due to the proposed increase in capacity and hours that the new nursery will provide.

With regards to the design, Policy D1 - Quality Placemaking by Design, all development must ensure high standards of design and have a strong and distinctive sense of place which is a result of the context of the surrounding area. However, it is noted that not all development will be of a scale that would have a significant contribution to placemaking. In this instance, a contemporary option has been proposed and it is considered that this design works well within the site and against the existing granite school. While, the site is very visible, given its location adjacent Skene Street and Rosemount Viaduct, it is considered that the individual roof style and choice of materials will not detract from the visual appearance of the area, but aid with its enhancement.

As mentioned, the site is located within the Rosemount Conservation Area and while the Council's aim is to protect and preserve the existing area, there is also an aim to enhance. As mentioned above, the design is contemporary in style and it is considered that it will sit conformably within the surrounding area.

In light of the above, it is considered that the development complies with both Policy D1 and D4, in that the development is appropriately sited and designed so that it does not detract from the existing school or the conservation area.

Access and Parking

Under Policies T2 and T3, commensurate with the scale and anticipated impact, new developments must demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel.

The Roads Development Management Team have reviewed the site in respect of access and parking and overall find the development to be acceptable. In terms of access there is a sufficient vehicular and pedestrian access points. With regards to parking the Team note that with the expected staff increase, the number of spaces required is 38, however only 23 plus 1 accessible space are available on site. While there would be a shortfall, this is not considered to be detrimental as the site falls under the controlled parking zone which will stop any indiscriminate parking. The cycle parking proposed is acceptable, but details of these facilities will be required prior to the nursery being brought into use.

The Council's Supplementary Guidance requires all school developments include a travel plan when applying for planning permission. A successful travel plan should have an overarching aim, realistic modal share targets and a series of measures to obtain these targets set out in an Action Plan. Given the parking constraints within the staff car park, a Travel Plan is required for this application which should be aimed at promoting more sustainable travel choices and reducing reliance on the car for commuting to work. This is considered appropriate and will be requested via condition.

With regards to sustainable and active travel, it is considered that the site is located centrally within the residential area and local community, as the site is easily accessible via several sustainable modes of transport.

Overall, neither the planning authority nor the Roads Development Management Team has any concerns with regards to this aspect of the development. As such the proposal is considered to comply with the aforementioned policies and the Transport and Accessibility Supplementary Guidance.

Trees

The development is located in close proximity to a number of trees which can be seen from Skene Street, in light of the requirements of Policy NE5 - Trees and Woodlands, a tree survey has been submitted and reviewed. The survey highlights nine trees in close proximity to the proposed development. There are a further three trees to further east, but due to their location, they have not been included in the assessment. Of the nine trees assessed, three of these, numbered 1-3 will need to be felled to allow for the construction of the proposed development. Two, due to their proximity to the development and one because of its poor quality which is a result of growing too close to the other two trees. The other six trees identified as trees 4-9 will be unaffected by the proposals. Tree protection fencing is proposed to be erected after the felling has occurred and will protect the remaining trees from damage.

Overall, the planning authority is satisfied with the information submitted, while it is unfortunate that three trees would be lost as a result of the development, as mentioned above there is no other feasible location for this development. On balance, it is considered that the community benefit of the proposal outweighs the loss of the trees in this instance. Further to this, it will be required via condition that compensatory planting is provided to replace the trees lost as a result. In addition, while the information submitted is sufficient to allow an adequate assessment to be undertaken, a further arboricultural impact assessment will be required prior to the start of works.

In light of the above, while the development is not strictly in compliance Policy NE5 - Trees and Woodlands due to the loss of three trees, it is considered that the proposal is a necessity for the community, with this being the most appropriate location for it to be constructed and with compensatory planting, the loss of trees will be negated. Overall, the planning authority are satisfied with the proposal in respect to Policy NE5.

Drainage

A Drainage Assessment has been submitted and reviewed, it advises that there is an existing combined sewer within Upper Denburn, Skene Street and running within the site boundary from east to west and north of the proposed building. A culvert also runs through the site from east to west and north of the proposed building. In terms of foul drainage, it is proposed that this will discharge via new gravity drains and a disconnection chamber to the existing combined sewer within the site boundaries. While surface water will discharge via downpipes to new gravity drains to a stone filled filter trench to a cellular storage tank. The tank will then discharge to the existing culvert within the site boundary. The recommendations in this report are considered acceptable and this aspect of the development is in compliance with Policy NE6.

Other Matters

It has been noted within the application that the new nursery will utilise the existing school bin facilities, the Waste Strategy Team has advised that these facilities are acceptable especially considered there is no expansion proposed. The Roads Team has also reviewed this aspect and find that there is sufficient provision and collecting measures. The proposal therefore complies with Policy R6 - Waste Management Requirements for New Development.

As per Policy R7 - Low and Zero Carbon Buildings, and Water Efficiency, all new buildings, must meet at least 20% of the building regulations carbon dioxide emissions reduction target applicable at the time of the application through the installation of low and zero carbon generating technology and should reduce the pressure on water abstraction from the River Dee, and the pressure on water infrastructure. As such, a condition will be attached requesting this information to be submitted.

The site is located within the Aberdeen Airport Safeguarding Map, therefore as per the requirements of Policy B4 - Aberdeen Airport, the airport have been consulted. The site has been reviewed and it has been confirmed that the Airport have no objection to the proposed. They have however advised that the developer be aware of their advice on the safe operation of cranes as per Advice Note 4, 'Cranes and Other Construction Issues'.

Representations

As mentioned, several representations have been received which highlight a number of concerns regarding the proposed development. Some of these concerns have been addressed above, but others will be addressed in the following paragraph.

- Access to remainder of amenity space – the submitted site plan shows provision for access to the remainder of the amenity space to the north and south of the building. This is considered sufficient to the planning authority.
- Access to play equipment – the location of the play equipment will be slightly altered due to this development, but the planning authority is satisfied that the access points, as mentioned above, are sufficient to provide access.
- Capacity of Gaelic nursery – this is not a material planning consideration. However, the applicant has advised that the nursery would provide 16 spaces, while this is below the existing 20 spaces within the school, trends over the previous four years show that capacity has been varying, therefore a 9am to 3pm term time service model is recommended based on current trends and parental preference. However, if demand exceeds 16 at any one time, an 8am to 6pm service model can be adopted, which would create 32 nursery spaces.
- Hardstanding to west of school should be upgraded – This area of the site is not within the site's red line boundary and therefore cannot be assessed as part of this application. As mentioned above, the applicant did look at a number of options and this area of the site was dismissed due to inaccessibility. In addition, the loss of this area of hardstanding would result in a lack of compliance with "The School Premises (General Requirements and Standards) (Scotland) Amendment Regulations 1973".
- Lack of multi-use sports surface – While the remainder of the grassed area is within the red line boundary, the provision of a multi-use sports facility has not been proposed as part of this application and there is no requirement for it to be requested.
- Loss of amenity space currently used by children and the resulting impact – this aspect has been addressed above.
- Siting of the development – this aspect has been addressed above.

Period of Determination

The application was unable to be determined within the statutory time period due to additional information being required on existing and proposed parking provision, Tree Survey and SUDs information and to allow the application to be determined at the next available Planning and Development Management Committee. The applicant has therefore agreed to extend the period of determination to the 28.02.2020.

RECOMMENDATION

Approve Conditionally

REASON FOR RECOMMENDATION

The development is considered to be sited in an acceptable and appropriate location and is not expected to impact on the residential amenity of the area and the design of the building is complementary to the existing school building and will not adversely impact the Rosemount

Conservation Area, which is in compliance with Policy H1 - Residential Areas, Policy CF1 - Existing Community Sites and Facilities, Policy NE3 - Urban Green Space, Policy D1 - Quality Placemaking by Design and Policy D4 - Historic Environment. The existing access and parking provided for within the site are considered acceptable and due to the site's location, the development is considered readily accessible to those in the local and surrounding communities, in line with the requirements of Policy T2 - Managing the Transport Impact of Development and Policy T3 - Sustainable and Active Travel, Policy.

While it is proposed to fell a number of trees, compensatory planting has been requested via condition, which will offset the loss of trees on the site. While the remaining trees will be protected by the proposed tree protection fencing. The proposal is therefore considered to be in compliance with Policy NE5 - Trees and Woodlands. The submitted information ensures that sufficient foul and surface water drainage arrangements and waste facilities can be provided for within the site as required by Policy NE6 - Flooding, Drainage and Water Quality and Policy R6 - Waste Management Requirements for New Development. The development will not result in a safeguarding conflict with Aberdeen Airport as outlined by Policy B4 - Aberdeen Airport, while further information will be required to ensure the development aids with the reduction of carbon emissions, set out by Policy R7 - Low and Zero Carbon Buildings, and Water Efficiency.

While there are a number of concerns highlighted through representations, these have been addressed throughout this report. Overall, the planning authority is satisfied with the proposal and it is considered that it complies with all relevant policies of the Aberdeen Local Development Plan and the Council's relevant Supplementary Guidance. There are no material considerations that warrant refusal of this application.

CONDITIONS

Materials

No works in connection with the development hereby approved shall commence unless a details/the specification and colour of all the materials to be used in the external finish for the approved development have been submitted to and approved in writing by the planning authority. The development shall not be brought into use unless the external finish has been applied in accordance with the approved details.

Reason: In the interests of the appearance of the development and the visual amenities of the area.

Fence Details

No works in connection with the development hereby approved shall commence unless details of the proposed means of enclosures to be erected around and/or within the site boundary have been submitted to and approved in writing by the planning authority. The building hereby approved shall not be brought into use unless the means of enclosure have been erected in accordance with the approved details. Once erected, the means of enclosure shall thereafter be permanently retained in accordance with the approved details.

Reason: In the interests of the residential and the visual amenities of the area.

Arboricultural Impact Assessment and Tree Protection

No works in connection with the development hereby approved shall commence unless the following information is submitted and approved in writing by the planning authority:

- a) An arboricultural impact assessment which evaluates the direct and indirect impacts of the proposed development on the trees to be retained and proposed mitigation.
- b) An arboricultural method statement to demonstrate that operations can be carried out with minimal risk of adverse impact on trees to be retained.

- c) A method statement for any works proposed within the root protection areas of the trees shown to be retained.
- d) The position and construction of protective fencing around the retained trees (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).
- e) The extent and type of ground protection, and any additional measures required to safeguard vulnerable trees and their root protection areas.

No works in connection with the development hereby approved shall commence unless the tree protection measures have been implemented in full in accordance with the approved tree protection plan. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities shall be permitted within the protected areas without the written consent of the planning authority and no fire shall be lit in the position where the flames could extend to within 5 metres of foliage, branches or trunks. The approved tree protection measures shall be retained in situ until the development has been completed.

Reason: In order to ensure adequate protection for the trees and hedges on the site during the construction of development, and in the interests of the visual amenity of the area.

Compensatory Planting

No works in connection with the permission hereby approved shall commence unless a scheme of compensatory tree planting has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:

- a) The location of the compensatory tree planting.
- b) A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- c) A programme for the implementation, completion and subsequent management of the proposed compensatory tree planting.

The compensatory tree planting shall be carried out in complete accordance with the approved scheme and any planting which, within a period of 5 years from the completion of the compensatory tree planting, 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: In order to maintain woodland cover in accordance with the aims of local and national planning policies.

Travel Plan

The building hereby approved shall not be brought into use unless a Travel Plan for that building has been submitted to and approved in writing by the planning authority, in consultation with the Roads Development Management Team. The Travel Plan shall encourage more sustainable means of travel and shall include mode share targets. It shall identify measures to be implemented, the system of management monitoring review, reporting and duration of the incorporated measures designed to encourage modes other than the private car. Once approved the measures set out in the approved Travel Plan shall be implemented in full.

Reason: In the interests of encouraging a more sustainable means of travel to and from the proposed development.

Cycle Parking

The building hereby approved shall not be brought into use unless details of the cycle parking, in respect to its location and design, has been submitted to and approved by the planning authority. Once approved the cycle parking shall be installed in accordance with the approved details and retained in perpetuity.

Reason: To ensure safe and appropriate facilities within the site.

Foul and Surface Water Drainage System

The building hereby approved shall not be brought into use unless the proposed surface water drainage arrangements have been provided in accordance with the approved Drainage Assessment, prepared by Fairhurst, dated December 2019. The surface water drainage system shall be permanently retained thereafter in accordance with the approved maintenance scheme.

Reason: In order to ensure that adequate drainage facilities are provided, and retained, in the interests of the amenity of the area.

Carbon Neutrality and Water Efficiency

No building hereby approved shall be erected unless an Energy Statement and Water Efficiency statement applicable to that building has been submitted to and approved in writing by the planning authority.

The Energy Statement shall include the following items:

- a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
- b) Calculations using the SAP or SBEM methods which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with Policy R7 of the Aberdeen Local Development Plan 2017.

The Water Efficiency Statement shall include details of all proposed water saving technologies and techniques.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in both statements. All measures shall be retained in place and fully operational thereafter.

Reason: to ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and Policy R7 of the Aberdeen Local Development Plan 2017.

ADVISORY NOTES FOR APPLICANT

Waste

- Business premises need to be provided with a bin store to allocate, within the property, the 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 <http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=74584&SID=14394>

Crane Operations

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policysafeguarding.htm>)