

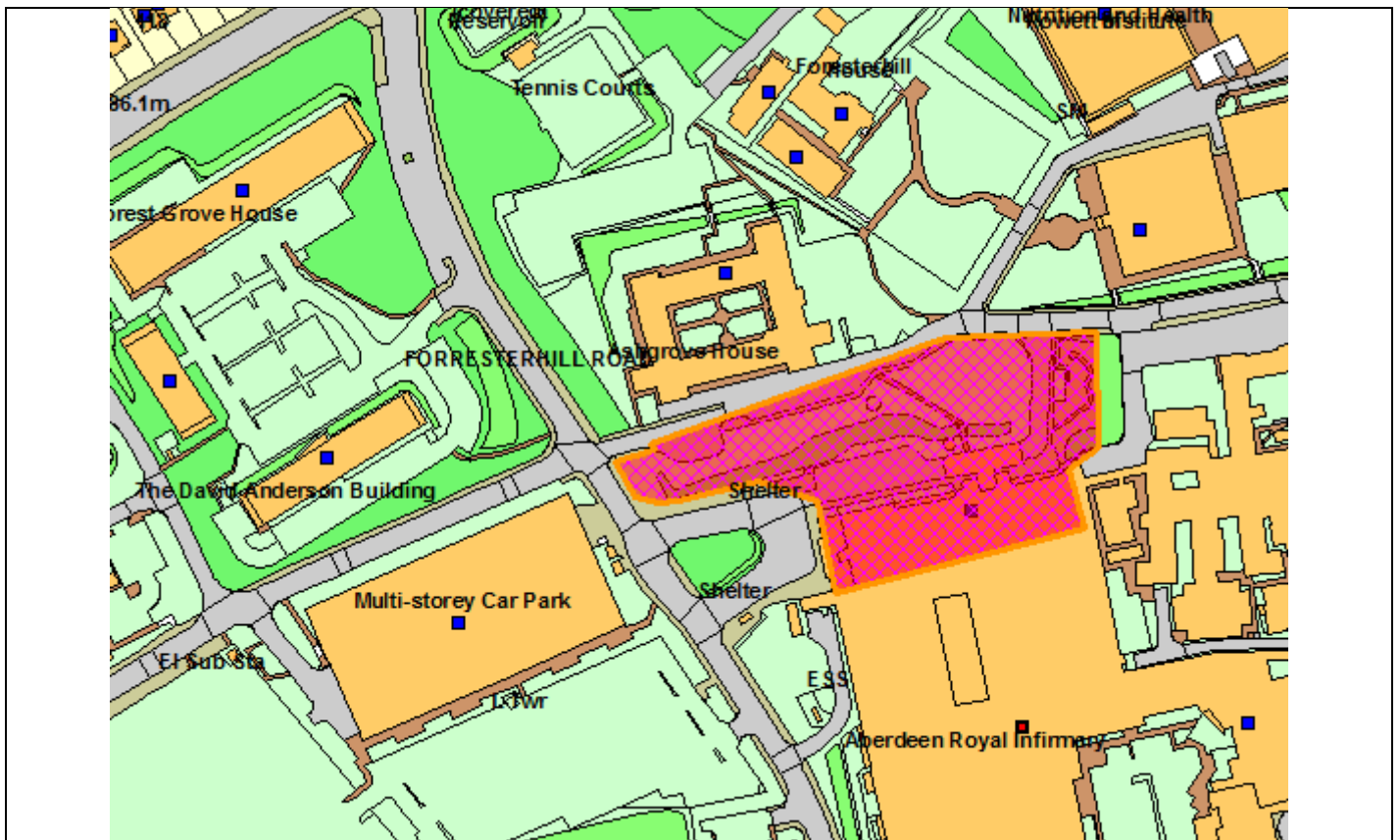


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 20th August 2020

Site Address:	Land to East Of Lady Helen Parking Centre, Aberdeen Royal Infirmary, Foresterhill Road, Aberdeen AB25 2ZN
Application Description:	Erection of 4 storey Elective Care Centre with associated external works
Application Ref:	191896/DPP
Application Type	Detailed Planning Permission
Application Date:	23 December 2019
Applicant:	NHS Grampian
Ward:	Mid Stocket/Rosemount
Community Council:	Rosemount And Mile End
Case Officer:	Gavin Evans



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RECOMMENDATION

Approve Conditionally

APPLICATION BACKGROUND

Site Description

The application site, which extends to approximately 0.9ha (9,000sqm) forms part of the Foresterhill Health Campus, and is located immediately to the north of Phase 1 (Ward Block) building which incorporates the main entrance to Aberdeen Royal Infirmary. This block is understood to date from the 1960s, and non-emergency ambulance access is provided for along the north side of the building, with covered patient drop-off facilities mid-way along that northern elevation. A one-way system regulates access, with vehicles arriving to and departing from the northern end of the building via a loop connecting to Foresterhill Road, to the east. The application site comprises elements of both the existing Phase 1 Ward Block building and the current open space / parking area immediately to the north.

A bus drop-off and turning area, accessed via Foresterhill Road, serves the Foresterhill Health Campus, and is located to the south-west of the site, providing drop-off and pick-up close to the main entrance.

The recently constructed Lady Helen Parking Centre offers multi-storey car parking facilities to the west of the site.

Relevant Planning History

Application Number	Proposal	Decision Date
190993/PAN	Redevelopment of site for a major development consisting of the proposed erection of an Elective Care Centre with associated external works	28.06.2019 Status: Further Consultation Required
180778/MSC	Approval of various matters specified in conditions pertaining to Planning Permission in Principle reference P151491, for the erection of the Baird Family Hospital and Anchor Centre	30.11.18 Status: Approved Conditionally
170573/MSC	Approval of various matters specified in conditions pertaining to Planning Permission in Principle reference P151491 for the erection of the Baird Family Hospital and the Anchor Centre at Foresterhill Health Campus	30.11.2018 Status: Approved Conditionally
151988	Detailed Planning Permission for: The erection of a 6/7 storeys new Multi-Storey Car Park and adjustments to facilitate entry and exit the MSCP and public realm works leading from the MSCP to the Hospital Entrance	12.08.2016 Status: Approved Conditionally
151491	Planning Permission in Principle for: Erection of The Baird Family Hospital and The Anchor Centre at Foresterhill Health Campus	17.11.2016 Status: Approved Conditionally

APPLICATION DESCRIPTION

Description of Proposal

This proposal involves the construction of an extension to the existing 'Phase 1' ward block at Aberdeen Royal Infirmary, along with associated service yard, ambulance parking bays and turning spaces, and hard and soft landscaping. The proposed extension is described as an 'Elective Care Centre', and the applicants' submissions set out how it is intended to provide day patient services for a number of surgical and medical specialities by providing day-case procedures/surgery along with a dedicated endoscopy unit in a single facility. The Elective Care Centre would be capable of providing 'one stop' clinics for Urology, Respiratory and Dermatology, along with outpatient imaging services and teaching and meeting accommodation. The applicants highlight that most of the services contained within the proposed extension would be relocating from other locations within the Foresterhill Health Campus.

The proposed building provides accommodation across four floors, arranged around a central courtyard space and with a hard and soft landscaped pedestrian plaza leading up to the main entrance in the building's eastern elevation. Due to the change in ground levels, the lowest level sits below that of the main entrance, and the building's southern face opens out onto a lower level area of hard and soft landscaped open space for staff use. The Elective Care Centre would be linked to the existing and immediately adjacent Phase 1 building to the south, by a single level bridge link and a further link across three floors, providing a link between the existing building and the extension across ground, first and second floors. To the east of the building are located 'back of house' facilities including a service yard and spaces for ambulance drop-off and turning, as well as space set aside for the relocation of generator(s). Existing patient drop-off facilities would be relocated to an area just south of Ashgrove House, offering convenient access to the main entrance of the proposed Elective Care Centre.

Materials proposed include white render alongside a contrasting coloured render, with grey facing brick used at base course and ground floor levels. Coloured wall cladding panels would be used, most extensively in the main western elevation, with ground floor accommodation in this part of the building also set-back to create a colonnade. The design features an irregular window arrangement, which is influenced by the wide range of services contained within the building and their differing clinical needs. Externally, areas of hard landscaped open space and the main approach to the entrance would be finished in a textured paving, with areas of new planting and hedging indicated.

This proposal represents a 'Major' application in terms of the relevant development hierarchy, meaning that statutory requirements for pre-application consultation and submission of a Proposal of Application Notice (PoAN) prior to submission of this application applied.

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=Q2TPOPBZM6000>

Reason for Referral to Committee

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

the proposal is within the major category of development, as defined by the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.

Pre-Application Consultation

The applicant undertook statutory pre-application consultation which included a Public event, in the form of an exhibition and 'drop in' session, that took place between 2pm and 8pm on Wednesday 21st August 2019 at the Westburn Outdoor Centre. This event was advertised in advance through publication of a notice in the Press and Journal newspaper, with copies of that notice also sent to local ward members and the local Rosemount and Mile-End Community Council.

Copies of the notice were also displayed at various locations in the local community, including schools, libraries, medical centres, churches, community centres and shops. In addition, a letter drop was undertaken to nearby addresses, based on a list provided by the Planning Service in response to the Proposal of Application Notice. Details of the feedback received are included in the Pre-Application Consultation (PAC) Report which forms part of this application.

The applicant presented the proposals to the Pre-Application Forum on 15th August 2019.

CONSULTATIONS

ACC - Roads Development Management Team (RDM) – No objection. Highlight the existing pedestrian, cycle and public transport connections available in the surrounding area, noting that the site is accessible by various means. As regards on-site parking, RDM note that 21no. spaces would be removed to allow for the proposed development, but note that information provided by NHS Grampian indicates that the existing multi-storey car park operates at approximately 60% capacity and can therefore compensate for the removal of those spaces. RDM note also that there is no specific increase in staff numbers and there may be a degree of trip reduction due to the anticipated efficiencies in clinical appointments.

Note that additional cycle parking has now been provided, suitable for short and long-stay use, and that staff change/shower facilities are available within the building and within the wider hospital estate.

In terms of impact on the local roads network, RDM note that there is no increase in staff numbers and that this proposal involves the relocation of other services from within the wider hospital estate. It is recognised that NHS Grampian undertake an annual review of their existing Foresterhill Campus Travel Plan, which would include consideration of the proposed new development in due course.

ACC - Environmental Health – No observations to make.

ACC - Waste Strategy Team – Provides general advice on commercial waste arrangements, noting that business premises require stores for refuse and recycling bins, with a specified area of hardstanding for collection, with dropped kerb and yellow lines. Ideally such areas should also provide a gulley and wash-down facility.

Scottish Water – No objection. Advise that there is currently sufficient capacity at the Invercarnie Water Treatment Works and Nigg Waste Water Treatment Works to accommodate the proposed development, however capacity cannot be reserved and applicants will be required to make a formal connection application to Scottish Water.

Police Scotland – Notes that the site is in a low to medium crime area, and that the open access of hospital environments can render them vulnerable to crime. Recommends that ‘Secured by Design’ award is sought as this would demonstrate that safety and security have been proactively considered and that the development would meet high standards in these respects.

ACC - Developer Obligations – No necessary contributions identified. Note that any transportation contributions would be advised separately by the Roads Development Management Team.

Aberdeen International Airport – No objection. In order to address safeguarding potential safeguarding conflicts, recommend that a condition be attached securing the submission of a Bird Hazard Management Plan, for agreement with the planning authority in consultation with Aberdeen Airport.

AIA also draw attention to best practice relating to the use of cranes in construction near aerodromes.

Scottish Environment Protection Agency – Request that a condition securing submission and agreement of a site-specific pollution prevention plan be applied to any grant of planning permission. Should such a condition not be applied, SEPA’s response should be treated as an objection. Further commentary is offered on potential environmental enhancements as part of the detailed design, including the scope for use of solar panels or a green roof, provision of cycle parking and shower facilities etc.

ACC - Structures, Flooding and Coastal Engineering – No objections.

Rosemount and Mile End Community Council – No response.

REPRESENTATIONS

None

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 may also be a material consideration. The Proposed SDP constitutes the settled view of the Strategic Development Planning Authority (and both partner Councils) as to what should be the final content of the next approved Strategic Development Plan. The Proposed SDP was submitted for Examination by Scottish Ministers in Spring 2019, and the Reporter has now reported back. The Scottish Ministers will consider the Reporter's Report and decide whether or not to approve or modify the Proposed SDP. The exact weight to be given to matters contained in the Proposed SDP in relation to specific applications will depend on whether:

- these matters have been subject to comment by the Reporter; and
- the relevance of these matters to the application under consideration.

Aberdeen Local Development Plan (2017)

- Policy D1: Quality Placemaking by Design
- Policy D2: Landscape
- Policy I1: Infrastructure Delivery and Planning Obligations
- Policy T2: Managing the Transport Impact of Development
- Policy T3: Sustainable and Active Travel
- Policy CF1: Existing Community Sites and Facilities
- Policy NE5: Trees and Woodlands
- Policy R6: Waste Management Requirements for New Development
- Policy R7: Low and Zero Carbon Buildings, and Water Efficiency

Proposed Aberdeen Local Development Plan (2020)

The Proposed Aberdeen Local Development Plan (Proposed ALDP) was approved at the Council meeting of 2 March 2020. The Proposed ALDP constitutes the Council's settled view as to what the final content of the next adopted ALDP should be, and is now a material consideration in the determination of planning applications. The Aberdeen Local Development Plan 2017 will continue to be the primary document against which applications are considered. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether –

- these matters have been subject to public consultation through the Main Issues Report; and,
- the level of objection raised in relation these matters as part of the Main Issues Report; and,
- the relevance of these matters to the application under consideration.

The foregoing can only be assessed on a case by case basis. The relevant policies related to this proposal area as follows:

Policy NE4 - Our Water Environment

Policy NE5 - Trees and Woodland

Policy D1 - Quality Placemaking

Policy R5 - Waste Management Requirements from New Developments

Policy R6 - Low and Zero Carbon Buildings and Water Efficiency
Policy CF1 - Existing Community Sites and Facilities
Policy I1 - Infrastructure Delivery and Planning Obligations
Policy T2 - Sustainable Transport
Policy T3 - Parking
Policy B3 - Aberdeen International Airport and Perwinnes Radar

Supplementary Guidance and Technical Advice Notes

- Transport and Accessibility;
- Planning Obligations;
- Landscape;
- Green Space Network and Open Space;
- Trees and Woodland;
- Flooding, Drainage and Water Quality.

EVALUATION

Principle of Development

The application site is located within the wider Foresterhill Health Campus, which is identified in the Aberdeen Local Development Plan (ALDP) as a CF1 area, representing 'Existing Community Sites and Facilities'. The areas to the north and south of the Foresterhill Campus are established residential communities, as reflected in their H1 (Residential Areas) zoning, however it is noted that the location of the proposed works is right at the centre of the hospital site, and is circa 200m from the nearest residential properties, on Ashgrove Road West to the north.

Policy CF1 sets out that existing healthcare sites shall be used primarily for healthcare and/or related medical and educational purposes, and that proposals for new or extended uses of this type will be supported in principle. On that basis, the Development Plan offers support for the expansion of the hospital facilities on this site, and the principle of development is accepted. It follows that the acceptability of any proposal will be determined by the detailed consideration of its layout, design and other material considerations.

Accessibility and Transport Impact

The proposal involves the construction of a significant extension within the already densely developed Foresterhill Health Campus. Policy T2 (Managing the Transport Impacts of Development) requires that new developments must demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel. To this end, a Transport Statement was provided in support of the application, setting out existing transport infrastructure available for motorised and non-motorised travel, including public transport options, parking provision on-site and impact on the local road network.

This assessment highlights that the services to be provided within the proposed Elective Care Centre are already located elsewhere within the Foresterhill Campus, in a variety of locations, however patients are often required to make separate trips to access those services individually. By consolidating these services into a single facility, it is intended that patients may visit more than one clinic as part of a single visit, thus reducing the number of trips required overall. It is noted also that there is no specific increase in staff numbers proposed at the Foresterhill Campus as a result of this proposal.

The assessment also describes the existing traffic signals at the Ashgrove Road West / Foresterhill Road junction, which are not fixed time signals and can operate 'on demand', thereby

reducing queueing and associated delay and keeping traffic flowing. The traffic signals at the Westburn Road / Foresterhill Road junction operate as part of a co-ordinated system whereby other signals in the area are connected together and can respond continuously to traffic flow fluctuations in a co-ordinated way. Taking these matters into account, the Council's Roads Development Management Team has expressed satisfaction that there is no concern in relation to additional trip generation as a result of the proposed development.

There is an established network of pedestrian footpaths throughout the Foresterhill Campus, which in turn connects with the public footpaths on Ashgrove Road West to the north and Westburn Road to the south. New linkages would be made to this network of routes in order to integrate the development into the hospital campus and facilitate straightforward access for patients, staff and visitors. There are existing signalised crossing points at either end of Foresterhill Road, with various zebra crossings, dropped kerbs crossing points etc within the private extents of the hospital grounds. Recommended on-street cycle routes exist along Foresterhill Road and Ashgrove Road West, with designated on-street cycle lanes present to the south. The Council's Roads Development Management Team response highlights that the Foresterhill site is served by a number of existing bus services which are routed through the site, in addition to bus stops located at the main entrance to the campus on Westburn Road. Recent revisions to the plans have also identified provision for additional cycle parking, suitable for both short and long-stay use, as part of the proposal. Staff shower facilities are also available for those opting to cycle-commute. The submitted Transport Statement draws attention to NHS Grampian's existing Travel Plan for the Foresterhill Campus, most recently updated in 2019. It is understood that this document is updated annually and will be updated in due course as part of that annual review to take account of the proposed new Elective Care Centre. Taking these matters into account, it is considered that the proposed development would be accessible by a range of transport modes, with opportunities for sustainable and active travel, consistent with the aims of Policy T3 (Sustainable and Active Travel).

The proposed development would result in the removal of a 21 existing surface car parking spaces, with no new provision made as part of the proposal. The applicants have drawn attention to the adjacent multi-storey car park and have provided further information which indicates that this facility is presently operating at approximately 60% capacity at its busiest times, which equates to circa 500 spaces being available within the 1200-space car park at any given time. This is considered to amply compensate for the 21 spaces removed to facilitate the development, particularly in the context of no additional staff or wholly new services being provided on-site. Having regard for these matters, it is considered that the proposal demonstrates compliance with policy T2 (Managing the Transport Impact of Development) of the ALDP.

Design matters

The proposed development is located at the heart of the Foresterhill Campus and its immediate context is consequently dominated by other hospital buildings of varying ages, which are generally utilitarian in form. The submitted Design Statement sets out how the design evolved through early collaboration with the clinical teams that would be brought together within the new facility, which will extend from a reconfigured level 4 in the existing Phase 1 building across into the proposed new building. The Phase 1 building dates from the 1960s and its western elevation currently serves as the 'front door' to Aberdeen Royal Infirmary. Non-emergency ambulance access is to the northern side of the Phase 1 building. The recently constructed Lady Helen Parking Centre is to the west of the site, whilst to the north is the 1930s Ashgrove House, a granite building of a more traditional style in line with the original hospital buildings at Foresterhill. In terms of scale and building heights, these range from 4 storeys with rooftop plant at the Phase 1 building to 5 storeys plus plant level at Ashgrove House, with the neighbouring Lady Helen Parking Centre reaching 6 storeys (with parking and stair enclosure at roof level).

In this context, the scale of the proposed 4-storey elective care centre would be consistent with its

surroundings and would not appear unduly large or prominent. The Design Statement refers to the importance of making the building easy to find and access for both patients and staff, facilitating intuitive wayfinding and recognising that patients may be moving around the building to attend several services in a single visit. The importance of staff rest areas, facilities suitable for long-stay cycle parking and accessibility from public transport services area also highlighted.

This is manifested in the building's design through its orientation to present its public elevation to face west onto Foresterhill Road, with the frontage slightly angled to face towards the existing bus drop-off facility that sits to the west of the Phase 1 block. The change in levels presents a challenge, however level access is provided from a landscaped pedestrian plaza at the frontage of the building, allowing easy access from the nearby Lady Helen Parking Centre. There is a connection from the proposed Elective Care Centre to the existing Phase 1 building across 3 levels at the eastern end of its southern elevation, with a further single-level bridge link towards the western end. Stairs would lead down from the main entrance to the bus drop-off loop, reflecting the change in levels, however this could also be accessed at ground level by taking a less direct route. This plaza, which also includes various opportunities for seating and the reinstatement of the existing daffodil slope within the landscaped areas, would provide a sense of arrival and is considered to be 'welcoming' in terms of assessing the proposal against policy D1 (Quality Placemaking by Design).

In plan form, the building is arranged around a central courtyard space, to which public access is intended. A second external courtyard space would sit between the new Elective Care Centre and the Phase 1 building, including both external spaces for both public and staff use, with associated seating and hard and soft landscaping. These latter courtyard spaces sit at a lower level than the pedestrian plaza at the frontage of the Elective Care Centre, with the area for public use immediately next to the bus drop-off loop, offering a convenient and welcoming place to linger. The presence of these courtyard spaces in the building design allows a high level of natural light to be drawn into the building, and enables all consulting rooms to have a window.

The materials proposed in the elevational treatment of the building are consistent with those used in other recent additions within the Foresterhill campus, as well as the consented Baird Family Hospital and ANCHOR Centre, with smooth white render used alongside a contrasting coloured render, grey brick base course and coloured wall cladding. The main public elevation to Foresterhill Road utilises a curtain walling system, set within a rendered frame and utilising vertical streaks of coloured cladding material to add interest and distinctiveness. The ground floor level is set back from the upper floors to create a colonnade which further emphasises the principal elevation and point of arrival. The use of a more robust grey brick at basecourse level is appropriate, with the main entrance identifiable through a splash of colour and an area of extensively glazed frontage. Secondary elevations are generally plainer, with more restrained use of colour and glazing. The submitted design statement highlights that the irregular arrangement of windows within elevations is largely a result of the wide variety of services housed within the building and their differing clinical needs. Given the relative wide variety in the built form within the wider hospital campus, this would not be incongruous, and would add to the interest and distinctiveness of the building, such that wayfinding is made easier for patients and visitors navigating the campus. In terms of flexibility and adaptability, the applicants' submissions note that the construction of the building using an internal framing system means that internal walls are largely lightweight and non-load-bearing, meaning that the internal accommodation can be rearranged without major structural intervention should operational needs change in future.

Taking account of these points, it is considered that the proposal demonstrates due regard for its context within the wider hospital estate, and accords with the six essential qualities outlined by policy D1 (Quality Placemaking by Design) of the ALDP.

Landscape and Trees

There are no notable trees within the immediate vicinity of the building itself, however a small number of existing trees are located within the wider application site. The submitted plans refer to these being retained where possible, however it will be necessary to secure a scheme of tree protection measures to safeguard these specimens during construction and, where it is not practicable to retain any of those specimens, secure appropriate replacement planting in mitigation. As hard and soft landscaped areas form part of the proposal, it will be necessary to secure a detailed scheme of landscaping, including details of the location, size and species of any new trees or shrub planting. Suitably worded planning conditions can secure this further information and ensure that planting is carried out at an appropriate time following completion of the construction works. Subject to these matters being addressed by planning conditions, the proposed development would comply with policy NE5 (Trees and Woodlands) of the ALDP. The wider landscape impact of the proposal is not considered to be significant, with the site located immediately between two existing buildings of four or more storeys in height. On that basis, it is considered that there would be no undue prominence or adverse impact on landscape setting, as required by policy D2 (Landscape).

Drainage and Flood Risk

A drainage assessment was undertaken and submitted in support of this application. This identifies a number of existing sewer lines that pass through the site, and confirms that these will require to be diverted and the redundant lines removed. Submissions include a scheme for surface water drainage, with appropriate treatment prior to discharge to the wider surface water network for the Foresterhill campus. This ensures that post-development runoff rates are no greater than the calculated pre-development greenfield runoff rates, due to the design of the drainage system having adequate capacity to slow the release of surface water discharge. A new foul drainage system is also to be installed, which will involve connection to the existing foul water system to the east of the development site. The Council's Flooding Team raised no objection to the proposals, whilst SEPA request that details of a Sustainable Urban Drainage System (SuDS) for the construction phase is secured by condition, for agreement by the planning authority in consultation with SEPA, specifying the details that should be included within that scheme. It should be noted that, in the event that the planning authority is not minded to include such a condition, SEPA has advised that its response should be treated as an objection. It is recommended that such a condition be attached to any permission, per SEPA's request. Subject to these controls, it is considered that the proposal satisfies the requirements of policy NE6 (Flooding, Drainage and Water Quality) of the ALDP.

Other Matters

The submitted site plan indicates a dedicated service yard to the rear (east) of the building, which is configured to minimise the need for reversing manoeuvres and has access controlled via barrier. There is also a dedicated service entrance in the rear elevation at level 3, with internal floorplans showing areas for refuse storage. No concerns have been raised by the Council's Roads Development Management Team, and the response provided by the Council's Waste Strategy Team is general advice, reflecting that there are various commercial operators who may provide a waste/recycling service. This element of the proposal is considered to be acceptable and it is considered that the development would be adequately serviced as per the requirements of Waste - 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. While some information has been submitted it is considered necessary to condition further details with regards to the Energy Statement and Water Efficiency, in order to ensure compliance with Policy R7 - Low and Zero Carbon Buildings, and Water Efficiency

Proposed Aberdeen Local Development Plan

In this instance, the site remains zoned under a policy relating to Existing Community Sites and Facilities (policy CF1) in the Proposed Local Development Plan. The overriding aims to protect such sites from other types of development and support in principle the expansion of the existing healthcare use are maintained in that policy. Policies relating to design quality, protection of existing trees, promotion of sustainable transport and provision of appropriate on-site car parking remain relevant, but do not introduce significant change when compared to the policies of the extant LDP. Policy WB1 (Health Developments) introduces a new requirement for developments to provide healthy environments, facilitate physical activity and promote physical and mental wellbeing. There is no equivalent requirement in the current LDP, however the delivery of an Elective Care Centre which centralises a number of co-related healthcare services in a single building, thereby reducing the need for multiple appointments and lessening demand for travel, is considered to promote mental and physical wellbeing, consistent with the aims of policy WB1. It is therefore considered that the Proposed Plan is a material consideration which weighs in favour of granting planning permission for the proposed development.

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

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.

Heads of Terms of any Legal Agreement

Not applicable. There are no matters that require to be secured by a planning agreement in this instance.

Time Limit Direction

Not applicable. Standard 3 year duration of consent is appropriate.

Conclusion

The proposed expansion of the existing healthcare use is supported in principle by the current Aberdeen Local Development Plan 2017, and on detailed assessment the proposal is considered to be acceptable in terms of its accessibility, design, scale, and relationship to its context. The proposed development would be appropriately drained, and any loss of existing landscaped open space within the site can be adequately mitigated through the provision of more useable open spaces for both public and staff use as part of the proposal. Appropriate landscaping of the site can be ensured through provision of further detailed proposals, required by planning condition. There is no identified conflict with the emerging policy context offered by the Proposed Aberdeen Local Development Plan 2020, and the development is not of a scale or type that would necessitate detailed assessment against the Strategic Development Plan for the region. In conclusion, it is considered that the proposal accords with the provisions of the Development Plan, and no material considerations have been identified that would warrant determination other than in accordance with the Plan.

RECOMMENDATION

Approve Conditionally

REASON FOR RECOMMENDATION

The proposed development is provided for by policy CF1 (Existing Community Sites and Facilities) of the Aberdeen Local Development Plan (ALDP), which permits the expansion of healthcare uses on existing sites. The proposal is not expected to generate a material increase in car journeys due to its consolidation of existing healthcare services from the wider Foresterhill campus into a single

facility. Existing pedestrian and cycle infrastructure serving the hospital campus affords a good standard of accessibility by sustainable means, consistent with the aims of policy T3 (Sustainable and Active Travel) of the ALDP. Whilst the proposal would result in the loss of a small number of existing car parking spaces, there is significant existing capacity within the nearby multi-storey car park to offset that loss. The proposal is therefore considered to comply with policy T2 (Managing the Transport Impact of Development). The scale and form of the development is appropriate to its context, and demonstrates due regard for the six qualities set out in policy D1 (Quality Placemaking by Design), with no adverse impact on the wider landscape setting. Impact on existing trees is not significant, and any minor impacts can be mitigated through replacement planting, secured as part of a detailed scheme of landscaping for the site. The development would be adequately drained and provides for servicing via a contained service yard. Further submissions secured by condition can address reduction in carbon emissions and water efficiency matters, to ensure compliance with policy R7 (Low and Zero Carbon Buildings, and Water Efficiency). In conclusion, the proposal is found to accord with the provisions of the Development Plan, and no material considerations have been identified that would outweigh the provisions of the Plan.

CONDITIONS

1. Cycle Parking (Short and Long Stay)

That the development hereby granted planning permission shall not be brought into use unless the cycle storage facilities as shown on drawing no. ECP1-MRT-XX-XX-PL-A-90001_P01 have been fully installed and made available for use.

Reason: in the interests of encouraging sustainable travel, as required by policy T3 (Sustainable and Active Travel).

2. Site-Specific Pollution Prevention Plan

That no development pursuant to the development hereby granted planning permission shall be undertaken unless a site-specific pollution prevention plan has first been submitted to and agreed in writing by the planning authority, in consultation with SEPA. Thereafter, all works shall be carried out in accordance with the plan so agreed.

The required site-specific pollution prevention plan shall address the following matters:

- Confirm if new connections to the existing sewer are proposed and provide details of protection of the Gilcomston Burn;
- Pollution prevention
- Sediment management
- Environmental incidents
- Waste management

Reason: In order to minimise the impacts of necessary construction works on the environment.

3. Materials

No works in connection with the development hereby approved shall commence unless details of the specification and colour of all the materials to be used in the external finish of the 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, specification and colour.

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

4. Foul and Surface Water Drainage Arrangements

The building hereby approved shall not be brought into use unless the proposed foul and surface water drainage arrangements have been provided in accordance with the approved plans and the Drainage Assessment (*Ramsay and Chalmers C3898 Rev A, dated 19.12.19*), or such other alternative submissions as have been submitted to and agreed in writing by the planning authority.

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

5. Bird Hazard Management Plan

Development shall not commence until a Bird Hazard Management Plan has been 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/>)
- Maintenance of planted and landscaped areas

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.

6. Landscaping Scheme

No works in connection with the development hereby approved shall commence unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority.

Details of the scheme shall include:

- An indication of existing trees, shrubs and hedges to be removed;
- The location of re-planted trees or compensatory planting;
- The location of new trees, shrubs, hedges and grassed areas;
- A schedule of planting to comprise species, plant sizes and proposed numbers and density;
- Measures for the protection of those trees to be retained during construction, including plans demonstrating the extent of any necessary tree protection fencing and a sample detail for that fencing;
- Existing and proposed finished levels;
- The location, design and materials of all hard landscaping works including walls, fences,

- gates, and play equipment;
- A programme for the implementation, completion and subsequent management of the proposed landscaping;

All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. 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. Once provided, all hard landscaping works shall thereafter be permanently retained.

Reason: To ensure the implementation and management 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.

7. Low and Zero Carbon Buildings and Water Efficiency

The building hereby granted planning permission shall not be occupied unless an Energy Statement and Water Efficiency measures applicable to that building has been submitted to and approved in writing by the planning authority, and thereafter any measures agreed within that submission have been implemented in full.

The Energy Statement shall include the following items:

- Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
- 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.

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.

8. Environmental enhancements as part of detailed design

No works in connection with the development hereby approved shall commence unless a scheme of environmental enhancements has been submitted to and approved in writing by the planning authority in consultation with the Scottish Environmental Protection Agency.

Once approved the scheme shall be implemented in full.

Reason: To ensure the offset of environmental impacts and contribute to and enhance the natural environment and support Policy D1 – Quality Placemaking by Design.

ADVISORY NOTES FOR APPLICANT

1. Use of Cranes in Construction

Given the nature of the proposed development it is possible that a crane may be required during its construction. Aberdeen International Airport 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 (available at <https://www.aoa.org.uk/policy-campaigns/operations-safety/>)