

Local Review Body (LRB)

15th June 2022

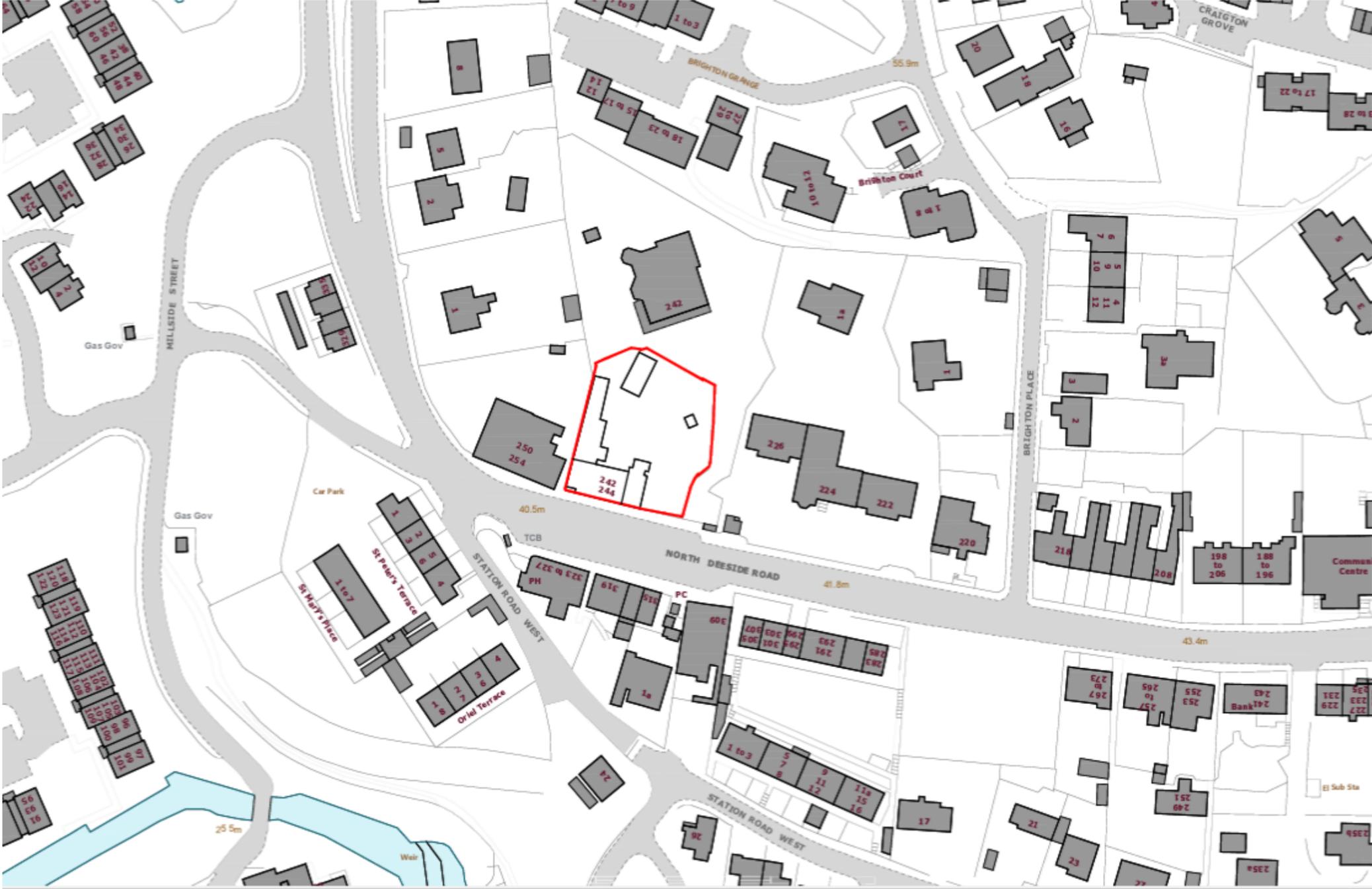


211791/DPP - 242 North Deeside Road

Erection of 14 residential flats over 3 and 4 storeys, 1 shop unit and subdivision of existing flat to form 2 flats with associated infrastructure

Lucy Greene, Planning Advisor

Location Plan



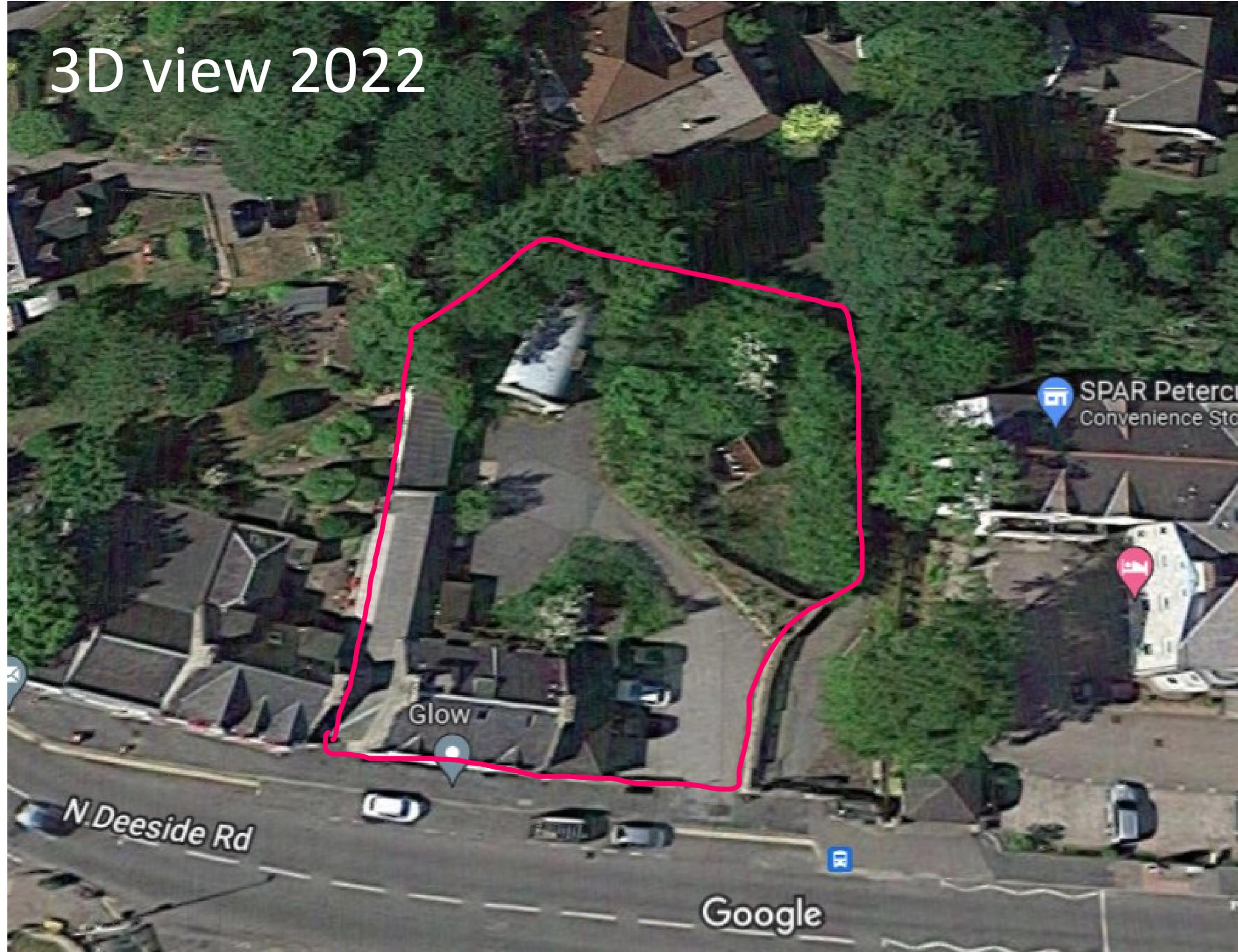
Aerial Photograph



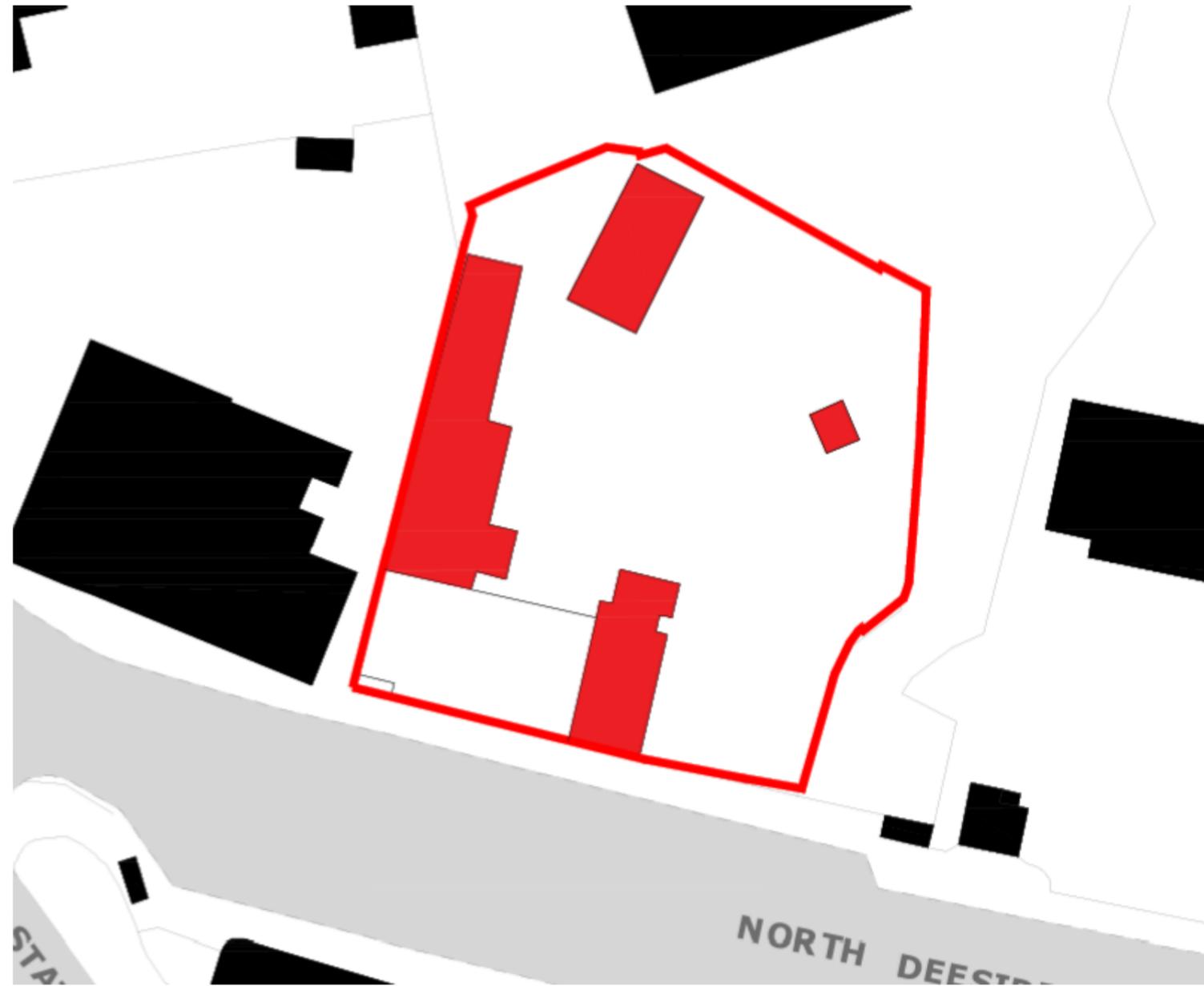
Streetview 2022



3D view 2022



Demolitions



Proposed Site Plan

14 new build Flats:

6no. 1 bed flat

8no. 2 bed flats

1no. Retail unit

Cycle Storage

16no. Total Spaces - 8 spaces x 2 high

(1no. space / flat) = 14

2 spaces for Retail.

Car Parking

Flats:

14no. Flats @ 1 spaces / flat = 14.0 spaces required.

2.0 spaces required for existing.

= 16 spaces required.

18no. Total Car Parking Spaces Provided.

Retail Unit (Ground Floor) :

Area = 57.6m²

Area < 1000m² @ 1.0 space / 30m²

2no. Car Parking Spaces Needed.

3no. Total Car Parking Spaces Provided to Front of Retail Unit.



Landscaping Plan



Retained Trees

- 1 Rp *Betula pedula*
- 1 Ss *Sorbus aucuparia*

Trees - 3 - 3.25m (Heavy Std)

- 1 Ps *Pinus sylvestris*
- 1 Qp *Quercus petraea*
- 1 Sa *Sorbus aria*
- 2 Ss *Sorbus aucuparia*
- 1 Sc *Sorbus commota*
- 1 Sd *Sorbus decolor*

Trees - 2.1 - 2.5m (Std)

- 1 Ps *Pinus sylvestris*
- 1 Qp *Quercus petraea*
- 1 Sa *Sorbus aria*
- 2 Ss *Sorbus aucuparia*
- 1 Sc *Sorbus commota*
- 1 Sd *Sorbus decolor*

Shrubs - to litre

- 2 Ia *Ilex aquifolium*

Shrubs

- 4 B *Buddleia* 3.0 litre
- 3 Ca *Corylus avellana* 60-90cm
- 3 Cd *Cotoneaster dammeri* 3.0 litre
- 3 Cp *Cydonia praecox* 3.0 litre
- 3 Cpa *Cydonia praecox alba* 3.0 litre
- 3 Csk *Cotoneaster skogsholm* 3.0 litre
- 3 Dr *Daphne retusa* 3.0 litre
- 3 Hc *Hypericum calycinum* 3.0 litre
- 3 Hp *Hebe pectus* 3.0 litre
- 2 Ia *Ilex aquifolium* 3.0 litre
- 3 Jgc *Juniper green carpet* 3.0 litre
- 1 Jkg *Juniper kuroo gold* 3.0 litre
- 3 Jr *Juniper repens* 3.0 litre
- 20 Ln *Luzula sylvia* 1.0 litre
- 9 Lp *Lonicera periclymenum* 3.0 litre
- 19 Ls *Luzula sylvatica* 1.0 litre
- 1 Pa *Potentilla arborea* 3.0 litre
- 1 Pba *Philadelphus belle etoile* 3.0 litre
- 1 Pf *Pieris fernosa* 3.0 litre
- 1 Pj *Pieris gold* 3.0 litre
- 1 Pm *Pyracantha mohave* 3.0 litre
- 1 Pva *Potentilla red ace* 3.0 litre
- 1 Pt *Pieris taiwanensis* 3.0 litre
- 2 Pv *Philadelphus virginale* 3.0 litre
- 3 Rsp *Rosa spicata* 3.0 litre
- 2 Ryk *Rhododendron yak hybrid* 3.0 litre
- 1 Sr *Sambucus racemosa* 3.0 litre
- 3 Sg *Stipa gigantea* 3.0 litre
- 1 Sv *Syringa vulgaris* 3.0 litre
- 1 Vd *Viburnum davidii* 3.0 litre
- 1 Vt *Viburnum tinus* 3.0 litre

Hedging

- 1 B *Buddleia* 6.0 - 6.8m

Privet

- 1 L *Ligustrum ovalifolium* 3.0 - 3.8m

Planting Methodology

Topsoil
A general purpose topsoil (to BS 3883) will be used for planting trees and shrubs. Topsoil should be free of weed seeds, perennial weed roots, stubs and other extraneous matter. Topsoil and planting pits should not be contaminated with rubbish, stone, hardcore, rubble or building demolition materials. Planting should ideally be carried out in dry conditions, and not during or after heavy rainfall when topsoil will become over-compacted.

Trees
Trees will be supplied as root-balled or bare-root, depending on size and season.
Tree pits will be dug to a size which is at least 300mm wider and 75mm deeper than the entire root system of the tree. A friable loam topsoil (to BS 3883) mixed with a peat-free compost and with a mycorrhizal fungi (eg Rootgrow) added to the planting pits.
Trees up to a size of Select Standard will be anchored to the ground using a tree stake and tie. Heavy standard trees will be supported with two tree stakes and a crossbar. Stakes should be hammered into the ground before the tree is positioned in the pit, to avoid damage to roots. The stake should extend above ground to 1/3 the tree height, on the windward side. Tree ties should utilize a rubber collar to ensure that the tree and stake do not touch in any place. The trees will be firmed in to help ensure good root growth.
Where there is a risk of damage from rabbits or deer, trees should be protected with appropriate tree guards.

Container Plants / Shrubs
Holes will be dug to accommodate the depth of the container size and twice the width. The holes will be backfilled with a mixture of topsoil and compost with a mycorrhizal fungi (eg Rootgrow) added. The topsoil / compost mix will then be firmed in.

Beech Hedging
Fagus sylvatica 0.6 - 0.8m
planted in two staggered rows, with rows 0.5m apart, and plants 1.0m apart

Privet Hedging
Ligustrum ovalifolium 0.6 - 0.8m
planted in two staggered rows, with rows 0.5m apart, and plants 1.0m apart and comprising:

Grass Seeding
The area will be tamped with a friable loam, levelled and raked to remove large stones.
Amenity No 3 grass seed will be sown.
Following germination the grass will be allowed to grow for 1 month, before a 'first cut'. The grass will then be cut at fortnightly intervals which will allow it to 'fill' and form an even sward.

Wildflower Grass Seeding
Area will be levelled and raked to remove large stones. No topsoil to be added. Topsoil will be allowed to germinate and germinating perennial weeds will be sprayed with glyphosate. When these perennial species have died, the area will be sown with a mix of the following wild flower seed mixes: 'MGS Meadow Mix' and 'Northern Hay Meadow' (or similar), available from Scotts Seeds, and planted at a sowing rate of 0.5g per sqm. Sowing should be carried out in autumn, with a first cut the following April or May. During the first growing season the meadow should be cut bi-monthly.

Timing of Planting
All planting, seeding and turfing is to be carried out in the first planting season following the completion of the development.

Maintenance (Years 1 - 5)

Trees

Weeding: The ground around the roots spread of the base of the trees must be kept clear of weeds (at least 1.0m) to remove competition from herbaceous species. A mulch or tree mat can be used to achieve this. Strimmers must not be used near trees.

Stakes & Ties: The tree stakes and ties should be checked regularly (spring and autumn) to ensure stakes are rigid and tree ties are correctly fitted.

Watering: Trees must be watered in times of drought.

Pruning: Deadwood and diseased material should be removed at the end of each growing season. If needed, formative pruning should be carried out at this time to encourage good growth form.

Shrubs

Shrub beds will be weeded monthly from April to September and plants firmed in to ensure the establishment of healthy roots in the topsoil. Shrubs will be inspected for herbivore damage and if necessary, the areas will be netted to prevent deer / rabbits entering the area.

Replacement of Failed Trees or Shrubs
Any tree or shrub planting which dies or becomes seriously damaged/diseased within 5 years of the completion of the development, will be replaced in the next planting season with individuals of a similar size and species.

Hedging

Year 1: Lightly trim in winter, cutting off ends of new growth.

Year 2 - until hedge reaches full height: lightly trim in winter and mid-summer to encourage new growth. Replace any dead or dying plants.

When hedge reaches its full height it should be trimmed in summer.

Grass (Amenity areas)
The grass will be cut twice monthly between April and October.
During the autumn months, the grass areas will be kept clear of fallen leaves which can kill the new grass due to loss of light and 'smothering'.

Wildflower Grass
The wildflower grass will be cut yearly in autumn, after seeding. The cut grass will be allowed to remain on the grass for two weeks before being raked up and removed. This will allow seeds to be shed onto the ground to grow on in the next year.

Legend:

- Grass Areas
- Planting Beds
- Wildflower grass area.

Proposed Housing Development
at 242/244 North Deeside Road
Landscaping Plan

Client: Tarmad Bridge Ltd & Main: Ltd
Drawing No: NCRP/2204/S
Issue Date: 22nd February 2022
Drawn by: EP
Checked by: NA
Scale: 1:125 @ A2

astell associates
Landscape Architects

10 Pagan Road, Marazion, St Auston, TR15 2DP
01752 74320

Proposed site plan showing decked landscaping over car parking



Ground Floor Plan



Proposed First Floor



Proposed second floor



Proposed Third Floor



Proposed Roof Plan







Proposed West Elevation

1:200





Proposed South Elevation

1:200



Proposed North Elevation

1:200



Before



After



Before



After

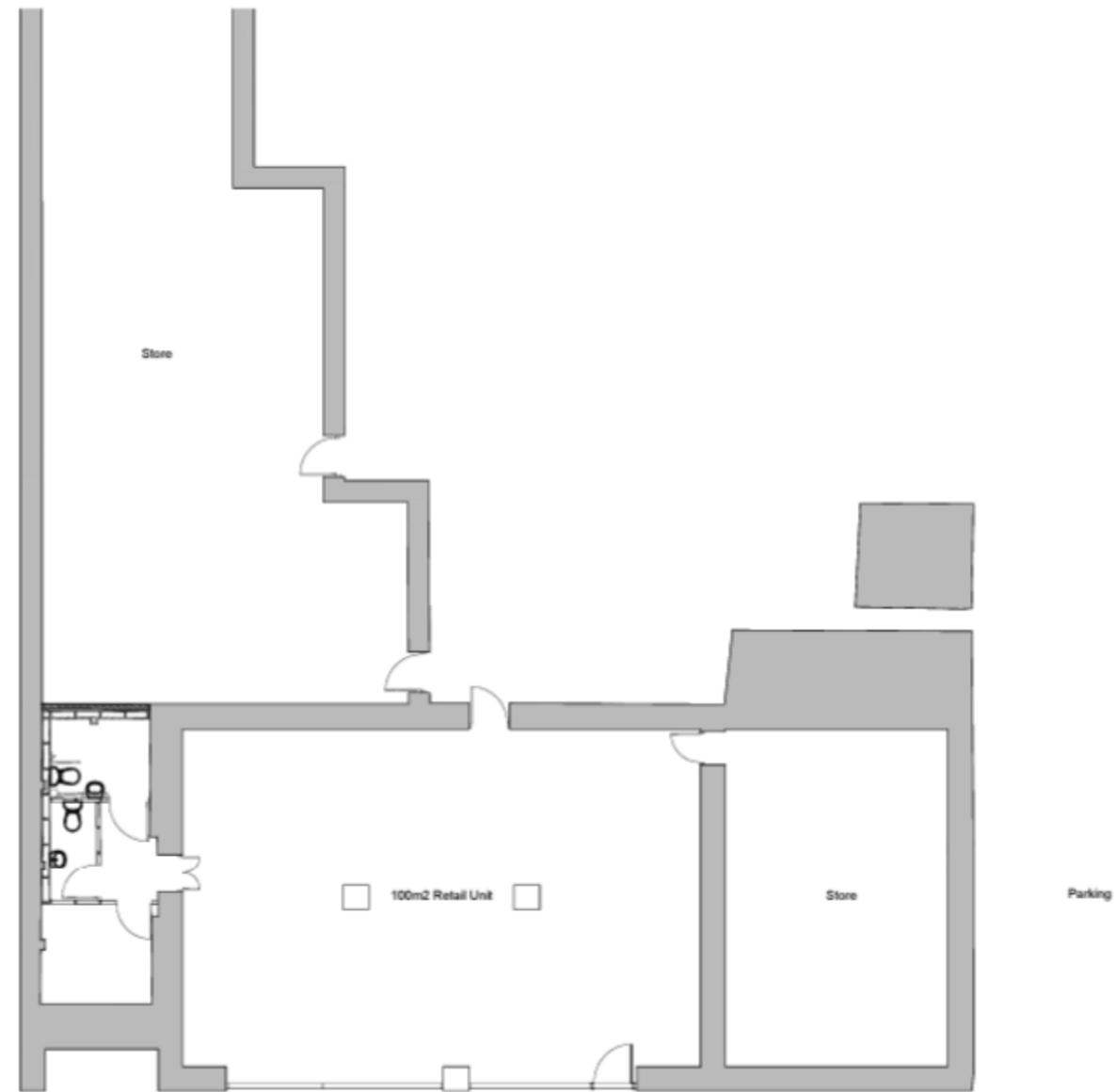


Before

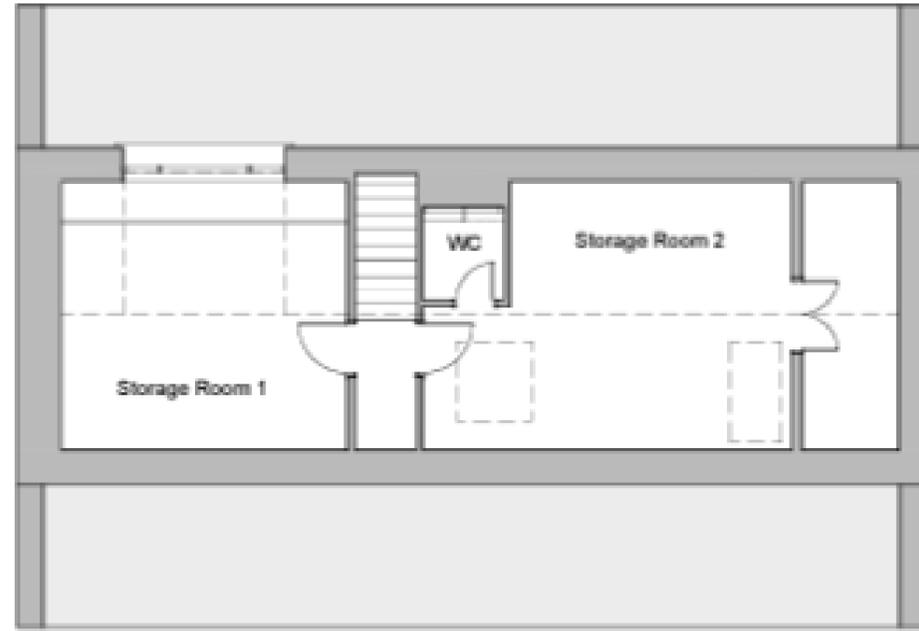


After

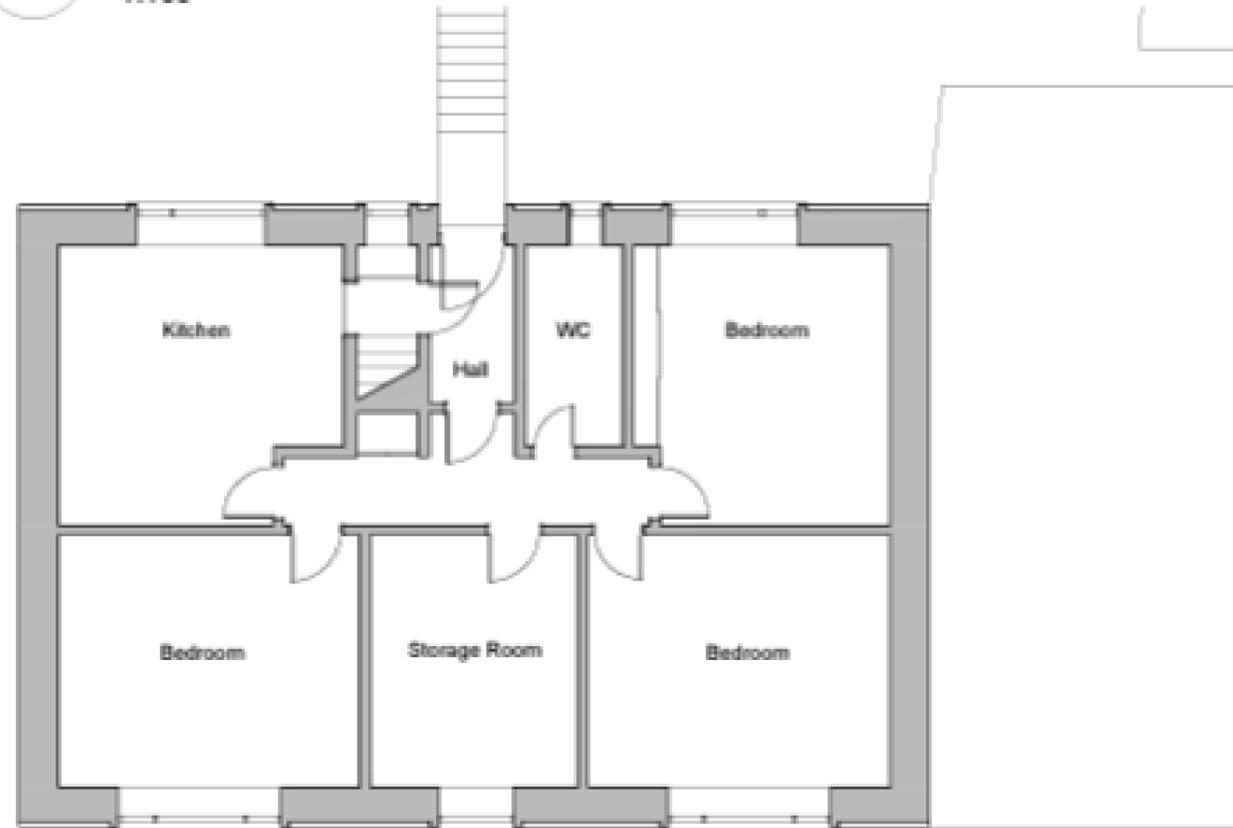
Existing ground floor plan



Existing First and Second Floor Plans

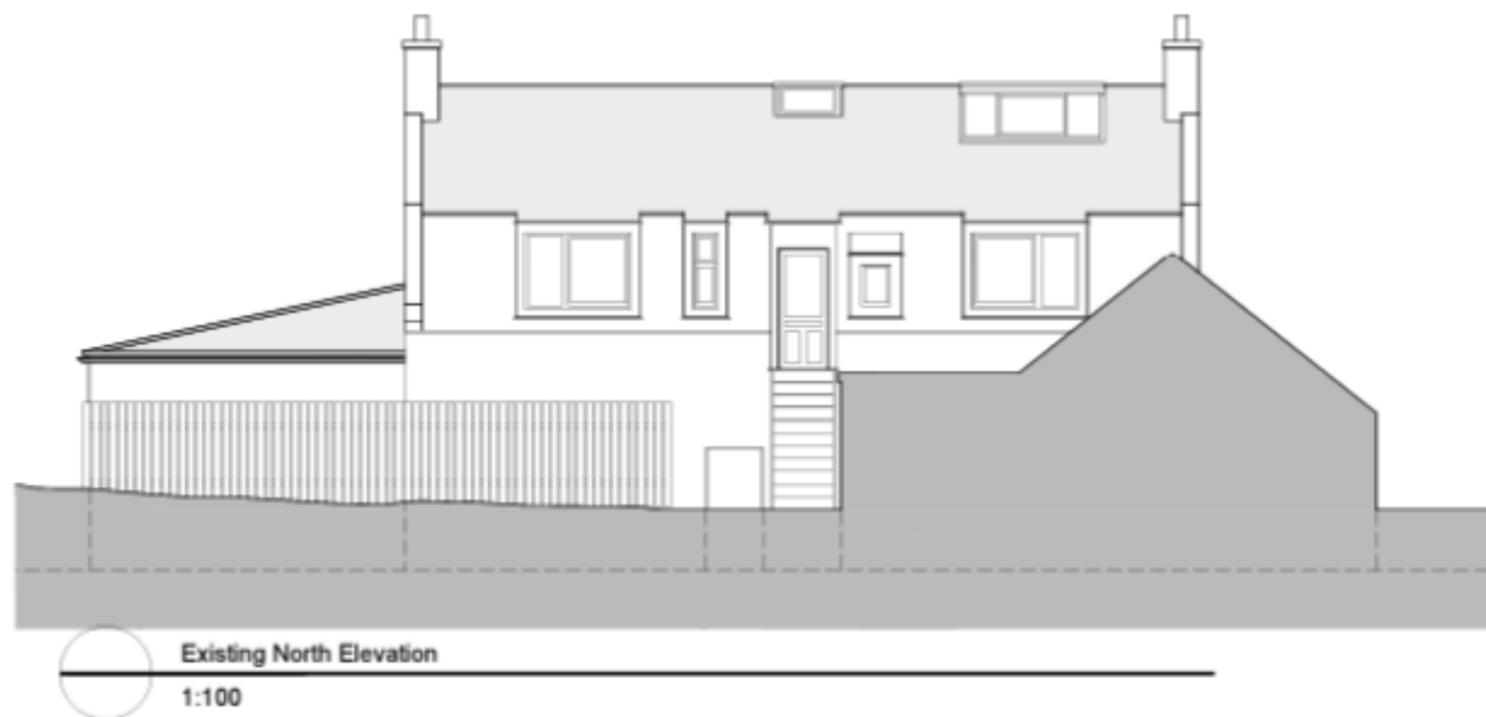


Second Floor Plan
1:100

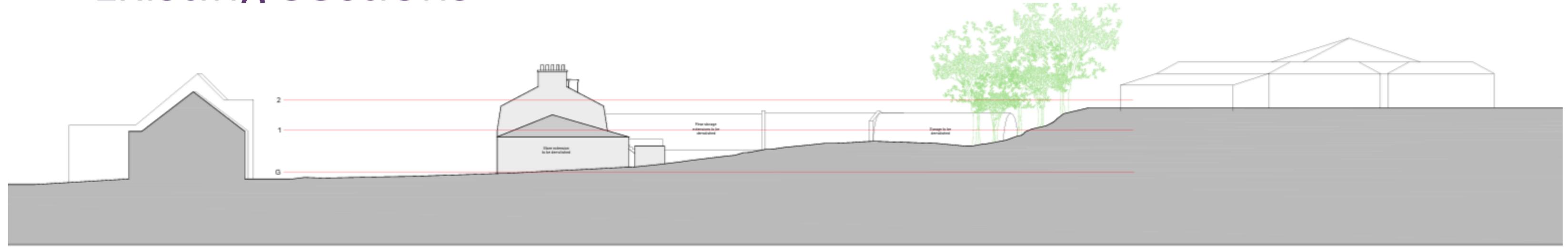


First Floor Plan
1:100

Existing Elevations



Existing Sections



Proposed Section BB

1:200

Planning History

210112/DPP – Change of use from shop to class 2 (financial and professional services) to allow use as tanning salon – Approved 26 Feb 2021

181596/PREAPP Erection of 7 flats with retail units 30.10.2018

Consultees

Roads Development Management Team – parking, access, public transport, cycling & walking

Environmental Health - noise

Waste Team – Refuse access and refuse storage

School Estates Team – capacity

Housing Team – affordable housing provision

Developer Obligations Team – contributions to core paths, healthcare, open space and AH

Contaminated Land Team – site investigation

Scottish Water

Police Scotland

Dee District Salmon Fishery Board – impact on River Dee SAC

NESBREC – protected species

Culter Community Council & Response to Case Officer's Report

Representations

2 Objections

1 Support

Reasons for Recommendation in Case Officer's Report

- Stated in full in Report of Handling in Agenda. Key points:
- Insufficient info - detailed cross sections and sun shadow analysis on properties to north; transport statement and clarity on servicing arrangements; and additional bat survey
- Residential Amenity
- Overdevelopment
- Design Quality
- Adverse Impact on Peterculter Neighbourhood Centre
- Road Safety (Access)
- Sustainable Development

Applicant's Case

- Scale and density – precedent set by buildings adjacent
- Impact on retail centre – proposed retail space size has been maximised, customer parking would increase
- Residential Amenity – adjacent house to north is at higher level and report includes shadow cast analysis
- Daylight acceptable to proposed flats
- Access – Roads Service does not object
- Parking – residents will use public transport, there is also a car park diagonally opposite
- Bin store is only marginally outside travel distance standard
- Landscaping is generous
- Tree impact is acceptable and planting is proposed
- Additional bat survey can be conditioned

Applicant's Case, continued

- Proposed will comply with low and zero carbon policy, highly insulated and with air source heat pumps
- Crime – car park will be overlooked and movement sensor lights installed
- Proposal complies with various other policies

Matters Raised in response to Case Officer's Report

Policies – LDP 2017

- Zoning: Policy NC6: Town, District, Neighbourhood and Commercial Centres
- Policy H1: Relates to new residential developments

Policy NC6 - Town, District, Neighbourhood and Commercial Centres

Retail is the preferred use within these designated centres, however a mix of uses is desirable. Proposals for changes of use from retail to non-retail use in town, district, neighbourhood and commercial centres will only be allowed if it meets all of the following criteria:

- 1 the proposed alternative use makes a positive contribution to the vitality and viability of the centre;
- 2 the proposed alternative use will not undermine the principal function of the centre in which it is located;
- 3 the applicants can demonstrate a lack of demand for continued retail use of the premises (applicants may be required to demonstrate what efforts have been made to secure a new retail use);
- 4 the proposed use caters for a local need;
- 5 the proposed use retains or creates a live and attractive shop frontage;
- 6 the new use does not create clustering of a particular use in the immediate vicinity which would undermine the character and amenity of the centre or the well-being of communities; and
- 7 the alternative use does not conflict with the amenity of the neighbouring area.

Policy H1 - Residential Areas

Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new development and householder development will be approved in principle if it:

- 1 does not constitute over development;
- 2 does not have an unacceptable impact on the character and amenity of the surrounding area;
- 3 does not result in the loss of valuable and valued areas of open space. Open space is defined in the Aberdeen Open Space Audit 2010; and
- 4 complies with Supplementary Guidance.

Within existing residential areas, proposals for non-residential uses will be refused unless:

- 1 they are considered complementary to residential use; or
- 2 it can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity.

Any proposed loss of Local Shops or Community facilities would need to comply with the relevant policies Policy CF1 Existing Community Sites and Facilities and Policy NC7 Local Shop Units.

Policies – LDP 2017

- D1: Quality Placemaking by Design
- D2: Landscape
- D3: Big Buildings
- D5: Our Granite Heritage
- NC4: Sequential Approach and Impact
- I1: Infrastructure Delivery & Planning Obligations
- T2: Managing the Transport Impact of Development
- T3: Sustainable and Active Travel
- T5: Noise
- H3: Density
- H5: Affordable Housing
- NE4: Open Space Provision in New Development
- NE5: Trees and Woodland
- NE6: Flooding, Drainage & Water Quality
- NE8: Natural Heritage
- R2: Degraded & Contaminated Land
- R6: Waste Management Requirements for New Development
- R7: Low & Zero Carbon Building & Water Efficiency
- CI1: Digital Infrastructure

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 context appraisal, detailed planning, quality architecture, craftsmanship and materials”*.

Proposals will be assessed against the following six essential qualities:

- Distinctive
- Welcoming
- Safe and pleasant
- Easy to move around
- Adaptable
- Resource-efficient

Evaluation

- **Primacy of Development Plan**
- **The Planning Act requires all applications to be determined in accordance with Development Plan unless material considerations indicate otherwise**
- **Careful assessment, each application treated on its merits**

Basis for Decision

Zoning: Do members consider that the proposed development would comply with NC6 ?

How would it affect the character and amenity of the area as set out in policy H1?

Does this constitute over development ?

Would an adequate level of amenity be provided for residents in terms of light and outlook, density etc.

Other considerations, including: Access, parking, refuse collection, landscaping, bats, drainage, trees, affordable housing and developer obligations

1. Does the proposal comply with the Development Plan when considered as a whole?

2. Do other material considerations weigh for or against the proposal? Are they of sufficient weight to overcome any conflict with the Development Plan?

Decision – state clear reasons for decision



Thank you
Questions ?

Lucy Greene (Planning Advisor): lgreene@aberdeencity.gov.uk