



DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997 Detailed Planning Permission

Ross Clarihew
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Inverden House
Queens Lane North
Aberdeen
Scotland
AB15 4DF

on behalf of **Hall Russell United FC**

Aberdeen City Council in exercise of its powers under the above mentioned Act hereby **grants planning permission** for the development specified below and shown in the approved plans and drawings.

Application Reference Number	231489/DPP
Address of Development	Football Ground Denmore Road Aberdeen
Description of Development	Installation of replacement of floodlights
Date of Decision	4 April 2024

DETAILS OF ANY VARIATION MADE TO THE ORIGINAL APPLICATION

None.

REASON FOR DECISION

The reasons on which the Council has based this decision are as follows –

The location of the proposed lighting sits sufficiently away from Denmore Road and at a lower ground level to avoid presenting an adverse visual impact from public view. The lighting has also been designed to minimise its massing and be in keeping with other lighting on the football

grounds to the north. As such, the proposal is compliant with Policy 14 (Design, Quality and Place) and Policy 27 (City, Town, Local and Commercial Centres) of National Planning Framework 4 (NPF4) and Policy D1 (Quality Placemaking) of the Aberdeen Local Development Plan 2023 (ALDP).

The proposed floodlights are considered not to result in a significant adverse impact on residential amenity of surrounding properties caused by light as demonstrated from the Light Assessment Report and would not impact on road safety in accordance with Policy VC8 (Town, District, Neighbourhood and Commercial Centres) and Policy D2 (Amenity) of the ALDP

Consideration has been given to the positive impact of the proposal by increasing the useability of the existing pitch on encouraging healthy lifestyles and the positive impact this can have on the mental and physical well-being of participating children. The proposed works comprise replacement lighting and sufficient measures have been put in place to minimise harm to wildlife and light pollution. Although the development would be in tension with Policy 1 (Tackling the Climate and Nature Crises) and Policy 2 (Climate Mitigation and Adaptation) of NPF4, the proposed would accord with Policy 3 (Biodiversity), Policy 21 (Play, Recreation and Sport) and Policy 14 (Design, Quality and Place) of NPF4 and Policy WB1 (Healthy Developments) of the ALDP and would therefore, on balance, accord with the aims of NPF4.



A full evaluation and account of the processing of the application is contained in the report of handling, which is available by entering the application reference number at <https://publicaccess.aberdeencity.gov.uk/>.

CONDITIONS

This permission is granted subject to the following conditions.

(01) DURATION OF PERMISSION

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

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

(02) RESTRICTION ON HOURS

That the floodlights hereby approved shall only be in both use between 15:00 and 21:00 hours and only be used during hours of darkness.

Reason - in the interest of residential amenity

(03) INSTALLATION IN ACCORDANCE WITH DETAILS

That the development hereby approved shall be installed in accordance with the details as set out in the 'Hall Russell FC' lighting report prepared by Kingfisher Lighting; and associated drawing 51600 Rev B forming part of this application, and shall be retained as such.

Reason - in the interest of residential amenity

APPROVED PLANS AND DRAWINGS

H:80 - 01
51600 Rev B

Location Plan
Elevations and Floor Plans
Site Layout (Proposed)
External Lighting Report

Signed on behalf of the planning authority

A handwritten signature in black ink that reads "Daniel Lewis". The signature is written in a cursive, slightly slanted style.

Daniel Lewis
Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION NOTICE

RIGHT OF APPEAL

If the applicant is aggrieved by the decision of the planning authority –

1. to refuse planning permission for the proposed development;
2. to refuse approval, consent or agreement require by a condition imposed on a grant of planning permissions;
3. to grant planning permission or approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A review request must be made using the 'Notice of Review' form available from <https://www.eplanning.scot/>.

SERVICE OF PURCHASE NOTICE

If permission to develop land is refused or granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been permitted, the owners of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).

CONDITIONS



Failure to comply with any condition or limitation subject to which planning permission has been granted is a breach of planning control and may lead to enforcement action being initiated.

A request to discharge a condition which requires the submission and approval of information must be made by submitting the form available at <https://www.aberdeencity.gov.uk/post-decision-submissions>.

COMMENCEMENT AND COMPLETION OF DEVELOPMENT

Prior to implementing this planning permission, a person intending to do so, must give notice to the Council of the date development is expected to commence, by submitting Form A. Failure to do so is a breach of planning control and may lead to enforcement action being initiated.

Subsequently, as soon as is practicable after completion of the development, notice must be given to the Council of the completion date, by submitting Form B.

Forms can be submitted to pi@aberdeencity.gov.uk.

OTHER CONSENTS

This permission does not provide exemption from obtaining other consents administered by Aberdeen City Council, such as advertisement consent, listed building consent, building warrant, premises license, or roads construction consent. Those carrying out development associated with this permission are responsible for obtaining all relevant consents from the Council and other regulatory bodies.

OTHER ADVISORY NOTES

Notification of Initiation of Development

Town and Country Planning (Scotland) Act 1997 – Section 27B

Application reference number: 231489/DPP

Site address: Football Ground, Denmore Road

Date of decision: 4 April 2024

Person or company intending to carry out the development	
Name and address	
Phone number or e-mail address	
Owner of the land to which the development relates (if different from above)	
Name and address	
Phone number or e-mail address	
Site agent or contractor appointed to oversee development	
Name and address	
Phone number or e-mail address	

Date it is intended to initiate development: DD / MM / YYYY

General Data Protection Regulations – How we use your data

Aberdeen City Council collects, maintains and processes automatically information about you for the purposes of processing and determining planning applications and may be used for consultation purposes where applicable under legislation. Information will be disclosed only in accordance with the requirements of the Town and Country Planning (Scotland) Act 1997 or otherwise as required by law, including disclosure to other agencies (for example Scottish Fire and Rescue Service, Police Scotland, NatureScot, Historic Environment Scotland) as required for the purposes of determining this application.

For the purposes of processing this information Aberdeen City Council is the Data Controller. The Information Commissioner Office is the UK's regulator of data protection law (www.ico.org.uk). For further information on how we use, store & protect your data please see our website www.aberdeencity.gov.uk/your-data/privacy-notices/your-data-planning-application

Notification of Completion of Development

Town and Country Planning (Scotland) Act 1997 – Section 27B

Application reference number: 231489/DPP

Site address: Football Ground, Denmore Road

Date of decision: 4 April 2024

Person or company completing development	
Name and address	
Phone number or e-mail address	

Date on which development was completed:

DD / MM / YYYY

General Data Protection Regulations – How we use your data

Aberdeen City Council collects, maintains and processes automatically information about you for the purposes of processing and determining planning applications and may be used for consultation purposes where applicable under legislation. Information will be disclosed only in accordance with the requirements of the Town and Country Planning (Scotland) Act 1997 or otherwise as required by law, including disclosure to other agencies (for example Scottish Fire and Rescue Service, Police Scotland, NatureScot, Historic Environment Scotland) as required for the purposes of determining this application.

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