



DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997 - Section 42

Section 42 (Variation to Conditions)

Core Associates
The Hatrack
144 St Vincent Street
Glasgow
G2 5LQ

on behalf of **Porcelanosa**

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

Application Reference Number	250083/S42
Address of Development	868-870 Great Northern Road Aberdeen AB24 2BP
Description of Development	Removal of condition 9 (stair access) of planning permission ref. 231375/DPP to remove the requirement to provide steps to Great Northern Road
Date of Decision	14 March 2025

DETAILS OF ANY VARIATION MADE TO THE APPLICATION

None.

REASON FOR DECISION

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

Policy 13 (Sustainable Transport) of National Planning Framework 4 (NPF4) and Policy T2 (Sustainable Transport) of the Aberdeen Local Development Plan (ALDP) seek to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. More specifically it indicates that development proposals will be supported where they provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks. There is an emphasis on active and sustainable transport, and the internal layout of developments must prioritise walking, wheeling, cycling and public transport.

The reasons provided for seeking the removal of the condition, such as security concerns, customer arrival by car, and issues for those with restricted mobility, do not outweigh the benefits of providing the steps. Staff may well live locally and choose to walk to work, which also may apply to the occasional customer. The provision of the steps would facilitate walking and avoid pedestrians from having to take a longer route and potentially climbing over the wall and slope as an alternative, along what is an evident desire line. It would also future proof the site in terms of access should another occupier that had a different demographic of customer take occupation.

The condition supports the aims of Policy 13 (Sustainable Transport) of NPF4 and Policy T2 (Sustainable Transport) of the ALDP. There has been no material change in circumstances following the consideration and approval of planning permission 231375/DPP. On the basis that the removal of the requirement to provide the steps would result in a development of lesser quality in terms of accessibility, the application is refused and condition 9 of 231375/DPP is therefore retained.



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/>.

PLANS AND DRAWINGS

Drawing Number	Drawing Type
	Location Plan
001 B	Site Layout (Proposed)

Signed on behalf of the planning authority

Daniel Lewis
Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION

RIGHT OF APPEAL

If the applicant is aggrieved by the decision of the planning authority to refuse planning permission, the applicant may require the planning authority to review the case under section 43A(8) of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. Any requests for a review must be made on a 'Notice of Review' form available from the planning authority or at www.eplanning.scot.

SERVICE OF PURCHASE NOTICE

If permission to develop land is refused 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 that would be 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.