

SERVICE UPDATE

<u>Name of Function:</u>	City Regeneration & Environment
<u>Date:</u>	25/08/2025
<u>Title of Update:</u>	Woolmanhill Hospital Briefing Note 2025
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UPDATE:

Background.

Originally established in 1742 the hospital remained in operation until 2017. The main pavilion is an Archibald Simpson design and it is a Category A listed building.

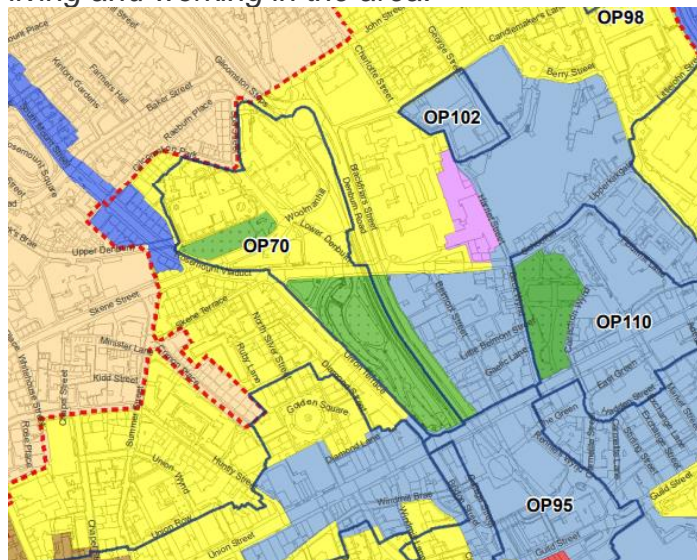
Planning Status.

Local Development Plan

The site is zoned in the Aberdeen Local Development Plan 2023 as H2 Mixed Use and as Opportunity Site (OP70).

H2 Mixed Use –

Applications for development or change of use within Mixed Use Areas (H2 on the Proposals Map) must take into account the existing uses and character of the surrounding area and avoid direct conflict with the adjacent land uses and amenity. Where new housing is proposed, a satisfactory residential environment should be created which should not impinge upon the viability or operation of existing businesses in the vicinity. Conversely, where new industrial, business or commercial uses are deemed appropriate, development should not adversely affect the amenity of people living and working in the area.



Aberdeen Local Development Plan 2023

OP70 allocation in the LDP

OP70	Denburn Valley – City Centre Masterplan Intervention Area	6.5ha	Mixed Use, Urban Green Space, Green Space Network and City Centre Retail Core	✓	<p>New ground floor uses including Use Class 1 (Retail); Use Class 2 (Financial, Professional and other services), Use Class 3 (Food and Drink and Use Class 11 (Assembly and Leisure).</p> <p>New upper floor uses – Use Class 9 (houses) – suitable for apartments.</p> <p>Refurbishment of former Woolmanhill hospital buildings for Pavilion, Use Class 7 (Hotels and Hostels) or Use Class 9 (Houses). Other remaining buildings suitable for Use Class 9 (Houses). A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.</p> <p>Refurbishment of Denburn Court.</p> <p>Upgrade and expansion of Union Terrace Gardens including outdoor amphitheatre, new soft landscaping and high level bridge access.</p> <p>This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions.</p>
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Planning Consents

190124/DPP - Adaptation and change of use from hospital building to 27no. apartments with all associated works – Withdrawn in June 2020

160802/DPP - Proposed change of use to create 42 Residential apartments, a 102 bedroom boutique hotel and associated car parking and landscaping – Approved November 2018 – This application was initiated.

160802/DPP remains in place.

Recent Engagement and Marketing.

'The Council's Planning Service has most recently undertaken initial pre-application discussions in February 2025 with the building owners (CAF Properties) and their agents (CBRE), however no redevelopment proposals have been tabled to date.

CBRE are marketing the site and buildings, however it is understood there is not currently occupier or market interest that would result in redevelopment proposals being tabled with the planning service. The current brochure is attached.

It is recognised that the listed buildings on site continue to deteriorate. Apart from issues of public safety there is no statutory obligation upon the owner of a listed building or a building in a conservation area to keep their property in a good state of repair. There are statutory powers available to planning authorities (and Scottish Ministers) to take action where listed buildings have deteriorated significantly, however these are only used in exceptional circumstances when buildings have decayed significantly, and works are required in order to preserve the building.

As part of the Local Development Plan preparation, the planning service is looking to progress the production of a development brief for the site, in order to promote redevelopment opportunities, in line with its status as an allocated opportunity site in the current ALDP.'

CBRE Brochure Attached