



## DECISION NOTICE

### The Town and Country Planning (Scotland) Act 1997

### Detailed Planning Permission

Bradley Craig  
Bradley Craig Architects  
24 Newburgh Crescent  
Bridge Of Don  
Aberdeen  
AB22 8ST

on behalf of **CTL Estates**

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.

<b>Application Reference Number</b>	250202/DPP
<b>Address of Development</b>	Loirston House 102 Wellington Road Aberdeen AB12 3BH
<b>Description of Development</b>	Change of use of from Class 4 (Business) to form 24no. affordable flats, including formation/replacement of doors, formation of windows: installation of cladding, and alterations to the car park and garden ground with associated works including boundary treatments, bin store and landscaping
<b>Date of Decision</b>	5 June 2025

## DETAILS OF ANY VARIATION MADE TO THE APPLICATION

In agreement with the applicant, the following variations were made to the application under section 32A of the 1997 act –

- Additional information submitted, including changes to layout, boundary treatments and landscaping.

## REASON FOR DECISION

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

1. The provision of residential accommodation on land zoned for business and industrial use is contrary to the aims and requirements of Policy B1 (Business and Industrial Land) of the Aberdeen Local Development Plan 2023 (ALDP), being a use that is not compatible with business and industrial uses and which would not safeguard neighbouring land (developed or undeveloped) from other, conflicting development types.
2. The proposed development would not be a suitable location for residential use, being somewhat remote from existing residential communities and sited immediately adjacent to a busy dual carriageway and industrial estate. It would thus not be particularly pleasant or easy to move around, contrary to Policy 14 (Design, Quality and Place) of National Planning Framework 4 (NPF4) and Policy D1 (Quality Placemaking) of the ALDP. The development itself would also not provide a satisfactory level of residential amenity conducive to the health and wellbeing of future occupants, with deficits in terms of internal floor areas, outlook, daylight & sunlight receipt and the amount and quality of on-site open space, contrary to Policies D2 (Amenity) and WB1 (Healthy Developments) of the ALDP.
3. Although the development would be connected into the adopted footpath network and would be sited within a 20 minute walk of various shops, amenities, public transport routes and employment land, the surrounding pedestrian network is not of a particularly high quality, especially for those with mobility issues, as accessing the majority of the aforementioned amenities would involve crossing over Hareness Road and/or Wellington Road, with a lack of safe, signalised crossing points in the immediate vicinity of the development. The proposed development therefore fails to comply fully with Policies 13 (Sustainable Transport) and 15 (Local Living and 20 Minute Neighbourhoods) of NPF4.
4. As the site is an unsuitable location for housing, in terms of both the land use zoning in the ALDP and in terms of the substandard quality of amenity and connectivity, the proposed development is also contrary to Policy 16 (Quality Homes), paragraph (f)(ii) of NPF4, which sets out the limited circumstances under which proposals for new homes on land not allocated for housing in the LDP can be supported.



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

LHA-2504-LS Rev B	Site Layout (Landscaping)
D(0-)02 E	Site Layout (Proposed)
D(0-)04	First Floor Plan (Proposed)
L(0-)01	Location Plan
D(0-)03 C	Ground Floor Plan (Proposed)
D(0-)05 A	Multiple Elevations (Proposed)
A(0-)04 A	Construction Detail
25063-SK-01	Site Layout (Proposed)
25063-SK-02	Site Layout (Proposed)
LHA-2504-AIA	Site Layout (Other)
A(0-)01	Construction Detail
A(0-)02	Construction Detail
A(0-)03	Construction Detail

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 –

- a) to refuse planning permission;
- b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission;
- c) to grant planning permission or any 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 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.