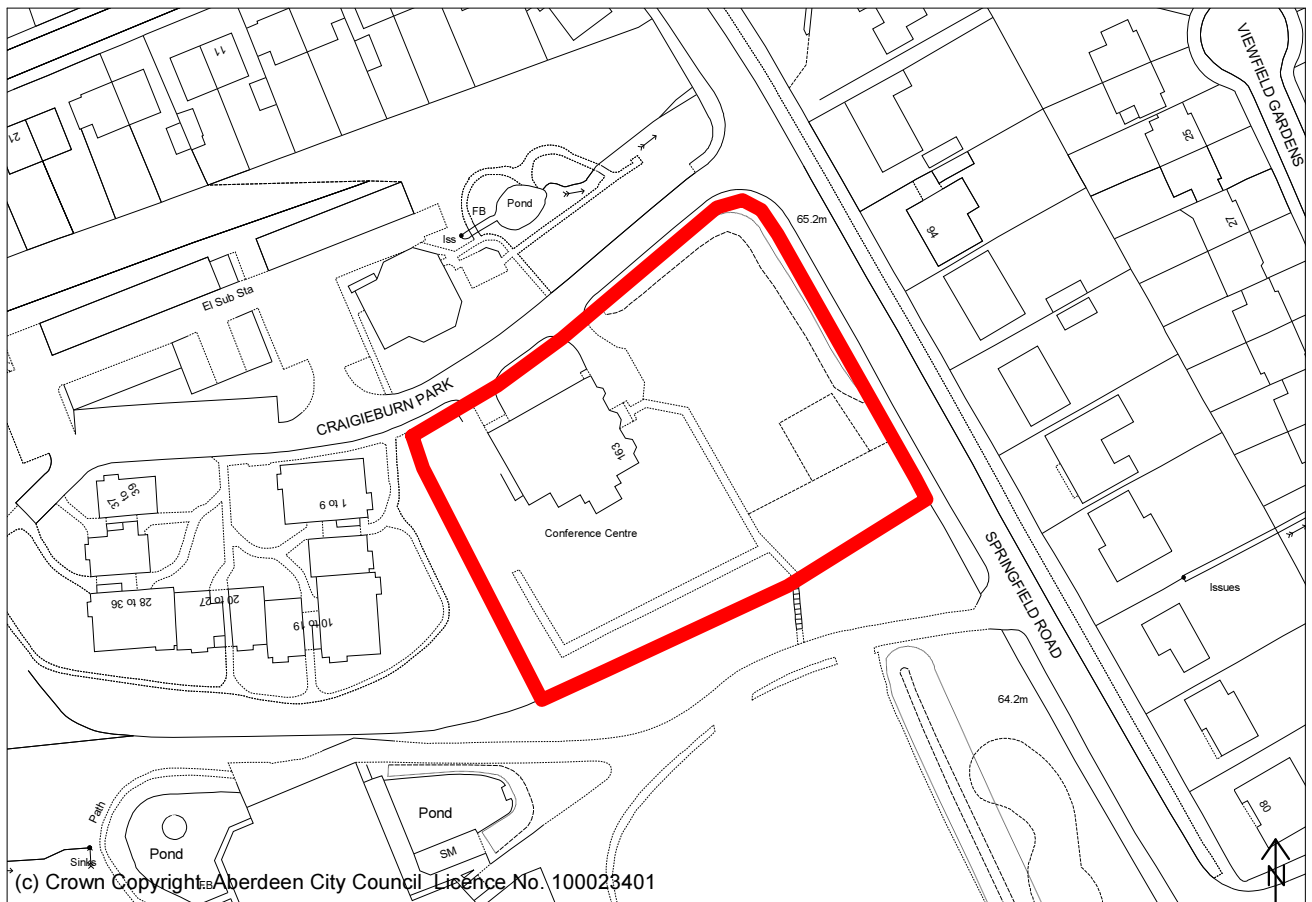


CRAIGIEBURN HOUSE, 163 SPRINGFIELD ROAD,
ABERDEEN

DEMOLITION OF CRAIGIEBURN HOUSE,
PROVISION OF 44 SHELTERED APARTMENTS FOR
THE ELDERLY TOGETHER WITH COMMUNAL
FACILITIES, CAR PARKING AND LANDSCAPING

For: McCarthy & Stone Retirement Lifestyles Ltd

Application Ref.	: P120105	Advert	: Full Notify not poss.
Application Date	: 23/01/2012	(neighbours)	
Officer	: Garfield Prentice	Advertised on	: 15/02/2012
Ward: Hazlehead/Ashley/Queen's Cross(J Corall/M Greig/J Stewart/R Thomson)		Committee Date	: 24 May 2012
		Community Council	: Comments



RECOMMENDATION: To approve the application, subject to conditions, but to withhold issue of the consent document until the applicant has entered in to a legal agreement with the Council to (1) to restrict the age of the residents occupying the development and (2) to secure the planning gain contribution.

DESCRIPTION

The site is located on the west side of Springfield Road, immediately to the north of the Hilton Treetops Hotel and adjacent to Craigieburn Park, the access road to which adjoins the north boundary. The site extends to 0.5 hectares and is elevated 2-3 metres above Springfield Road. It comprises a 2½ storey large detached granite building that has previously been altered and extended, positioned close to the north boundary and 45 metres back from Springfield Road. It is currently used for conference facilities associated with the adjoining hotel. There are approximately 140 trees on or immediately adjacent to the site, the majority of which are located near to the east and south boundaries, which screen the site from Springfield Road. There is a variety of tree species including beech, Norway spruce, sycamore and sitka spruce. Many of the trees close to the south boundary are 25-28 metres high. Vehicular and pedestrian access into the site is from Craigieburn Park. A footpath and steps also lead from the site into the adjoining hotel car park.

The surrounding area is primarily residential in character and contains a range of house styles, although the predominant type is detached and semi-detached granite-built properties dating from the 1950s. However, to the west of the site is Craigieburn Park which comprises several blocks of flats mostly of 3 storeys dating from the 1980s. To the south is the Hilton Treetops Hotel which is a large 3 and 4 storey building set some 100 metres back from Springfield Road with a substantial car parking area to the front.

HISTORY

Detailed planning permission was granted on 18th October 2011 for the demolition of the existing granite property and the construction of a 5 storey building comprising 27 flats, together with parking for 52 vehicles. The planning permission has not been implemented.

PROPOSAL

Detailed planning permission is sought for the redevelopment of the site for provision of 44 sheltered apartments for the elderly together with communal facilities, car parking and landscaping. The proposal would involve the demolition of the existing granite property and the construction of a 5 storey building. The building would be roughly rectangular in shape, positioned towards the centre of the site and orientated to face towards the access road Craigieburn Park. It would be set back from Springfield Road by 22 metres and from the access road to Craigieburn Park by between 19 and 28 metres. It would measure 49 metres by 27 metres at its widest point and attain a maximum height of 15.5 metres. The building would be of contemporary design and finished in a mix of granite, white smooth render and timber-effect cladding on the walls. Stainless steel metal framed balconies would be provided for the majority of the flats on the upper floors. It is proposed to provide 24 one-bedroom and 20 two-bedroom apartments. The proposal would also include a laundry room, resident's lounge, guest suite and sunroom and a roof terrace.

The applicant has stated a willingness to enter into a legal agreement to restrict the age of the residents to those 60 or over (or in the case of a couple, one resident to be 60 or older and the partner to be at least 55 years old).

The car park would be provided in the area between the proposed building and the access road to Craigieburn Park. A total of 29 parking spaces would be provided with the drawings indicating that further 4 parking spaces could be provided in the future if required. Access would be from Craigieburn Park, approximately 60 metres from its junction with Springfield Road. Pedestrian access would be provided from both Craigieburn Park and through the grounds of the adjacent hotel.

A Tree Survey was submitted in support of the planning application. It identifies work required to a number of trees for health and tree management reasons, including the felling of 19 trees of which 10 trees are small specimens (less than 6 metres high) and 1 tree is dead. The larger trees are between 8 and 25 metres high, the tallest trees being 3 Sitka Spruce trees. A long and densely planted line of Lawson Cypress trees on the south and east boundaries would also be removed together with a small grouping in the north west corner. Landscaped gardens would be provided around the proposed building.

A Planning Statement, a Design and Access Statement, a Community Consultation Report, a Site Investigation Report, a Drainage Statement and an External Lighting Specification report have also been submitted in support of the planning application.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application has been referred to the Sub-committee because the proposal has attracted six or more letters of objection from the public and an objection from Craigiebuckler & Seafield Community Council. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation

CONSULTATIONS

ROADS SECTION – Parking for this type of development is not covered by the current car parking standards and ideally 1 parking space should be provided for each apartment. However, 33 car parking spaces, at a ratio of 0.75 spaces per apartment would be acceptable. It is noted that the applicant has provided 31 parking spaces, a shortfall of 2 spaces from the desired level of parking. It is considered that a shortfall of 2 parking spaces would not have a significant effect on parking in the area and thus the proposed parking is adequate to serve the development. Such a level of parking has been proven to be adequate for similar developments. Satisfied that the drainage proposals for the site are in line with SUDS principles and an adequate level of treatment can be achieved. A confirmation letter from Scottish Water agreeing to the proposed discharge rate should be submitted.

ENVIRONMENTAL HEALTH – In order to protect the residents of the adjacent domestic properties the hours of construction should be controlled.

PLANNING GAIN – Planning gain contributions are sought for the provision and/or enhancement of community and library facilities and the core path network.

COMMUNITY COUNCIL – Craigiebuckler and Seafield Community Council objects to the proposal. The proposed 5 storey apartment block would be one storey higher than the existing adjacent blocks of flats. There would be an adverse visual impact on the site because the proposal would not be in keeping with other buildings set in landscaped grounds and enhanced by mature deciduous trees. Springfield Road is characterised by low level single storey domestic dwellings of architectural styles that were prevalent in the period from 1935 to 1960. Approving the application would set a precedent for further multi-storey buildings in the area. The proposal would result in the loss of an architecturally aesthetic granite building and would be replaced with a building of inferior quality.

REPRESENTATIONS

11 letters of objection have been received, including one letter on behalf of the Craigieburn residents. The objections relate to the following matters:

- The proposed 5 storey building is excessive for the locality
- The design and finishing materials of the proposed building
- Concerns regarding the adequacy of the tree screening/landscaping
- Loss of privacy for residents in Craigieburn Park
- Loss of light
- Increased noise disturbance for existing residents
- The increase in the number of units compared to the previous
- Additional traffic and carbon emissions generated by the development
- Increased risk of accidents due to the additional traffic
- The lack of car parking provision and the resultant problems of overspill parking
- There is no provision for emergency and service vehicles
- Exacerbation of existing problems with access onto Springfield Road
- The demolition of the existing granite building, which would be contrary to the local development plan
- The density of development would be an overdevelopment of the site
- Impact on the water table in the locality and possible flooding
- Impact on wildlife on the site
- The trees on the site should be retained
- The site is not a 'brownfield' site
- No provision of recycling facilities

It has been suggested in one representation that the granite from the existing building should be used for the gable end of the new building that fronts onto Springfield Road. Noise disruption during construction of the development and the impact on views from existing properties in Craigieburn Park have also been raised but these are not relevant planning considerations.

PLANNING POLICY

National Policy and Guidance

Scottish Planning Policy (SPP) is the statement of Government policy on land use planning and includes the Government's core principles for the operation of the planning system and concise subject planning policies. The general policy on sustainable development and the subject planning policy relating to housing is a relevant material consideration.

Aberdeen City and Shire Structure Plan

The Structure Plan sets out the key objectives for the growth of the City and Aberdeenshire, including the following objectives:

Population growth: to increase the population of the city region and achieve a balanced age range to help maintain and improve people's quality of life.

Sustainable mixed communities: to make sure that new development meets the needs of the whole community, both now and in the future and makes the area a more attractive place for residents and businesses to move to.

Aberdeen Local Development Plan

Policy D1 - Architecture and Placemaking

To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting.

Policy D2 - Design and Amenity

In order to ensure the provision of appropriate levels of amenity the following principles will be applied: (1) privacy shall be designed into higher density housing, (2) residential development shall have a public face to a street and a private face to an enclosed garden or court, (3) all residents shall have access to sitting-out areas, (4) when necessary to accommodate car parking within a private court the parking must not dominate the space, (5) individual flats or houses shall be designed to make the most of opportunities offered by the site for views and sunlight, (6) development proposals shall include measures to design out crime and design in safety and (7) external lighting shall take into account residential amenity and minimise light spillage into adjoining areas and the sky.

Policy D4 - Aberdeen's Granite Heritage

The City Council will encourage the retention of granite buildings throughout the city, even if not listed or in a conservation area. Conversion and adaptation of redundant granite buildings will be favoured. Where a large or locally significant granite building that is not listed or in a conservation area is demolished, the City Council will expect the original granite to be used on the principal elevations of the replacement building.

Policy H1 - Residential Areas

Within existing residential areas proposals for new residential development will be approved in principle if it (1) does not constitute over development, (2) does not have an unacceptable impact on the character or amenity of the surrounding area, (3) does not result in the loss of valuable and valued areas of open space, (4) complies with Supplementary Guidance on Curtilage Splits.

Policy NE5 – Tree and Woodlands

There is a presumption against all activities and development that will result in the loss of or damage to established trees and woodlands that contribute significantly to nature conservation, landscape character or local amenity. Appropriate measures should be taken for the protection and long term management of existing trees and new planting both during and after construction.

Policy NE6 – Flooding and Drainage

Development will not be permitted if it would increase the risk of flooding (a) by reducing the ability of a functional flood plain to store and convey water, (b) through the discharge of additional surface water, or (c) by harming flood defences.

Policy R7 - Low and Zero Carbon buildings

All new buildings, in meeting building regulations energy requirements, must install low and zero-carbon generating technology to reduce the predicted carbon dioxide emissions by a least 15% below 2007 building standards.

EVALUATION

Section 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise. The development plan comprises the Aberdeen City and Shire Structure Plan and the Aberdeen Local Development Plan. Scottish Planning Policy is also relevant material consideration. SPP states sets out the Government's core principles that underpin the modernised planning system. It states "*The system should be genuinely **plan-led**.....*" and "*There should be a clear focus on the **quality of outcomes**, with due attention given to the sustainable use of land, good design and the protection and enhancement of the built and natural environment*". SPP also states that the planning system should proactively support development that will contribute to sustainable economic growth and to high quality sustainable places. Furthermore, the aim should be to create places with a distinct character and identity. SPP also states that planning authorities should take a positive approach to development. It is in this context that the application requires to be assessed.

The proposal constitutes a 'local development' as defined by the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009. Although not required by the Development Management Regulations, the applicant nevertheless undertook pre-application consultation with the local community. A public meeting/exhibition was held on 11th November 2011 to which approximately 360 residents living in close proximity to the site were invited by letter and provided with a newsletter about the proposal. The event was also advertised in the local newspaper. The meeting was attended by at least 22 neighbouring residents, three Elected Members, one MSP and

representatives of Craigiebuckler and Seafield Community Council. The Community Consultation Report submitted by the applicant summarises the responses/comments made by those who attended. 55 feedback forms were returned to the appointed agents for the applicant. 49 (89%) respondents were very supportive or supportive about the proposal, while 5 (9%) respondents were neutral and 1 respondent was not sure. 45 (82%) respondents think there is a need for more retirement housing in the local area and 52 (94%) respondents think the proposal is a good use for the site. 7 respondents expressed reservations that the number of parking spaces is not enough. 3 respondents expressed concern at the demolition of the existing building and the same number said the proposed development was too high.

Principle of Residential Use

The local development plan identifies the site as residential. The grant of planning permission for 27 flats in October 2011 has established the principle of redeveloping the site for residential use. Accordingly, this application requires to be assessed and determined in terms of the specific details of the proposal.

Design, Scale and Form of the Development

The design statement submitted by the applicant draws attention to the fact that the site is ideally located for a sheltered housing development due to *“its close proximity to a wide variety of facilities, which are essential for older people’s independence and well-being”*. It also states that the proposed building has been set back from each site boundary and the position and design of the car parking carefully considered to allow the existing mature trees to be retained. The Design Statement states further that *“the proposal has also been carefully designed to respect the heights of the neighbouring buildings with a top floor that is stepped back to minimise the appearance of the overall scale. The stepping back of the upper floor also articulates the building and forms areas for private roof terraces and a communal sunroom....”* It also draws attention to the high quality materials of new granite, render, timber, zinc and stainless steel that would be used on the building.

The proposed development would comprise a single 5 storey roughly rectangular shaped building set back from the road behind the existing mature trees, largely screening the development from Springfield Road. The Council has already accepted that a 5 storey building is suitable on this site through the grant of the previous planning permission. The surrounding area is primarily residential in character and contains a range of house styles, although the predominant types are 1½ storey detached and semi-detached granite-built properties dating from the 1950s, generally located between 5 and 10 metres back from the road. However, on the west side of Springfield Road in the vicinity of the application site, the street takes on a different character. From the Hilton Treetops hotel northwards is the application site, then a small wooded area, a few detached houses, a petrol filling station and a church, beyond which is the open space of Walker Dam. This is in contrast to the more formal pattern of development that typifies the remainder of Springfield Road.

To the west of the site is Craigieburn Park which comprises several blocks of flats mostly of 3 storeys dating from the 1980s. The hotel, immediately to the south, is a large 3 and 4 storey building set some 100 metres back from Springfield Road with a substantial car park to the front. Although the proposed building would be larger than the previously approved scheme, it is considered that the proposed development, in terms of its layout and scale of building, would sit comfortably within and complement the character of the surrounding area.

The design of the proposed building is of a high standard. The finishing materials, a mix of granite, render, timber and zinc, would generally be of good quality. Policy D1 of the local development plan requires new development to be designed with due consideration to its context and make a positive contribution to its setting. The design of the proposed development would respect the surrounding character and context and would sit well within the treed character of the site. It would make a positive contribution to its setting and as such would comply with Policy D1.

The proposed development would result in a density of 88 residential units to the hectare, which would be substantially higher than that for the surrounding area. Nevertheless, it would comply with the structure plan, which seeks to achieve “*no less than 30 dwellings per hectare*”. Policy H3 ‘Density’ of the local development plan also indicates that a minimum density of 30 dwellings per hectare should be achieved. Although the density would be high it would be achieved whilst still providing a good quality residential environment with an appropriate standard of amenity and satisfactory levels of open space.

Policy D2 of the local development plan lists the design and layout criteria that should be met in new residential developments. The proposal generally satisfies most of the criteria. In particular, the proposal does not raise any privacy issues; all residents would have access to outdoor sitting areas and in many cases also to balconies or private terraces; and the parking area would not dominate the spaces around the building, with substantial areas of landscaping and garden being provided. The external lighting specification submitted by the applicant demonstrates that the lighting proposed should not unduly impact on the surrounding areas or on the amenity of the adjacent residents.

The Climate Change (Scotland) Act 2009 requires planning authorities to act in a way best calculated to contribute to the delivery of the emissions targets in the Act and in a way that it considers is most sustainable. SPP advises “*The design of new development should address the causes of climate change by minimising carbon and other greenhouse gas emissions*”. In addition to the use of microgenerating and renewable energy systems, SPP highlights the significant contribution that energy efficient designed buildings can make towards reducing emissions. The Council’s SPG requires new developments to incorporate on-site low and zero carbon equipment contributing at least an extra 15% reduction in CO2 emissions beyond the 2007 Building Regulations carbon dioxide emissions standard. The applicant has provided a report that demonstrates carbon dioxide emissions would be reduced by up to 20% beyond the 2007 Regulations through the energy efficiency measures and the fabric of the building. The Council’s

supplementary guidance (SG) 'Low and Zero Carbon Buildings', which sits alongside Policy R7 of the local development plan requires that half of the CO2 reduction is to be achieved through the use of low and zero carbon generating technologies. However, the SG states the policy can be relaxed when it can be demonstrated that the development would achieve a CO2 saving greater than required by the current Building Regulations. In this case, the target reduction would be exceeded and thus the approach proposed by the applicant is satisfactory.

Visual Impact of the Development

The proposed building would be located behind mature trees, when viewed from Springfield Road. Many of the trees just beyond the south boundary and within the grounds of the hotel are 24-28 metres high which allowing for the difference in site levels, would be significantly higher than the proposed building. These trees would provide an effective screen, especially in full leaf, when approaching the development from the south. The trees to the north are smaller, but nevertheless would screen the majority of the building when viewed from the north. The top part of the building may appear above the tree line when seen from that direction. During winter months the building would be visible from Springfield Road. However, the proposed building has been designed to a high standard and would complement and contribute positively to the character and streetscape on this part of Springfield Road. It would not be detrimental to the appearance of the local area.

Loss of the Granite Buildings

Policy D4 of the local development plan seeks to encourage the retention of granite buildings throughout the City, even if not listed or in a conservation area. Conversion and adaption of redundant granite buildings will be favoured. Where a large or locally significant granite building that is not listed or in a conservation area is demolished, the Council will expect the original granite to be used on the principal elevations of the replacement building. The proposed development would require the existing granite building to be demolished. However, the demolition of the building does not, in itself, require planning permission.

Whilst the proposal would involve the loss of a locally significant granite building, the Council has previously accepted the demolition of the building through the grant of planning permission for 27 flats on the site. Accordingly, it would not be appropriate to refuse this proposal on the basis of the loss of the building. However Policy D4 therefore indicates the original granite should be used on the replacement building. The contemporary design of the proposed building does not lend itself to the re-use of the granite. Indeed, it would potentially detract from the overall quality of the building. It would be very challenging, if not impossible to incorporate the granite into the design. Instead it is proposed to re-use some of the granite for landscaping features and walls within the garden areas.

Impact on Trees and the Landscape Character of the Site

There are approximately 140 trees on or immediately adjacent to the site, the majority of which are located near to the east and south boundaries, which

partially screen the site from Springfield Road. There is a variety of tree species including beech, Norway spruce, sycamore and sitka spruce. Many of the trees close to the south boundary are 25-28 metres high. The Tree Survey identifies the felling of 19 trees of which 10 trees are small specimens (less than 6 metres high) and 1 tree is dead. The larger trees are between 8 and 25 metres high, the tallest trees being 3 Sitka Spruce trees. A long and densely planted line of Lawson Cypress trees on the south and east boundaries would also be removed together with a small grouping in the north west corner. Landscaped gardens would be provided around the building. The applicant has submitted a detailed landscaping scheme that includes the planting of 15 deciduous trees and 9 conifer trees. Approximately 1,500 sqm of landscaping/garden areas would be provided. This figure excludes the densely planted areas along the frontage with Springfield Road. Given the relatively small number of trees to felled and the proposal to provide replacement tree planting, there would be no significant impact on the landscape character of the site. Accordingly, the proposal complies with Policy NE5 of the local development plan.

Traffic Impacts, Access Arrangements and Car parking

It is proposed to provide 31 parking spaces within the site which is 2 spaces below the desired level of parking. However, the roads officer has advised that the shortfall should not have a significant effect and thus the parking provision is acceptable. There is no reason to expect overspill parking to occur on adjacent streets. The location of the entrance off Craigieburn Park is acceptable. Appropriate and sufficient pedestrian access would be provided. Adequate visibility can be provided at the junction of Craigieburn Park and Springfield Road. The roads officer has raised no concerns regarding the additional number of vehicles on the local road network. It is unlikely that the additional traffic would cause any significant congestion or delay on the adjacent roads. The roads officer has raised no concerns regarding the servicing arrangements for the development.

Impact on Residential Character and Amenity

The potential effects the proposal could have on residential amenity include the impacts on privacy, daylight/sunlight, noise disturbance and light pollution. In terms of privacy, the window to window separation in relation to the properties in Craigieburn Park and on Springfield Road is at least 45 metres and 29 metres respectively, which is significantly greater than the minimum standard to ensure privacy is maintained. In addition, the trees along the Springfield Road frontage would provide further protection for the adjacent residents. The existence of the large mature trees and the distance the proposed building would be from any nearby residential properties should ensure that there would be no measurable impact on either the amount of daylight or sunlight reaching those properties. Inevitably, there would be more activity on the site as a result of constructing 44 sheltered apartments. However, any disturbance arising therefrom would not be of sufficient magnitude to affect the amenity of the neighbouring residents to the extent that would justify refusal of the application. Some additional light pollution would arise from the building and the communal grounds, but the impact would not be significant.

Other Relevant Planning Matters Raised in Written Representations

Concerns that the development would impact on the water table and worsen existing drainage problems in Craigieburn Park – It is the responsibility of the developer to ensure that a development can be adequately drained and that it does not result in water run-off into adjacent areas. The Drainage Statement submitted by the applicant concludes that by implementing the measures in the report, the proposed development would not be at risk of flooding, nor would it increase the risk of flooding in the neighbouring areas. Thus the proposal complies with Policy NE6 of the local development plan.

The impact on wildlife – The site is not subject to any statutory or non-statutory wildlife designations and is of limited wildlife value. The trees are the important natural resource on the site, which for the most part would not be affected by the proposal.

The site is not a 'brownfield' site – The Council has already accepted the principle of residential development on the site and thus its classification as brownfield or otherwise is not relevant.

No provision of recycling facilities – Adequate refuse storage facilities would be provided on the site. The development would satisfy the recycling collection scheme that operates in that part of the City.

Proposed Legal Agreement

A legal agreement is required to (1) to restrict the age of the residents to those 60 years or over (or in the case of a couple, one resident to be 60 or older and the partner to be at least 55 years old) and (2) to secure the planning gain contribution to be used for the provision and/or enhancement of community and library facilities and the core path network.

Conclusion

The application site is designated as residential in the Aberdeen Local Development Plan. Planning permission was granted in October 2011 for a residential development comprising 27 flats. Thus the principle of a residential development on the site has been established. As set out in the evaluation, the proposal complies with most of the relevant policies in the local development plan. It would also support the key objectives of the structure plan. The scale and layout of the development are acceptable. The quality of the design of the buildings would be of a high standard. The proposal would not impact significantly on residential amenity or public safety. For these reasons, the application is recommended for approval subject to the conditions listed below and the completion of a legal agreement.

RECOMMENDATION

To approve the application, subject to conditions, but to withhold issue of the consent document until the applicant has entered in to a legal

agreement with the Council to (1) to restrict the age of the residents occupying the development and (2) to secure the planning gain contribution.

REASONS FOR RECOMMENDATION

The application site is designated as residential in the Aberdeen Local Development Plan. Planning permission was granted in October 2011 for a residential development on the site. Thus the principle of a residential development on the site has been established. The proposal complies with most of the relevant policies in the local development plan. It would also support the key objectives of the structure plan. The scale and layout of the development are acceptable. The quality of the design of the buildings would be of a high standard. The proposal would not impact significantly on residential amenity or public safety.

it is recommended that approval is granted with the following condition(s):

(1) that the development hereby approved shall not be occupied unless the car parking areas hereby granted planning permission have been constructed, drained, laid-out and demarcated in accordance with Drawing No. 1812.PL1.03 of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such areas shall not thereafter be used for any other purpose other than the purpose of the parking of cars ancillary to the development and use thereby granted approval - in the interests of public safety and the free flow of traffic.

(2) that all planting, seeding and turfing comprised in the scheme of landscaping shown on Drawing No. 1812.PL1.10 shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority - in the interests of the amenity of the area.

(3) that no development shall take place unless the scheme for the protection of all trees to be retained on the site during construction works, as shown on Drawing No. 7701/02A or any other such scheme as may have been approved by the planning authority, has been implemented in full - in order to ensure adequate protection for the trees on site during the construction of the development.

(4) that no materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the Planning Authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks - in order to ensure adequate protection for the trees on site during the construction of the development.

(5) that any tree work which appears to become necessary during the implementation of the development shall not be undertaken without the prior written consent of the Planning Authority; any damage caused to trees growing on the site shall be remedied in accordance with British Standard 3998: 2010 "Recommendations for Tree Work" before the building hereby approved is first occupied - in order to preserve the character and visual amenity of the area.

(6) that no part of the development hereby approved shall be occupied unless a plan and report illustrating appropriate management proposals for the care and maintenance of all trees to be retained and any new areas of planting (to include timing of works and inspections) has been submitted to and approved in writing by the Planning Authority. The proposals shall be carried out in complete accordance with such plan and report as may be so approved, unless the planning authority has given prior written approval for a variation - in order to preserve the character and visual amenity of the area.

(7) that, except as the Planning Authority may otherwise agree in writing, no construction or demolition work shall take place:

(a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays;

(b) outwith the hours of 9.00 am to 4.00 pm Saturdays; or

(c) at any time on Sundays,

except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery] - in the interests of residential amenity.

(8) that the development hereby approved shall not be brought into use until the carbon dioxide reduction measures in the NHBC Report, dated 30 March 2012 (reference ERHTA25476) have been installed in full accordance with the details specified in the said report - to ensure this development complies with the on-site carbon emissions target outlined in Scottish Planning Policy (SPP) and specified in the City Council's adopted Supplementary Guidance, 'Low and Zero Carbon Buildings'.

Dr Margaret Bochel

Head of Planning and Sustainable Development.