

DEVELOPMENT MANAGEMENT SUB COMMITTEE

18 APRIL 2013

HILL OF RUBISLAW, RUBISLAW QUARRY - 121692

3. The Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

That the Sub Committee express a willingness to approve the application in respect of planning permission for a proposed development of 10,840 square metres of office accommodation with associated new access roads, car parking and landscaping, subject to the following conditions, but to withhold the issue of consent document until the applicant had made a payment to the Council of developer contributions towards the Strategic Transport Fund and in relation to core paths and combined footway and cycleway:-

(1) That no development shall take place within the application site unless the applicant has secured the implementation of a programme of archaeological work which shall include post-excavation and publication work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority; (2) That no development pursuant to this planning permission shall take place, nor shall any part of the development hereby approved be occupied, unless there has been submitted to and approved in writing by the planning authority, a detailed scheme of site boundary enclosures for the entire development hereby granted planning permission. The building hereby granted planning permission shall not be occupied unless the said scheme has been implemented in its entirety; (3) That no development shall take place unless a further scheme detailing all external finishing materials to the roof and walls of the development hereby approved has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed; (4) That the development hereby approved shall not be occupied unless the car parking spaces, drop off car space, cycle and motorcycle parking spaces, lockers, showers and changing facilities hereby granted planning permission have been constructed, drained, laid-out and demarcated in accordance with drawing Nos. 201 Rev C and 202 Rev D 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 those specified above; (5) That the development hereby granted planning permission shall not be occupied unless all drainage works detailed on Plan Nos 93323/2051 Rev A 3323/2052 Rev A or such other plan as may subsequently be approved in writing by the planning authority for the purpose have been installed in complete accordance with the said plan; (6) That no development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the

purpose by the planning authority a further detailed scheme of landscaping for the site, which scheme shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting; (7) That all planting, seeding and turfing comprised in the approved scheme of landscaping 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 five 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; (8) That, except as the planning authority may otherwise agree in writing, no construction or demolition work shall take place (a) outwith the hours of 7.00am to 7.00pm Mondays to Fridays; (b) outwith the hours of 9.00am to 4.00pm 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]; (9) That no development shall take place unless a scheme for external lighting has been submitted to and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme; (10) That the building hereby approved shall not be occupied unless a scheme detailing compliance with the Council's 'Low and Zero Carbon Buildings' supplementary guidance has been submitted to and approved in writing by the planning authority, and any recommended measures specified within that scheme for the reduction of carbon emissions have been implemented in full; (11) That the building hereby approved shall not be occupied unless a scheme detailing suitable equipment for monitoring Radon gas has been submitted to and approved in writing by the planning authority and thereafter has been installed in accordance with the details so agreed; (12) That no development pursuant to this planning application shall take place unless there has been submitted to and approved in writing by the planning authority a location specific Environmental Management Plan (EMP) for the Hill of Rubislaw site. The plan shall be submitted and approved in writing by the planning authority at least two months before works commence on site or in accordance with any other timescale agreed in writing by the planning authority; (13) That no development shall take place unless waste management proposals which provide adequate arrangements for the segregation, storage, collection and management of business waste, has been submitted to and approved in writing by the planning authority; (14) That no development shall take place unless a scheme for the protection of all trees to be retained on the site during construction works has been submitted to, and approved in writing by, the planning authority and any such scheme as may have been approved has been implemented; (15) 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 five metres of foliage, branches or trunks; (16) That there shall be no tipping of materials or excavated materials into the quarry; (17) That the construction site and developed area shall be securely fenced to prevent access to the rest of the quarry rim both during and after construction. The fences shall be erected as close to the perimeter of the construction site as is compatible with operational requirements, details of which shall be submitted to and approved in writing for the purpose by the planning authority and shall be implemented in complete accordance with the details so approved; (18) That development shall not commence until a bird hazard management plan has been submitted to and approved in writing by the planning authority. The submitted plan shall include details of the management of the site, which may be attractive to nesting, roosting and 'loafing' birds and shall be implemented as approved upon completion of the roof and shall remain in force for the life of the building and thereafter the agreed measures shall be implemented in full; (19) That the offices hereby granted planning permission shall not be occupied unless a schedule of work relating to the upgrade of four bus stops (two each on Queens Road and Anderson Drive) to a minimum standard of a shelter, raised kerbs, lighting and seating has been submitted to and agreed in writing by the planning authority and thereafter implemented in its entirety; (20) That the development shall not be occupied unless a scheme showing the upgrading of the traffic signals at the Queens Road/Hill of Rubislaw junction has been submitted to and agreed in writing by the planning authority and thereafter implemented in its entirety; and (21) That the development shall not be occupied unless there has been submitted to and approved in writing a detailed Travel Plan, which outlines sustainable measures to deter the use of the private car, in particular single occupant trips and provides detailed monitoring arrangements, modal split targets and associated penalties for not meeting targets and that three months prior to occupation a travel pack shall be submitted to and approved in writing by the planning authority.

The Sub Committee asked a number of questions of planning and roads officials, following which Councillors Jennifer Stewart and Greig addressed the Sub Committee as two of the local members for the area, expressing constituents' concerns regarding the application.

The Sub Committee further resolved:-

(i) to approve the recommendation subject to an additional condition as follows:-

(22) That unless the planning authority has agreed in writing to a variation, no development pursuant to the planning permission hereby approved shall take place unless the applicant has submitted a scheme for the improvement of cycling provision along Anderson Drive between

the Kings Gate and Queens Road roundabouts, and any such scheme has been agreed in writing by the planning authority and Transport Scotland. The development hereby approved shall not be occupied unless any scheme thereby agreed has been implemented in its entirety; and

- (ii) to request the Enterprise, Planning and Infrastructure Committee to consider designating the surrounding area as a controlled parking zone to alleviate pressures on residential parking likely to be caused by the development.

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