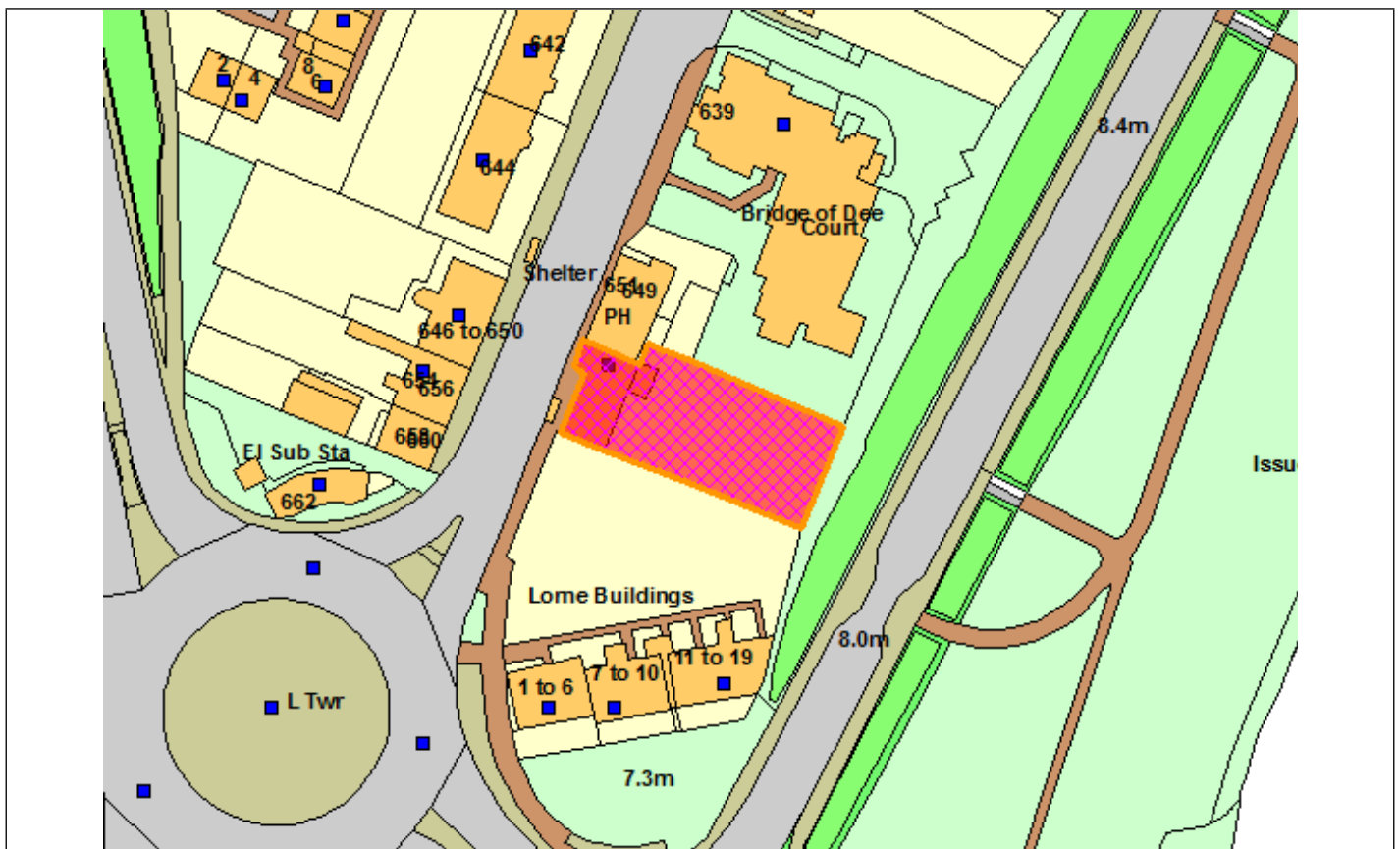


Site Address:	Bridge of Dee Bar, 651 Holburn Street, Aberdeen, AB10 7JN.
Application Description:	Demolition of existing function suite, and erection of 29 bed student accommodation
Application Reference:	170966/DPP
Application Type	Detailed Planning Permission
Application Date:	11 August 2017
Applicant:	Yorsipp (Trustees) and David T G Reid
Ward:	Torry/Ferryhill
Community Council	Ferryhill And Ruthrieston
Case Officer:	Gavin Clark



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RECOMMENDATION

Willingness to approve with conditions, subject to the conclusion of a legal agreement securing developer obligations towards the Core Path Network (£6473).

APPLICATION BACKGROUND

Site Description

The application site, which extends to approximately 773 square meters, is currently occupied by a single storey function room associated with the adjacent Bridge of Dee Bar. There is an area of ground to the rear which is currently overgrown with areas of grass, shrubbery and trees. A mature bank of trees is located on the eastern edge of the site fronting on to Riverside Drive. The surrounding area includes sheltered housing and the existing public house to the immediate north, residential flats to the south and west and Riverside Drive (and the River Dee) to the east.

Relevant Planning History

- A planning application (Ref: 161239/DPP) for the demolition of the existing lounge bar and erection of 43 bed student accommodation was withdrawn in January 2017;
- Planning permission (Ref: A3/0823) was refused by Planning Committee in July 2004 for the installation of an access and beer garden to the rear of the public house; which included an access to the site from Riverside Drive;
- There have been various other applications in the last 30 years for alterations to the existing public house and installation of associated signage.

APPLICATION DESCRIPTION

Description of Proposal

An existing function suite on site would be demolished. Consent is sought for the erection of student accommodation on a site adjacent to the Bridge of Dee Bar. The building proposed would be 4 storeys in height (with the top floor recessed) from the western (Holburn Street) elevation, and due to the gradient of the site would be five storeys in height on its eastern (Riverside Drive) elevation. The proposal would utilise materials including dark grey brick, buff brick, dark/ light grey aluminium panels and aluminium windows and doors. Internally, the proposal would include a games room, gym and laundry at lower ground floor level, which would also provide access to the rear garden, a six-bed flat at ground floor level, a nine-bed flat at first and second floor level and a five-bed flat at third floor level, providing 29 bedrooms in total.

The rear of the site would be utilised as garden space associated with the student accommodation. It is noted that shrubbery and trees would be removed from the site to accommodate the development; with replacement planting taking place within the curtilage of the site (subject to planning conditions).

The proposal has been amended since the original submission following significant discussions with the Planning Service. This included a reduction in height of the building, various changes to the external appearance of the building and a reduction in bedrooms from 40 to 29. Neighbours were re-notified on the 2nd February 2018.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at: <https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OUIE68BZMSI00>.

The following documents have been submitted in support of the application –

Design Statement: Halliday, Fraser Munro: August 2017: was submitted in support of the original proposal and provided a background to the development, a site appraisal, existing building appraisal, details of the previous application, design development, design proposals and an overall conclusion.

Planning Statement: Halliday, Fraser Munro: August 2017: provided details of the site, the proposed development, the overall planning context and an overall conclusion.

Drainage Impact Assessment: Cameron + Ross: August 2017: provided details of the site, existing ground conditions, development proposals, foul drainage proposals, surface water proposals, an assessment of flood risk, details of future maintenance and construction phasing.

Flood Statement: Cameron + Ross: August 2017: an introduction to the proposal, baseline conditions, potential sources of flood risk, an overall flood assessment and summary/ conclusion.

Protected Species Survey: Northern Ecological Services: October 2017: all trees within, and close to the grounds of the Bridge of Dee public house were inspected for their capacity to provide roosting spaces for bats in major cracks, crevices or cavities in the trunks and limbs. None of the trees inspected showed potential for bat roosts and no bird nests were noted at the time of survey.

Tree Survey & Tree Survey Schedule: Struan Dalgleish Arboriculture: October 2017: provided an introduction to the proposal, methodology, tree survey results and trees and development. The findings of this report are discussed within this report.

Supporting Marketing Statement: Homeguard Leasing: June 2018: indicates the positives of the proposed development, its proximity to RGU, on a bus route on the south side of the city, the demand for high quality student accommodation close to campus.

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because there have been more than 5 timeous letters of objection to the application. Subsequently, the proposal falls out-with the scheme of delegation.

CONSULTATIONS

ACC – Roads Development Management Team – have no objection to the proposal, noting that it is a no-car development that has good walking and cycling links, good access to public transport and appropriate refuse facilities have been provided. Have also requested the insertion of a condition in relation to the submission of a travel plan.

ACC – Environmental Health – have no objection to the proposal, subject to the submission of a Noise Assessment (to be controlled via an appropriately worded planning condition). Have no concerns with regards to air quality; and have suggested the insertion of informatives in relation to noise from the site, ground preparation and construction works.

ACC – Waste Strategy Team – have no objection to the proposal, and have advised of the waste management requirements for the proposed development. These have been shown on the submitted plans and an appropriate informative would be added to the planning consent, were permission to be granted.

Developer Obligations Team – have advised of the requirement for contributions towards the core path network (£6,473). This will be controlled via a legal agreement.

Scottish Water – no response received, it is therefore assumed that they have no objection to the proposed development.

ACC – Flooding and Coastal Protection – noted that there is a SUDS scheme planned and require that the scheme be able to hold the volume in a 0.5%+CC event using appropriate calculations to conclude the run-off rate. This could be added as an appropriate condition to the consent. They also recommend the use of permeable materials where suitable in the design to help prevent an increase in surface water run-off as well as the use of rain water harvesting.

REPRESENTATIONS

The application has received a total of 21 representations (15 in support and 6 against), the following material matters of which have arisen:

Supporting Comments:

- The proposal will make use of a redundant/ underused building and rear garden area;
- Proposal is considered to be of an appropriate design and will have a positive impact on the character and appearance of the surrounding area;
- The proposal is within walking distance of the university and is within a wholly sustainable location;
- There would be no loss of amenity to neighbouring properties;
- The proposal will provide further accommodation for students;
- The proposal would see the re-development of a vacant, brownfield site;
- The proposal will have a positive impact on the surrounding economy;
- The proposal complies with the Strategic Development and Local Development Plan.

Objecting Comments:

- The proposal will lead to further traffic issues in the surrounding area;
- Insufficient parking is to be provided within the proposed development;
- The proposal will have an adverse impact in terms of noise; litter and loss of privacy, in particular given that it would be located in close proximity to sheltered accommodation;
- Security concerns;
- Concerns with regards to overlooking and loss of light from the proposed flats;
- Concerns were raised with regards to the loss of trees, and the impacts that this may then have on privacy;
- The proposal represents an overdevelopment of the site, and is out of scale with the existing buildings in the surrounding area.

Non-Material Planning Considerations:

- That development on the site has been refused previously.

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 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.

Aberdeen Local Development Plan (ALDP)

- Policy D1: Quality Placemaking by Design;
- Policy D5: Our Granite Heritage;
- Policy I1: Infrastructure Delivery and Developer Obligations;
- Policy T2: Managing the Transport Impact of Development;
- Policy T3: Sustainable and Active Travel;

- Policy T4: Air Quality;
- Policy T5: Noise;
- Policy H1: Residential Areas;
- Policy NE5: Trees and Woodland;
- Policy NE6: Flooding, Drainage and Water Quality;
- Policy NE8: Natural Heritage;
- Policy R6: Waste Management Requirements for New Developments;
- Policy R7: Low and Zero Carbon Buildings, and Water Efficiency; and
- Policy CI1: Digital Infrastructure

Supplementary Guidance (SG)

- The Sub-Division and Redevelopment of Residential Curtilages
- Planning Obligations;
- Transport and Accessibility;
- Air Quality;
- Noise;
- Natural Heritage;
- Trees and Woodland;
- Flooding, Drainage and Water Quality; and
- Resources for New Development

EVALUATION

Principle of Development

The application site lies within a designated residential area in the ALDP. Associated Policy H1 states that new development will be approved in principle if it does not: constitute over development; have an unacceptable impact on the character and amenity of the surrounding area; or result in the loss of valuable and valued areas of open space. Development should also comply with Supplementary Guidance.

Student accommodation can be considered to be a quasi-residential use, with the main differences being the temporary (usually yearly basis) of the tenancies and shared communal facilities (kitchens, living/common rooms and laundry). In this case the surrounding area contains a mix of uses, including the adjoining public house and sheltered housing complex to the immediate north, and “mainstream” residential properties to the west and south of the site.

In this instance it is considered that the principle of the redevelopment of the site for student accommodation would be acceptable, for the reasons detailed in this evaluation, and the proximity of the site to further educational facilities.

Design and Amenity

Policy D1 contains criteria which seeks to ensure that all new development is appropriately designed for its context. The proposed building has been amended since its original submission, having an overall height of approximately 12m when viewed from the principal elevation of Holburn Street (due to the slope of the site the extension would have a height of 15m when viewed from the eastern elevation). The proposed building will not appear out of context when viewed within the surrounding area. The building would be set back from the main building line of the street, which would set back the visual massing of the frontage of the building. The use of different materials (including grey/ brown/ buff brick and metal cladding drawn from colour appreciation of the context) would also enable the proposal to fit in with the surrounding buildings as an appropriate addition to the surrounding context. A condition requiring samples to be provided for approval is recommended to ensure appropriate colour and textures complimenting the context.

Externally, private open space would be provided to the rear of the property, which would be for the use of all residents of the accommodation (extending to approx. 70sqm) to augment the internal amenity spaces. The level of external amenity space is appropriate for the location; and the site also lies in close proximity to larger areas of open space, including the River Dee, located to the immediate east.

Overall, it is considered the design and siting of the student accommodation would be suitable for its context in terms of massing and finish and would comply with the requirements of policies D1 of the ALDP.

It is also noted that the proposal will result in the loss of a granite structure. The applicants have indicated that the doughtings from the function suite will be re-used within the site (in boundary treatments/ garden features) and a condition will be inserted on to the consent in this regard. Subject to the submission of a satisfactory scheme, the proposal would comply with Policy D5 of the ALDP.

Impact on Surrounding Area/Residents

Given the scale of the development, and under the requirements of policy H1, the proposals will not result an adverse impact on the amenity of neighbours in terms of overshadowing/loss of daylight or loss of privacy.

In support of the application, the applicant undertook a sun path analysis to assess the impact of the development on neighbouring properties, as well as the provision of sunlight to the amenity space proposed as part of the development. This demonstrates that the proposed development would not have an adverse impact on the immediately adjacent property (the flat located within the public house) and would not negatively impact on the sheltered housing located nearby as well as other residential flats in the surrounding area. The shading analysis did indicate, however, that the proposed development would over shadow the proposed amenity space in the evening more than it would at present.

Window-to-window distance on the principal elevation would be approximately 18.5m, within recommended distances. It is therefore considered that there would be no overlooking issues to the west; as there are no direct properties to the east, there would be no issue to this elevation. Existing vegetation and a distance of approx. 35m would ensure no detrimental privacy issues to the properties to the south (the windows on both these elevations would serve bedrooms). In addition, the windows on the northern elevation would serve hallways (non-habitable rooms) and it is therefore considered that there would be no privacy issues in this regard.

It is noted that some concerns were raised with regards to the amenity space to the rear, and the impact that this may have on the sheltered housing to the north. Whilst it is appreciated that this area is overgrown at present, and not used, the introduction of an area of garden ground for the student accommodation would not have an overly adverse impact on the amenity of the surrounding area, and is considered to be acceptable in this instance. It is also expected that any replacement planting would take place along this elevation.

For the above reasoning, it is not considered that the proposal would negatively impact on the amenity of surrounding properties, and the proposal is therefore considered to comply with this element of Policy H1 of the ALDP.

Ecological Matters

It is noted that the proposed development would result in the loss of mature trees within the site (close to the extension and also one within the boundary of Bridge of Dee Court). There are also a number of trees out-with the boundary to the south, which could potentially be impacted upon by

the proposed development. In this regard, the applicants submitted have submitted a Tree Survey in support of the application. This concluded that the large mature trees to the rear of the site would not be impacted upon by the proposed development.

The tree survey indicates that various trees will be required to be removed from the site to as part of the development, this includes four sycamore trees, which are rated in a fair to poor condition and range in height from 13-17m. One is required for removal to facilitate the development and the other tree have been recommended for removal as they will soon outgrow their location. It is also recommended to remove a mature birch tree, extending to 16m in height and considered to be in a poor condition. It is also recommended that a sycamore tree be pruned; as would four plane trees. Whilst a number of trees would be removed from site, replacement planting is proposed, and would be controlled via an appropriately worded planning condition.

With regards to the trees in the adjacent site (to the south), the survey concludes that, provided the existing boundary treatment is retained, roots from these trees would not extend into the site, and as a result the development proposals would have no impact below ground on parts of these trees. Pruning, is however, likely to be required to allow for construction of the proposed extension.

The applicants also propose tree protection barriers throughout the development, to protect existing trees within the site, this matter will be further controlled via an appropriately worded planning condition.

The applicants have also submitted an ecological survey due to the potential presence of bats both within the application boundary and within the surrounding woodland. The report advised that all trees within, and close to, the grounds of the Bridge of Dee public house were inspected, with none showing any capacity for bat roosts and no bird nests were noted at the time of the survey. There are therefore no ecological constraints to construction within the grounds of the property.

The proposal has been assessed by colleagues, who noted the removal of these trees within the site are considered to be acceptable in order to facilitate development (subject to appropriate replacement planting), and considered all other matters highlighted in the submitted assessments to be considered acceptable given their overall conditions and proximity to existing buildings. The proposed development would therefore not conflict with the general aims of Policy NE5: Trees and Woodland and NE8: Natural Heritage of the ALDP and its associated SG: Trees and Woodland and Natural Heritage.

Transport and Accessibility

The proposal has been assessed by colleagues in Roads Development Management, who have raised no objection to the proposed development. They have noted that there is a good foot and cycle network around the site, and bus stops are located in close proximity to the application site. Whilst no parking is proposed with the development this is considered acceptable as the site is well served by alternatives to the private car as noted above. Cycle parking facilities have also been provided within the development; which are considered acceptable. A green travel plan has also been requested, and this could be provided via an appropriately worded planning condition. Subject to the above, the proposed development would comply with the general principles of Policy T2: Managing the Transport Impact of Development and T3: Sustainable and Active Travel, as well as the associated Supplementary Guidance: Transport and Accessibility of the ALDP.

Waste Management Requirements

The proposal has been assessed by colleagues in Waste Management and Roads Development, who have raised no objection to the proposed development; advising that the site can be adequately serviced with waste facilities provided at the entrance to the site (on ground floor

level). As the site has been adequately serviced the proposal would accord with Policy R6 and its associated Supplementary Guidance: Resources for New Development of the ALDP.

Air Quality/ Noise

The proposal has been subject to consultation with colleagues in Environmental Health. With regards to noise, they have noted that the proposal is located within a Noise Management Area and has the potential to be impacted upon by existing noise sources, in particular road traffic noise. Additionally, a number of air handling units at the rear of neighbouring commercial business emit some noise. They have therefore requested the submission of a Noise Assessment, and ask that this be submitted as a condition to the planning consent. Subject to the insertion of this condition, the proposal would comply with Policy T5: Noise and the associated Supplementary Guidance: Noise of the ALDP.

In relation to the impact of the proposal on local air quality from motor vehicle usage the plans do not indicate any parking provision at the development. There would therefore be no traffic originating from the proposed development that would to affect air quality in the area. The proposed development is in close proximity to the Anderson Drive Air Quality Management Area. The air quality objectives were all met since 2012. Additionally, the air quality objectives for NO₂ at the nearest monitoring point on Holburn Street were met since 2011. It is therefore considered unlikely that levels of these pollutants at the proposed site on Holburn Street would exceed national objectives. The proposal is therefore considered to be acceptable from an air quality perspective and the proposal would therefore comply with Policy T4: Air Quality and the associated Supplementary Guidance: Air Quality of the ALDP.

Flooding/ Drainage

A Drainage Impact Assessment and Flooding Statement was submitted in support of the application. These documents have been assessed by colleagues in the Flood Prevention Unit, who have noted that there is a SUDS scheme planned and require that the scheme be able to hold the volume in a 0.5%+CC event using appropriate calculations to conclude the run-off rate. This could be added as an appropriate condition to the consent. They also recommend the use of permeable materials where suitable in the design to help prevent an increase in surface water run-off as well as the use of rain water harvesting. Subject to the above, the proposal would comply with Policy NE6 and the associated Supplementary Guidance: Flooding, Drainage and Water Quality of the ALDP.

Developer Obligations

The Council's Developer Obligations Team has indicated that contributions are required towards the core path network (£6,473). If planning consent were to be granted then this figure would be provided via a legal agreement to ensure compliance with Policy I1 of the ALDP.

Low/ Zero Carbon Developments

All new buildings must meet at least 20% of the building regulations carbon dioxide emissions reduction target applicable at the time of the application through the installation of low and zero carbon generating technology. Whilst no details have been submitted in this regard, this matter could be controlled via an appropriately worded planning condition to ensure compliance with Policy R7 of the ALDP.

Digital Infrastructure

All new residential (and therefore student accommodation) development will be expected to have access to modern, up-to-date high-speed communications infrastructure. The proposal is located within an urban location, which currently has access to said infrastructure. The proposal would therefore comply with Policy CI1 of the ALDP.

Matters Raised in Letters of Representation

Objecting Comments:

1. *Concerns with regards to traffic and parking arrangements for the proposed development;* Response: this matter has been assessed in the above evaluation; with colleagues in Roads Development raising no objection to the development given the nature of the proposed development, and surrounding site context.
2. *Concerns about the siting of the proposed development, adjacent to a public house and sheltered housing, and the impact that the development would have in terms of noise, rubbish and loss of privacy.* Response: these matters have been discussed in the above evaluation. The siting of the proposal is considered to be appropriate given its context, and it is not considered that the proposed development would have an adverse impact in terms of noise, and privacy would not be adversely affected. The proposed rear of the site would be cleared to provide adequate amenity, and it would be expected that any waste would be cleared by proposed tenants.
3. *Concerns in relation to construction noise;* Response: colleagues have raised no objection to the development, and an informative would be added to the planning consent, any noise complaints during construction would be investigated by colleagues in Environmental Health;
4. *The proposal will lead to over development of the site;* Response: the proposal has been amended since this objection was received, and it is now considered that there would be an appropriate level of development on site.
5. *Concerns in relation to security;* Reason: this matter is not considered to be a material planning consideration.
6. *Concern that no trees would be removed from the development; and that the trees in the surrounding area have been removed recently due to damage;* Response: this matter has been discussed elsewhere in the report.

Supporting Comments:

1. *The proposal will make use of a redundant/ underused building and rear garden area.* Response: comments are noted.
2. *Proposal is considered to be of an appropriate design and will have a positive impact on the character and appearance of the surrounding area.* Response: the design of the proposed development is considered to be appropriate and has been assessed as such in the above evaluation.
3. *The proposal is within walking distance of the university and is within a wholly sustainable location;* Response: comments are noted
4. *There would be no loss of amenity to neighbouring properties;* Response: comments are noted
5. *The proposal will provide further accommodation for students;* Response: comments are noted
6. *The proposal will have a positive impact on the surrounding economy;* Response: comments are noted
7. *The proposal complies with the Strategic Development and Local Development Plan;* Response: comments are noted

Non-material planning matters

1. *The proposal has previously been refused;* Response: there has been a previously withdrawn application on site, and there have been design amendments to the current proposal; no applications have been refused on site in recent years.

RECOMMENDATION

Willingness to approve with conditions, subject to the conclusion of a legal agreement securing developer obligations towards the Core Path Network (£6473).

REASON FOR RECOMMENDATION

The redevelopment of the site for student accommodation is considered to be a suitable use compatible with neighbouring land uses and is designed, sited and serviced in a way that would maintain the amenity of the surrounding area and represent a positive enhancement of the townscape that makes good use of an accessibility site located in close proximity to further education facilities. Subject to conditions it is considered that the proposals are considered to accord with relevant policies of the Aberdeen Local Development Plan 2017.

CONDITIONS

1. That no development shall take place unless there has been submitted to and approved in writing a detailed Green Travel Plan, which outlines sustainable measures to deter the use of the private car and advises of sustainable travel choices to and from the site. **Reason:** in order to encourage more sustainable forms of travel to the development.
2. No works in connection with the development hereby approved shall commence unless a tree protection plan has been submitted to and approved in writing by the planning authority. Tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:
 - a) The location of the trees to be retained and their root protection areas and canopy spreads (as defined in BS 5837: 2012 Trees in relation to design, demolition and construction);
 - b) The position and construction of protective fencing around the retained trees (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).
 - c) The extent and type of ground protection, and any additional measures required to safeguard vulnerable trees and their root protection areas.
 - d) An arboricultural impact assessment which evaluates the direct and indirect impacts of the proposed development on the trees to be retained and proposed mitigation.
 - e) An arboricultural method statement to demonstrate that operations can be carried out with minimal risk of adverse impact on trees to be retained.
 - f) A method statement for any works proposed within the root protection areas of the trees shown to be retained.

No works in connection with the development hereby approved shall commence unless the tree protection measures have been implemented in full in accordance with the approved tree protection plan. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities shall be permitted within the protected areas without the written consent of the planning authority and no fire shall be lit in the position where the flames could extend to within 5 metres of foliage, branches or trunks. The approved tree protection measures shall be retained in situ until the development has been completed. **Reason:** In order to ensure adequate protection for the trees and hedges on the site during the construction of development, and in the interests of the visual amenity of the area.

3. No works in connection with the development hereby approved shall commence unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
 - a) A tree survey in accordance with BS 5837:2012.

- b) Existing landscape features and vegetation to be retained.
- c) Protection measures for the landscape features to be retained.
- d) The location of new *trees, shrubs, hedges and grassed areas*.
- e) A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- f) The location, design and materials of all hard landscaping works including walls, fences, gates.
- g) An indication of existing trees, shrubs and hedges to be removed.
- h) A programme for the implementation, completion and subsequent management of the proposed landscaping.

All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the planning authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted. Once provided, all hard landscaping works shall thereafter be permanently retained.

Reason: To ensure the implementation and management of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.

- 4. No works in connection with the development hereby approved shall commence unless samples and details of all the material (walls, windows, doors and roofing materials) to be used in the external finish for the approved development have been submitted to and approved in writing by the planning authority. The *development* shall not be *occupied* unless the external finish has been applied in accordance with the approved details.
Reason: In the interests of the appearance of the development and the visual amenities of the area.
- 5. The building hereby approved shall be erected unless an Energy Statement applicable to that *building* has been submitted to and approved in writing by the planning authority. The Energy Statement shall include the following items:
 - a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development.
 - b) Calculations using the SAP or SBEM methods, which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with the Council's Supplementary Planning Guidance on Carbon Neutrality in New Developments.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter. **Reason:** To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and the Council's Supplementary Planning Guidance – Resources for New Development.

- 6. That prior to the commencement of development a Noise Assessment by a suitably qualified noise consultant is carried out in order to ascertain the predicted impacts of likely noise sources associated with proposed development and the necessary control measures. This document shall thereafter be submitted to and approved in writing by the Planning Authority in consultation with colleagues in Environmental Health. This assessment should:

- a) Be in accordance with Planning Advice Note (PAN) 1/2011 Planning and Noise and its accompanying Technical Advice Note.
- b) Identify the existing sources of noise potentially impacting on the proposed development
- c) Identify the likely sources of noise associated with the proposed development.
- d) Detail the noise mitigation measures to reduce noise from the existing and likely noise sources to an acceptable level to reasonably protect the amenity of the occupants of the proposed and existing neighbouring residences respectively.
- e) The methodology for the noise assessment should be submitted and agreed in writing with this Service in advance of the assessment

Reason: in order to protect the residential amenity of the surrounding area.

7. No works in connection with the development hereby approved shall commence unless details in relation to the re-use of the granite downtakings from the function suite within the curtilage of the application site boundary have been submitted to, and approved in writing by the Planning Authority. **Reason:** to ensure that the granite is re-used within the curtilage of the site, and to ensure compliance with Policy D5: Our Granite Heritage of the Aberdeen Local Development Plan.
8. That all works shall be undertaken in accordance with the submitted Drainage Impact Assessment (Cameron and Ross – August 2017) and Flood Statement (Cameron and Ross – August 2017), unless otherwise agreed in writing by the Planning Authority. **Reason:** to ensure that the site can be adequately drained and reduce potential for flood risk.

INFORMATIVES

1. The Council's Flood Prevention Unit strongly recommend the use of permeable materials where suitable in the design to help prevent an increase in surface water run off as well as the use of rain water harvesting.
2. In order to protect amenity of the occupants of the neighbouring residences from noise produced as a result of demolition, site/ground preparation works and construction works, the developer should apply the following controls:
 - i. For the duration of the site preparation and construction phase, solid hoarding (of minimum 2m height) or equivalent to be erected at the development site boundary in particular between the site and existing residential properties on Holburn Street, to reasonably protect amenity at the rear of the properties;
 - ii. Operations creating noise which is audible at the site boundary should not occur outside the hours of 07:00 to 19:00 Monday to Friday and 08:00 to 13:00 on Saturdays; and
 - iii. Identify the likely significance of the construction noise levels affecting residential premises during the accepted times and apply a maximum threshold level established through application of an appropriate method described within Annex E of BS5228 1:2009+A1:2014.
3. The **student accommodation** will be provided with:
 - **4 x 1280l general waste containers**
 - **4 x 1280l co-mingled recycling containers**
 - **1 x food waste container for each bin store (each kitchen will receive a kitchen caddy, bioliners and associated information)**

The following costs will be charged to the developer:

- **Each 1280l bin cost £413.60**
- **Each food waste container cost £514.49**

No garden waste will be provided for flat residences as it is assumed grounds will be maintained as part of a service charge for the building and undertaken by a commercial contractor.