

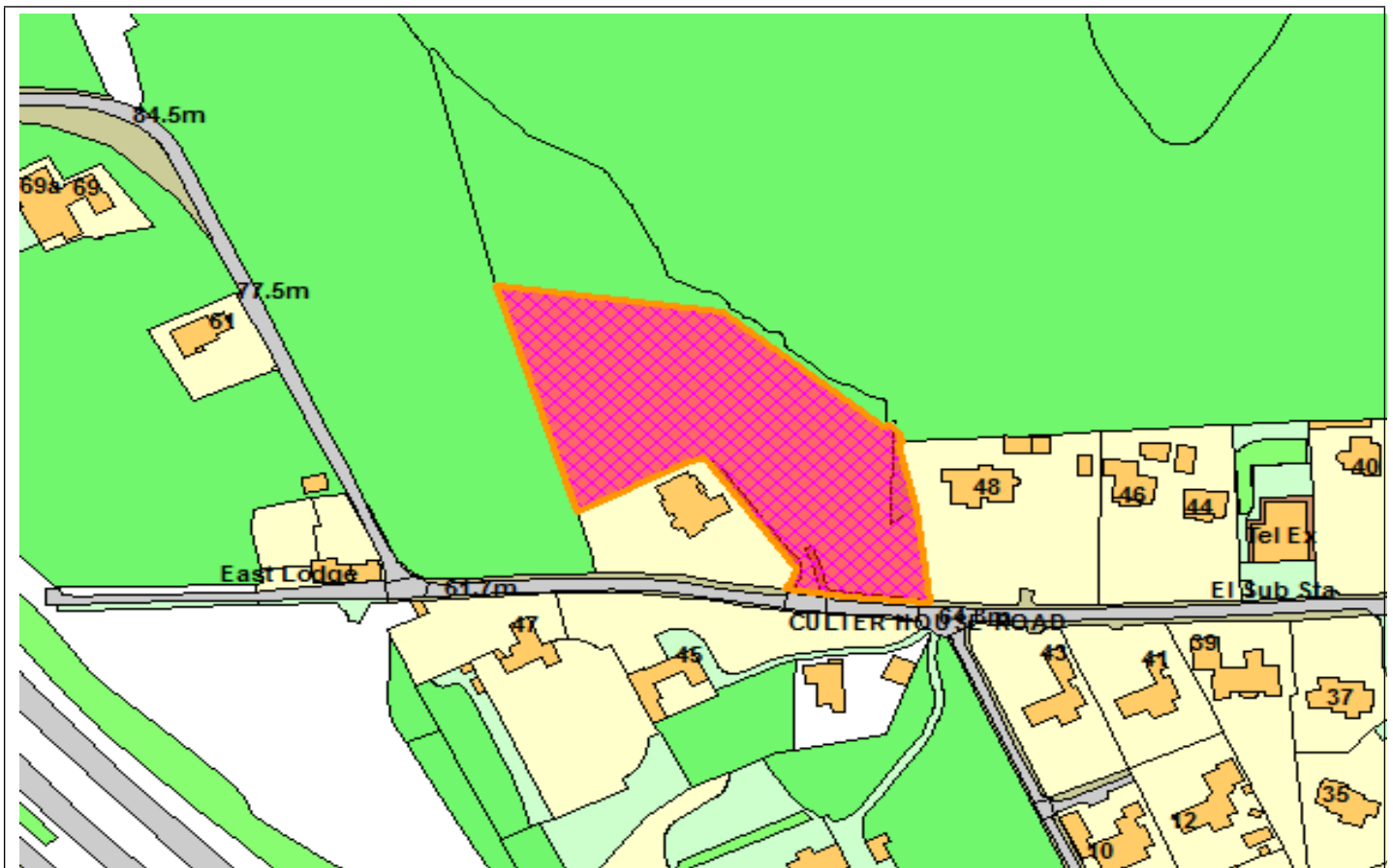


# Planning Development Management Committee

Report by Development Management Manager

**Committee Date: 1st November 2018**

<b>Site Address:</b>	Land at Culter House Road, Milltimber, Aberdeen.
<b>Application Description:</b>	Erection of five detached dwellings with associated infrastructure and landscaping
<b>Application Ref:</b>	181220/DPP
<b>Application Type</b>	Detailed Planning Permission
<b>Application Date:</b>	16 July 2018
<b>Applicant:</b>	Snowdrop Developments Ltd and Churchill Homes Ltd.
<b>Ward:</b>	Lower Deeside
<b>Community Council</b>	Cults, Bieldside and Milltimber
<b>Case Officer:</b>	Gavin Clark



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## **RECOMMENDATION**

Approve Conditionally & Legal Agreement

## APPLICATION BACKGROUND

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### Site Description

The application site is an allocated development site (Opportunity Site OP46 in the Aberdeen Local Development Plan) located on the northern side of Culter House Road (where one dwelling has been completed on site) to the immediate west of the settlement of Milltimber. The site, which excludes the completed house, is bounded by plantations of Norway Spruce to the north and west and a small burn separates it from the garden ground of a large detached dwellinghouse to the immediate east. Culter House Road runs along the southern boundary which is lined by a belt of mature broadleaved trees. There is a scattering of other broadleaved trees (mostly birch) around the east and north edges of the site.

### Relevant Planning History

Planning permission (Ref: P131558) was approved under delegated powers in October 2014 for the erection of five dwellings and associated garden grounds. This permission has been partially implemented and one property on the site has been built and is occupied; the rest of the site has been scraped for development with other associated works (such as the site access) installed.

## APPLICATION DESCRIPTION

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### Description of Proposal

The erection of five detached dwellinghouses of varying architectural design. One of these properties would face onto Culter House Road, whereas the other four houses would be arranged around a shared access road at varying angles to that road. The access would be taken from Culter House Road to the south (this access and turning head has already been formed). Landscaping is proposed throughout the site, with fencing around its perimeter and a footpath provided in the eastern side of the site giving access into the woodland located to the rear.

The proposal has been amended since its original submission, altering the design and location of a some of the dwellinghouses, with further information also submitted to address concerns raised in letters of representations and by consultees.

### 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=PBRAXDBZFM600>.

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

*Technical Addendum: August 2018:* looks at flood risk associated with the site and provides an introduction to the proposal, details of existing flood risk, the development proposals, construction, maintenance and ownership and an overall conclusion.

*Environmental Survey: September 2018:* provides details of the application site, tree management and protection, methodologies and details of protected species. There are also a number of appendices to the proposal including site photos and a list of species.

*Design and Access Statement: July 2018:* provides a background to the proposals, details of site history, design proposals, a policy assessment and overall conclusion.

*Drainage Impact Assessment: July 2018:* provides an introduction to the proposals, details of existing site conditions, the development/ foul drainage/ surface water proposals, an assessment

of flood risk, future maintenance details and details of construction. It is noted that the technical addendum submitted above partly superseded this document. Drainage calculations were also submitted in support of the application.

*Technical Addendum – Flood Risk Assessment: August 2018:* provides details of the site, detailed the existing flood risk, development proposals, details of construction, maintenance and ownership and an overall conclusion.

*Updated Environmental Survey: 6<sup>th</sup> September 2018:* provides an overall detail of the site, including tree management and protection, vegetation details and details of a number of protected species.

*Updated Tree Survey: 5<sup>th</sup> September 2018:* provides an introduction, details of the site and overall tree management and tree protection details.

It is also noted that the applicants submitted a bat survey, phase 1 habitat survey, tree protection plan and tree survey that were submitted at the time of the previous application (Ref: 131558).

### **Reason for Referral to Committee**

The application has been referred to the Planning Development Management Committee because the proposal has been subject to 6 or more timeous letters of objection. Subsequently, the proposal falls out with the Council's Scheme of Delegation.

## **CONSULTATIONS**

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**ACC - Flooding and Coastal Protection** – no objection to the proposed development following the submission of a Technical Addendum looking at a number of flood risk aspects. This matter will be discussed in greater detail in the evaluation section of this report.

**ACC - Housing** – no objection.

**ACC - Waste Strategy Team** – advises of the waste requirements for the proposed development.

**Developer Obligations Team** – noted contributions have been secured for this site by means of a S69 Legal Agreement under Planning Ref: 131558, which will be applied to the current application.

**ACC - Roads Development Management Team** – following the submission of further information they have no objection to the application. Their response will be discussed in greater detail in the below evaluation.

**Cults, Bieldside and Milltimber Community Council** – offer support for the application and agree with the proposal to build 5 homes and create a public footpath to the adjacent woodland. The comments also request the provision of a path from the site allowing access to the top of Bellenden Walk.

## **REPRESENTATIONS**

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11 written objections have been received. The matters raised can be summarised as follows:-

1. A number of roads concerns were raised, including weight restrictions on Culter House Road, traffic calming measures, additional vehicular movements on Culter House Road and visibility issues;

2. A number of concerns were raised with regards to drainage – the scheme is different to that of the previous application, insufficient information has been submitted to address drainage concerns, increased drainage impacts due to AWPR works, drainage impacts in the surrounding area (including on to Bellenden Walk), inadequate storm water system, and the proposal has an inadequate culvert. The objectors considered that the developer has failed to consider drainage to the degree which is required;
3. Concerns were raised with regards to the need for and the installation of a footpath into the community woodland;
4. Concerns highlighted with regards to a number of developments under construction or recently completed on Culter House Road, and the current proposal being different to what was previously approved, concerns were also raised with regards to further future developments on Culter House Road;
5. The proposal is inconsistent with the site's allocation and existing development on site in terms of design and scale;
6. The proposal does not evidence carbon reduction measures;
7. The proposal will have a negative impact on the character and appearance of the surrounding area;
8. The application does not provide adequate protection for trees or protected species;
9. Inaccuracies in the submitted drawings, with regards to the amount of parking shown;
10. Concerns about the location of the proposed bin storage area, and the impact that this would have on residential amenity;

## **MATERIAL CONSIDERATIONS**

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### **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 (2017)**

- OP46: Culter House Road;
- Policy D1: Quality Placemaking by Design;
- Policy D2: Landscape;
- Policy LR1: Land Release Policy;
- Policy I1: Infrastructure Delivery & Planning Obligations;
- Policy T2: Managing the Transport Impact of Development;
- Policy H1: Residential Areas;
- Policy H5: Affordable Housing;
- Policy NE4: Open Space Provision in New Development;
- Policy NE5: Trees and Woodland;
- Policy NE6: Flooding, Drainage & Water Quality;
- Policy NE8: Natural Heritage;
- Policy NE9: Access and Informal Recreation;
- Policy R6: Waste Management Requirements for New Development;
- Policy R7: Low & Zero Carbon Buildings & Water Efficiency and
- Policy CI1: Digital Infrastructure.

### **Supplementary Guidance (SG)**

- Landscape;
- Planning Obligations;
- Affordable Housing;

- Transport and Accessibility;
- Natural Heritage;
- Trees and Woodlands;
- Flooding, Drainage and Water Quality; and
- Green Space Network and Open Space and Resources for New Development

## **EVALUATION**

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### **Principle of Development**

The site is located within opportunity site (OP46 - Culter House Road), which advises of an opportunity for the development of five homes, it is also located within an area zoned as “land release” which advises that housing development on sites allocated in Phase 1 will be approved in principle within areas designated for housing. Since the time of the original planning permission for five homes was approved, the site has also been zoned as a “residential area” (Policy H1), which states that proposals for new development will be approved in principle provided it does not constitute over development, does not have an adverse impact on the character and appearance of the surrounding area, does not result in the loss of a valued or valuable area of open space and complies with any associated Supplementary Guidance.

Whilst it is acknowledged that the proposal would bring the development above the current allocation (of five houses), what also needs to be considered is whether the additional dwelling would result in over development of the site or have an adverse impact on the character and appearance of the surrounding area. Compliance with Policy H1 will be discussed in the below evaluation.

### **Design and Amenity Matters**

The application site boundary extends to approximately 8250sqm and would include five separate plots with varying orientations, all with houses generally positioned centrally within the plot, with generous areas of garden ground to the front and rear. The northern side of Culter House Road is characterised by large dwellinghouses set within larger plots and includes three storey modern properties along with older 1½ and 2 storey properties. The southern side of Culter House Road is more densely populated, generally with detached houses. Whilst the layout of the development differs from the prevailing character of the north side of Culter House Road, the general arrangement would not be detrimental to that character and is similar to the approach taken in the previously approved scheme.

As development has commenced on site (under the planning permission granted in 2014), with one dwelling (58 Culter House Road) completed, the character and amenity of this part of Culter House Road has already been altered and undergone a degree of change. Whilst the new homes would be visible from the sites entrance on Culter House Road, the impact of these would not be overly negative, and the properties would be partially obscured by the existing tree belt, which runs along the frontage of the site. The character of the surrounding area is varied, with several modern additions along with properties of a more traditional design. It is also acknowledged that the character of the area is likely to change further, given that the adjacent site to the west (OP113) Culter House Road) is allocated for 8 dwellings (with a planning application currently pending consideration). The design of the properties would not be out of context given the changing character

The scale of the dwellings also needs to be assessed, although each property would be slightly different in terms of its overall design (handed house types/ garages/ differing frontages); the scale and height would be broadly similar. The properties would have a height of approximately 9.5m (which is less than the 10.7m of those previously approved). Whilst it is noted that some of the properties would sit at a higher level (due to the sloping nature of the site); the layout of the

properties, along with the landscaping proposed would ensure that the impact of the proposed properties on the character and appearance of the surrounding area would be minimal. The size and scale of the properties would complement other houses in the locality and would be in keeping with the context of the area. The scale of each of the properties is appropriate and would have an acceptable impact on the character of the surrounding area.

As stated above, the surrounding area includes properties of a mixed architectural design. The materials proposed, which include granite, render (finalised colouring of which is to be controlled via an appropriately worded condition) and a slate roof. The design of the properties is appropriate for their context and would have a minimal additional visual impact on their surrounding context; and not impacting on the amenity of the surrounding area to an unacceptable degree. As a result of the above, the proposal is considered to comply with Policies H1 (Residential Areas) and D1 (Quality Placemaking by Design) of the ALDP.

### **Impact on Landscape/ Density/ Privacy**

The proposal requires to be assessed against Policy H3 (Density), which advises that all developments must meet a minimum density of 30 dwellings per hectare, have consideration for the sites characteristics and create an attractive residential environment. The proposal relates to five dwellinghouses on a site exceeding 1 hectare. Notwithstanding the above, it is worth noting that in establishing whether a proposed density of development is appropriate and may be considered acceptable for a specific site, the minimum levels sought through Policy H3 (i.e 30 units per hectare) cannot be applied in isolation. There is a clear need for the level of proposed development on a site to be considered within the context of the surrounding area and its characteristics and matters such as the relationship between buildings and the level of open space provision on site are also relevant considerations in establishing this. Given the low density character of Culter House Road the overall density of this development is acceptable.

In terms of existing properties in the surrounding area, the proposal would have no impact in terms of privacy/overlooking on any existing properties, would not overshadow any neighbouring properties and would have no impact in terms of loss of daylight or sun light. In terms of the impact each new property would have on the others proposed within the site, it is acknowledged that their positioning and orientation may have a degree of overlooking/ loss of privacy, but this would not be to a level that would warrant refusal of planning permission.

The levels of landscaping and sizes of the gardens associated with each dwellinghouse are appropriate and would ensure that each dwelling would have plot coverage complementary to the character and appearance of the surrounding area. The lack of boundary treatments to the front would also help create an attractive and open aspect to the front of the house. Finalised details of all boundary treatments are to be controlled via condition.

### **Roads and Access**

The proposal has been assessed by officers in Roads Development Management (RDM) who consider the site to be easily accessible by a means of transportation measures (walking, cycling and public transport). The nearest bus stops are located on North Deeside Road, approximately 320 metres from the application site boundary (accessed via Bellenden Walk). Each property would also require three parking spaces, and the submitted site plan indicate that these could be adequately provided. Further information has also been submitted with regards to swept path analysis for both refuse vehicles and domestic cars to the satisfaction of officers in RDM. As a result, the proposal would comply with the general aims of Policies T2 and T3 of the ALDP as well as the associated SG.

### **Natural Heritage**

The applicants have submitted an ecological survey in support of the application, which looked at several matters including details of invasive species, bats, badgers, red squirrels and existing

vegetation. It is acknowledged that the site has previously been scraped for development; the report concludes that the habitats present on site do not represent an important ecological resource, there is no evidence of any protected species within the site, and there are no invasive species present within the site. The findings of this report are accepted.

Due to the nature of development proposed and its proximity to an adjacent burn, which acts as a tributary to the River Dee Special Area of Conservation (SAC), it is necessary to consider whether a Habitats Regulation Assessment (HRA) requires to be undertaken to establish if the proposal would have any adverse impact on the qualifying ecological interests of the SAC. An initial HRA screening was undertaken by the planning authority which concluded that any impact from development works on site could be adequately mitigated through the submission of a Construction Environment Management Plan (CEMP); which can be requested as a condition to this planning consent.

As a result of the above, and subject to conditions, the proposal would not conflict with the general principles of Policy NE8: Natural Heritage or its associated SG.

### **Tree Protection**

As the 2014 planning permission has commenced, it remains live and thus can be fully implemented. The consented plot locations along with those proposed are all within similar locations within the site. Since the approval of this application in October 2014 the Council has adopted stricter SG and Policies with regards to the impact that developments may have on trees and woodland.

The Council's SG *Trees and Woodland* provides more specific advice on how to assess the impact of developments on trees and woodlands, and what is needed in the form of supporting documentation from the applicant to address potential concerns. Section 8.4.2 of the guidance makes specific reference to the term 'Zone of Influence' (ZOI) which is generally considered to be the distance between the base of a tree to the mature height of it. Dwellinghouses should not be sited within the ZOI from each tree which is likely to be affected. In addition, the SG outlines that the footprint of dwellinghouses should not fall within the Root Protection Areas (RPAs) of trees as construction works would likely compromise the structural integrity of a tree resulting in it most likely needing to be removed unduly on safety grounds.

In this regard, it is acknowledged that there would be a partial conflict with policy, in that a number of the proposed dwellinghouses and their associated garden grounds would be located within the ZOI's and RPA's of a number of the mature trees within the surrounding area; it would be difficult to develop this site in accordance with the above policy, given the number of mature trees in the surrounding area. Given the existing permission that is in place on the site it is considered appropriate to grant permission for the current application, despite being in conflict with the aforementioned policy in regard to ZOI's.

The applicants have submitted a Tree Survey and Tree Protection Plan in support of the application, which provide details of the existing tree stock both within and outwith the site. This document in its present format is not considered to be adequate, as it does not demonstrate that there would be no damage to tree stock outwith the site, but close to the boundaries, as a result of the proposed development; the same could be said with regards to the mitigation measures being implemented to ensure that trees are protected during development on the site. Notwithstanding the above, it is considered that adequate tree protection measures could be provided during construction on site, and an appropriately worded planning condition will be inserted onto the consent document ensuring that these are provided prior to any further works taking place within the development site.

Whilst it is noted that there would be conflict with certain elements of Policy NE5 and its associated SG with regards to ZOI material considerations – specifically the existing consent on site – have allowed for a departure from policy in this instance. All other aspects of the policy are considered to have been adequately addressed or can be controlled via appropriately worded planning conditions.

### **Open Space Provision**

Policy NE4 states that “*public or communal space should be provided in all residential developments*”. In this case, no public/ communal space would be provided within the application site boundary, providing a conflict with policy. To compensate for this the applicants are required to provide a communal footpath in the eastern section of the site, which would provide an access into the woodland located to the rear, which is seen as an acceptable compromise in this instance, in addition to other factors such as the rural location of the site, and the generous plot sizes and private garden areas that are to be provided with each residential plot a departure from this element of policy can therefore be justified.

Policy NE9 states that “*new development should not compromise the integrity of existing or potential recreational opportunities generating access rights to land or water, core paths, or other rights of way*”. The proposal would provide direct access to the woodland to the rear, which connects on to an aspirational core path (AP4) – which connects to Contlaw Road to the east and further on to Culter House Road to its west and would not impact on the existing access to said aspirational core path, which is located to the east of the site. The proposed development would therefore not conflict with the terms of this policy.

A landscaping plan has been submitted that shows extensive planting within each plot, with trees ranging from 1.3–1.6m in height, shrubbery and beech hedging. Implementation of these landscaping features are to be controlled via an appropriately worded planning condition.

### **Developer Obligations**

The proposal has been assessed by the Developer Obligations Team, who advised that contributions have been secured for this site by means of a s69 Legal Agreement under Planning Ref: 131558, which will be applied to the current application; however, an updated agreement will be required to ensure that these contributions are carried over to the current application. Subject to the above, the proposal would comply with Policies I1 and H5 OF the ALDP, as well as its associated SG.

### **Flooding/ Drainage**

It is noted that several comments have been received from neighbours highlighting concerns with regards to flooding and drainage concerns both within the site, and within the surrounding area. In this regard, a further Flooding Assessment was requested (in addition to the submitted Drainage Impact Assessment and associated Drainage Calculations). This report looked at a number of matters including details of the site, detailed the existing flood risk, development proposals, details of construction, maintenance and ownership and an overall conclusion which advised that the development is supported by a sustainable drainage system which limits surface water run-off to green field rates and therefore complies with Local Authority requirements. Scottish Water has also granted technical approvals for the foul and surface water sewers. This information is considered acceptable by the Council’s Flooding Team. Subsequently, the proposal would comply with the general principles of Policy NE6 and its associated SG.

### **Waste Management Requirements**

Further information has been submitted providing swept path analysis for refuse vehicles and a plan showing the location of where the bins are to be picked up for the four properties to the north (off the unadopted area of the road). The proposal has been assessed by officers in Waste Management and Roads Development Management, who have raised no objection to the



proposed development; advising that the site can be adequately serviced with waste facilities provided within the curtilage of the site. Amenity impacts (as raised in letters of representation) have been discussed elsewhere. Subsequently, the proposal would accord with Policy R6 and its associated SG: Resources for New Development 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 development will be expected to have access to modern, up-to-date high-speed communications infrastructure. The application site is located on a residential street, and a review of the BT website indicates that the area has access to high-speed broadband facilities. Subsequently, the proposal would comply with Policy CI1 of the ALDP.

### **Matters Raised in Letters of Representation**

1. The proposal has been assessed by officers to RDM who consider the site arrangements and access arrangements to be acceptable. The traffic calming measures, which were a requirement of the residential development opposite at Edgehill House are not therefore considered to be relevant to the determination of this application. It should also be noted that traffic movements will likely have reduced on Culter House Road since the road was closed as a thru road due to the AWPR;
2. The applicants submitted a supporting "flooding statement" following the submission of the application to address comments raised by officers in the Flooding team. This information was acceptable and has been addressed in the above section "Flooding/ Drainage";
3. The need for a footpath has been discussed in the above section "Open Space Provision";
4. Each application needs to be considered in its own merits. This development is acceptable, and essentially allows for one further dwellinghouse to be built on site;
5. Design and Amenity matters, as well as matters relating to the principle of development have been discussed in the above evaluation;
6. This matter has been discussed above, with further information required, and to be controlled via condition 2.
7. This matter has been discussed in the above evaluation, within the above "design and amenity" section;
8. Tree Protection measures have been discussed in the above evaluation;
9. The proposal has been amended since the original submission, with appropriate levels of parking provided within the curtilage of each site. Officers in RDM are content with the parking facilities within the curtilage of each plot;
10. The reference to bin storage areas in the written objections is arguably a mis-representation of the situation. A location is shown on the layout drawings where bins would be left by residents for emptying on waste collection days. It is reasonable to expect that residents would keep their bins within their own properties on non-collection days and, as such, the identified area is not a storage area. The area identified for this purpose is considered to be acceptable and will allow refuse vehicles to access in the site in an efficient manner. It is considered that the siting of such facilities would not impact on residential amenity to an unacceptable degree. Its location is acceptable to relevant consultees.

In relation to the matters raised by the Community Council; their comments are noted and a footpath from the site's entrance to the top of Bellenden Walk (on the northern side of Culter House Road) has been provided previously.

## **RECOMMENDATION**

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Approve Conditionally & Legal Agreement

## **REASON FOR RECOMMENDATION**

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Whilst it is acknowledged that the allocation in the Aberdeen Local Development Plan (OP 46 – Culter House Road) allows for five dwellinghouses on the site with the proposed development resulting in a total of six on the allocated site, it is considered that the development would not result in over development of the site, would not have an unacceptable impact on the character or amenity of the surrounding area, would not result in the loss of a valued area of open space, and would comply with relevant Supplementary Guidance, thus in compliance with Policy H1 (Residential Areas). The development has also been designed with due consideration for its context, and would not adversely impact on the surrounding area in accordance with Policies D1 (Quality Placemaking by Design) and D2 (Landscape). An appropriate density of development would be provided, along with appropriate levels of landscaping and other associated infrastructure.

All technical issues with the application have been resolved, and subject to a number of appropriate conditions, the proposal would comply with Policies T2: Managing the Transport Impact of Development, H5: Affordable Housing, NE4: Open Space Provision in New Development, NE6: Flooding, Drainage & Water Quality, NE9: Access and Informal Recreation, R6: Waste Management Requirements for New Development, R7: Low & Zero Carbon Buildings & Water Efficiency and CI1: Digital Infrastructure.

Natural heritage issues have been adequately resolved, with supporting information indicating that there would be no adverse impact on protected species, therefore the proposal is also considered to comply with Policy NE8: Natural Heritage. Appropriate tree protection measures and landscaping would also be provided,

Overall, whilst the development conflicts with Policy NE5: Trees and Woodland and its associated Supplementary Guidance: Trees and Woodland, due to the proposed houses being within the Zone of Influence of the trees within and adjacent to the site, material considerations have allowed a departure in this instance. The proposal is considered to comply with all other relevant policies of the Aberdeen Local Development Plan and its associated Supplementary Guidance, and in this instance, there are no material planning considerations that would warrant refusal of consent in this instance.

## **CONDITIONS**

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1. No works in connection with the development hereby approved shall commence unless a sample and specifications of 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.
2. No individual dwellinghouse hereby approved shall be erected unless an Energy Statement applicable to that dwellinghouse 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; and

- 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 Resources for New Development.

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.

3. No works in connection with the development hereby approved (including demolition, ground works and vegetation clearance) shall commence unless a construction environmental management plan (CEMP) has been submitted to and approved in writing by the planning authority. The CEMP shall include the following.
  - a. Risk assessment of potentially damaging construction activities;
  - b. Identification of "biodiversity protection zones";
  - c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
  - d. The location and timing of sensitive works to avoid harm to biodiversity features
  - e. The times during construction when specialist ecologists need to be present on site to oversee works;
  - f. Responsible persons and lines of communication;
  - g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and
  - h. Use of protective fences, exclusion barriers and warning signs.

All works carried out during the construction period shall be undertaken strictly in accordance with the approved CEMP. Reason: In the interests of protecting the biodiversity of the environment.

4. 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.
5. 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 method statement to demonstrate that operations can be carried out with minimal risk of adverse impact on trees to be retained;
- e. 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.

6. that the development hereby granted planning permission shall not be occupied unless all drainage works detailed within the Drainage Impact Assessment (Cameron + Ross – July 2018 Ref: A/02279) and the Technical Addendum – Flooding Assessment (Cameron + Ross – August 2018 – Our Ref: 181220-01) or such other plan or document as may subsequently be approved in writing by the planning authority for the purpose have been installed in complete accordance with the said plan - in order to safeguard water qualities in adjacent watercourses and to ensure that the proposed development can be adequately drained.
7. 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 and plot boundary enclosures for the entire development hereby granted planning permission. None of the buildings hereby granted planning permission shall be occupied unless the said scheme has been implemented in its entirety - in order to preserve the amenity of the neighbourhood.

## **ADVISORY NOTES FOR APPLICANT**

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1. Each new house will each be provided with: 1 x 180 litre wheeled bin for general waste, 1 x 240 litre co-mingled recycling bin for recycling, 1 x 240 litre wheeled bin for food and garden waste (kitchen caddy, binliners and associated information will be provided as well)

General points: All the waste containers must be presented on the kerbside only on the collection day and must be removed from the kerbside as soon as possible. No containers should be permanently stored on the kerbside. No excess should be stored out with the containment provided. Information for extra waste uplift is available to residents at either [www.aberdeencity.gov.uk/wasteaware](http://www.aberdeencity.gov.uk/wasteaware) or by phoning 03000 200 292. Further information can be found in the Waste Supplementary Guidance available at: <http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=74584&SID=14394>.

Developers must contact Aberdeen City Council a minimum of two months before properties will be occupied. Bins MUST be on site prior to residents moving into properties. A Purchase Order should be raised with Aberdeen City Council using the above details and we will provide further guidance for purchasing the bins.