

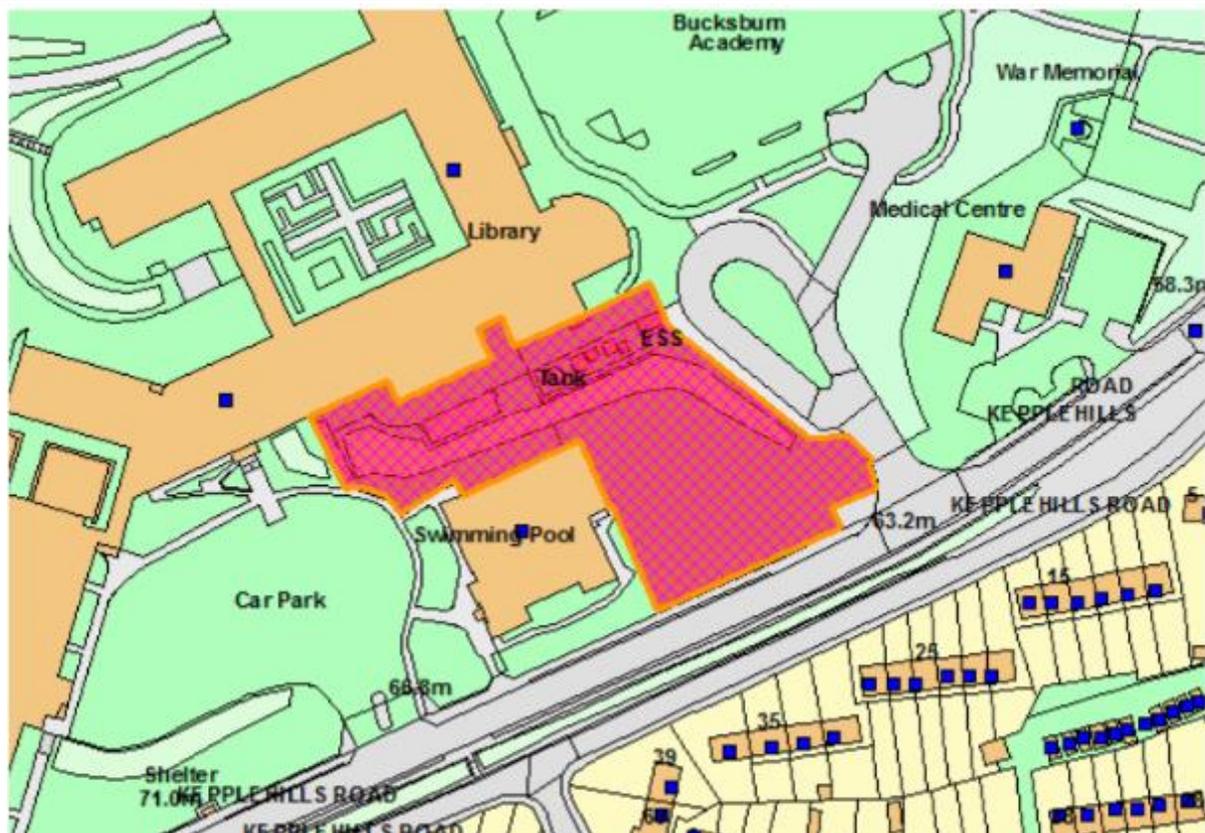


Planning Development Management Committee

Report by Development Management Manager

Committee Date:

Site Address:	Bucksburn Academy, Kepplehills Road, Aberdeen, AB21 9DG
Application Description:	Erection of 2 storey modular unit comprising 8 classrooms, store and toilets and partially covered walkway linking to existing school, for a temporary period not exceeding five years
Application Ref:	220847/DPP
Application Type	Detailed Planning Permission
Application Date:	12 July 2022
Applicant:	NYOP Education (Aberdeen) Limited
Ward:	Dyce/Bucksburn/Danestone
Community Council:	Bucksburn and Newhills
Case Officer:	Alex Ferguson



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RECOMMENDATION

Approve Conditionally (Time Limited)

APPLICATION BACKGROUND

Site Description

The application site comprises a 4,000sqm section of land adjacent to the main vehicular entrance to the Bucksburn Academy campus - a secondary school with associated open space and sports facilities situated on the northern side of Kepplehills Road in Bucksburn. The site predominantly incorporates an area of grassed open space that lies between the vehicular access to the school to the east, Bucksburn public swimming pool to the west and the main school building of Bucksburn Academy to the north. The grassed area incorporates a line of five mature trees along the front of the site (adjacent to Kepplehills Road), with multiple smaller trees interspersed throughout the green space.

Relevant Planning History

041192 – Planning permission was granted in 2005 for the demolition of an existing school and for its replacement with a new secondary school (now Bucksburn Academy), with associated amenities, including community and sports facilities.

APPLICATION DESCRIPTION

Description of Proposal

Detailed planning permission is sought for the temporary installation of a two-storey modular building within the grounds of Bucksburn Academy for a period of up to 5 years. The two storey, flat-roofed modular building is proposed to contain eight classrooms, a store and toilets, in order to address over-capacity issues with the existing school whilst a permanent solution is sought. The modular building would be detached, sitting on an area of soft-landscaped open space adjacent to the main vehicular entrance to the school campus, and it would be linked to the main school building by a covered walkway. The building would be finished with grey metal sheeting and white pvc-framed windows.

The school roll as of August 2022 is expected to be 880 pupils. The additional accommodation would increase the capacity of the school by c. 240 pupils from 683 to 923 pupils. It is expected that the temporary accommodation would result in the need for an additional 5 staff members.

Amendments

- The application description was amended to include the proposed temporary period for the modular building, of up to five years;
- A Supporting Statement was submitted, explaining the background and setting out the requirement for the temporary building, in order to address overcapacity issues at the school; and
- An amended proposed drainage layout was submitted, moving the new drainage infrastructure further away from the established trees adjacent to Kepplehills Road, outwith their root protection areas.

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=RECKCEBZHI000>

- Supporting Statement
- Transport Statement

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because the local community council (Bucksburn & Newhills Community Council) have objected to the application, therefore the application requires to be determined by the Planning Development Management Committee, in accordance with the Council's Scheme of Delegation.

CONSULTATIONS

ACC - Roads Development Management Team – No objection. The proposal comprises the addition of temporary classroom facilities to an existing secondary school. There is existing infrastructure in place which enables pupils and staff to access the school safely at present. Based upon the increased numbers of pupils and staff anticipated as a result of the temporary classroom provision, there is already sufficient car parking available to cover the increased private vehicle trip generation, which should be small, with most pupils expected to walk to take the bus to school. There would not be any adverse impact on the local road network and the proposed drainage arrangement for the temporary building is acceptable.

ACC - Waste and Recycling – No objection.

Aberdeen International Airport – No objection. The proposed development would not conflict with airport safeguarding criteria and would not compromise the safe operation of the airport. Given the nature of the proposed development, it is possible that a crane may be required during the construction phase, therefore some information is provided in relation to safe practice for working with cranes in close proximity to aerodromes, for the applicant to be aware of. This is included as an Advisory Note.

Bucksburn and Newhills Community Council – Object. The issue of overcrowded schools in the Bucksburn area has been raised with the Council previously and it is therefore disappointing to see an application for temporary accommodation at Bucksburn Academy, rather than a permanent solution. Temporary school accommodation is often retained well beyond its initial temporary lifespan.

Permanent accommodation should be provided because although the school is supposed to be accommodating on a temporary basis for children from Bucksburn as well as Kingswells and Countesswells, the extensive house building in Bucksburn will surely mean that extra permanent classes are necessary.

REPRESENTATIONS

Two representations have been received – one objecting to the application and one neutral, albeit requesting that various conditions are attached should the application be approved. The matters raised in the representations can be summarised as follows:

- The proposed temporary classrooms are not consistent with Policies D1 (Quality Placemaking by Design) and NE3 (Urban Green Space) of the Aberdeen Local Development Plan 2017 (ALDP);
- The need for emergency teaching space at Bucksburn Academy is appreciated and if permission is granted, a 3-year time limit should be imposed, after which they should be

removed;

- A time limit condition should be attached to any planning permission, ensuring that the 5-year design life of the building is not exceeded;
- A further condition should be attached to any consent, requiring the removal of the temporary building at the point in which a permanent solution has been found and is operational;
- No information has been provided to set out if / how the remainder of the school facilities (such as sports pitch, dining hall provision etc) would have capacity for the additional pupils that will arise as a result of the use of the temporary classrooms;
- There appears to be a deficit in toilet and wash basin facilities for the number of pupils anticipated. Has drinking water provision been catered for?;
- It is critical that a permanent solution is found for children in the Bucksburn/Bankhead/Stoneywood area.

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.

National Planning Policy and Guidance

- Scottish Planning Policy (SPP)

Development Plan

Aberdeen City and Shire Strategic Development Plan (2020)

The current Strategic Development Plan for Aberdeen City and Shire was approved by Scottish Ministers in September 2020 and forms the strategic component of the Development Plan. No issues of strategic or cross boundary significance have been identified.

Aberdeen Local Development Plan 2017 (ALDP)

Section 16 (1)(a)(ii) of the Town and Country Planning (Scotland) Act 1997 requires that, where there is a current local development plan, a proposed local development plan must be submitted to Scottish Ministers within 5 years after the date on which the current plan was approved. From 21 January 2022, the extant local development plan will be beyond this 5-year period. The Proposed Aberdeen Local Development Plan 2020 has been submitted to the Planning & Environmental Appeals Division at the Scottish Government in July 2021. The formal examination in public of the Proposed Local Development Plan 2020 has commenced with reporters appointed. Material consideration will be given to the Proposed Local Development Plan 2020, in the context of the progress of its examination, in the assessment of planning applications.

Given the extant local development plan is beyond its five-year review period consideration, where relevant, should be given to paragraph 33 of the Scottish Planning Policy (2014) which states: "Where relevant policies in a development plan are out-of-date or the plan does not contain policies relevant to the proposal, then the presumption in favour of development that contributes to sustainable development will be a significant material consideration.

The following policies are relevant –

- B4: Aberdeen Airport
- CF1: Existing Community Sites & Facilities
- D1: Quality Placemaking by Design
- NE3: Urban Green Space
- NE5: Trees and Woodland
- NE6: Flooding, Drainage & Water Quality
- R6: Waste Management Requirements for New Development
- T2: Managing the Transport Impact of Development
- T3: Sustainable and Active Travel

Supplementary Guidance and Technical Advice Notes

- Green Space Network and Open Space
- Transport and Accessibility
- Temporary Buildings
- Trees and Woodlands

Proposed Aberdeen Local Development Plan 2020 (PALDP)

The Proposed Aberdeen Local Development Plan (PALDP) was approved at the Council meeting of 2 March 2020. A period of representation in public was undertaken from May to August 2020 and the PALDP has since been submitted to the Scottish Government Planning and Environmental Appeals Division for Examination in Public. The PALDP constitutes the Council's settled view as to what the final content of the next adopted ALDP should be and is now a material consideration in the determination of planning applications. The Aberdeen Local Development Plan 2017 will continue to be the primary document against which applications are considered. The exact weight to be given to matters contained in the PALDP (including individual policies) in relation to specific applications will depend on whether –

- such matters have or have not received representations as a result of the period of representations in public for the PALDP;
- the level of representations received in relation to relevant components of the PALDP and their relevance of these matters to the application under consideration.

The foregoing can only be assessed on a case-by-case basis. The following policies are relevant –

- B3 (Airport and Perwinnes Radar)
- CF1 (Existing Community Facilities)
- D1 (Quality Placemaking)
- NE2 (Green and Blue Infrastructure)
- NE4 (Our Water Environment)
- NE5 (Trees and Woodland)
- R5 (Waste Management Requirements in New Development)
- T2 (Sustainable Transport)
- T3 (Parking)

EVALUATION

Policy CF1 (Existing Community Sites & Facilities)

Although the site is not zoned in the Aberdeen Local Development Plan 2017 (ALDP) as an Existing Community Site or Facility, Policy CF1 also applies to existing health, education and other community facilities in other ALDP zonings. Policy CF1 notes that:

'Existing nursery, primary, secondary and special school land and properties shall be used mainly for educational purposes. Proposals for new or extended uses of these types on these sites will be supported in principle.'

The proposed development would provide 8 additional classrooms for use by Bucksburn Academy pupils, in order to address over-capacity issues, on a temporary basis for a period of up to 5 years, whilst a more permanent solution is sought. The use of a small section of the existing school campus for extended / additional secondary education provision is thus acceptable in principle, in accordance with Policy CF1.

Policy NE3 (Urban Green Space)

The application site forms part of the wider Bucksburn Academy campus which is zoned in the ALDP as Urban Green Space (Policy NE3). Policy NE3 states that:

'Permission will not be granted to redevelop any parks, playing fields, sports pitches, woods, allotments or all other areas of urban green space (including smaller spaces not identified on the Proposals Map) for any use other than recreation and sport.'

In all cases, development will only be acceptable provided that:

- 1. There is no significant loss to the landscape character and amenity of the site and adjoining area;*
- 2. Public access is either maintained or enhanced;*
- 3. The site is of no significant wildlife or heritage value;*
- 4. There is no loss of established or mature trees;*
- 5. Replacement green space of similar or better quality is located in or immediately adjacent to the same community, providing similar or improved health benefits to the replaced area and is accessible to that community, taking into account public transport, walking and cycling networks and barriers such as major roads.*
- 6. They do not impact detrimentally on lochs, ponds, watercourses or wetlands in the vicinity of the development; and*
- 7. Proposals to develop outdoor sports facilities, including playing fields and sports pitches should also be consistent with the terms of Scottish Planning Policy.'*

The proposals are assessed against each of the above seven criteria of Policy NE3 as follows:

There is no significant loss to the landscape character and amenity of the site and adjoining area;

The proposed modular building would cause some harm to the landscape / townscape character and the visual amenity of the area. The two-storey building would be of a utilitarian design and would sit in a relatively prominent location, adjacent to the main entrance to Bucksburn Academy. The harm caused to the landscape setting and visual amenity of the area would be somewhat mitigated by the partial screening provided by the line of mature trees along the front of the site

however, and the temporary nature of the proposals would also ensure that any harm would not be permanent, as a condition can be added requiring the site to be reinstated to its current condition, following the removal of the temporary development.

Public access is either maintained or enhanced;

The site comprises informal green space within the Bucksburn Academy campus. The area is not readily useable for members of the public but nevertheless, access to the green space and the surrounding area would not be wholly compromised by the development, which would take up less than 50% of the green space.

The site is of no significant wildlife or heritage value;

Although soft-landscaped, the site is largely laid to lawn and not of any significant wildlife or heritage value. No protected species would be affected by the development.

There is no loss of established or mature trees;

A line of five mature trees runs along the front of the site, in relatively close proximity to the proposed development. The original drainage proposals for the development would have seen sub-terranean drainage channels and an attenuation tank installed within the root protection areas of some of the trees. The plans were subsequently amended however, to move the drainage infrastructure further away from the trees, such that any RPA incursion would be minimal, if at all. The trees are thus proposed to remain and their long-term health would not be adversely affected.

Several smaller trees within the area of green space would be felled in order to facilitate the installation of the modular building. These trees are not mature or established however, they do not contribute significant towards the character or amenity of the area and their loss is considered to be acceptable, subject to a condition requiring replacement planting to take place as part of a site reinstatement, following the removal of the modular building in due course.

Replacement green space of similar or better quality is located in or immediately adjacent to the same community, providing similar or improved health benefits to the replaced area and is accessible to that community, taking into account public transport, walking and cycling networks and barriers such as major roads.

No replacement green space would be provided – although the development is proposed for a temporary period, thus the site could be reinstated to green space thereafter.

They do not impact detrimentally on lochs, ponds, watercourses or wetlands in the vicinity of the development

There are no waterbodies or watercourses on or adjacent to the site.

Proposals to develop outdoor sports facilities, including playing fields and sports pitches should also be consistent with the terms of Scottish Planning Policy.'

The site comprises an area of informal green space and does not consist of a formal sports facility or pitch.

Policy NE3 Summary

The proposed development would see a section of informal grassed open space within the grounds of Bucksburn Academy built on to provide additional classrooms for the school, in order to

address over-capacity issues. The section of the open space would not be redeveloped for recreation or sport, therefore the proposals conflict with the primary aim of Policy NE3. However, it is noted that the modular building proposed to host additional classrooms would be a temporary solution, with consent being sought for a period of up to 5 years, whilst a more permanent solution is found. Whilst the loss of an area of existing green space and some trees would not be ideal, the temporary nature of the proposed development, allowing for full reinstatement of the site to its present condition in the future, is a significant material consideration weighing in favour of the proposals, as there would not be any permanent harm to the urban green space.

In identifying the various criteria that may be applicable in Scottish Planning Policy's (SPP) presumption in favour of development that contributes to sustainable development, Paragraph 29 of SPP notes that policies and decisions should: '*support delivery of infrastructure, for example transport, education, energy, digital and water*'. The provision of additional classrooms, helping to address over-capacity issues for the existing school, is thus also a material consideration of significant weight and the development is considered to contribute to sustainable development.

Therefore, whilst there is a tension between the proposals and the wording of Policy NE3, the Planning Service is satisfied that the temporary nature of the proposed development, its necessity in order to address school capacity issues and its compliance, in principle, with Policy CF1 - are material considerations of sufficient weight to justify the approval of the application, subject to full site reinstatement at the expiry of the time limited consent, despite the aforementioned tension with Policy NE3.

Design

Policy D1 (Quality Placemaking by Design) requires all development to be of a high-quality design, appropriate for its context. The proposed modular building would be of a utilitarian design which, particularly given its relatively prominent location would not, in the Planning Service's opinion, be suitable as a permanent solution, as its design, siting and appearance would cause harm to the character and visual amenity of the area, and the building would not be particularly welcoming for permanent use as classrooms.

However, as noted above, the applicant does not seek to retain the building on a permanent basis and instead it is proposed to be installed for a period of up to 5 years. As such, the Council's supplementary guidance (SG) on Temporary Buildings is applicable. The Temporary Buildings SG states that:

'In considering applications for planning permission, the Council will expect temporary buildings to be sensitively located so as to minimise any detrimental visual intrusion onto the surrounding area. Temporary buildings should:

- *Be located appropriately. Normally this will mean to the rear of existing buildings. Rarely will a temporary building situated at the front of the principal elevation of a building be acceptable, especially where it is visible from a public area, such as a road, path, lane or public open space. A location at the side of a building may be acceptable if it is not visible from a public area and is adequately screened.*
- *Avoid the loss of existing parking spaces or turning areas.*
- *Avoid landscaped areas, especially those with established tree or shrub planting. In exceptional circumstances this may be unavoidable, and where this is the case, appropriate justification must be provided to demonstrate why development in landscaped areas is necessary. In such circumstances, a Condition will be attached to any planning permission*

requiring new landscape proposals to be established in an agreed timescale following the removal of the temporary building.

In addition to the General Principles noted above, applicants will need to demonstrate that a modular / demountable building is sited in an appropriate location, is of a suitable design for its context, and would not adversely impact the amenity of neighbouring uses.

In recognition of their more permanent nature and higher quality, modular / demountable buildings, a case may be made for allowing the approval of the building for an initial period longer than three years, however this will not exceed five years except in exceptional circumstances. The Council will consider each case on its individual merits.'

Whilst it is acknowledged that the proposed building would be sited in a prominent location, to the front of the existing school, on a landscaped area with trees, adjacent to the main entrance and highly visible from Kepplehill Road, the Planning Service is satisfied that the school campus occupies a constrained site, with little other space capable of feasibly hosting the proposed building. The only alternative sites within the school grounds would require the loss of either car parking or sports pitches/facilities, neither of which would be acceptable and neither of which would be in close enough proximity to the main school building to prevent the classrooms from being overly detached.

Therefore, whilst the retention of the proposed building on a permanent basis cannot be accepted, given the aforementioned material consideration in terms of the requirement for the building and the lack of alternative suitable sites, the Planning Service is satisfied that the proposed siting of the building at the front of the school campus would be acceptable, on balance, for a temporary period. As per the Temporary Buildings SG, the modular nature of the building is such that the case can be made for its retention beyond the typical three-year maximum period for temporary buildings. The applicant wishes to retain the building for a period of five years, allowing ample time for a permanent solution to be found. The Planning Service is satisfied that the justification constitutes an exceptional circumstance and is thus sufficient to allow a five-year consent to be granted, in accordance with the SG guidance on modular buildings. As per the SG, a condition is necessary requiring new landscape proposals to be established following the removal of the building.

The proposals are therefore considered to be generally compliant with Policy D1 of the ALDP and the Temporary Buildings SG, despite some tension with both, given the temporary lifespan of the proposed building and the overriding justification for its installation.

Impact on trees

Policy NE5 (Trees and Woodland) incorporates: *'a presumption against all activities and development that will result in the loss of, or damage to, trees and woodlands that contribute to nature conservation, landscape character, local amenity or climate change adaptation and mitigation. Permanent and temporary buildings and services should be sited so as to minimise adverse impacts on existing and future trees.'*

The proposed modular building would result in the loss of several existing trees within the central part of the site. However, the trees that would be lost are relatively young, small and do not contribute significantly towards any of the above criteria. Their loss, whilst not preferable, is considered to be acceptable given the aforementioned material considerations weighing in favour of the application, and subject to compensatory replacement planting taking place on the site in future, following the removal of the modular building from the site in due course. A condition is therefore necessary requiring the applicant to submit appropriate replacement tree planting details, as part of a site reinstatement scheme.

There are five existing mature trees that form part of a longer line of trees along the front of the site to Kepplehills Road. These trees contribute significantly to the local landscape character and amenity and their loss, or any damage to them, would conflict with the requirements of Policy NE5. Initially it was proposed for some drainage infrastructure for the modular building to be sited within the RPA's of some of the trees, which could have harmed their long-term health. Subsequent amendments to the proposals have seen the proposed drainage infrastructure positioned further away from the trees, such that there would not be any incursion into their RPA's, and the trees would not be adversely affected. The amended proposals are thus considered to be acceptable in accordance with Policy NE5.

Flooding and Drainage

Policy NE6 (Flooding, Drainage & Water Quality) requires development to not be at any significant risk of flooding itself, and also that the development would not pose any risk of flooding to other properties nearby. The application site is not itself at risk of flooding, and the applicant has submitted a proposed drainage layout, showing how the building would be drained, with connections into the school's existing surface water and foul water sewers proposed. A cellular storage tank would also be installed, helping to attenuate the flow of surface water into the surface water sewer. The Council's Roads Development Management team consider the proposed drainage infrastructure to be acceptable and the development would be adequately drained, in accordance with Policy NE6.

Waste Management

Policy R6 (Waste Management Requirements for New Development) requires all development to have adequate space for the suitable storage and collection of any waste generated by the development. Any waste generated by the additional classrooms would be stored in, and collected from, the school's existing bin stores. The proposals are thus compliant with Policy R6.

Transport & Accessibility

Policy T2 (Managing the Transport Impact of Development) requires new developments to demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel. Policy T3 (Sustainable and Active Travel) requires new developments to be accessible by a range of transport modes, with an emphasis on active and sustainable transport.

The proposed development would provide 8 additional classrooms for the existing school, on a temporary basis for a period of up to 5 years. The applicant has submitted a Transport Statement which demonstrates that the school's existing transport and accessibility infrastructure is sufficient to enable the additional pupils and staff likely to be accommodated within the proposed development to travel to and from the school safely. It further outlines that there is sufficient car parking availability at present to cover the increased number of private trips generated, which would be small, as most pupils would be expected to walk, cycle, or take the bus to school. As such, there would not be a negative impact on the local road network.

The existing cycle parking facilities at the school are shown to be underutilised at present, therefore the increase in pupils as a result of the development would not result in a deficit in cycle parking provision and pupils could access the school by bicycle should they wish. The proposals are thus considered to allow for the school to continue to be accessed via sustainable and active modes of travel, with little additional private vehicle trip generation anticipated, in accordance with Policies T2 and T3.

Aberdeen Airport Safeguarding

Policy B4 (Aberdeen Airport) requires all development falling within safeguarded areas identified on the airport safeguarding map to be subject to consultation with the Aberdeen Airport Safeguarding Team, in order to ensure that any proposed development would not compromise the safe operation of the airport. Aberdeen Airport's Safeguarding team have reviewed the application and they do not object to the proposals, noting that they do not conflict with safeguarding criteria and would not adversely affect the safe operation of the airport. The proposals are thus compliant with Policy B4. The Airport have however requested that the applicant be aware of general information in relation to the operation of cranes in close proximity to an aerodrome. This information has been added as an advisory noted for the applicant to be aware of.

Proposed Aberdeen Local Development Plan

In relation to this particular application, the policies in the Proposed Aberdeen Local Development Plan 2020 (PALDP) substantively reiterate those in the adopted Local Development Plan and the proposal is acceptable in terms of both Plans for the reasons previously given.

Bucksburn and Newhills Community Council

The Community Council have primarily objected to the application on the basis of the temporary nature of the proposals, and due to the lack of a more permanent solution being proposed. They also note that such temporary education infrastructure has, in the past, been retained on a more permanent basis at other schools.

The Planning Service acknowledges that the temporary nature of the proposed building is not ideal and that the facilities would not be acceptable if retained on a long-term or permanent basis – hence the aforementioned time limit recommended, which would require the building to be removed by no later than 5 years following the grant of permission.

Matters Raised in Representations

The majority of matters raised in the representations received are addressed in the foregoing evaluation. The remainder can be addressed as follows:

- *No information has been provided to set out if / how the remainder of the school facilities (such as sports pitch, dining hall provision etc) would have capacity for the additional pupils that will arise as a result of the use of the temporary classrooms*

Response: This is not a material planning consideration and is dealt with under separate legislation.

- *There appears to be a deficit in toilet and wash basin facilities for the number of pupils anticipated. Has drinking water provision been catered for?;*

Response: This is not a material planning consideration and is dealt with under separate legislation.

- *It is critical that a permanent solution is found for children in the Bucksburn/Bankhead/Stoneywood area.*

Response: It is not the role of the Planning Service to address overcapacity issues in schools but the Service does agree that a permanent solution should be found and thus

recommends that the consent be limited to a maximum period of 5 years, whilst an appropriate permanent solution can be designed and delivered.

RECOMMENDATION

Approve Conditionally (Time Limited)

REASON FOR RECOMMENDATION

The proposed development would be within the grounds of Bucksburn Academy and would be ancillary to its ongoing use for secondary education. The proposals are therefore compliant, in principle, with Policy CF1 (Existing Community Sites & Facilities) of the Aberdeen Local Development Plan 2017 (ALDP). The development would not be for sports or recreation and would not replace the existing green space with another similar area of green space in the surrounding area, therefore the proposals are not fully compliant with Policy NE3 (Urban Green Space). Furthermore, the utilitarian design of the proposed building, and its prominent location adjacent to the entrance to the school, would cause some harm to the visual amenity of the area and would not be suitable on a permanent basis, thus the proposals also conflict with Policy D1 (Quality Placemaking by Design). However, the building is required on a temporary basis in order to address overcapacity issues at Bucksburn Academy whilst a more acceptable permanent solution is sought. The delivery of facilities to allow the provision of education is a material consideration of significant weight and is considered to contribute towards sustainable development, in accordance with Scottish Planning Policy. Subject to conditions, the time-limited nature of the proposals would also allow for the loss of green space and any harm to visual amenity to be temporary and for the site to be reinstated to its current state following the removal of the building in future. Thus whilst the proposals conflict with aspects of Policies NE3 and D1 of the ALDP, the Planning Service considers that there are material considerations of sufficient weight to allow the development on a time-limited basis, in accordance with aspects of the Council's Temporary Buildings supplementary guidance.

The development would not result in the loss of, or damage to, any mature or established trees that contribute significantly towards visual amenity or local landscape character, thus the proposals are compliant with Policy NE5 (Trees and Woodland). The development would not be at risk of flooding and would be adequately drained, in accordance with Policy NE6 (Flooding, Drainage & Water Quality), would utilise existing waste management facilities at the school, in accordance with Policy R6 (Waste Management Requirements for New Development) and would be suitably accessible by sustainable and active modes of travel, without significantly increasing private vehicle trip generation, in accordance with Policies T2 (Managing the Transport Impact of Development) and T3 (Sustainable and Active Travel). The development would also not compromise the safe operations of Aberdeen Airport, in accordance with Policy B4 (Aberdeen Airport).

The policies in the Proposed Aberdeen Local Development Plan 2020 (PALDP) substantively reiterate those in the adopted Local Development Plan and the proposal is acceptable in terms of both Plans for the reasons previously given.

CONDITIONS

(1) TIME LIMIT AND SITE REINSTATEMENT / REPLACEMENT PLANTING

That the hereby approved building shall not remain on the site beyond a period expiring 5 years following the date of the grant of planning permission, or beyond the date in which an alternative,

permanent solution becomes operational – whichever is sooner. No later than 3 months prior to the removal of the building, a scheme for the reinstatement of the site (including details of new landscaping and tree planting) shall be submitted to and agreed in writing by the Planning Authority and thereafter the agreed scheme shall be implemented no later than the first planting season following the removal of the building from the site.

Reason: In order to preserve the character and visual amenity of the area in the long-term, as the proposed building would only be acceptable as a temporary installation and is not of a suitable design for permanent retention. Also in order to reinstate the site to soft landscaping to ensure no permanent loss of urban green space, and to ensure compensatory replacement planting in lieu of the trees to be felled to facilitate the development.

ADVISORY NOTES FOR APPLICANT

(1) CRANE OPERATIONS

The applicant should be aware of the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4 – Cranes (available at <https://www.aoa.org.uk/policy-campaigns/operations-safety/>).

Aberdeen International Airport can be contacted / consulted at abzsafeguard@aiairport.com

(2) WASTE MANAGEMENT

- Business premises need to be provided with a bin store to allocate, within the property, the waste and recycling bins
- Commercial waste bins cannot be stored on the street any day of the week as per Council Policy 2009 (Obstructions- Commercial Waste Bins). Infringement on the Council Policy can lead to a fine of £500 per bin as adopted by the Enterprise, Strategic Planning and Infrastructure Committee on 29th August 2013
- There are many waste contract collection providers operating in Aberdeen and each one provides different collection of waste and recycling services. For this reason, business premises need to liaise with their waste contract collection to ensure the correct management of their waste.
- Business premises have a legal Duty of Care covering all the waste they produce. This means that it is the Business premises responsibility to manage and dispose of any waste correctly.
- The Waste (Scotland) 2012 requires that **all businesses** from 1st January 2014 are required to separate paper, cardboard, glass, plastic and metals for recycling. Some businesses will additionally be required to separate their food waste (where food waste >5kg per week).
- General tips for site and hopefully the chosen waste collection contractor will detail this but for access, the following is needed:
 - An area of hard standing at storage and collections point(s)
 - Dropped kerb at proposed bin collection point
 - Yellow lines in front of bin collection point
 - Bin storage areas to ideally be provided with a gulley and wash down facility for the interest of hygiene

Additional Trade Waste information can be found in the Waste Supplementary Guidance available at <https://www.aberdeencity.gov.uk/sites/default/files/2020-07/7.1.PolicySG.ResourcesForNewDevelopmentUpdateJuly2020.pdf>