

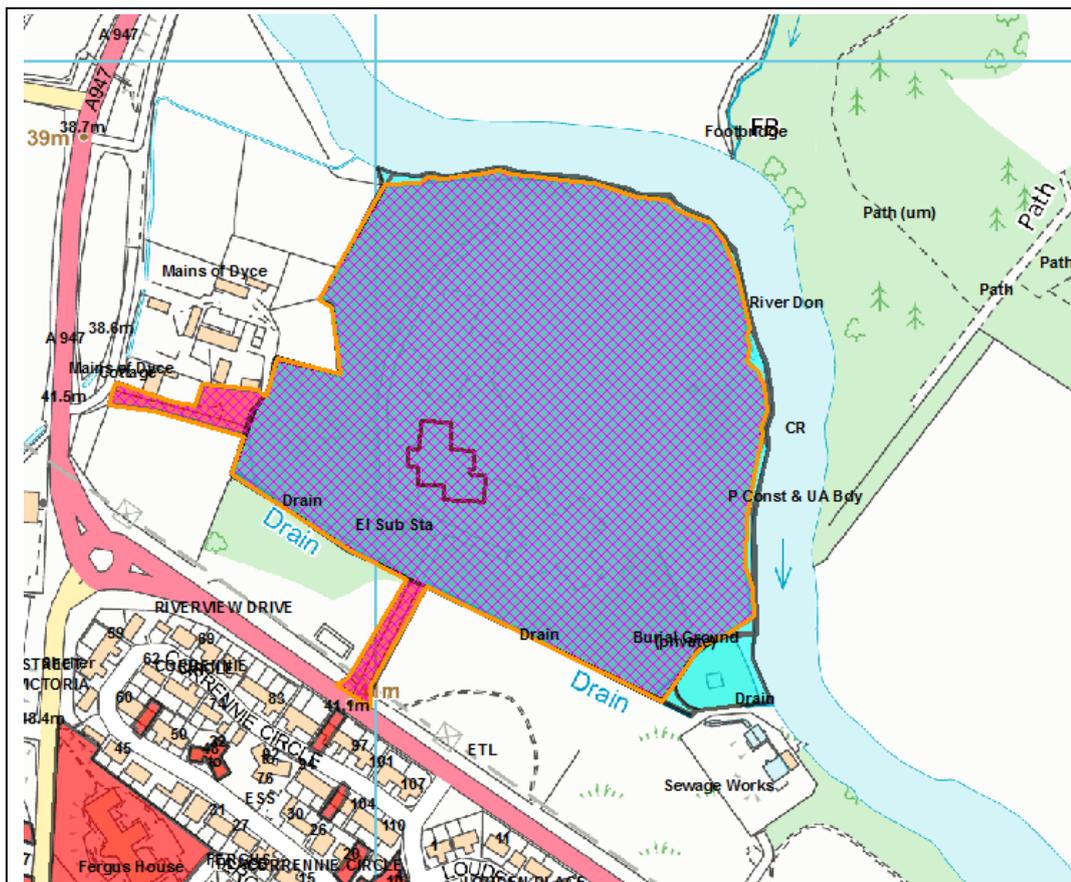


# Planning Development Management Committee

Report by Development Management Manager

**Committee Date:** 24 August 2023

<b>Site Address:</b>	Site Of Former Cordyce School, Riverview Drive, Dyce, Aberdeen
<b>Application Description:</b>	Erection of 91no. homes including associated infrastructure, open space and landscaping
<b>Application Ref:</b>	221232/DPP
<b>Application Type</b>	Detailed Planning Permission
<b>Application Date:</b>	19 October 2022
<b>Applicant:</b>	David Wilson Homes North Scotland
<b>Ward:</b>	Dyce/Bucksburn/Danestone
<b>Community Council:</b>	Dyce And Stoneywood
<b>Case Officer:</b>	Dineke Brasier



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## RECOMMENDATION

Approve Conditionally subject to Legal Agreement

## **APPLICATION BACKGROUND**

### **Site Description**

The application site consists of an irregularly shaped area extending to c.8.2ha previously occupied by the Cordyce School and associated playing fields and an area of greenfield open space. The site is located to the north of Dyce, and is bounded by public open space leading to Riverview Drive to the south; agricultural fields, farm buildings and dwellings leading to the A947 to the west; and the River Don to the north and east. The established Dyce residential area lies opposite on the southern side of Riverview Drive.

An existing access runs from Riverview Drive to the centre of the site, which was previously occupied by the school buildings and playing fields. This brownfield part of the site is relatively level and sits at a significantly higher level than the northeast section of the site immediately adjacent to the riverside. The site is screened from general views from the south and west by established tree belts with additional clusters of trees centrally within the site and along the riverbank.

All former school buildings have been demolished with materials removed from site. Some areas of hardstanding are still present.

### **Relevant Planning History**

220815/PAN – Major residential development with associated infrastructure, open space and landscaping.

## **APPLICATION DESCRIPTION**

### **Description of Proposal**

Residential development comprising a total of 91 units, associated infrastructure, open space and landscaping. Housing is proposed to be located centrally within the site. The majority of the housing would front a loop road through the development, with houses along the northeast edge of the development facing out towards the river and a further road leading into the housing in the southeast corner that are arranged around a shared parking area. Main vehicular access would be from the existing road from Riverview Drive to the south. A secondary access for emergency vehicles would be constructed to the west, passing a SUDS pond and the Mains of Dyce farm, linking to the minor road leading up to the A947.

All housing units would be on the higher platform within the centre of the site, with landscaping and areas of open space towards the river and towards the western and southern boundaries. An equipped play space would be situated in the southeast corner and a more informal kickabout space would be to the northeast in the relatively flat area before levels fall towards the river. Existing woodland and tree belts are to be retained to the west and south respectively.

The proposed housing units are comprised as 8no. 1-bed flats; 40no. 3-bed houses and 43no. 4-bed houses. The majority will be detached, with some semi-detached and terraced properties. A total of 22 units would be affordable for social rent, located in the south east corner of the site.

### **Amendments**

Since submission, the scheme has been amended and refined, including the following:

- Adjustments to the positioning and mix of properties;
- Moving the developable area away from existing trees;
- Alterations to proposed landscaping scheme;

- Introduction of informal and equipped play spaces.

## 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=RJKU5TBZKEM00>

- Cycling Audit Report (Ref: 127022 Cycle) by Wyllie:Lodge, dated 24<sup>th</sup> October 2022
- Design and Access Statement (Rev A) by THE Architecture and Planning, dated 11<sup>th</sup> April 2023;
- Design Access Audit Report (Ref:127022 Access) by Wyllie:Lodge, dated 24<sup>th</sup> October 2022;
- Drainage Strategy Report (Ref: RP01) by Goodson Associates, dated 29<sup>th</sup> September 2022;
- Flood Risk Assessment (Ref:KC2443) by Kaya Consulting, dated 23<sup>rd</sup> November 2022;
- Noise Impact Assessment (Ref: 377497 RevB) by Envirocentre, dated 9<sup>th</sup> March 2023;
- Otter and Bat Survey (Ref: 375340) by Envirocentre, dated 22<sup>nd</sup> December 2022;
- Planning Statement by Ryden;
- Pre-Application Consultation Report by Ryden;
- Preliminary Ecological Appraisal (Ref : 3/75340) by Envirocentre, dated 11<sup>th</sup> July 2022;
- Preliminary Environmental Risk Assessment Report (Ref: GA 15347) by Goodson Associates, dated 31<sup>st</sup> October 2022;
- Transport Assessment – Part 1 (Ref: P15347-RP02 RevA) by Goodson Associates, dated 15<sup>th</sup> December 2022
- Transport Assessment – Part 2 (Ref: P15347-RP03 RevA) by Goodson Associates, dated 9<sup>th</sup> December 2022;
- Tree and Woodland Survey (Ref: 375340) by Envirocentre, dated 6<sup>th</sup> April 2023;

## Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because it is a major application and thus falls outwith the scheme of delegation.

## Pre-Application Consultation

The proposed development was the subject of a pre-application consultation between the applicant and the local community as required for applications falling within the category 'Major Development' as defined in the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009. The application is supported by a Pre-Application Consultation Report as required.

A Proposal of Application Notice (220815/PAN) was submitted on 24<sup>th</sup> June 2022, setting out a proposed programme of consultation events, which was subsequently agreed with the Planning Service. A single face-to-face consultation event was undertaken on Wednesday 24<sup>th</sup> August 2022.

The public consultation event was advertised to the local community council and ward councillors and was advertised on Monday 15<sup>th</sup> August 2022 in the Press and Journal. In addition to these statutory requirements, a poster drop and mail shot was undertaken on Friday 12<sup>th</sup> August 2022 with a dedicated website created, which went live on the following Monday 15<sup>th</sup> August.

A total of 62 visitors signed the visitor register, with 39 feedback forms completed either at the event or through the website. Feedback was generally opposed or strongly opposed to the development, with seven respondents either supporting or strongly supporting the proposed development; 25 either opposing or strongly opposing; and a further seven providing neutral comments.

In addition, the applicant presented to the Council's Pre-application Forum on Thursday 1<sup>st</sup> of September 2022.

## **CONSULTATIONS**

**ACC - Roads Development Management Team** – No objections. A pedestrian crossing will need to be provided on Riverview Drive to provide a safe pedestrian route from the development to the remainder of Dyce and a safe route to school – details can be conditioned. The existing bus stop will need to be relocated and upgraded. Appropriate footpath provision within the site will connect into existing cycle and pedestrian paths on Riverview Drive.

The existing vehicular junction onto Riverview Drive will be used to provide vehicular access, which would be acceptable. Some minor alterations to this junction are required, which can be covered as part of a S56 Road Construction Consent application. A secondary 'emergency' access will be located to the west of the development site and would pass the SUDS pond.

No concerns are raised in relation to the proposed internal roads layout. Adequate traffic calming measures have been integrated throughout the development.

Sufficient parking in accordance with standards as set out in the Interim Aberdeen Planning Guidance 'Transport and Sustainability' will be provided throughout the development with the majority of parking in-curtilage and a single parking court in the southeast corner. EV charging will need to be integrated in the development. Sufficient space for cycle parking within the individual plots.

A Transport Assessment was submitted, which considered the impact of the development on Riverview Drive and roundabouts at either end of Victoria Street. All junctions examined operate well within practical capacity and the additional vehicle traffic has a very minimal impact on the junction's operational capacity and performance. No requirement for associated works or mitigatory measures on the surrounding network or junctions.

A condition is required to ensure submission of a Residential Travel Pack prior to occupation of the first unit.

A supporting Drainage Impact Assessment has been submitted and provides details of an adequate level of treatment for the site. The location of the proposed SUDS pond is to the west of the site and shall be accessible for maintenance as and when required. In terms of roads associated drainage, no surface water should flow onto the adopted road extents from unadopted areas or footpaths.

**ACC - Waste and Recycling** – No objections. Revised site plan ensures sufficient hardstanding areas to present bins for collection to avoid bin lorry having to enter parking court in south east corner of the site.

**ACC - Developer Obligations** – Developer obligations required for the following: Core Path Network (£36,456); Healthcare facilities (£56,546); Open Space (£17,934); and Community Facilities (£179,193). 25% of all units should be affordable, which equates to a total of 22.75 affordable housing units.

**ACC - Environmental Health** – No objection. A Noise Impact Assessment (Ref: 377497 RevB) has been submitted, which has been reviewed and its findings accepted. Development accepted, subject to a suitably worded condition securing the noise mitigation measures achieving at least an equivalent of those measures currently contained within Section 7 of the assessment are applied. A

restriction on construction hours is recommended;

**ACC - Contaminated Land Team** – No objection. It is considered that the potential for contamination is relatively low on the site, with made ground and demolition associated with previous development the most likely source. An intrusive ground investigation to establish if contamination presents a constraint to development is recommended and should be conditioned.

**ACC - Schools Estates Team** – The site falls within the school catchment areas for Dyce Primary School and Dyce Academy. The latest available school roll forecast indicates that there will be sufficient capacity at both schools to accommodate the number of pupils expected to be generated by the proposed development.

**ACC - Structures, Flooding and Coastal Engineering** – No objection following submission and review of Flood Risk Assessment (Ref:KC2443) and associated document '1 in 200 years flood risk'.

**Archaeology Service** – The proposal impacts on the site of probably prehistoric settlement as indicated by the formerly visible cropmark of a ring-ditch (HER Ref No NJ81SE0045). It is recommended that a suitably worded condition in relation to a programme of archaeological works is included in any decision notice.

**Scottish Water** – No objection. General comments on capacity of Invercarnie Water Treatment Works and Persley PFI Waste Water Treatment Works. A 450mm foul water pipe runs across the entrance of the site.

**Scottish Environment Protection Agency** – No objection on flood risk grounds. The site is partially within the functional floodplain based on the SEPA Flood Maps. This indicates a medium to high risk of flooding from the River Don and an unnamed small watercourse to the north of the site. The submitted Flood Risk Assessment (Ref: KC2443) was reviewed and most aspects were based on appropriate methods and parameters for the site. It is noted that the proposed development lies outwith the floodplain of both the River Don and the unnamed watercourse and the existing and proposed site levels are sufficiently elevated to be above the required 0.6m freeboard above the design flood levels. Safe access and egress outwith the floodplain is also provided to Riverview Drive.

It is noted that it is proposed to discharge attenuated flows from the site to the unnamed watercourse and given most of the site currently discharges to the River Don, this does result in an increase in flows to the unnamed watercourse. However, the point of discharge is downstream of any receptors and the discharge is low enough that there is no resulting flooding from the watercourse which stays within its channel at this point.

**Police Scotland** – Provides advice on designing public and private space to design out crime.

**Aberdeen International Airport** – Comments on proposed landscaping scheme.

**Scottish and Southern Electricity Networks (SSEN)** – The Dyce to Aberdeen Bay 132Kv overhead transmission line (OHL) crosses the access to the proposed development site from Riverview Drive. Sufficient ground clearance between the OHL and the site access currently exists to mitigate any adverse impact on the continued safe operations of the transmission line and it appears that no significant ground changes will occur as a result of the proposed development. Consequently, SSEN does not raise any concerns in respect of the development.

An informative is requested referring the applicant to the relevant guidance and requirements put in place by the Health and Safety Executive in relation to clearance requirements for works adjacent

to overhead electricity lines.

**Dyce And Stoneywood Community Council – None received**

## **REPRESENTATIONS**

One letter of objection was received, raising the following matters:

1. Insufficient capacity at local amenities, including schools, doctors and dentist surgeries, to serve new dwellings; and
2. Land would have been better used as an elderly home or garden centre.

## **MATERIAL CONSIDERATIONS**

### **Legislative Requirements**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where making any determination under the planning acts, regard is to be had to the provisions of the Development Plan; and, that any determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

### **Development Plan**

#### **National Planning Framework 4**

National Planning Framework 4 (NPF4) is the long-term spatial strategy for Scotland and contains a comprehensive set of national planning policies that form part of the statutory development plan. The relevant provisions of NPF4 that require consideration in terms of this application are –

- Policy 1 (Tackling the Climate and Nature Crises)
- Policy 2 (Climate Mitigation and Adaptation)
- Policy 3 (Biodiversity)
- Policy 4 (Natural Places)
- Policy 6 (Forestry, Woodland and Trees)
- Policy 7 (Historic Assets and Places)
- Policy 8 (Green Belts)
- Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings)
- Policy 13 (Sustainable Transport)
- Policy 14 (Design, Quality and Place)
- Policy 15 (Local Living and 20 Minute Neighbourhoods)
- Policy 16 (Quality Homes)
- Policy 18 (Infrastructure First)
- Policy 20 (Blue and Green Infrastructure)
- Policy 21 (Play, Recreation and Sport)
- Policy 22 (Flood Risk and Water Management)
- Policy 23 (Health and Safety)
- Policy 24 (Digital Infrastructure)

#### **Aberdeen Local Development Plan (2023)**

The following policies are relevant –

- Policy LR1 (Land Release Policy)
- Policy WB3 (Noise)
- Policy NE1 (Green Belt)
- Policy NE2 (Green and Blue Infrastructure)
- Policy NE3 (Our Natural Heritage)
- Policy NE4 (Our Water Environment)
- Policy NE5 (Trees and Woodland)
- Policy D1 (Quality Placemaking)
- Policy D2 (Amenity)
- Policy D5 (Landscape Design)
- Policy D6 (Historic Environment)
- Policy R2 (Degraded and Contaminated Land)
- Policy R5 (Waste Management Requirements for New Developments)
- Policy R6 (Low and Zero Carbon Buildings and Water Efficiency)
- Policy H2 (Mixed Use Areas)
- Policy H3 (Density)
- Policy H4 (Housing Mix and Need)
- Policy H5 (Affordable Housing)
- Policy I1 (Infrastructure Delivery and Planning Obligations)
- Policy T2 (Sustainable Transport)
- Policy T3 (Parking)
- Policy C11 (Digital Infrastructure)

### **Interim Aberdeen Planning Guidance**

Aberdeen Planning Guidance is Interim Planning Guidance. The documents hold limited weight until they are adopted by the Council. The weight to be given to Interim Planning Guidance prior to its adoption is a matter for the decision maker. The following guidance is relevant –

- Amenity
- Flooding, Drainage and Water Quality
- Materials: External Building Materials and Their Use in Aberdeen
- Transport and Accessibility
- Trees and Woodland

### **EVALUATION**

#### **Principle of Development**

The site is allocated as OP14 in the adopted 2023 Aberdeen Local Development Plan (2023 ALDP) and considered suitable for a mix of uses, including housing, a garden centre or a health and fitness village. The supporting text of the 2023 ALDP further sets out that, if the site were to be developed for housing, it could accommodate up to 100 homes, dependent on design and access issues. Policy LR1 (Land Release Policy) sets out that housing on allocated housing sites will be approved in principle subject to compliance with all other relevant policies. Policy 16 (Quality Homes) of NPF4 sets out in part a. that development proposals for new homes on land allocated for housing will be supported.

In this case, the proposal is for a residential development of a total of 91 dwellings, which would be consistent with the allocation as set out in the supporting text for OP14. As such, the principle of the proposal would comply with both policy LR1 of the 2023 ALDP and Policy 16(a) of NPF4.

In addition, Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings) of NPF4 sets out in part a. that development proposals that will result in the sustainable reuse of brownfield land will be supported, and in part b. that proposals on greenfield sites will only be supported if they are allocated in the Local Development Plan. The proposed development site includes the land previously used by the Cordyce School and is thus, in part, a brownfield site. The proposed site layout ensures that the development envelope is predominantly contained within this brownfield part of the site. Furthermore, due to the allocation of the entire site as OP14, the edges of the residential development which encroach into green belt land can be accepted. As such, the proposal would be compliant with Policy 9 (a) and (b) of NPF4.

The ALDP proposals map further shows the site to be part allocated as a mixed-use development opportunity and part retained as green belt, with the Green Space Network washing over the green belt and part of the mixed use area of the allocation. Policies H2 (Mixed Use Areas), NE1 (Green Belt) and NE2 (Green and Blue Infrastructure) of the 2023 ALDP apply as do Policy 8 (Green Belt) and Policy 20 (Blue and Green Infrastructure) of NPF4.

Policy H2 sets out that where new housing is proposed, this should not have an adverse impact on the viability or operation of existing businesses in the vicinity whilst providing an acceptable residential environment. In this case, the mixed-use allocation is due to the range of uses considered acceptable on this site as set out above as there are no existing businesses nearby. Given the proposal is for a residential-only development, a good quality residential environment can be created, which will be discussed in detail below. As such, the proposal would meet the criteria of this policy, with no conflicts arising as non-residential uses are not present adjacent to the site.

Policy NE1 is a restrictive policy, which sets out that in general, development in the green belt will not be supported unless it meets one of the strict criteria set out in this policy. General residential development would not meet those criteria. This policy generally reiterates the aims and objectives of Policy 8 of NPF4. The developable area of the allocated site is therefore constrained to that designated as a mixed-use area as set out above. The proposed site layout shows that the houses would be generally located within the centre of the site – within the area designated for a mixed-use development and as such would not significantly encroach into the green belt area, with this part of the site predominantly used for landscaping and play areas. Given the nature of the site, where it has been allocated as an opportunity site for, amongst other uses, a residential development of up to 100 houses, a slight encroachment and proposed use of part of the green belt part of the site as play areas, landscaping and SUDS is considered acceptable and compliant with the above policies.

Policy 20 (Blue and Green Infrastructure) of NPF4 aims to protect and enhance blue and green infrastructure and their networks. Policy NE2 (Green and Blue Infrastructure) of 2023 ALDP sets out that development proposals will seek to protect, support and enhance the Green Space Network, and that coherence of the Green Space Network should be maintained when considering any development and infrastructure proposals. In this case, the main body of development would fall outside the Green Space Network designation, with a minor part affected. However, taking consideration of further biodiversity enhancements across the application site, and various measures integrated within the development site, such as the introduction of hedges to front boundaries, it is considered that the proposal would not result in an unacceptable fragmentation of the Green Space Network, and would thus suitably comply with policy NE2.

## **Design and Layout**

### Site Layout

Policy 14 (Design, Quality and Place) of NPF4 aims to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the place principle. Development should be designed to improve the quality of an area. Policy D1 (Quality Placemaking) of 2023 ALDP sets out that all development must ensure high standards of

design and have a strong and distinctive sense of place which is a result of a detailed appraisal of the site context, which will differ from site to site.

The application is supported by a Design and Access Statement, which provides the rationale behind the proposed site layout. The main body of development consists of a total of 91 dwellings, centred on the brownfield part of the site previously occupied by the school buildings and associated infrastructure with the existing vehicular access being reused. The dwellings will be located on an existing elevated, relatively flat area. The proposed site layout would see concentric roads, with houses either side, with a row of detached dwellings on the eastern edge of the development looking out over the River Don. Affordable housing would be provided on-site in the southeast corner. An emergency access as required for Roads Construction Consent would be to the west towards the A947 with a SUDS pond in the southwestern corner adjacent to this emergency access. The majority of trees along the western and southern boundary would be retained, with clusters of trees located centrally within the site removed due to their location. An informal play area would be located in the east of the site, with a formal equipped play area to the southeast. Parking would predominantly be provided in-curtilage on driveways and a combination of single and double detached and integral garages, whereas parking for the affordable housing would be provided in a rear parking court. Informal footpaths would provide connectivity throughout the site and through the landscaped areas. Proposed materials for the dwellings would include stone and cream coloured render for the walls with grey tiled roofs. This would provide a softer appearance to the dwellings ensuring they would suit the general landscaped setting of the site.

Overall, the proposed site layout is well considered and makes effective use of the existing context and characteristics of the application site. Emphasis is placed on settling the dwellings in the existing landscape, through retention of the woodland to the west and trees along the southern boundary, and through ensuring that properties make best use of views over the River Don whilst the mature trees to the west would frame the dwellings into the landscape. Similarly, the circular roads design presents a softer setting to the houses than any alternative rectilinear configuration and would provide a distinctive sense of place to the development. Overall, the proposed site layout is considered to suitably comply with Policy 14 of NPF4 and D1 of 2023 ALDP.

#### Housing mix and density

Policy H3 (Density) of 2023 ALDP sets out that all development should achieve an appropriate net density of development on all housing allocations. For all residential developments over 1ha in size, the net density of new development should generally be no less than 50 dwellings per hectare. In this case, the overall site has a size of c.8.2ha, and a total of 91 dwellings would be provided, resulting in an overall density of c.11.1 dwelling per hectare – significantly less than the figure set out in Policy H3. However, consideration should be given that, even though included within the boundary of the opportunity site, the majority of land has retained a green belt designation and is thus not considered acceptable for general residential development. If that green belt area is excluded, the density of the part of the site shown acceptable for development is higher and would be around 25 dwellings per hectare. Again, this is still lower than the 50 dwellings per hectare as set out in the policy, but it is considered that, when taking account of the site's characteristics and setting of the proposed residential development near the river and on the rural edge of the suburban settlement of Dyce, this lower density is considered appropriate in this context as per the above policy.

Policy H4 (Housing Mix) of 2023 ALDP sets out that a mix of housing type, size and tenure is an important element in achieving sustainable communities, with all housing development exceeding 50 units required to achieve an appropriate mix of dwelling types and sizes. This mix should include smaller bedroom units. The proposed housing mix consists of predominantly 3 and 4 bedroom detached dwellings, but includes some smaller properties in the form of semi-detached, terraced and cottage-flat units. It is acknowledged that these smaller units are predominantly presented as

affordable housing. As such, even though the overall mix is considered acceptable, there is some tension with this policy as the smaller units are predominantly within the affordable housing mix, and not represented in the open market housing.

### Affordable Housing

Policy H5 (Affordable Housing) of 2023 ALDP sets out that housing developments of five or more units are required to contribute no less than 25% of housing units as affordable housing. The preferred method of delivery is on-site. In this case, a total of 91 units would be constructed, resulting in a requirement of 22.75 units. A total of 22 affordable housing units are to be provided on-site with a monetary contribution agreed for the remainder. Affordable units would provide a mix of one-bed cottage flats, 3-bed terraced properties and 4-bed detached dwellings, with tenure being social-rented. This mix would be acceptable and would represent a good mix of types and sizes of affordable housing units that are currently required within the city. As such, the proposal complies with policy H5 of 2023 ALDP and relevant part Policy 16 of NPF4.

### Residential Amenity

Good quality residential amenity should be provided for all residential accommodation. Buildings must be fit for purpose and meet the needs of users and occupiers whilst ensuring no adverse impact on residential amenity for others. Policy D2 (Amenity) of 2023 ALDP sets out criteria that need to be addressed to ensure that an acceptable level of living standards is achieved. Additional guidance is provided in 'Interim Aberdeen Planning Guidance: Amenity'. In general, buildings should be fit for purpose with good levels of daylight, sunlight and immediate outlook, whilst not suffering from poor air quality or noise. External amenity spaces must be usable, have a degree of privacy and should be able to be designed for a variety of purposes.

The proposed site layout shows that all properties would have private front and rear gardens, with the rear gardens having a minimum depth of 9m. All properties would receive a good amount of daylight and sunlight, and the proposed site layout would not result in any dwellings blocking light to others. Living accommodation varies from one to four-bedroom units, and a decent quality living environment would be provided. The site location also offers good access to the riverside area and footpath network for residents.

Policy 23 (Health and Wellbeing) of NPF4 and policy WB3 (Noise) of 2023 ALDP set out that a Noise Impact Assessment will be required where significant exposure to noise is likely to arise from development. The application site is subject to road noise from Riverview Drive and the A947 in addition to air traffic noise from Aberdeen International Airport to the west. It is, however, not located within the airport 57dB LAeq noise contour which precludes residential development. The application was supported by a Noise Impact Assessment (Ref: 377497/RevB), which concluded that some mitigation measures were required to reduce the adverse impact of road and air traffic noise. These mitigation measures include acoustic fencing up to 2.4m surrounding the rear garden of plot 1 (at the south west corner of the proposed developable area) with this reducing in height to 2.2m along the rear boundary of plots 2 and 3, and from there subsequently decreasing in height to 1.9m and 1.8m along all properties located on the western edge of the development, and installation of enhanced trickle ventilators to all properties. These measures can be secured through a suitably worded condition.

Based on the above, it is considered that the proposed development would provide a good quality residential amenity, and would suitably comply with Policy D2 and WB3 of 2023 ALDP, and Policy 23 of NPF4.

### **Landscaping and open space**

Policy D5 (Landscape Design) aims to ensure that development settles well into the existing landscape, with the landscape design forming an integral element of the wider design strategy for

the site. Policy 21 (Play, Recreation and Sport) of NPF4 sets out in parts d., e. and f. criteria in relation to play provision in new development and seeks to ensure that a variety of good quality play opportunities suitable to the size of the proposed development is provided, which would be well overlooked, easily accessible and would aid to assist children in developing their independence.

Given that part of the site is located within the green belt, a large proportion of the application site is given over to landscaping and open space. The submitted landscape drawings show various different types of open space, including a grassed amenity space that can be used for informal play such as a kickabout area located centrally within the site and an equipped play space in the southeast corner, with equipment more suitable to smaller children. Both play spaces would be directly overlooked by dwellings and would together provide a range of play experiences suitable for different ages of children. In addition, the wider landscape setting of the site would provide further opportunities for informal play. Both play spaces are directly accessible from the development, using safe routes along proposed footpaths and would not require children to cross busy roads thereby improving opportunities to increase independent access.

Other areas within the site would be more informal and would include plants, trees and hedging aimed at improving biodiversity and selected specially for their location. Selected species would be suitable for their particular environments and would include oak, maple, alder and birch and a riparian mix suitable of planting nearer the river, with a wet meadow mix as part of the SUDS basin, whilst the wooded areas to the west are generally retained as such. Public access would be facilitated through mown paths through the open space.

In the residential development, boundaries to front gardens would be made up of hedges with trees lining the streets.

It is considered that the proposed landscaping scheme integrates the development well within the surrounding area and would positively contribute to creating a sense of place. The proposed residential units would be bedded into the existing landscape setting with the most being made of views out towards the river with the wooded area to the west and south whilst providing a soft edge to the overall development.

The wider landscape proposals are therefore considered to generally comply with policy D5 of 2023 ALDP and Policy 21 of NPF4 as set out above.

### **River Don Corridor Local Nature Conservation Site and protected species**

The edge along the northern and eastern site boundary falls within the River Don Corridor Local Nature Conservation Site.

Policy NE3 (Natural Heritage) seeks to ensure that development will not have an unacceptable impact on designated sites and protected species. In this case, the River Don Corridor Local Nature Conservation Site runs along the edge of the application site in the area retained as open space and would thus not be adversely affected by the proposed development.

Due to its riverside location and presence of mature trees, the site is considered suitable for protected species including, but not limited to, bats, badgers and otters and appropriate ecological surveys were submitted. A bat roost potential survey was undertaken, concluding that two trees marked up for removal could contain features attractive for bat roosts. However, given the nature of the trees and their position within the development, bat roost potential is low and it was considered sufficient to ensure that these trees were removed between September and March or, alternatively, inspected by a suitably qualified professional prior to removal to ensure they were not in use as a bat roost.

An otter survey demonstrated that otters were mainly active on the northern bank of the river, where they would be undisturbed by development. However, to ensure they are not disturbed, it is recommended that soundproof fencing will be installed along the northern and eastern boundary of the construction site to limit noise and disturbance, and that the area will be inspected for otters by a suitably qualified professional to ensure no otters are present on the southern bank of the river.

No badger setts were found on the site. However, two burrows located centrally within the site and used by rabbits were sufficiently large to be used by badgers. A recommendation was therefore included to monitor these burrows prior to their removal to confirm their status.

Based on the information contained within the necessary ecological surveys, it is considered that, subject to suitably worded conditions in relation to further monitoring and mitigation measures, the proposal would not have any adverse impact on protected species nor on the River Don Corridor. As such, the proposal would comply with policy NE3.

### **Biodiversity**

To assist in the creation of additional habitat and to secure biodiversity improvements as required under Policy 3 (Biodiversity) of NPF4, bird and bat boxes will be installed in appropriate locations throughout the development, with stone piles for reptiles and insects and woodpiles using felled trees from the development site created near the SUDS feature. All timber boundary fences will allow for movement of hedgehogs throughout rear gardens. Furthermore, as set out above, all trees proposed to be planted would be native species and suitable for their environment. Pollinating plants and flowers are included in the planting mix for the meadows and front boundary hedges would include privet and hornbeam.

### **Trees and Woodlands**

Policy 6 (Forestry, Woodland and Trees) of NPF4 seeks to protect and expand forests, woodland and trees. Policy NE5 (Trees and Woodland) of 2023 ALDP sets out that development should not result in the loss of, or damage to, trees and woodlands, and that development proposals will need to seek to increase tree and woodland cover and achieve the long-term retention of existing trees and woodlands considered worthy of retention. Buildings and infrastructure should be sited to allow adequate space for a tree's natural development, taking into account the predicted mature height, canopy spread and future rooting environment taken together to be the zone of influence of a tree.

The application site contains various groups of trees located predominantly to the west of the development, along the southern edge, centrally within the site and along the existing vehicular access. The application is supported by a Tree and Woodland Survey. The proposal would result in the removal of 62 trees, mainly consisting of the groups located centrally within the site. These trees are generally considered to be of a lower quality than the trees located in the woodland groups surrounding proposed houses and proposed to be retained. In addition, some further trees along the edges of the development site are shown to be removed due to their condition. The proposed landscape drawings demonstrate that sufficient replacement planting is proposed, including a total of 229 trees. These include trees both within the housing development itself in street verges and front gardens, and within the more informal open space areas including supplementing existing tree cover in the western woodland and in the southeast corner. All proposed tree species would be suitable for their specific ground conditions, and would be of varying diameters including standard, heavy standard and extra heavy standard.

'Interim Aberdeen Planning Guidance: Trees and Woodlands' sets out that the zone of influence of a tree is generally considered to be the distance from the bottom of a tree that is equal to the mature height of an existing or proposed tree. Buildings and associated infrastructure, including private garden ground, should generally be located outside of this zone of influence. In this case, plots along the western (plots 1-15) and southern (plots 73-78) boundary are located in relatively close proximity

to existing trees. Even though these plots would not result in an incursion in the root protection areas of these trees, they might encroach in their zone of influence. However, given this would be limited, and due to the wooded character of the site that is to be used as a positive setting for the new housing, this is considered acceptable in this instance.

Based on the above and given the proposed level of replacement planting, the proposed tree loss is considered acceptable, and compliant with policy NE5 of 2023 ALDP and Policy 6 of NPF4.

## **Transport and Accessibility**

### Sustainable transport and 15-minute neighbourhoods

Policy 13 (Sustainable Transport) of NPF4 encourages development that prioritises walking, wheeling, cycling and public transport for everyday travel and that reduces the need to travel unsustainably. Development proposals will need to demonstrate that transport requirements have been considered in line with sustainable travel.

Policy 15 (Local Living and 20 Minute Neighbourhoods) of NPF4 aims to create well-connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.

Policy T2 (Sustainable Transport) sets out that new development must be accessible by a range of transport modes with an emphasis on active and sustainable transport, with the internal layout prioritising walking, wheeling, cycling and public transport.

The site is located to the northeast of the existing residential area of Dyce and separated from the main body of this settlement by Riverview Drive, which forms a clear barrier. The site therefore feels somewhat removed from the wider settlement. There is currently no safe pedestrian and cycle crossing across Riverview Drive at this point, with the nearest unsignalised crossing being located c.120m to the northwest near the roundabout of Riverview Drive, Victoria Street and the A947. A new signalised pedestrian and cycle crossing is proposed immediately to the southeast of the proposed vehicular access improving sustainable transport links between the site and the main shops and services of Dyce, including local schools. It would be a c.15 minute walk from the development site to Dyce Primary School and slightly further to Dyce Academy. Similarly it would be a c.15 minute walk to the Dyce Neighbourhood Centre which is centred on Victoria Road. As such, it is considered that the site is in a reasonably sustainable location, with the majority of facilities required on a daily basis located within a 20-minute radius and, following installation of the required signalised crossing, set within an existing network of safe pedestrian and cycle routes.

A bus route runs along Riverview Drive with bus stops located near the vehicular access into the development. They would thus be located within the 400m recommended in the 'Interim Planning Transport and Accessibility' and the development would be readily serviced by public transport within a reasonable distance. The proposed development would therefore generally comply with Policy 13 and Policy 15 of NPF4, and policy T2 of 2023 ALDP.

### Parking

Policy T3 (Parking) of 2023 ALDP seeks to ensure that development is provided with sufficient parking to service a development whilst simultaneously supporting sustainable transport methods through avoiding an overprovision of parking spaces. Parking standards are set out in 'Interim Aberdeen Planning Guidance: Transport and Accessibility'. The site is located in the Outer City, where 3 bedroom dwellings require two parking spaces; dwellings with 4 and more bedrooms require three parking spaces and social rented housing units require 0.8 space per unit. In this case, the vast majority of dwellings have sufficient in-curtilage parking through driveways and garages, with a single parking court created in the south east corner of the site to serve the affordable housing in

this part of the development site. The parking court would provide a total of 30 spaces serving a total of 22 homes. This would be more than the required 18 spaces based on the requirement of 0.8 space per unit for social rented units. However, given the location of the site in the outer city and on the edge of an existing residential area, this is considered acceptable in this instance.

Passive provision of EV charging infrastructure would be provided for all properties with in-curtilage parking in line with current guidance as set out in 'Interim Aberdeen Planning Guidance: Transport and Accessibility'.

## **Flooding**

Policy 22 (Flood Risk and Water Management) of NPF4 and policy NE4 (Our Water Environment) of 2023 ALDP both seek to ensure that residential development will not be at risk of flooding, and that run off surface water is adequately managed.

The River Don flows to the north and east of the site with a further unnamed watercourse running along the western site boundary resulting in part of the site being at risk of flooding. A Flood Risk Assessment was required and subsequently submitted. This demonstrated that all houses would be located on the higher level of the site, with flooding contained immediately adjacent to the River Don and the unnamed watercourse which are both situated on a lower level. As such, none of the houses would be at risk of flooding based on current evidence, and the proposal would comply with the relevant parts of these policies.

Surface water would be managed through the construction of a SUDS basin located in the south west corner of the application site.

## **Other matters**

### Waste

Policy R5 (Waste Management Requirements in New Development) of the 2023 ALDP seeks to ensure that all development has sufficient space for bin storage. The proposed site layout demonstrates that all dwellings will have sufficient space within their residential curtilage for storage of all required bins, which can be collected kerbside. The affordable housing will be served by a larger communal bin stance which ensures that bin lorries will not have to enter the rear parking court, which would reduce the need for turning movements of the bin lorry within the development.

### Low and Zero Carbon Building and Water Efficiency

Policy R6 (Low and Zero Carbon Buildings, and Water Efficiency) of the 2023 ALDP sets out that all new buildings are required to demonstrate that a proportion of the carbon emissions reduction standard set by Scottish Building Standards will be met through the installation and operation of low and zero carbon generating technology. No evidence to demonstrate compliance with this policy has been submitted with the application. However, the Planning Statement makes reference to submission of such information following determination of the application through a suitably worded condition. This is considered an accepted method to ensure compliance with this policy.

### Digital Infrastructure

Policy 24 (Digital Infrastructure) of NPF4 and Policy CI1 (Digital Infrastructure) of the 2023 ALDP both promote access to high-speed communications infrastructure as part of new development. The submitted Design and Access Statement sets out that all future homes are designed with infrastructure installed for a wide range of internet providers, and that the site, due to its location on the edge of the residential settlement of Dyce, can be serviced by various high speed internet providers.

### Contaminated Land

Policy R2 (Degraded and Contaminated Land) of 2023 ALDP requires that all land that is degraded

or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. Contaminated Land Team assessed the application and concluded that the potential for contamination on the site is relatively low, with made ground and demolition arisings associated with previous development the most likely source. A suitably worded condition seeking an intrusive ground investigation to establish the level of any contamination is recommended. Subject to inclusion of this condition in any decision notice, the proposal is considered to meet the above policy.

### Archaeology

Policy 7 (Historic Assets and Places) of NPF4 seeks to ensure that, where there is the potential for non-designated archaeological remains to existing below a site, developers will need to provide an evaluation to understand any potential historic significant of the site. Similarly, policy D6 (Historic Environment) of 2023 ALDP requires recording of archaeological remains. Consultation comments from the Archaeology Service set out that there could be archaeological remains below the site, and that this will need to be explored. A suitably worded condition to this effect is recommended.

### **Developer Obligations and Affordable Housing**

Policy 18 (Infrastructure First) of NPF4 seeks to ensure that infrastructure considerations are integral to place making and decision making, and that the impact of proposals on infrastructure should be mitigated. In addition, Policy 16 (Quality Homes) part e. of NPF4 sets out that it is expected that proposals for new homes include at least 25% of the total number of homes as affordable housing.

Policy I1 (Infrastructure Delivery and Planning Obligations) of 2023 ALDP sets out that development must be supported by the required infrastructure, services and facilities to deliver the scale and type of development proposed, and that developers will be required to meet or contribute to the cost of providing or improving such infrastructure or facilities where necessary. Policy H5 (Affordable Housing) sets out that 25% of all housing units proposed on development sites should be affordable.

The Developer Obligations Assessment Report sets out that the following monetary contributions are required to mitigate the impact of development:

- Contributions towards Core Paths 5 and 6: £36,456;
- Internal reconfiguration works to increase capacity at New Dyce Medical Practice or other healthcare facilities serving the development: £56,546;
- A contribution towards improvements to the quality of Riverside Park or Central Park or improvements to the quality of or increasing food growing/ allotment provision in the local area: £17,934;
- Contribution towards improvements to Dyce Community Centre: £179,193;
- A total of 22 affordable housing units to be provided on-site with the additional 0.75 unit equivalent provided through a commuted sum;

The applicant has agreed to the contributions as set out above, and these can be secured through a suitable legal agreement.

In addition, a signalised pedestrian/cycle crossing will need to be provided on Riverview Drive to ensure safe routes to schools and other amenities within Dyce, and existing bus stops on Riverview Drive will need to be repositioned and upgraded to promote sustainable transport methods and ensure adequate visibility on the junction of the new access road and Riverview Drive. These can be secured through a suitably worded condition.

### **Tackling the Climate and Nature Crises and Climate Mitigation**

Consideration must be given to Policy 1 (Tackling the Climate and Nature Crises); and Policy 2 (Climate Mitigation and Adaptation) of NPF4. Policy 1 gives significant weight to the global climate

and nature crises in order to ensure that it is recognised as a priority in all plans and decisions; and Policy 2 states that emissions from new development are minimised as far as possible.

In this case, the proposal would be for a new residential development of 91 homes and associated infrastructure on an allocated site. It is considered that the houses would be predominantly constructed on the site of the former buildings and associated infrastructure of the demolished Cordyce School. As such, it would see this current brownfield, vacant site be brought back into use, thus reducing the need for development on greenfield sites required to meet housing targets. A further consideration are the biodiversity improvements set out in the Landscaping Strategy and Plans proposed as part of the development predominantly covering the greenbelt part of the wider allocation. Finally, all properties will be designed to ensure energy efficiency thereby minimising lifecycle greenhouse gas emissions as far as possible.

As such, due consideration has been given to Policy 1 and Policy 2 of NPF4.

### **Matters Raised in Letter of Objection**

The following matters were raised in the letter of objection:

1. Insufficient capacity at local amenities, including schools, doctors and dentist surgeries, to serve new dwellings – *An assessment of capacity of existing amenities and community facilities has been made as part of the Developer Obligations Report and where required, monetary contributions have been requested to ensure sufficient capacity.*
2. Land would have been better used as an elderly home or garden centre – *The Planning Service can only assess the proposal that is submitted.*

### **RECOMMENDATION**

Approve Conditionally subject to a Legal Agreement covering the following contributions:

Core Paths (£36,456); Health Care Facilities (£56,546); Open Space (£17,934); Community Facilities (£179,193); and delivery of 22 affordable housing units on-site and commuted sum for 0.75 affordable housing unit.

### **REASON FOR RECOMMENDATION**

The proposed development of 91 dwellings and associated infrastructure and landscaping would be in line with the housing target set out in allocation OP14 within the adopted Aberdeen Local Development Plan. The dwellings would be predominantly located within the area of the site previously occupied by buildings and associated infrastructure serving the Cordyce School, and would thus constitute redevelopment of a vacant, brownfield site, whilst not having an adverse impact on the function and visual amenity of the surrounding green belt. A new signalised pedestrian/cycle crossing would improve sustainable transport methods, and would ensure the development is within easy access of local shops, services and education facilities. The overall proposed site layout takes due consideration of the site context, and a good level of residential amenity would be created for all properties. Sufficient parking, including EV charging, bin storage facilities and digital infrastructure would be provided. Proposals to remove trees from the central area of the site are accepted subject to sufficient replacement planting which is adequately shown on submitted landscape drawings. Proposed landscaping includes measures to improve biodiversity and create additional habitat across the site, whilst there is no adverse impact on protected species. Due to the existing change in levels, the new dwellings would not be at risk of flooding. Affordable housing would be provided on site, and the applicant has agreed to enter into a legal agreement mitigating the impact of the development on local services and facilities.

For the foregoing reasons the proposal is considered to comply with the following policies of National Planning Framework 4:

Policy 1 (Tackling the Climate and Nature Crises); Policy 2 (Climate Mitigation and Adaptation);

Policy 3 (Biodiversity); Policy 6 (Forestry, Woodland and Trees); Policy 8 (Green Belts); Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings); Policy 13 (Sustainable Transport); Policy 14 (Design, Quality and Place); Policy 15 (Local Living and 20 Minute Neighbourhoods); Policy 16 (Quality Homes); Policy 18 (Infrastructure First); Policy 20 (Blue and Green Infrastructure); Policy 21 (Play, Recreation and Sport); Policy 22 (Flood Risk and Water Management); Policy 23 (Health and Safety); Policy 24 (Digital Infrastructure).

Also for the foregoing reasons the proposal is considered to comply with the following policies of the adopted Aberdeen Local Development Plan 2023:

Policies LR1 (Land Release Policy); WB3 (Noise); NE1 (Green Belt); NE2 (Green and Blue Infrastructure); NE3 (Our Natural Heritage); NE4 (Our Water Environment); NE5 (Trees and Woodland); D1 (Quality Placemaking); D2 (Amenity); D4 (Landscape); D5 (Landscape Design); R2 (Degraded and Contaminated Land); R5 (Waste Management Requirements for New Developments); R6 (Low and Zero Carbon Buildings and Water Efficiency); H2 (Mixed Use Areas); H3 (Density); H4 (Housing Mix and Need); H5 (Affordable Housing); I1 (Infrastructure Delivery and Planning Obligations); T2 (Sustainable Transport); T3 (Parking); and C11 (Digital Infrastructure).

## **CONDITIONS**

### **(01) DURATION OF PERMISSION**

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

### **(02) MATERIALS**

That no development shall take place unless a scheme detailing all external finishing materials to the roofs, walls, doors and windows of the development hereby approved has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed.

Reason: In the interests of visual amenity.

### **(03) TREE PROTECTION MEASURES (01)**

That no development shall take place unless all tree protection measures as shown on drawing 375340-QGIS010/Rev002 by EnviroCentre, dated 31st March 2023 have been erected. Once in place, all tree protection measures shall remain in situ until all construction work associated with the hereby approved development has been completed and all plant and machinery has been removed from site.

Reason: In order to ensure adequate protection for the trees on site during the construction of the development.

### **(04) TREE PROTECTION MEASURES (02)**

That no materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the Planning Authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks.

Reason: To ensure adequate protection for the trees on site during the construction of the development.

#### (05) LANDSCAPING (SPECIES)

That no development shall take place until details of all tree species to be planted as part of the landscaping scheme hereby approved have been submitted and agreed in writing by the Planning Authority. Subsequently, only the tree species as set out in the hereby agreed details shall be planted as part of the agreed landscaping scheme.

Reason: To ensure no conflict with safeguarding criteria of Aberdeen International Airport.

#### (06) LANDSCAPING (IMPLEMENTATION AND MAINTENANCE)

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme as shown on drawings 415.45.01b; 415.45.02b; 415.45.03b; 415.45.04b; 415.45.05b; 415.45.06b; and 415.45.07b, all by EnviroCentre and dated August 2023, with tree species as agreed as part of condition 5 as set out above, and shall be completed during the planting season immediately following the commencement of the development or as otherwise agreed in writing with the Planning Authority.

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.

Thereafter, all management and maintenance of the landscaped and open space areas as shown on in the 'Maintenance' schedule on drawing 415.45.02b, by EnviroCentre and dated August 2023 shall be implemented, in perpetuity, in accordance with the approved programme.

Reason: To ensure the implementation 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 and to ensure that the landscaping is managed and maintained in perpetuity.

#### (07) PLOT BOUNDARIES (IMPLEMENTATION)

That no individual plot hereby approved shall be occupied until all relevant plot boundary enclosures as shown on drawings A1-90-02/RevC for that plot have been implemented in their entirety unless otherwise agreed in writing by the planning authority. For the avoidance of doubt, this shall include the specification as set out in Section 7.3 on page 20 of the submitted Noise Impact Assessment by EnviroCentre, dated April 2023 for acoustic barriers fences to plots 1 through to 15 and plots 70 through to 73, unless otherwise agreed in writing.

Reason: In the interest of visual and residential amenity.

#### (08) NOISE MITIGATION MEASURES

That no residential unit hereby approved shall be occupied unless fitted with glazing and trickle vents as specified in section 7.4 on page 20 of the of the submitted Noise Impact Assessment by EnviroCentre, dated April 2023 or such other specification as may subsequently be submitted and approved in writing by the planning authority.

Reason: In the interest of residential amenity.

#### (09) CAR PARKING (IMPLEMENTATION)

That plots 70 through to 91 of the development hereby approved shall not be occupied unless the related car parking areas have been constructed, drained, laid-out and demarcated in accordance with drawing A1-90-03/RevA, by THE Architecture and Planning, dated 10<sup>th</sup> May 2023 or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such areas shall not thereafter be used for any other purpose than the parking of cars ancillary to the development.

Reason: In the interests of public safety and the free flow of traffic.

#### (10) EV CHARGING

That no development shall take place until a detailed scheme of electric vehicle charging infrastructure has been submitted to and approved in writing by the Planning Authority. The scheme shall take account of the requirements of section 7.2 (Electric Vehicle Charging) of the Building Standards Domestic Technical Handbook (June 2023) and show the location and specification of active and passive charging infrastructure. Thereafter, unless otherwise agreed in writing with the Planning Authority, no unit within the development shall be occupied unless the scheme for that particular plot has been implemented and charging points are available for use.

Reason: To future proof the site to increase the use of electric vehicles.

#### (11) RESIDENTIAL TRAVEL PLAN

That no residential unit hereby approved shall be occupied until a Residential Travel Pack has been submitted and approved in writing by the Planning Authority. Such approved packs shall subsequently be issued to the first occupiers of each residential unit.

Reason: To promote sustainable travel methods

#### (12) PEDESTRIAN CROSSING AND BUS STOP

That no development shall take place until a scheme detailing the relocation and upgrading of the existing bus stops on Riverview Drive; and installation of a signalised pedestrian/cycle crossing on Riverview Drive has been submitted to and approved in writing by the Planning Authority. Subsequently, no residential unit shall be occupied until the approved scheme has been implemented in its entirety.

Reason: In the interest of public safety and to ensure delivery of a safe route to school.

#### (13) LOW AND ZERO CARBON BUILDING AND WATER EFFICIENCY

No development shall take place until a scheme detailing compliance with policy R6 (Low and Zero Carbon Building and Water Efficiency) of the 2023 Aberdeen Local Development Plan has been submitted to and approved in writing by the Planning Authority. Thereafter, no residential unit shall be occupied unless any recommended measures specified in that scheme for the reduction of carbon emissions and water efficiency have been implemented.

Reason: To ensure that the development complies with requirements for reductions in carbon emissions and water efficiency as specified in policy R6 (Low and Zero Carbon Buildings and Water Efficiency) of the 2023 Aberdeen Local Development Plan.

#### (14) PROGRAMME OF ARCHAEOLOGICAL WORKS

No development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the Planning Authority. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the WSI will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be occupied unless a post excavation research design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted and approved in writing by the Planning Authority and the PERD has been carried out in complete accordance with the approved details unless otherwise agreed in writing with the Planning Authority.

Reason: To safeguard and record the archaeological potential of the area.

#### (15) DUST MANAGEMENT

No development shall take place until:

- a. An Air Quality (Dust) Risk Assessment by a suitably qualified consultant has been submitted to and agreed in writing by the Planning Authority. This Air Quality (Dust) Risk Assessment shall be carried out in accordance with Guidance on the Assessment of Dust from Demolition and Construction by the Institute of Air Quality Management (IAQM) to predict the likely dust levels and impact on air quality including a determination of its significance; and
- b. A Dust Management Plan (based on the results of the Air Quality (Dust) Risk Assessment) detailing the necessary dust control measures to be implemented, has been submitted to and agreed in writing by the Planning Authority.

Thereafter the development shall be carried out in accordance with the agreed details.

Reason: In the interest of residential amenity

#### (16) INTRUSIVE GROUND INVESTIGATION

No development shall take place until an intrusive ground investigation to establish if contamination is present has been submitted to and approved in writing by the Planning Authority. Thereafter, no residential unit shall be occupied unless any necessary remediation has been carried out in accordance with the agreed details.

Reason: In the interest of public health.

#### (17) EXTERNAL LIGHTING SCHEME

No development shall take until a detailed scheme of all external lighting proposed for the site has been submitted to and approved in writing by the Planning Authority. Thereafter, any external lighting installed outwith individual residential curtilages shall be in accordance with the agreed details.

Reason: To assist in the protection of protected species.

#### (18) PLAY AREAS

That prior to the occupation of the 60<sup>th</sup> residential unit hereby approved both the informal play area (kickabout space) and the equipped play space as shown on drawings 415.45.06b and 415.45.07b,

both by EnviroCentre, dated May 2023 shall be installed in accordance with details shown on these drawings and are available for use, unless otherwise agreed in writing by the planning authority.

Reason: To ensure sufficient play spaces are available to serve the residents of the development

#### (19) PROTECTED SPECIES

No development (including demolition) shall take place until all mitigation/ compensation measures as set out in section 4.2 on page 10 of the Otter and Bat Survey by EnviroCentre and dated April 2023; and the section 'Good Practice Mitigation and Compensation' on page 3 of the 'Mammal Burrow Monitoring' document by EnviroCentre and dated 11 October 2022 have been, or are being, implemented in accordance with the approved scheme.

Reason: To ensure no adverse impact on protected species

#### (20) BAT ROOST POTENTIAL SURVEY

Prior to the removal of any trees on site, a further bat roost survey to determine the character of tree cavities and to identify the presence/absence of bats in trees which host potential roost features should be undertaken, submitted to and approved in writing by the Planning Authority.

If any bats are identified, then the affected tree(s) shall not be removed unless a mitigation plan has been submitted and agreed in writing by the planning authority. Thereafter, the agreed mitigation plan shall be implemented.

Reason: To ensure no adverse impact on protected species

#### **ADVISORY NOTES FOR APPLICANT**

1. The applicant is advised that, in order to protect the amenity of the occupants of the neighbouring properties from noise produced as a result of demolition, site/ground preparation works and construction works, 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.
2. The applicant is advised that the Dyce to Aberdeen Bay 132Kv overhead transmission line (OHL) crosses the access to the proposed development from Riverview Drive. It is recommended that the applicant consults with their own electrical contractor, project manager and/or other relevant qualified personnel when considering delivery, construction, and operation risks. On delivery and construction, amongst risks to be identified by their own professional advisor, delivery of materials will need to be considered if passing under the transmission line on the access road and suitable precautions put in place when craning off materials.