

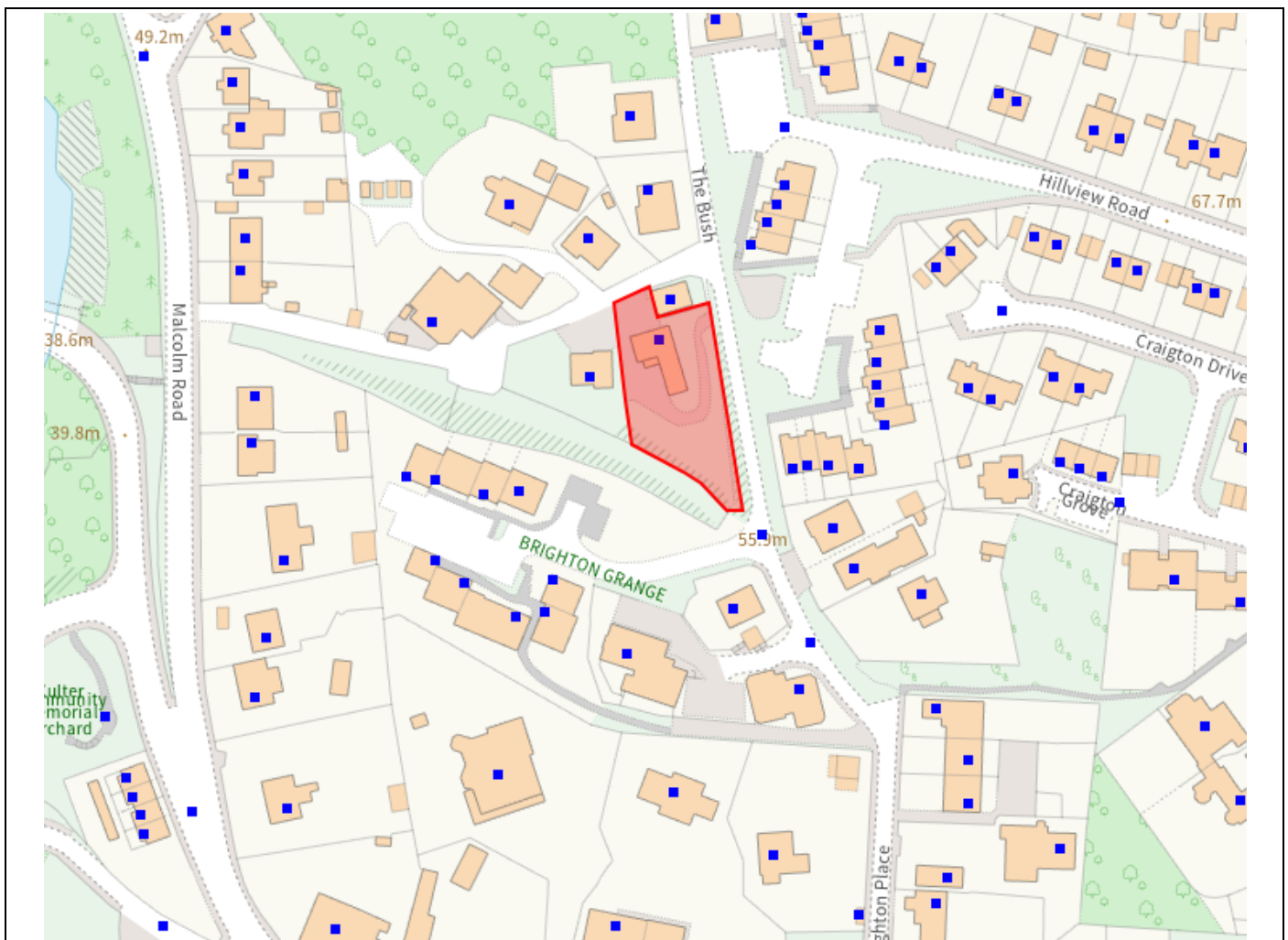


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 13 March 2025

Site Address:	The Works, The Bush, Aberdeen
Application Description:	Replacement of workshop building (in Class 5 use) and associated works
Application Ref:	241112/DPP
Application Type	Detailed Planning Permission
Application Date:	1 October 2024
Applicant:	Mr Lee Jackson
Ward:	Lower Deeside
Community Council:	Culter



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RECOMMENDATION

Approve Conditionally

APPLICATION BACKGROUND

Site Description

The application site comprises an existing single storey timber building in Class 5 (General Industrial) use in a small cluster of business / industrial buildings in a residential area in Peterculter, and associated informal amenity land. Whilst it has only recently become vacant, having been in use for vehicle repair and upgrades, the buildings are in a state of significant disrepair. The building has a floorspace of c.151sqm. The remainder of the site comprises informal unmaintained open space and hard surfaces associated with the building. Trees are located within the site to the east and south.

Beyond Brighton Place to the east is Hillview Road, a residential street. To the south of the site is Brighton Grange. To the west are existing small-scale business / industrial buildings.

The buildings are accessed via a road connecting to The Bush to the north, which runs between The Bush and Malcolm Road, serving the neighbouring business / industrial buildings and residential dwellings. The Bush is an unadopted road which runs to the east of the site.

Relevant Planning History

None.

APPLICATION DESCRIPTION

Description of Proposal

Detailed planning permission is sought for the replacement of the existing workshop building (in Class 5 use) and for associated works.

The proposed building would have a built footprint of 196.6sqm and a floorspace of approximately 185sqm. It would be c.18.8m in length and c.10.7m in width. It would have a gable roofed form with a maximum height of c.4.9m and eaves heights of c.3.8m on its west side and c.3.2m on its east side. The building would be finished in green-painted vertical metal cladding. Its west elevation would have three (c.2.9m x 3m) electric doors and three pedestrian doors, opening onto the adjacent yard area.

The development would have a hard surface area to the west and south of the building, which would contain three standard sized (2.5m x 5m) parking spaces and one accessible parking space. Bin storage and cycle storage would be located to the north of the building. Bins would be presented onto The Bush for collection via a commercial refuse collection contract. A 'dead hedge' (a boundary treatment constructed from cut branches and twigs within fixed posts). would be located to the east of the site.

Vehicles would access the site from Brighton Grange to the south via The Bush (an unadopted private road) which runs past the site to the east of the site and then via the unadopted private road to the north.

Amendments

In agreement with the applicant, the application has been revised in that –

- A formalised parking area would be provided to the south of the building, which would be built using a no-dig construction to protect adjacent trees.
- The building would be painted green rather than grey.
- Bin storage would be included.
- Cycle storage would be included.
- Biodiversity enhancement / landscape enhancement measures would be included.

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=SK97HGBZJTN00>

- Bat Survey
- Technical Note (Transport Statement)
- Tree Report, Arboricultural Assessment and Tree Protection Plan
- Response to Consultations

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because the application is being recommended for approval and has been the subject of six or more timeous letters of representation (following advertisement and/or notification) containing material planning considerations that express objection or concern about the proposal.

CONSULTATIONS

ACC - Roads Development Management Team – No objection - No further observations given the updates in regard to parking and access. The applicant has provided further submissions and clarifications to address to previous comments.

Primarily, the proposal would retain the same use and operation as a vehicle repair workshop. The site is located in the outer city and outwith any area of controlled parking measures.

In terms of parking provision, the revised proposal would include four parking spaces to the south of the building, which would be an acceptable/required quantity, in accordance with the Aberdeen Planning Guidance. The revised proposal would include cycle parking provision.

In terms of the site access, a formal assessment has been submitted in support of the application. This assessment provides evidence that associated trips would be similar to those already associated with the site, given its previous operation. The nature of those vehicles accessing the site would also remain the same/unchanged. Whilst the access (along The Bush) does become very narrow, it is only over a short section and below that which would be deemed to require a passing place (i.e. vehicles can hold back either at the site or on Brighton Place to give way). It also provides adequate visibility for oncoming vehicles.

ACC - Waste and Recycling – No objection - The development is classified as commercial and would therefore receive a business waste collection. Bins should be presented on a collection day on Brighton Place and then stored in the specified bin storage area. Bins should not be permanently stored on the pavement. General business waste requirements have also been provided.

ACC - Environmental Health – No objection.

Environmental Noise

The proposed development represents continued class 5 use and is therefore unlikely to significantly alter the character of the area. However, to protect local amenity, consideration could be given to restricting the operating times.

Construction Noise

To protect the amenity of neighbouring properties/occupants, development works (including site/ground preparation, demolition, and construction) causing noise beyond the site boundary should not occur outside the following hours:

- Monday to Friday 0700 hours to 1900 hours
- Saturday 0800 hours to 1300 hours

Culter Community Council – No response received.

REPRESENTATIONS

Eight representations, six in objection and two in support, have been received in relation to the application. The matters raised are the following:

Matters Raised in Objections

1. Adverse impact on road safety from increased traffic using the access road.
2. Noise from the proposed development would be detrimental to the quality of life of neighbouring residential properties.
3. Increased disturbance from traffic both in terms of frequency and larger vehicles in a quiet area.
4. Concerns regarding existing noise and working patterns, which has occurred over many years.
5. The condition of the existing shared access, considered not suitable for increased traffic
6. Limiting working hours should be considered.
7. Suggestions for other development, including relocating the access to the south, using an alternative access road, fencing off the site and creating a small housing development on the site.
8. Brighton Place is narrow as cars park there.
9. Concerns regarding existing road safety in the area.
10. The site is considered inappropriate for commercial use.
11. The extent of the building is not clear in the plans.
12. Tree clearance is not clear in the plans.
13. Traffic generation is not clear in the plans.
14. Matters relating to the responsibilities for maintaining the road.

Matters Raised in Representations in Support

- i. The existing buildings are beyond economic repair.

- ii. It would be a huge improvement for the area and bring business opportunities.
- iii. It is in an area in need of redevelopment and would provide three commercial units to enable new high-spec commercial units to enable new or established businesses to expand or open a new premises. It would create job opportunities in Peterculter.

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.

- 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 9 (Brownfield, Vacant and Derelict Land and Empty Buildings)
- Policy 12 (Zero Waste)
- Policy 13 (Sustainable Transport)
- Policy 14 (Design, Quality and Place)
- Policy 15 (Local Living and 20 Minute Neighbourhoods)
- Policy 22 (Flood Risk and Water Management)
- Policy 26 (Business and Industry)

Aberdeen Local Development Plan 2023 (ALDP)

- Policy D1 (Quality Placemaking)
- Policy D2 (Amenity)
- Policy H1 (Residential Areas)
- Policy NE3 (Our Natural Heritage)
- Policy NE4 (Our Water Environment)
- Policy NE5 (Trees and Woodland)
- Policy R5 (Waste Management Requirements for New Developments)
- Policy R6 (Low and Zero Carbon Buildings and Water Efficiency)
- Policy T2 (Sustainable Transport)
- Policy T3 (Parking)
- Policy WB3 (Noise)

Aberdeen Planning Guidance

- Flooding, Drainage and Water Quality

- Materials
- Transport and Accessibility
- Trees and Woodland

EVALUATION

Principle of Development

The development comprises the replacement of an existing building in Class 5 (General Industrial Use) and associated works. The development would not comprise a change of use.

Policy 26 (Business and industry) of NPF4 is supportive of micro-businesses where it is demonstrated that the scale and nature of the proposed business and building will be compatible with the surrounding area and there will be no unacceptable impacts on amenity or neighbouring uses. The site is zoned as Policy H1 (Residential Areas) on the Proposals Map of the Aberdeen Local Development Plan 2023 (ALDP). Policy H1 (Residential Areas) of the ALDP states within existing residential areas, proposals for non-residential uses will be supported if:

1. they are considered complementary to residential use; or
2. it can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity.

As such, the development would be acceptable in principle, provided that it does not adversely affect the amenity of the surrounding residential uses. In considering this matter, the Qualities of Successful Places referred to in Policy 14 (Design, Quality and Place) of NPF4, the Qualities of Successful Placemaking referred to in Policy D1 and Policy D2 (Amenity) of the ALDP seek to ensure that existing levels of amenity would not be adversely affected to any significant degree by new development.

Noise

As a building in class 5 use, the activities undertaken on the site could be noise generating (Representation 2). In assessing the impact on the existing level of amenity of the neighbouring dwellings, the assessment is whether the proposed replacement building would materially affect the existing level of amenity by way of increased noise generation.

The proposal is a replacement of an existing building that has been in long-standing class 5 use and is surrounded by similar uses. As such, there is already a degree of noise associated with these uses in the area. As the use already exists, it is considered that the proposal would not materially affect the existing levels of noise in the area. ACC - Environmental Health have been consulted and have not objected. It has, however, suggested, to protect local amenity, consideration could be given to restricting the operating times. In regard to this, the planning service has given consideration as to whether such a condition can be applied (Representation 6). However, as the proposal relates to a replacement building and associated works to an established use, it would not be competent to apply a condition to limit hours of operation. It is considered that such a condition would have to relate to a proposed use. However, the use already exists and would not be changed as a result of a replacement of the building.

The TRICS analysis in the technical report (as set out in further detail below) demonstrates that the proposal would not result in significant traffic generation. As such, the proposal would not adversely affect the amenity afforded to the neighbouring dwellings in terms of noise from traffic (Representation 3).

It is acknowledged in the representations that noise from the existing uses in the area have been raised in the objections (Representation 4). Concerns regarding noise from the existing premises, if they comprise a statutory nuisance can be addressed through the environmental protection legislation.

As such, given the development is a replacement building on a site which is in an existing class 5 use, the existing similar uses in the area, and the proposal would not generate traffic by any significant degree, it is considered that the development would not adversely affect the amenity afforded to the neighbouring residential dwellings by any significant degree relative to the existing situation in terms of noise, in accordance with WB3 (Noise) of the ALDP, acknowledging that statutory noise nuisance, if it were to occur, can be addressed through environmental protection legislation.

Sunlight and Daylight

The proposed building would not adversely affect the level of amenity afforded to the neighbouring dwellinghouses in terms of impacting sunlight and daylight given the building would not bound any residential curtilage and given its overall height and massing.

Privacy

The proposed building would not result in the overlooking of any neighbouring properties as it would not have any windows and it is not bounding any residential curtilage. It would thus not adversely affect the existing levels of privacy afforded to the neighbouring dwellings.

Principle of Development – Summary

Provided that the recommended condition is applied, the proposed replacement workshop building (in existing class 5 use) would not result in any conflict with, or any nuisance to, the enjoyment of existing residential amenity. Highlighting that the proposal is not a change of use to class 5, but rather a replacement of a building in class 5 use with a building of the same use class, the proposal is considered complementary to existing residential uses in its specific context. The proposal thus complies with Policy 26 (Business and industry) of NPF4 and H1 (Residential Areas) of the ALDP.

Architectural Design and Visual Impact

To determine the effect of the proposal on the character and visual amenity of the area it is necessary to assess it in the context of Policy D1 of the ALDP. This policy recognises that not all development will be of a scale that makes a significant placemaking impact but recognises that good design and detail adds to the attractiveness of the built environment.

The building would be utilitarian in its design and appearance, reflective of its class 5 use. Whilst a residential area, the area around the development is relatively varied in its architectural character with small-scale industrial buildings to the immediate north and west of the site, and residential dwellings of different architectural styles in the wider area. The proposed building would appropriately formalise the site and replace the existing building, which is in a state of disrepair.

Whilst it is recognised that the proposed building would be relatively large in the local context, the building and the proposed parking area would nevertheless be partially screened, there would be a 'dead hedge' along the eastern boundary and existing mature trees and shrubs along both the eastern and southern areas. The provision of juniper green paint on the external finish of the building would soften its overall massing on the streetscape, particularly as it would be seen in close proximity to trees and shrubs. The building would not bound any residential curtilage. As such,

notwithstanding its utilitarian architectural design and its relatively large massing, the building would not adversely affect the character and appearance of the surrounding area.

In the context, the proposal would not adversely affect the existing character and visual amenity of the surrounding area by any significant degree, in compliance with Policies 14 (Design, Quality and Place) of NPF4 and D1 (Quality Placemaking) of the ALDP.

Sustainable Transport, Road Safety and Parking Provision

Sustainable Transport

Policy 13 (Sustainable Transport) of NPF4 promotes and encourages the use of sustainable and active modes of travel where possible, as opposed to private vehicle trips. Policy T2 (Sustainable Transport) of the ALDP states that new developments must be accessible by a range of transport modes, with an emphasis on active and sustainable transport.

Whilst this is an existing use and thus the site would be accessible as the building it would replace, the proposed building would nevertheless be accessible by walking, cycling and public transport, in accordance with the principles of local living. The nearest bus stop is c.140m away on Malcolm Road, in accordance with Policy T2 of the ALDP, which requires development to be within 400m of the nearest bus stop.

Site Access and Traffic Generation

The 'Technical Note' (transport assessment) prepared by transport consultants submitted with the application demonstrates that vehicles would access the site via Brighton Place and The Bush to the east from North Deeside Road. They would be able to access and egress from the site using a forward gear. Although the section of The Bush to the east of the site narrows to 3.5m, there are clear sight lines and spaces which enable vehicles to wait at each end in order to pass, acting as passing places (Representation 8). The statement includes TRICS analysis on the number of vehicle trips likely to be generated by the existing building and the proposed building (Representations 1 and 13), based on the increased floor area of approximately 30 sqm. It assesses that the difference between the existing and proposed building would result in a theoretical additional one two-way vehicle trip during AM and PM peak hours and an additional 8 two-way trips daily. It also assesses that the nature of the vehicles would remain the same/unchanged. The Technical Note provides satisfactory evidence that there would be an insignificant increase in traffic as a result of the development and that this can be accommodated by the existing infrastructure and road network. ACC – Roads Development Management Team have been consulted and accepts the outcome of the assessment and has not identified that road improvements are required to accommodate the development (Representation 5).

Parking

Policy T3 of the ALDP requires the number of parking spaces to comply with the Parking Standards in the Transport and Accessibility Aberdeen Planning Guidance. Paragraph 11.24 of the ALDP states that Aberdeen City Council '*recognises that parking is an essential facility for many developments but will ensure that the level of parking complements its commitment to sustainable transport, through reducing emissions and congestion.*'

The Parking Standards set out in the Transport and Accessibility Aberdeen Planning Guidance requires industrial premises (excluding motor vehicle workshops) to have a maximum of one space per 40sqm of floor space. In this instance, that equates to a requirement of a maximum of '4.6' spaces and a minimum of one accessible space. Three spaces of dimensions compliant with this

guidance (2.5m x 5m) and an accessible space would be provided. The proposal would also include covered cycle storage. The proposed parking arrangements thus comply the Transport and Accessibility Aberdeen Planning Guidance and Policy T3 of the ALDP. ACC – Roads Development Management has been consulted and confirm that the proposed parking provision is acceptable.

Sustainable Transport, Road Safety and Parking Provision - Summary

The proposal would have negligible impact on the surrounding road network, acceptable parking provision and access arrangements, would not adversely affect road safety and it would be accessible by different transport modes, including active and sustainable transport. The proposal therefore complies with Policies 13 (Sustainable Transport) of NPF4, T2 (Sustainable Transport) and T3 (Parking) of the ALDP and the Transport and Accessibility Aberdeen Planning Guidance.

Waste Storage and Collection

Policy 12 (Zero Waste) of NPF4 and Policy R5 of the ALDP (Waste Management Requirements for New Development) requires all new developments to have sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate. The development would include a waste and recycling storage area on the site plan to enable residential bins to be stored within the site rather than on the street. The proposal would have acceptable waste storage and collection arrangements, in accordance with Policies R5 of the ALDP and 12 (Zero Waste) of NPF4.

Flood Risk and Drainage

Policies 22 (Flood Risk and Water Management) of NPF4 and NE4 (Our Water Environment) of the ALDP require development proposals to not increase the risk of surface water flooding, to minimise impermeable surfaces and provide sustainable urban drainage systems (SUDS). The SEPA Flood Risk Map identifies that the area is not at risk of river flooding. Given the minor scale of the development, it is furthermore not likely to increase the risk of flooding in the area by any significant degree. The proposal would include SUDS in the form of porous hard surfaces. The proposal complies with the aims of Policy NE4 (Our Water Environment) of the ALDP.

Low and Zero Carbon Buildings, Water Efficiency

Section 3F of the Town and Country Planning (Scotland) Act 1997 requires planning authorities to include within their local development plans policies requiring developments be designed to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use, through the installation and operation of low and zero-carbon generating technologies. Within the ALDP, the requirement of Section 3F is translated into Policy R6 (Low and Zero Carbon Buildings, and Water Efficiency). The relevant building standards and percentage contribution required is set out in Aberdeen Planning Guidance.

In March 2024, the Scottish Government published the Fourteenth Annual Report on the Operation of Section 72 of the Climate Change (Scotland) Act 2009, which concluded that the future effectiveness of section 3F as an approach for reducing greenhouse gas emissions from developments after 1 April 2024 is surpassed due to an updated and holistic policy approach set out in NPF4 and New Build Heat Standards seeking to minimise greenhouse gas emissions from new buildings.

Due to this, insofar as it relates to low and zero carbon buildings, Policy R6 of the ALDP no longer carries any significant weight and as such there is no useful purpose in requiring the policy to be met, relative to the development proposal.

Policy R6 also explains that to reduce the pressure on water abstraction from the River Dee, and the pressure on water infrastructure, all new buildings are required to use water saving technologies and techniques. Whilst the proposed floor plan indicates that there would be a toilet, given the small-scale nature of the development, the impact of water efficiency measures for this development would be negligible. As such, a condition requiring a scheme of water efficiency measures is not required in this instance, as the development accords with the aims of Policy R6 of the ALDP.

Tackling the Climate and Nature Crises

Policy 1 (Tackling the Climate and Nature Crises) of NPF4 requires significant weight to be given to the global climate and nature crises in the consideration of all development proposals. Policy 2 (Climate Mitigation and Adaptation) of NPF4 requires development proposals to be designed and sited to minimise lifecycle greenhouse gas emissions as far as possible, and to adapt to current and future risks from climate change.

Trees

Policy 6 (Forestry, Woodlands and Trees) of NPF4 states that development will not be supported where they result in the loss of ancient and veteran trees, or adverse impact on their ecological condition. Policy NE5 (Trees and Woodland) of the ALDP states that development should not result in the loss of, or damage to, trees and woodlands.

A tree report and arboricultural impact assessment have been submitted in relation to the application (Representation 12).

Whilst some shrubs would be removed to facilitate the development and the parking area would cover a small area of the unmaintained landscaping around the building, the proposal would not result in the loss of any trees. The building would be located in place of the existing building and would be outside the root protection areas of the surrounding trees.

Parking spaces would be formed within the root protection areas of trees which would be formed using a no-dig construction method. To ensure the ground within the root protection areas of these trees would not be compacted by vehicles on this hard surface in the long-term, a condition requiring finalised details of a cellular confinement system is recommended. Otherwise, tree protection fencing is proposed, which would ensure there would be no damage to these trees during demolition and construction pursuant to the permission, implementation of which would be ensured by a planning condition.

Subject to the implementation of these measures, the proposal would not result in the loss of, or damage to any trees, in accordance with Policies 6 (Forestry, Woodlands and Trees) of NPF4 and NE5 (Trees and Woodland) of the ALDP.

Protected Species

Policy NE3 (Our Natural Heritage) of the ALDP requires a thorough assessment of protected species which may be impacted by development. The submitted bat survey is sufficient in demonstrating that the proposal would not impact any bat roosts or impact bats as it has limited bat roost potential.

Biodiversity Enhancement

Policy 3 (Biodiversity) of NPF4 requires proposals for local development to include measures to conserve, restore and enhance biodiversity, proportionate to the nature and scale of development.

As above, the proposed development would conserve existing biodiversity on the site. In terms of enhancement, a dead hedge would be provided. However, the bat survey recommends that at least one bat box should be provided on the site to enhance biodiversity, recognising that the surrounding area provides appropriate habitat for bats. To comply with Policy 3 of NPF4, a condition is to be applied requiring the implementation of these measures.

Demolition

Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings) of NPF4 also states:

'Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.'

Whilst this proposal would have tensions with Policy 9 in that the existing building would be demolished rather than re-used, the existing building is in a dilapidated and deteriorating condition (Representation i), the proposed building would likely have a higher energy efficiency standard and the proposal would nonetheless comprise the redevelopment of an existing brownfield site in a small-scale employment use (Representation ii and iii).

Local Living and 20 Minute Neighbourhoods

The formalisation and redevelopment of the existing small-scale employment use within the local community of Peterculter which would be accessible using sustainable and active modes of travel would comply with the principles of local living and 20 minute neighbourhoods, in accordance with Policy 15 (Local Living and 20 minute neighbourhoods) of NPF4.

Tackling the Climate and Nature Crises - Summary

Proportionate to the scale of the development, the proposal has been designed to minimise lifecycle greenhouse gas emissions and place sufficient weight on positively addressing the climate and nature crises, in accordance with Policies 1, 2 and 3 of NPF4.

Other Matters Raised in Representations

In relation to Representation 7, the planning authority must assess and determine the application for the proposal that has been submitted. Alternative ideas for the redevelopment of the site are not within the scope of the determination of the application. The proposal has, however, included a dead hedge, which corresponds with the suggestion of fencing off the site.

In relation to Representation 9, Matters relating to existing road safety in the area are for the Roads Authority to address and other than the road safety impact of this particular development, are not material in the determination of this planning application.

In relation to Representation 10, the site is in an established commercial use and the proposal would comprise the replacement of existing buildings on a site that is in existing commercial use.

In relation to Representation 11, the extent of the building has been set out in the submitted plans and elevations.

In relation to Representation 14, matters relating to the responsibilities for maintaining the access road are not a material planning consideration and are instead a civil matter to be addressed by relevant parties responsible for maintaining the road. Nevertheless, the Technical Note sufficiently

demonstrates that the proposal would not significantly generate traffic, and thus there is no requirement to upgrade the road as part of this development.

RECOMMENDATION

Approve Conditionally

REASON FOR RECOMMENDATION

The proposed replacement workshop building (in existing class 5 use) would not result in any conflict with, or any nuisance to, the enjoyment of existing residential amenity, notably in terms of noise. With it being recognised that the proposal is not a change of use to class 5, but rather a replacement of a building in an established class 5 use, the proposal is considered complementary to existing residential uses in its specific context. The proposal would not adversely affect the character and appearance of the surrounding area. The proposal complies with Policies 14 (Design, Quality and Place) and 26 (Business and industry) of National Planning Framework 4 (NPF4) and D1 (Quality Placemaking), D2 (Amenity) and H1 (Residential Areas) of the Aberdeen Local Development Plan 2023 (ALDP).

The proposal would have a negligible impact on the surrounding road network, acceptable parking provision and access arrangements, would not adversely affect road safety and it would be accessible using different transport modes, including active and sustainable transport. The proposal therefore complies with Policies 13 (Sustainable Transport) of NPF4, T2 (Sustainable Transport) and T3 (Parking) of the ALDP and the Transport and Accessibility Aberdeen Planning Guidance.

The proposal would have acceptable waste storage and collection arrangements, in accordance with Policies R5 (Waste Management Requirements for New Development) of the ALDP and 12 (Zero Waste) of NPF4. A condition is to be applied requiring a scheme of water efficiency measures to be agreed and implemented, in order for the development to comply with Policy R6 (Low and Zero Carbon Buildings and Water Efficiency) of the ALDP.

Whilst this proposal would have tensions with Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings) of NPF4 in that the existing building would be demolished rather than re-used, the existing building is in a dilapidated and deteriorating condition, the proposed building would likely have a higher energy efficiency standard and the proposal would nonetheless comprise the redevelopment of an existing brownfield site in an small-scale employment use.

As the redevelopment of an existing small-scale employment use accessible using sustainable and active travel methods, the proposal complies with the principles of local living and 20 minute neighbourhoods, in accordance with Policy 15 (Local Living and 20 minute neighbourhoods) of NPF4. The proposal would not result in the loss of, or damage to any trees, in accordance with Policies 6 (Forestry, Woodlands and Trees) of NPF4 and NE5 (Trees and Woodland) of the ALDP. The development would conserve existing biodiversity on the site, notably local bat habitat. Subject to conditions requiring the implementation of tree protection measures, provision of cycle storage and biodiversity enhancements, proportionate to the scale of the development, the proposal would be designed to minimise lifecycle greenhouse gas emissions and place sufficient weight on positively addressing the climate and nature crises, in accordance with Policies 1 (Tackling the Climate and Nature Crises), 2 (Climate Mitigation and Adaptation) and 3 (Biodiversity) of NPF4, and Policy NE3 (Our Natural Heritage) of the ALDP.

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) INFRASTRUCTURE PROVISION

That the proposed building shall not be brought into use unless the car parking layout, bin and cycle stores and drainage infrastructure have been implemented in accordance with the detailed approved plans (Ref: P03 REV C) or alternative details of this provision agreed in writing by the planning authority.

Reason - To ensure that the development has sufficient infrastructure.

(03) TREE PROTECTION – CELLULAR CONFINEMENT SYSTEM

That no development shall take place unless finalised details of the cellular confinement system to protect trees, or other tree protection measures, have been submitted to, and approved in writing by the planning authority. Thereafter, the approved building shall not be brought into use unless this cellular confinement system has been installed in its entirety.

Reason – To protect existing trees, in the interests of biodiversity and visual amenity.

(04) TREE PROTECTION DURING DEMOLITION AND CONSTRUCTION

That no development pursuant to this permission shall take place unless the tree protection fencing has been installed in full accordance with the approved Tree Protection Plan and Tree Report (Ref: BPC-2501-TP A and REV A) , or another scheme of tree protection agreed by the planning authority. Thereafter, the tree protection fencing shall remain in place until the development has been completed.

Reason – To protect existing trees, in the interests of biodiversity and visual amenity.

(05) COLOUR OF FINISHING MATERIALS

That the external finishing materials of the approved buildings shall be painted 'juniper green', in accordance with the approved plans (Ref: P04 REV B) unless a variation has been agreed by the planning authority.

Reason – In the interests of the character and appearance of the surrounding area.

(06) BIODIVERSITY ENHANCEMENT

That the development hereby approved shall not be occupied unless the 'dead hedge' has been installed in accordance with the approved plans (Ref: P03 REV C) and at least one bat box has been installed on the site, evidence of which has been submitted to the planning authority, unless a variation to the biodiversity enhancement measures is agreed by the planning authority.

Reason – In the interests of enhancing biodiversity.

ADVISORY NOTES FOR APPLICANT

(01) Construction Noise

To protect the amenity of neighbouring properties/occupants, development works (including site/ground preparation, demolition, and construction) causing noise beyond the site boundary should not occur outside the following hours:

- Monday to Friday 0700 hours to 1900 hours
- Saturday 0800 hours to 1300 hours