


5.	Site Details	
5.1	What name would you like the site to be known by? (Please note if the site is currently included within the ALDP2017 please use the OP site number)	OP5 BALGOWNIE CENTRE, BRIDGE OF DON
5.2	Site Address	BALGOWNIE CENTRE NORTH DONSID ROAD/ELLON ROAD ABERDEEN
5.3	Postcode	AB23 8PA
5.4	Have you any information for the site on the internet? If so please provide the web address:	NO
5.5	Is the site currently being marketed?	NO
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	
5.7	Please provide the National Grid reference of the site.	
5.8	What is the current use of the site?	RESIDENTIAL – PLANNING PERMISSION REFERENCE 07/0322 WAS IMPLEMENTED ON 30 MAY 2016
5.9	Has there been any previous development on the site? If yes please provide details	YES Details: PREVIOUSLY IN EDUCATIONAL USE

6.	Legal and Planning History		
6.1	Please indicate the relationship to the Proposer or Person / Organisation they are working on behalf of, has with the site.	Sole owner	✓
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	NO	
6.3	Is the proposed site included in the ALDP2017?	YES Details: SITE OP5	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	NO	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	YES Details: PLANNING CONSENT A7/0322 FOR THE CONSTRUCTION OF 171 DWELLING (30 HOUSES, 42 TOWNHOUSES AND 99 FLATS), 156 CAR PARKING SPACES AND 5,160M ² PUBLIC OPEN SPACE, INCLUDING DEMOLITION OF EXISTING BALGOWNIE COLLEGE BUILDINGS GRANTED ON 11 JUNE 2013	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	YES Details: PLANNING APPLICATION REFERENCE A7/0322	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	YES Details: RESPONDENT REFERENCE 109	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	NO	
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site)	NO	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	✓
		Employment	
		Mixed Use	
		Retail	
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	NO	
7.3	Site Area (hectares)	2.26 ha	
	Housing		
7.4	Approx. no of units.	171	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	99 X 2 BEDROOM FLATS 42 X 3 BEDROOM TOWN HOUSES 6 X 3 BEDROOM DETACHED HOUSES 24 X 3 BEDROOM SEMI-DETACHED HOUSES	
7.6	Affordable Housing Percentage	10%	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	NO Details: NOT YET DETERMINED	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	PRIVATE AND AFFORDABLE	
	Employment	NOT APPLICABLE	
7.9	Business and Office	m ²	
7.10	General Industrial	m ²	
7.11	Storage and distribution	m ²	
7.12	Other Please specify	m ²	
	Mixed Use (Please provide as much detail as possible on each use class)	NOT APPLICABLE	
7.13	Housing	No of units and type:	
7.14	Employment	m ²	
7.15	Retail	m ²	
	Retail	NOT APPLICABLE	
7.16	Approx. floor area	m ²	

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)		NOT APPLICABLE
7.17	Details of proposal		
7.18	Approx. floor area	m ²	

8.	Engagement and Delivery		
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place please detail how you will do so in the future.	
		YES Details: PUBLIC PARTICIPATION IN APPLICATION A7/0322 AND ALLOCATION IN 2017 LOCAL DEVELOPMENT PLAN	
8.2	Will the proposed development be phased?	Yes / No Details:	
8.3	Expected development start post adoption of the plan in 2022	DEVELOPMENT COMMENCED ON 30 MAY 2016	
8.4	Expected development completion	Year 0-5	
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	Yes / No Details:	
8.6	Are there any other issues with the delivery of the site that we should be made aware of? (These should include any issues which may prevent or impact on the deliverability of the site.)	NO	

9.	Sustainable Development and Design		
9.1	Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on www.aberdeencity.gov.uk . Please provide the following information:		
	THE SITE HAS BEEN FULLY ASSESSED AS PART OF THE PROCESSING OF APPLICATION REFERENCE A7/0322. PLEASE REFER TO SUPPORTING STATEMENT AND RELATED DOCUMENTS. DEVELOPMENT HAS COMMENCED ON SITE.		
	Orientation		
9.2	Exposure:- (does the site currently have)	Little shelter from northerly winds	
		Some shelter from northerly winds	
		Good shelter from northerly winds	
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	
		South, south west or south east facing	
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	
		If yes approx. what area (hectares or %)	
		No	
	Flooding & Drainage		
9.5	Flooding (is any part of the site at risk of flooding or has it previous flooded, if so provide detail You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	Yes (If yes please use the SEPA flood maps to determine the risk)	
		Little or No Risk	
		Low to Medium Risk	
		Medium to High Risk	
		If yes approx. what area (hectares or %)	
		No	
9.6	Has a flooding strategy been developed for the site?	Yes / No Details:	
9.7	Have discussions been had with the Council's flooding team?	Yes / No Details:	
9.8	Have discussion been had with Scottish Water?	Yes / No Details:	

9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes / No Details:	
9.10	Is there water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes / No Details:	
Land Use, Built and Cultural Heritage			
9.11	Built and Cultural Heritage (would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	
9.12	Natural conservation (would the development of the site lead to the loss or disturbance of wildlife habitats or species?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	
9.13	Landscape features (would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	
		No intrusion	
9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	Unrelated (essentially a new settlement)	
		Partially related	
		Well related to existing settlement	
9.16	Land use mix (will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?)	No contribution	
		Some contribution	
		Significant contribution	

9.17	Contamination (are there any contamination or waste tipping issues with the site?)	Significant contamination or tipping present			
		Some potential contamination or tipping present			
		No contamination or tipping present			
9.18	Will the site impact on any water courses?	Yes / No Details:			
9.19	Does the development site contain carbon-rich soils or peatland? http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	Yes / No Details:			
9.20	Is the development site within the airport safety exclusion zone?	Yes / No Details:			
9.21	Is the development site within the airport 57dB LAeq noise contours?	Yes / No Details:			
9.22	Land use conflict (would the development conflict with adjoining land uses or have any air quality or noise issues?)	Significant conflict			
		Some potential conflict			
		No conflict			
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details:			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	Yes / No Details:			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	Yes / No Details:			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m			
		Between 400-800m			
		Within 400m			

9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities			
		Local shops			
		Sports facilities			
		Public transport networks			
	Primary schools				
9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to community and recreation facilities or employment? Give the Core Path number if core path is present https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	No available connections			
		Limited range of connections			
		Good range of connections			
9.29	Proximity to employment opportunities (are there any existing employment opportunities within 1.6km for people using or living in the development you propose?)	None			
		Limited			
		Significant			
	Infrastructure				
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity			
		Gas			
9.31	Does the development have access to high speed broadband?	Yes / No Details:			
9.32	Does the development include a Heat Network/District Heating Scheme?	Yes / No Details:			
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details:			
9.34	Are there any further physical or service infrastructure issues affecting the site?	Yes / No Details:			

	Public open space	
9.35	Will the site provide the required level of open space as per the current LDP (Please provide details of your calculations)	Yes / No Details:
9.36	What impact will the development have on the Green Space Network?	Enhance the Network
		No impact on the Network
		Negatively impact the Network
		Please justify your response:

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	YES Details: DISCUSSED AS PART OF PLANNING OBLIGATIONS FOR APPLICATION REFERENCE A7/0322. SEE S75 AGREEMENT FOR CONSENT REFERENCE A7/0322.
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	Yes / No Details:

11.	Community benefits	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)	
11.1	Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?	YES Details: A S75 AGREEMENT HAS BEEN ENTERED INTO WHICH DETAILS THE COMMUNITY BENEFITS ARISING FROM THE DEVELOPMENT, WHICH INCLUDES AFFORDABLE HOUSING, TRANSPORT IMPROVEMENTS, COMMUNITY FACILITIES IN BRIDGE OF DON AND TREE PLANTING IN WESTFIELD PARK, BRIDGE OF DON.

12.	Masterplan Development Framework	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	YES Details: APPROVED SITE LAYOUT – DRAWING REFERENCE L(--)-007

13.	Additional attachments		
	No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;		
		Included	Not Applicable
13.1	Contamination Report		
13.2	Flood Risk Assessment		
13.3	Drainage Impact Assessment		
13.4	Habitat/Biodiversity Assessment		
13.5	Landscape Assessment		
13.6	Transport Assessment		
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state) <ul style="list-style-type: none"> PLANNING CONSENT REFERENCE A7/0322 APPROVED SITE LAYOUT 	✓	

14.	Development Viability		
14.1	Taking into account all the information provided above, and the requirements of the Aberdeen Local Development Plan 2017 and supporting Supplementary Guidance, please confirm that you have assessed the financial viability of your proposed development and found it to be viable for development in the timeframe set out above.	I confirm that I consider the site to be viable as per the details provided above.	✓
		Please provide details of viability:	



ABERDEEN
CITY COUNCIL

PLANNING & SUSTAINABLE DEVELOPMENT
Business Hub 4, Marischal College, Broad Street,
ABERDEEN. AB10 1AB

Application Ref No **A7/0322**

The Town And Country Planning (Scotland) Act 1997

Conditional Planning Permission

SMC Jenkins & Marr Ltd

3 Bon Accord Crescent
ABERDEEN

AB11 6XH

on behalf of **George Wimpey (East Scotland) Ltd**

With reference to your application validly received on 15 February 2007 for Planning Permission under the above mentioned Act for the following development, viz:-

**Demolition of existing Balgownie college buildings and erection of 30 No.houses, 42 No.townhouses and 99 No.flats (total 171 dwellings), 156 car parking spaces and 5160 square metres of public open space.
at Balgownie Centre, North Donside Road, Ellon Road**

the Council in exercise of their powers under the above mentioned Act hereby GRANT Planning Permission for the said development in accordance with the particulars given in the application form and the plan(s) and documents docketed as relative thereto.

Permission is granted subject to the following condition(s), for which reasons(s) are stated viz:-

(1) No part of the development shall be occupied unless the North Donside Road/Scotstown Road junction has been modified in full accordance with W.A. Fairhurst drawing number 85430/0006/B, a copy of which is attached to this planning permission - in the interests of road safety and the free flow of traffic.

(2) No part of the development shall be occupied unless an agreed scheme of waiting restrictions and traffic calming in the vicinity of the application site has been approved by the planning authority and has been implemented in full - in the interests of public

GORDON McINTOSH
DIRECTOR

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safety/residential amenity and in order to discourage increased use of adjacent residential streets as vehicle rat runs.

(3) No development pursuant to this planning permission shall take place, nor shall any part of the development hereby approved be occupied, unless there has been submitted to and approved in writing by the Planning Authority, a further scheme of site and plot boundary enclosures for the entire development hereby granted planning permission. Such scheme shall include detailed drawings showing the dimensions of, and materials to be used in, each type of boundary wall shown on approved drawing number L(--)-004, or such other drawing as may subsequently be approved in writing for the purpose by the planning authority. None of the buildings hereby granted planning permission shall be occupied unless the said scheme has been implemented in its entirety - in order to preserve the amenity of the neighbourhood and secure re-use of granite.

(4) No development shall take place pursuant to this planning permission unless an amended scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems has been submitted to and approved in writing by the Planning Authority and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme - in order to safeguard water qualities in adjacent watercourses and to ensure that the development can be adequately drained.

(5) No development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of landscaping for the site, which scheme shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting - in the interests of the amenity of the area.

(6) All planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority - in the interests of the amenity of the area.

(7) No development shall take place unless a plan showing those trees to be removed and those to be retained and a scheme for the protection of all trees to be retained adjacent to the site during construction works has been submitted to, and approved in writing by, the Planning Authority and any such scheme as may have been approved has been implemented in full- in order to ensure adequate protection for the trees adjacent to the site during the construction of the development.

Continuation

(8) 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 - in order to ensure adequate protection for the trees on site during the construction of the development.

(9) Any tree work which appears to become necessary during the implementation of the development shall not be undertaken without the prior written consent of the Planning Authority; any damage caused to trees growing on the site shall be remedied in accordance with British Standard 3998: 1989 "Recommendation for Tree Works" before the building hereby approved is first occupied - in order to preserve the character and visual amenity of the area.

(10) No dwellings hereby granted planning permission shall be occupied unless the area/areas of public open space as identified on Drawing No.L(--))002 Revision B of the plans hereby approved (or such other drawing as may be subsequently approved for the purpose) have been laid out in accordance with a scheme which shall be submitted to and approved in writing by the Planning Authority. No development pursuant to this planning permission shall take place unless such a scheme detailing the manner in which the open space is to be subsequently managed and maintained has been submitted to and approved in writing by the planning authority. Such scheme shall include provision for a play area comprising at least five items of play equipment and a safety surface - in order to preserve the amenity of the neighbourhood.

(11) That on each house plot there shall be planted two trees of species to be agreed in writing with the Planning Authority. These trees are to be planted at half-standard size or larger. Planting shall take place in the first planting season after completion of each house and any trees which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Planning Authority gives written consent to any variation - in order to preserve the amenity of the neighbourhood.

(12) No development shall take place pursuant to this permission unless it is carried out in full accordance with a scheme to deal with contamination on the site that has been approved in writing by the planning authority.

The scheme shall follow the procedures outlined in Planning Advice Note 33 Development of Contaminated Land and shall be conducted by a suitably qualified person in accordance with best practice as detailed in BS10175 Investigation of Potentially Contaminated Sites - Code of Practice and other best practice guidance and shall include: 1. an investigation to determine the nature and extent of contamination, 2. a site-specific risk assessment, 3. a remediation plan to address any significant risks and ensure the site is fit for the use proposed.

No buildings on the development site shall be occupied unless 1. any long term monitoring and reporting that may be required by the approved scheme of contamination or remediation

Continuation

plan or that otherwise has been required in writing by the planning authority is being undertaken and 2. a report specifically relating to the building(s) has been submitted and approved in writing by the planning authority that verifies that remedial works to fully address contamination

issues related to the building(s) have been carried out, unless the planning authority has given written consent for a variation.

The final building on the application site shall not be occupied unless a report has been submitted and approved in writing by the planning that verifies that completion of the remedial works for the entire application site, unless the planning authority has given written consent for a variation.

- reason: in order to ensure that the site is fit for human occupation

(13) No development pursuant to this planning permission shall take place, nor shall the approved buildings be occupied, unless there has been submitted to and approved in writing for the purpose by the Planning Authority an assessment of the noise levels likely within the dwellings, unless the planning authority has given prior written approval for a variation. The assessment shall be prepared by a suitably qualified independent noise consultant and shall recommend any measures necessary to ensure a satisfactory noise attenuation for the building. The dwellings shall not be occupied unless the said measures have been implemented in full - in the interests of residential amenity.

(14) The use hereby granted planning permission shall not take place unless provision has been made within the application site for refuse storage and disposal in accordance with a scheme which has been submitted to and approved in writing by the planning authority – in order to preserve the amenity of the neighbourhood and in the interests of public health.

(15) No development shall take place pursuant to the planning permission hereby approved unless further details of all zero and low carbon equipment to be incorporated into the development and predicted carbon emissions, using SAP or SBEM calculations, shall be submitted to and approved by the planning authority. The completed development shall not be occupied unless the required equipment has been installed in complete accordance with those approved details - in order to ensure this development complies with the carbon emissions reduction objectives outlined in Scottish Planning Policy (SPP), Planning Advice Note (PAN 84) and the City Council's relevant published Supplementary Planning Guidance, 'Reducing Carbon Emissions In New Development'.

(16) Except as the Planning Authority may otherwise agree in writing, no construction or demolition work shall take place: (a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays; (b) outwith the hours of 9.00 am to 4.00 pm Saturdays; or (c) at any time on Sundays, except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery] - in the interests of residential amenity.

(17) Notwithstanding the provisions of Article 3 and Schedule 1, Parts 1, 2 and 3 of the Town

Continuation

and Country Planning (General Permitted Development) (Scotland) Order 1992 no extensions, alterations or improvements which materially affect the external appearance of the houses hereby approved, nor any means of enclosure shall be erected or carried out either on, or in the curtilage, of the dwelling houses hereby approved without a further grant of planning permission from the planning authority - in the interests of visual amenity.

(18) No part of the development shall be occupied unless the alterations to the junction of the A90 (Parkway) and Scotstown Road shown on approved W.A Fairhurst drawing number 85430/0008, a copy of which is attached to this permission, have been fully implemented - to ensure that the standard of junction layout complies with current standards and that the safety of the traffic on the trunk road is not diminished. The approved alterations required by this condition need not be implemented in the event that an appropriate legal agreement is entered into between the land owner and the planning authority requiring, in lieu of the approved junction alterations, a financial contribution towards sustainable transport to be made.

(19) that no motorised vehicular access or egress to or from the application site, other than by emergency vehicles, shall be taken from Hutcheon Gardens. No development shall take place unless details of the bollards and/or barriers to be provided at the Hutcheon Gardens access to the site have been submitted to, and approved in writing by, the planning authority and none of the dwellinghouses or flats hereby approved shall be occupied unless the details approved in compliance with this condition have been implemented and are fully operational - in the interests of road safety, the free flow of traffic and residential amenity.

The reason(s) on which the Council has based this decision are as follows:-

The proposal generally accords with the development plan and approved planning brief for the site. Traffic impacts can be mitigated. A suitable planning gain package has been agreed.

The applicant requires to enter into a legal agreement in relation to this application and a summary of the required terms of the legal agreement are given in the Report of Handling on this application which can be inspected by viewing the documents associated with this application via the City Council's website (<http://planning.aberdeencity.gov.uk/planningsearch.asp>)

The plans, drawings and documents that are the subject of this decision notice are numbered as follows:- L(--)000; 001; 002 Rev B; 003; 004; 005; 006; 007; 008; 010; 012; 013; 015; 017; 018; 019; 020; 021; 022; 025; 026.

Date of Signing 11 June 2013



Dr Margaret Bochel

Head of Planning and Sustainable Development

GORDON McINTOSH
DIRECTOR

Continuation

Enc.

Continuation

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NB. EXTREMELY IMPORTANT INFORMATION RELATED TO THIS GRANT OF PLANNING APPROVAL

The development to which this notice relates requires to be commenced within 3 years of the date of this notice unless a condition of planning approval specifies otherwise.

This permission does not carry with it any necessary approval under the Building Standards Regulations or of the owner or superior of the land or property including, where applicable, the City Council. Please ensure that this permission is compatible with any building warrant obtained. The Planning Service does not cross check approvals in detail.

The applicant has the right to appeal to the Scottish Ministers in certain circumstances (eg. if aggrieved by the conditions that have been attached) and further details are given in Form 1 attached below

A person who has been granted planning permission under the terms of the foregoing notice and intends to start work to implement this planning approval must, once they have decided the date they will start work on the development, inform the Council in writing of that date as soon as is practicable, but in all circumstances prior to work commencing. Failure to do so is a breach of planning control under Section 123(1) of the 1997 Planning Act. The Council should be informed of the start date and other required information on the Notice of Initiation of Development Form attached below

A person who completes the development for which planning permission has been granted by the foregoing notice must, as soon as is practicable after doing so, give notice of completion to the Council on the Notice of Completion of Development form attached below. In common with the failure to submit an notice of initiation of development, the Council may take enforcement action if a notice of completion is not given.

As this approval relates to a development to which Section 27C of the 1997 Planning Act applies please note that, for the duration of development work, any developer must display a sign or signs in the form given by the Public Notice document attached below. This must be displayed in a prominent place at or in the vicinity of the site of the development; be readily visible to the public; and be printed on durable material

Continuation

SCHEDULE 6

Regulation 28

Notice to accompany refusal etc.

Form 1

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Notification to be sent to applicant on refusal of planning permission or on the grant of permissions subject to conditions

If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may appeal to the Scottish Ministers under section 47 of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The appeal should be made on a form available from the Directorate for Planning & Environmental Appeals, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk FK1 1XR. (www.scotland.gov.uk/topics/built-environment/planning/decisions-appeals/appeals/appeal-forms)

If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Continuation

NOTICE OF INITIATION OF DEVELOPMENT

The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006 Form X

The Planning (Development Management Procedure)(Scotland) Regulations 2008

Notice under Sections 27 A,B and C of the above Act and Regulations 37 and 38, regarding the initiation (start) of work for which planning permission has been granted.

Planning Permission reference number:- Date of Issue :-

A7/0322	11 June 2013
----------------	---------------------

Address of site to which permission applies :-

Balgownie Centre, North Donside Road, Ellon Road

I hereby give notice that it is intended to start the above development on the following date:- (see notes 1 – 3 below)

--/--/--

(see note 4 below)	<u>Name</u>	<u>Address</u>
Person Intending to Carry Out Development		
Landowner of Site (If different)		
Site Agent appointed for development		Mobile or landline tel. number

Date of Submission of Notice

--/--/--

GORDON McINTOSH
DIRECTOR

Continuation

Continuation

Address to which you should send this notice :-

**Planning & Sustainable Development
Enterprise, Planning & Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB**

Should you require any help in completing this notice, please contact us :-

Telephone: **01224 523470**
Fax: **01224 523180**
E-mail: **pi@aberdeencity.gov.uk**
Web-site: **www.aberdeencity.gov.uk**

Notes

1. Notice of start of work **must** be given **prior to** commencement of the development (i.e. before starting work on site).
2. Failure to submit this notice to the planning authority is a breach of planning control under section 123 (1) of the 1997 Act.
3. Work may lawfully be commenced at some point after the start date given above, provided that it is undertaken in complete accordance with the planning permission and any related planning conditions which have been imposed.
4. Data Protection Act 1998 - For the purposes of processing this information Aberdeen City Council is the Data Controller. The information on this form will be recorded on computer and also stored and processed automatically for planning purposes. Information will be disclosed only in accordance with the requirements of the Town and Country Planning (Scotland) Act 1997, as amended, or otherwise as required by law, including disclosure to other agencies.

Continuation

NOTICE OF COMPLETION OF DEVELOPMENT

The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006 Form X

The Planning (Development Management Procedure)(Scotland) Regulations 2008

Notice under Sections 27B of the above Act, regarding the completion of work for which planning permission has been granted.

Planning Permission reference number:- Date of Issue :-

A7/0322	11 June 2013
----------------	---------------------

Address of site to which permission applies :-

Balgownie Centre, North Donside Road, Ellon Road

I hereby give notice that the above development was completed on the following date:- (see notes 1 and 2 below)

--/--/--

(see note 3 below)	<u>Name</u>	<u>Address</u>
Person Carrying Out Development		
Landowner of Site (If different from above)		
Site Agent appointed in respect of the development		Mobile or landline number

Date of Submission of Notice --/--/--

Continuation

Address to which you should send this notice :-

**Planning & Sustainable Development
Enterprise, Planning & Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB**

Should you require any help in completing this notice, please contact us :-

Telephone: **01224 523470**
Fax: **01224 523180**
E-mail: **pi@aberdeencity.gov.uk**
Web-site: **www.aberdeencity.gov.uk**

Notes

1. Notice of completion of development on site **must** be given as soon as practicable thereafter.
2. The planning authority may take enforcement action if such a notice is not given. When the last phase of a phased development is completed, the requirement to give notice of completion of development applies.
3. Data Protection Act 1998 - For the purposes of processing this information Aberdeen City Council is the Data Controller. The information on this form will be recorded on computer and also stored and processed automatically for planning purposes. Information will be disclosed only in accordance with the requirements of the Town and Country Planning (Scotland) Act 1997, as amended, or otherwise as required by law, including disclosure to other agencies.

Continuation

Public **Notice**

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Development at

..... (1)

Notice is hereby given that planning permission has been granted subject to conditions⁽²⁾ to

.....
..... (3)

on⁽⁴⁾ by (5)

Reference Number(s)..... (6)

The development comprises

.....
.....
..... (7)

Further information regarding the planning permission, including the conditions, if any, on which it has been granted, can be obtained at all reasonable hours at –

Planning & Sustainable Development, Tel: 01224 523470
Enterprise, Planning and Infrastructure,
Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB
Email: pi@aberdeencity.gov.uk
Web: www.aberdeencity.gov.uk/planning

GORDON McINTOSH
DIRECTOR

Continuation

Town and Country Planning (Scotland) Act 1997 (Section 27C)

**The Town and Country Planning (Development Management Procedure)
(Scotland) Regulations 2008 (Section 38)**

Accompanying Notes

- This notice only requires to be displayed in relation to development belonging to the categories of national development, major development and those classes of development indicated in Schedule 3 of the above regulations.
- A person carrying out such development as outlined above must until the development is completed display this notice.
- This notice must be –
 - displayed in a prominent place at or in the vicinity of the site of the development;
 - readily visible to the public; and
 - printed on durable material.
- **IMPORTANT** - Carrying out development without displaying a notice in accordance with Section 27C(1) of the above Act is a breach of planning control and may result in enforcement action being taken.

Notes to Assist in Completing the Notice

- 1) Insert address of site or describe location of development.
- 2) Delete 'Subject to conditions' if the planning permission is not subject to any conditions.
- 3) Insert name and address of developer.
- 4) Insert date on which planning permission was granted.
- 5) Insert either 'Aberdeen City Council' or 'Scottish Ministers' depending on who approval was granted by.
- 6) Insert Aberdeen City Council reference number and Scottish Ministers reference number (if applicable).

Continuation

7) Insert description of development.



Rev. | Date | Details | Drawn | Checked
 Issued for:

PLANNING

Project/Client: Residential Development
 North Donside / Ellon Road
 Balgownie, Aberdeen

Project No: 1010068
 Dwg No: L(--)-007
 Rev:

Drawing: Proposed Site Layout
 Scale: 1:500 @A2
 Drawn By: MM Date: Aug 2010
 Checked By: Date:

SCHEDULE OF ACCOMMODATION.	BALGOWNIE SITE	
SITE AREA	23824 SqM	
TOTAL UNITS	99 No. Apartments 42 No. 3 Bedrm + Town Houses 6 No. 3 Bedrm + Detached House 24 No. 3 Bedrm + Semi - Det Houses	
	171 No	Total units
CAR PARKING SPACES	156 No	155 % of Flats
PUBLIC OPEN SPACE	5160SqM	22 % of site



NOTE:
 BOUNDARY HAS BEEN OFFSET
 BY 1.0m FOR CLARITY

archial

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 3 Bon Accord Crescent, Aberdeen, AB11 6XH
 T: +44 (0)1224 586277 F: +44 (0)1224 575914
 www.archialgroup.com