



Monitoring of Major and Significant Planning Applications

Quarterly Report

Quarter 1 – 2023

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Milltimber South

220865/MSC – Land South of North Deeside Road, Milltimber – Approval of Matters Specified in Conditions for 75 Residential Units



Developer: **Bancon Homes**

Case Officer: **Gavin Clark**

Planning Inspector: **Stuart Morrice**

Current Development Status

Decision Notice issued on 09 November 2022. No development commenced on site

Planning Conditions Requiring Monitoring

Condition	Status	Monitoring comments
1. Eastern and western footpath connections to the Deeside Way shall be completed and brought into use prior to the occupation of the 38th dwellinghouse.		To be monitored post development commencement.
2. Noise mitigation measures to be installed in accordance with the approved Noise Impact Assessment prior to approval being brought into use.		To be monitored post development commencement.
3. Existing post and wire fencing located along the northern boundary to be removed prior to the occupation of the 75 th dwellinghouse.		To be monitored post development commencement.
4. Internal road network to be completed prior to the completion of the 70 th residential unit.		To be monitored post development commencement.
5. The approved Construction Environment Management Plan confirmation shall be submitted and agreed in writing by the Planning Authority prior to commencement of the development.	Condition discharged by letter dated 21 11 22	N/A
6. Information shall be submitted and approved in writing by the Planning Authority in relation to accessible walking and cycling routes, amenities and services found	Condition discharged by letter dated 21 11 22	N/A

in the surrounding area along with transportation methods available in the surrounding area prior to occupation of any dwellinghouse approved.

Further Information

Planning application 230019/MPO pending for proposed removal of Clause 10 from S75 (secondary education contributions)

Monitoring programmed for next quarter

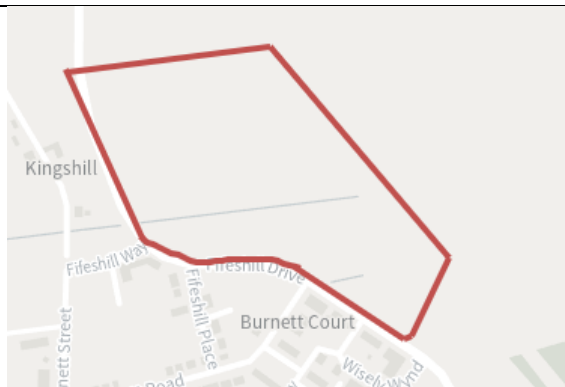
- Check commencement of development

Countesswells

Section 75 Obligations in respect of whole development under Planning Permission in Principle 140438 - Residential-led mixed use development including approximately 3000 homes, employment, education, retail, leisure and community uses and associated new and upgraded access roads, landscaping and ancillary engineering works		
Description of obligation	Status	Monitoring comments
Affordable housing	Affordable housing scheme 2021 update submitted 20.05.2021	
Primary School 1 shall be constructed prior to the exhibition of the Notice of Acceptance of Completion Certificate for the 500 th Housing Unit	Complete	Construction completed in line with 191660/MSC
Secondary School shall be constructed prior to the exhibition of the Notice of Acceptance of Completion Certificate for the 1000 th Housing Unit		Trigger not reached as of 31 st March 2023
Primary School 2 shall be constructed prior to the exhibition of the Notice of Acceptance of Completion Certificate for the 1800 th Housing Unit		Trigger not reached as of 31 st March 2023
Prior to completion of 500 th housing unit the proprietors shall enter into discussions with NHS Grampian or body nominated by them, with a view to identifying the Health Centre Site.		Planning permission (220441/DPP) for change of use from Class 1 (Shops) to Class 2 (Medical Centre) granted on 10 th June 2022.
Within 3 years of the completion of the Access Road, the Proprietors shall submit a scheme for construction of a cycleway from the Development Site to the A944 for written approval		
Access		Upgrade of Jessiefield Junction on the A944 as per application 141888 to be completed prior to the occupation of the 1001st house and upgrade to Kingswells junction on the A944 (141889). Application (200536/S42) to vary condition refused on 10 th February 2023.

210524/MSC – Sites N2+N13 Countesswells –

Approval of Matters Specified in Conditions 2 a-j (siting design/waste recycling), 3a, c-j (landscaping), 5 (phasing), 10 (car parking), 18 (drainage), 23 (water efficiency statement) and 28 (low and zero carbon) relating to PPIp ref. 140438 for the proposed residential development of 220 dwelling houses and all associated infrastructure



Developer: **Barratt North Scotland**

Case Officer: **Dineke Brasier**

Planning Inspector: **Stuart Morrice**

Current Development Status

Decision Notice issued on 15 November 2021. Notice of Initiation of Development 06 December 2021

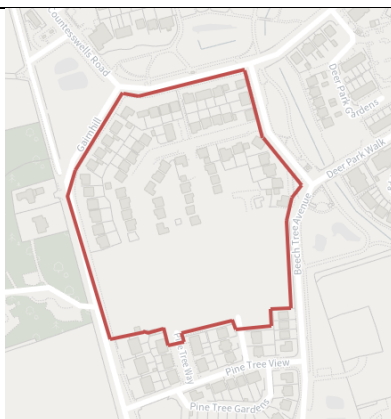
Planning Conditions Requiring Monitoring

Description of condition	Status	Monitoring comments
1. Approved scheme of landscaping to be carried out in first planting season following completion of the development.		To be monitored post development completion.
2. No occupancy of the approved residential unit unless parking areas for the individual units are constructed, drained, laid-out and demarcated.		To be monitored with development progress
3. No occupancy of the approved residential units unless the relevant boundary treatment for the individual units are constructed in line with approved plans.		To be monitored as development is progressed
4. That prior to occupation of any residential unit hereby approved in Phase 2 as shown on drawing 11642-HFM-ZZ-ZZ-DR-A-P(00)-07 'Proposed Phasing Plan', the area of land within Hazleden Park shown on the same plan as serving Phase 1 shall be delivered and made available for use to residents.		To be monitored following the commencement of development of Phase 2
That prior to occupation of any residential unit hereby approved in Phase 3 as shown on drawing 11642-HFM-ZZ-ZZ-DR-A-P(00)-07 'Proposed		To be monitored following the commencement of development of Phase 3

Phasing Plan', the area of land within Hazleden Park shown on the same plan as serving Phase 2 shall be delivered and made available for use to residents.		
That prior to occupation of any residential unit hereby approved in Phase 4 as shown on drawing 11642-HFM-ZZ-ZZ-DR-A-P(00)-07 'Proposed Phasing Plan', the area of land within Hazleden Park shown on the same plan as serving Phase 3 shall be delivered and made available for use to residents.		To be monitored following the commencement of development of Phase 4
That within three months of the occupation of the final residential unit in Phase 4 as shown on drawing 11642-HFM-ZZ-ZZ-DR-A-P(00)-07 'Proposed Phasing Plan', the area of land within Hazleden Park shown on the same plan as serving Phase 4 shall be delivered and made available for use to residents.		To be monitored following the commencement of development of Phase 4
Monitoring programmed for next quarter		
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200195/MSC – Block C1 Countesswells –

Approval of Matters Specified in Conditions 2 a-j (excl.i), (Siting and Design), 3a-j (excl h and i) (Landscaping), 5 (Street design), 10 (Parking), 11 (Travel framework plan), 12 (Travel Plan), 18 (Drainage and Suds), 21 (Protection Water Environment), 23 (Water Efficiency) and 28 (Low/Zero Carbon) relating to PPiP 140438 for the proposed residential development of 102 dwelling houses and all associated infrastructure



Developer: **Barratt North of Scotland**

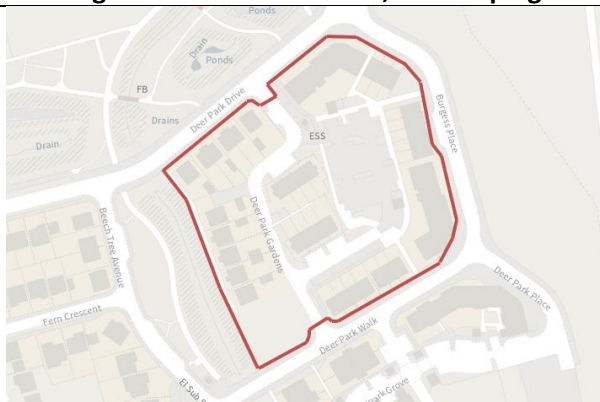
Case Officer: **Dineke Brasier**

Planning Inspector: **Stuart Morrice**

Current Development Status		
Decision Notice issued on 22 June 2020. Notice of Initiation of Development 02 February 2021		
Planning Conditions Requiring Monitoring		
Condition	Status	Monitoring comments
1. Approved scheme of landscaping to be carried out in first planting season following completion of the development.		To be monitored post development completion.
2. No occupancy of the approved residential unit unless parking areas for the individual units are constructed, drained, laid-out and demarcated.		To be monitored with development progress
3 Notwithstanding any information contained within the hereby approved drawings and supporting information, no construction of buildings shall take place until a scheme detailing the specification of the feature stone walling at the entrances of the Core Link Path part of the development hereby approved has been submitted to, and approved in writing by, the Planning Authority and thereafter the feature stone walling shall be carried out in accordance with the details so agreed.	Condition discharged by letter dated 02.02.21	N/A
Monitoring programmed for next quarter		
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180564/MSC – Countesswells C3 –

Approval of matters specified in conditions: 2 (Siting, design); 3 (Landscaping - excl h and i); 5 (Street design); 10 (Parking); 23 (Water efficiency); & 28 (Low, Zero Carbon) in relation to PPIp P140438 relating to 85 dwellings & 3 commercial units, landscaping and associated works



Developer: **CHAP Group**

Case Officer: **Dineke Brasier**

Planning Inspector: **Stuart Morrice**

Current Development Status

Decision Notice issued on 26 June 2018. Notice of Initiation of Development 01 October 2018

Planning Conditions Requiring Monitoring

Condition	Status	Monitoring comments
1. Approved scheme of landscaping to be carried out in first planting season following completion of the development.		To be monitored post development completion.
2. No occupancy of the approved residential units within plots 1-30 unless car parking areas for the individual plots are constructed, drained, laid-out and demarcated.		Monitor stage of development at next site visitation
2. No occupancy of the approved residential units within plots 31-85 and retail units in the southern flatted blocks unless the car parking court to the rear of these units, including allocated spaces for the retail units are constructed, drained, laid-out and demarcated.		Monitor stage of development at next site visitation
3. Prior to occupation of the retail units, a scheme for limiting the use of the layby immediately north, shall be submitted and approved by the planning authority.		Monitor stage of development at next site visitation

Monitoring programmed for next quarter

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211372/DPP – Land to North of Kirk Brae (C2)

Replacement of proposed block of flats (Plots 49-57) with 5no units comprised of one semi detached and one terrace of 3 (Plots 49-53) amendment to application ref. 170799/MSC



Under construction by: **Kirkwood Homes**

Case Officer: **Dineke Brasier**

Planning Inspector: **Stuart Morrice**

Current Development Status

Decision Notice issued on 19 April 2022. No Notice of Initiation of Development submitted

Planning Conditions Requiring Monitoring

Description of condition	Status	Monitoring comments
There are no conditions attached to this consent. Section 75 obligations noted above		

Monitoring programmed for next quarter

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Grandhome

Section 75 Obligations in respect of whole site development - Planning Permission in Principle Ref 131535/PPP - 1A mixed-use development comprising: up to 4,700 homes, town and neighbourhood centres (including commercial, retail, leisure and hotel uses), employment land (c.5 ha), community facilities, energy centre, open space / landscaping, and supporting infrastructure, including access

Description of obligation	Status	Monitoring comments
Affordable housing		Affordable Housing Scheme to be submitted within 3 months of development start
Submission of Annual Housing and Infrastructure Report	Report submitted 26.10.22	
Education		School land to be reserved for the erection of two primary and one secondary school
Gypsy/Traveller Provision		Land for the purposes of Gypsy/Traveller site shall be conveyed to the Council
Health Provision		Land shall be reserved for a Health Care Centre
Roads Contributions		<p>Within 28 days of 1250th housing unit the proprietors of that part of the Development Site which remains undeveloped shall pay the Buckie Farm Contribution and Balgownie Road Contribution</p> <p>Within 28 days of 2500th housing unit the proprietors of that part of the Development Site which remains undeveloped shall pay the Scotstown Road, Whitestripes Road and Parkway Dualling Contributions</p>
Community Facilities		Following occupation and completion of the 500 th housing unit the proprietor shall pay the Community Facilities Contributions for each subsequent housing unit erected
Core Paths		Within 28 days of the council demonstrating that a contract for the construction of the pedestrian/cycle bridge at Davidson Mills has been signed, the proprietors shall pay the core paths contribution.

211465/MSC – Grandhome Estate –

Approval of Matters Specified in Conditions 3a)-h) and j) Siting and Design; 5a)-g) and j) Landscape; 6 Drainage, 7 Street Design, 26 Construction Environment Management Plan, 27 Site Waste Management Plan, 28 Environmental Management Plan, 32 Contaminated Land and 36 Low and Zero Carbon Statement of Planning Permission in Principle Ref 131535/PPP (55 units and associated works)



Developer: **CALA**

Case Officer: **Lucy Greene**

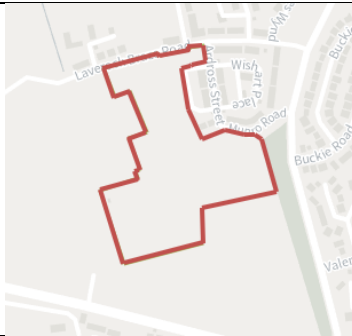
Planning Inspector: **Stuart Morrice**

Current Development Status		
Decision Notice issued on 24 December 2021. Notice of Initiation of Development 06 June 2022		
Planning Conditions Requiring Monitoring		
Condition	Status	Monitoring comments
1. No external finishing material shall be used on site other than in accordance with specification details (including samples where necessary) which have been agreed in writing with the planning authority.	Condition discharged by letter dated 30.09.22	
2. That the development shall not take place unless there has been submitted to, and agreed in writing with the planning authority a plan for the management of dust during the construction period. Thereafter works shall take in accordance with the plan as so agreed.	Condition discharged by letter dated 30.09.22	
3. No occupancy of house unless passive electric vehicle charging provision has been made for all parking spaces throughout the site, unless otherwise agreed.	Condition discharged by letter dated 30.09.22	
4 No occupancy of houses unless there has been submitted to and approved in writing by the planning authority, details of the species and size of proposed trees.		Monitor Landscape proposal plans Rev B (05-01-22)-478-18-01b, 02b and 03b.

5. The houses shall not be occupied unless the development has been laid out in accordance with an updated site layout plan, including showing removal of one parking space to the rear of plot 54 and one adjacent to plot 11 and their replacement with landscaping (or other similar arrangement as agreed with the planning authority), that has been submitted to and approved in writing by the planning authority.	Condition discharged by letter dated 30.09.22	To be monitored with development progress as per Drawing 2232 – (90)001 Rev N Site Plan and landscape architect plans 478-18-01 with parking removed and landscaping updated.
No individual house shall be occupied unless there are in place and fully operational, measures to reduce carbon emissions as recommended in a report including calculations and recommended measures (in accordance with the Supplementary Guidance: Resources for New Development) that has been submitted to, and approved in writing by the planning authority.	Information submitted by developer by letter dated 03.10.2022	
Monitoring programmed for next quarter		
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211257/MSC – Site at Edwards Square –

Approval of matters specified in conditions 3(Siting / Design / Appearance / Landscape a-h,j), 5(Landscape a-j), 6 (Drainage), 7(Street design), 22 (Flooding), 23(SUDS), 25(Water Supplies), 26(CEMP), 27(Waste Management), 28(Environmental Management), 32(Contaminated Land), 36(Low zero carbon) and 37(Trees) in relation to planning permission in principle ref. 131535 for the erection of 143 residential dwellings, 2 shop units, infrastructure, landscaping and associated works



Developer: **Malcolm Allan Housebuilders**

Case Officer: **Lucy Greene**

Planning Inspector: **Stuart Morrice**

Current Development Status

Decision Notice issued on 14 April 2022. No development commenced on site

Planning Conditions Requiring Monitoring

Condition	Status	Monitoring comments
1. Retail units shown on approved plans as Commercial Unit 1 and 2, shall be used for Class 1, 2 or 3 as defined by the Use Classes Order		To be monitored post development commencement.
2. No external finishing materials shall be used other than those approved by the planning authority		To be monitored during development.
3. The houses shall not be occupied unless passive electric vehicle charging provision has been made for all parking spaces		To be monitored during development.
4. No individual house shall be occupied unless there are in place and fully operational, measures to reduce carbon emissions and approved by the planning authority		To be monitored during development.
5. No development shall take place unless there has been submitted and approved by the planning authority a) Layout plan showing all footways to be at least 2m in width, any changes to parking bays in order to accommodate gully positions and corner radii;		

b) Cycle parking for flats above shops		
6 No house shall be occupied unless Edward Square has been laid out, landscaped and play equipment installed and ready for use in accordance with Planning Permission Reference 200725		To be monitored during development.
Monitoring programmed for next quarter		
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