

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 9 FEBRUARY 2021

PLANNING APPLICATION - LAND ADJACENT TO ABBEYBANK HOUSE, SPRINGFIELD
TERRACE, ARBROATH

GRID REF: 364716 : 741307

SERVICE LEADER – PLANNING & COMMUNITIES

Abstract:

This report deals with planning application No [20/00395/FULL](#) for the erection of 20 affordable homes with associated landscaping, access, parking, drainage and infrastructure for Hillcrest Homes on land adjacent to adjacent to Abbeybank House, Springfield Terrace, Arbroath. This application is recommended for conditional approval.

1. RECOMMENDATION

It is recommended that the application be approved for the reason and subject to the conditions given in Section 10 of this report.

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN

This report contributes to the following local outcome(s) contained within the Angus Local Outcomes Improvement Plan and Locality Plans:

- Safe, secure, vibrant and sustainable communities
- A reduced carbon footprint
- An enhanced, protected and enjoyed natural and built environment

3. INTRODUCTION

3.1 Planning Permission is sought for the erection of 20 new affordable homes with associated landscaping, access, parking, drainage and infrastructure on land adjacent to adjacent to Abbeybank House, Springfield Terrace, Arbroath. A location plan is provided at Appendix 1.

3.2 The application site encompasses an area of around 0.48ha and contains a vacant area of overgrown land that would have historically been associated with Abbeybank House. The site is bound to the north by Hayshead Road; to the west by houses and allotment gardens on Hayshead Road; to the south by houses on Springfield Terrace; and to the east by Springfield Terrace. The site has varying topography and, particularly in the southern section, slopes down to the southwest.

3.3 The development would consist of 20 new properties consisting four blocks of flatted dwellings. A building containing eight, single bedroom flats would be constructed in the north section of the site fronting Hayshead Road. Garden areas for building would be provided at the sides and rear of the building, eight car parking spaces would be provided at the front and sides of the building and access would be taken by two

junctions formed with Hayshead Road. In the south section of the site, three buildings would be constructed. Two buildings would accommodate four, 3-bedroom flats each, while the third building would accommodate four, 2-bedroom flats. Vehicular access to these properties would be provided by means of a new roadway leading from Springfield Terrace. The buildings in the south section would have principal elevations facing south towards the new roadway with garden areas provided at the sides and rear. A single parking space for each dwelling would be provided in bays forward of the buildings. The buildings would all be two-storey and would have pitched roofs finished with grey concrete tiles, block and clad walls and uPVC windows and doors.

- 3.4 The existing access to Abbeybank House would be retained with a wall formed at the south side of the drive to delineate between the sites. The existing lodge building on Springfield Terrace would be removed to form the new entrance for the south section of the site. The houses would connect to the public water supply and foul drainage would be directed to the public sewer. Surface water would be directed to a sustainable drainage system.
- 3.5 The application has been amended. The configuration and location of the buildings was revised, with the amount of land raising proposed for the south section of the site reduced. The building proposed in the north section of the site was changed to a single block of eight flats and all buildings were redesigned from the initial proposal.
- 3.6 The application was subject of neighbour notification and was advertised in the local press.

4. RELEVANT PLANNING HISTORY

- 4.1 There is a history of planning permission for housing development at the site dating back to 2002.
- 4.2 The most recent planning permission (Appn ref: [16/00161/FULL](#)) provided for a development of five, four bedroom detached properties to the south of the site and a mews style development of four, three bedroom properties to the north. That permission was granted in June 2016. Those properties provided accommodation at ground and first floor level.

5. APPLICANT'S CASE

- 5.1 The applicant has submitted a Design Statement, Bat Survey, Site Photographs and information relating to proposed boundary treatments. Those can be viewed on the [Public Access](#) website but are summarised below.
- 5.2 The Design Statement provides an overview of the site, the planning history, and provides a site analysis and appraisal in the context of development plan policy. The site levels are discussed and the design solution in reaction to this is explained. The Statement is supported by photographs of 'Precedent Studies' of other similar projects where circumstances affecting development have necessitated engineered solutions for existing topography. The statement concludes that the applicant has identified Arbroath as a priority location where there is currently significant demand for the type and mix of housing proposed in this application. Furthermore it is suggested that the development is of benefit to Arbroath and the surrounding community providing a commendable use for an undeveloped area which has lain dormant and neglected for a number of years.
- 5.3 The Bat Survey indicates that there were no bats or evidence of bats identified within or outside the lodge building that is to be removed. It reports that the habitat locally is poor in terms of quality habitat and connectivity, but there are plenty of alternative roosts available in a large number of slate roofed houses in the area, and the proposed works

will not impact on foraging habitat locally. It advises that it will not be necessary to obtain an EPS licence in respect of bats before the proposed building work is carried out.

- 5.4 The boundary treatment information provides details on the existing and proposed boundary enclosures for the site. It indicates, among other things, that the high masonry wall that formerly fronted onto Hayshead Road collapsed some time ago and photographic evidence is provided in this regard.

6. CONSULTATIONS

- 6.1 **Community Council** - There was no response from this consultee.
- 6.2 **Angus Council - Parks and Burial Grounds** - Offered no objection but recommended a financial contribution towards public park and amenity open space is sought in line with the council's Supplementary Guidance.
- 6.3 **Angus Council - Roads** - Offered no objection subject to the attachment of conditions regulating the minimum sightline distances and maintenance arrangements for visibility splays at access junctions and reconstruction standards for the public footway. Offered no objection in relation to flood risk subject to details for surface water drainage arrangements, including maintenance and management, being provided prior to the commencement of development.
- 6.4 **Scottish Water** - Offered no objection to the proposal.
- 6.5 **Archaeology Service** - Offered no objection subject to a programme of archaeological works being carried out in accordance with an approved archaeological written scheme of investigation prior to the commencement of development.
- 6.6 **Scottish Fire & Rescue Service** - The Service advised that the development would not adversely affect the existing fire station and offered no objection.

7. REPRESENTATIONS

- 7.1 Sixteen letters of representation were received (from 7 households) objecting to the proposal. The letters of representation are attached as Appendix 2 and are available to view on the council's [Public Access](#) website.
- 7.2 The main points of concern were as follows: -
- The proposal is not consistent with the character and pattern of development in the surrounding area/ there are too many units proposed for the size of the site;
 - Impact on the amenity of existing properties in terms of overlooking, overshadowing, loss of privacy, anti-social behaviour, and noise;
 - Proposed boundary enclosures are not sufficient/ the site walls should be restored;
 - Impact of the development on the listed St. Mary's Church.
 - Traffic safety, pedestrian safety, emergency service and refuse vehicle access, pavement and road condition concerns relating to increased traffic;
 - Insufficient parking provision/ impacts on the availability of on-street parking;
 - The refuse storage will attract pests/ vermin;
 - Insufficient open space is provided and there is inadequate information in relation to landscaping;
 - Impacts on trees and wildlife within the site;
 - Insufficient drainage information and proposal would increase flood risk to neighbouring property;
 - The development would impact on the stability of the sloping land;

- Impacts on local services including schools, doctors, public transport capacity etc.

These matters are addressed in the Planning Considerations Section below.

Other matters raised are addressed below:-

- The adjoining door in the wall between the application site and 3 Hayshead Road should be blocked up – Supporting information indicates this wall boundary would be retained and remain largely unchanged. A request to block up an existing access between sites is a matter between the interested parties and is not relevant to the determination of the current application.
- The works will cause damage to neighbouring property and boundary walls – Any damage to neighbouring property during construction is a civil matter and is not a material planning consideration. It is not uncommon for residential developments of this scale to be undertaken in existing residential areas without significant adverse impact on neighbouring property.
- More community engagement is required/ the application should be delayed during the current pandemic – Publicity and consultation on this application has been undertaken in accordance with legislative requirements. Government has indicated that it expects the planning system to continue to function during the pandemic.
- Impact on surrounding house values - This is not a material planning consideration.

8. PLANNING CONSIDERATIONS

8.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

8.2 In this case the development plan comprises:-

- [TAYplan](#) (Approved 2017)
- [Angus Local Development Plan](#) (ALDP) (Adopted 2016)

8.3 The application is not of strategic significance and the policies of TAYplan are not referenced in this report. The relevant policies of the ALDP are provided in Appendix 3 and have been considered in the preparation of this report.

8.4 Policy DS1 states the focus of development will be sites allocated or otherwise identified for development within the ALDP, which will be safeguarded for the use(s) set out. The site is identified for housing development in the ALDP as site A(b) Springfield Terrace, Abbeybank House. Policy DS1 further indicates that proposals that re-use or make better use of vacant, derelict or under used brownfield land or buildings will be supported where they are in accordance with relevant policies of the ALDP.

8.5 Policy TC1 deals with housing land and, amongst other things, indicates that land identified for residential development will be safeguarded from development for other uses. Policy TC2 deals with residential development proposals and indicates that proposals for new residential developments within development boundaries will be supported where the site is not protected for another use and the proposal is consistent with the character and pattern of development in the surrounding area. It also requires that new residential development must be compatible in terms of land use; provide a satisfactory residential environment; not result in unacceptable impact on the built and natural environment, surrounding amenity, access and infrastructure; and include provision for affordable housing in accordance with Policy TC3 Affordable Housing.

- 8.6 The site is located within the Arbroath Development Boundary and is identified and safeguarded for residential development. It is in a predominantly residential area and the principle of residential use is effectively established by the ALDP.
- 8.7 The area surrounding the site is characterised by a mix of single and two storey buildings, with most having ridges running parallel to the streets they face and private garden areas to the rear. The proposed building at the north of the site would front Hayshead Road, with the ridge running parallel to the carriageway. It would be rectilinear in form, 2-storey in height, with a pitched roof. Parking and small garden areas would be provided between the building and the street with small sections of low, stone boundary wall and planting. Private garden areas would be located to the side or rear of the building. The general form would be fairly consistent with the building pattern in the area. The three buildings proposed within the south section of the site would face onto a new access road to be formed from Springfield Terrace, broadly reflective of the existing development to the south. The proposed buildings would again be rectilinear in form, 2-storey in height and with pitched roofs. The buildings would be located to the west of the proposed access, with parking and bin storage areas to the frontage and private garden areas to the side or rear of the buildings. The general layout and design would be broadly reflective of that found in the surrounding area. The external materials proposed would not look out of place in the surrounding mixed townscape and the final colour of the walls could be controlled by planning condition. Boundary treatments would mostly involve the retention of the existing sandstone walls and the erection of new lower height stone walls at the north boundary of the site with Hayshead Road, where the existing wall has collapsed. The general layout and design is compatible with the council's Design Quality and Placemaking Supplementary Guidance and is acceptable in the context of the character and pattern of development in the surrounding area.
- 8.8 The proposed flats would enjoy a reasonable standard of amenity with each having an area of private outdoor space, off-street car parking, and space for bin storage and recycling. The proposed buildings would be an acceptable distance from existing and proposed dwellings having regard to the council's design guidance. The development is designed to provide a mix of house sizes to accommodate differing needs in the local community. The proposed dwellings would provide an acceptable residential environment for future occupants.
- 8.9 The redevelopment of the site would have some impact on occupants of neighbouring property and development plan policy seeks to ensure that such impacts are within acceptable tolerances. Guidance on matters such as window to window distances and overlooking from upper floor windows is provided in the Council's Advice Note 14 which deals with small housing developments and the development of the site is broadly in accordance with that guidance. Separation distances between existing and proposed buildings exceed minimum window to window distance requirements. Within the southern section of the site ground levels vary and the proposal has been subject of amendment to address concerns. The revised proposal seeks to minimise land raising in that area and ensures that upper floor windows would all be located in excess of 12m from their boundary with existing housing to the south as required by design guidance. The resultant arrangement would not be untypical of that commonly found in the surrounding area. North facing windows in the proposed buildings (Block 4) would have rear first floor windows within 12m of the shared boundary with Abbeybank House. However, the area affected by that would be the driveway, which is at an elevated height relative to Block 4 and would be bound by a retaining wall and gabion boundary enclosure. The separation distance between Block 4 and Abbeybank House itself would be around 27m and that house would retain a significant area of private amenity space largely unaffected by the proposed development. The building at the north section of the site would provide separation distances in accordance with the council's guidance and uses blank side elevations to avoid the introduction of any direct overlooking of the

closest neighbouring properties. The proposal would provide a good living environment for residents and would not give rise to unacceptable impacts on the amenity of those that live in the surrounding area.

- 8.10 Abbeybank House and the surrounding area is of some archaeological interest. The Archaeology Service has reviewed the proposal and offered no objection subject to a programme of archaeological works being carried out prior to the commencement of development. St. Mary's Church, which is a listed building, is located over 30m from the application site and is separated from it by the public road and intervening development of varying ages and styles. There is limited intervisibility between the sites and the impact of the development proposal on the listed building and its setting is considered negligible. The proposal would not significantly affect any other built heritage interest.
- 8.11 The site is not subject of any designation for natural heritage reasons. A bat survey has been submitted which indicates that there is no evidence of bats roosting in the lodge building to be removed and that a European Protected Species license would not be required. The information identifies good practice to minimise the potential to impacts of development and a condition is proposed requiring compliance with the survey recommendations. The proposal would require the removal of much of the overgrown foliage on the site. Plans indicate the remaining mature trees are outwith the application site in the curtilage of Abbeybank House. Taking account of the new planting identified in the scheme, the proposal is not considered to result in unacceptable impacts on the natural environment and biodiversity in and around the site. A condition is proposed that requires a detailed scheme for landscaping and planting at the site, including precise details of any trees to be removed and retained during the course of development, measures for the protection of trees to be retained, including those adjacent to the site, and a scheme of compensatory planting for those to be removed.
- 8.12 In terms of open space provision, the council's Parks and Burial Grounds Service offered no objection but advised that, as no on-site open space/play area provision is proposed, a financial contribution towards public park and amenity open space should be sought in line with the council's adopted Supplementary Guidance on Developer Contributions and Affordable Housing Supplementary Guidance.
- 8.13 New vehicular access would be formed from Springfield Terrace and Hayshead Road. Parking provision within the site would meet the council's standards with 20 spaces provided. The Roads Service has reviewed the proposed development and offered no objection subject to a planning conditions regulating visibility splays for the new accesses and to regulate the reconstruction standards for the public footway.
- 8.14 The proposed flats would connect to the public water supply and foul drainage system. Supporting information indicates a sustainable drainage system would be provided for surface water. This general arrangement is compatible with development plan policy. The site is not indicated to be at risk from flooding and the council's Roads Service has offered no objection in terms of flood risk, subject to the attachment of a condition requiring a detailed scheme for the disposal of surface water and including maintenance arrangements. In addition, the detailed design of the surface water drainage arrangements would be controlled through the building warrant process.
- 8.15 The development is proposed as affordable housing and the council's Supplementary Guidance does not require contributions from this form of development towards other infrastructure provision, including education provision. A planning condition is proposed to ensure that the properties are provided and maintained as affordable housing. The development would not give rise to any significant issues in terms of other infrastructure in the area.

- 8.16 The proposal does not give rise to any other significant policy issues. The site is identified and safeguarded for residential development in the ALDP, which indicates a 9-unit capacity for the site. That figure was based on the numbers of units approved under previous planning permissions at the site which was for large detached houses. While the current proposal is for an increased number of residential units, it is still considered to be of a scale and nature appropriate to the location and complies with relevant development plan policy.
- 8.17 In relation to other considerations it is relevant to note that a number of objections have been submitted to the proposal. Those representations are material in so far as they relate to relevant planning matters and have been considered in the preparation of this report. The planning history of the site and the previous grant of permissions for residential development on the site is also a material consideration.
- 8.18 Dealing with the matters raised in objection, the application site is close to the central area of Arbroath where a reasonably high density of development is apparent. Flatted dwellings are not uncommon, and the general layout and design of the units proposed in this case are broadly reflective of the variety of styles found in the area. The flats would provide a range of different accommodation sizes to meet local need. The buildings would be 2-storey in height which would tie into the style of much of the housing in the surrounding area. As discussed above the proposal is compatible with the council adopted design guidance. The applicant has indicated an intention to utilise natural stone where new boundary enclosures with the street are required and a condition is proposed that requires precise details of all boundary enclosures. The development would not give rise to unacceptable impacts on built heritage interests including the nearby listed church.
- 8.19 Objection has been received which raises concern regarding amenity impacts on existing housing but as discussed above, following amendment, the proposal is broadly in accordance with council guidance on distances between buildings and is reflective of existing separation distances and privacy standards in the surrounding area. The resulting relationship to the south of the site would not be unlike that which presently exists between properties on Springfield Terrace and Wesley Gardens. The proposed development is not considered to give rise to any unacceptable amenity impacts having regard to the council's design guidance. The proposed dwellings are flatted properties and would provide affordable housing but that does not mean occupants would be any more or less likely to behave in an anti-social manner.
- 8.20 The council's Roads Service has reviewed the proposal and confirmed that it does not give rise to any significant or unacceptable impacts in terms of road traffic or pedestrian safety. Parking provision is made within the site in accordance with relevant council standards. The road accesses to the site would be suitable to accommodate refuse vehicles and emergency service vehicles. The Scottish Fire and Rescue Service has confirmed that it has no significant concern regarding potential impact on the nearby fire station. Planning conditions are proposed to deal with relevant issues raised by the Roads Service.
- 8.21 The buildings have been arranged to provide natural surveillance over parking areas. The refuse storage areas would be sited forward of flats and grouped together within easy range for residents of the proposed flats. There is no reason to consider that the development would significantly increase pollution or the attraction of pests into the surrounding area beyond what might be expected from any residential development.
- 8.22 No useable on-site open space would be provided, but all the flatted units would have private garden grounds of a size that is compatible with the council's design guidance. The Parks and Burial Grounds Service has advised that a financial contribution towards

open space provision is acceptable for this development and a planning condition to address that matter is proposed. A condition is also proposed requiring further details regarding landscaping of the site. Available information indicates the proposal would not have any significant impact on wildlife and it is important to recognise that it is safeguarded for residential development in the ALDP.

- 8.23 The site is not indicated to be at risk from flooding and the council's Roads Service has reviewed the proposal in terms of flood risk and offered no objection subject to a planning condition requiring a detailed scheme for surface water drainage arrangements. The proposal to build on sloping land is not an unusually complex arrangement for sites with varying topography and it is not unreasonable to anticipate that an acceptable engineering solution can be achieved. The integrity of any retaining structures would be controlled through the building warrant process.
- 8.24 The site is within an established and relatively built-up residential area within the town and the impacts of the proposed development on other local services are not anticipated to be unusual or significant. The council's adopted supplementary guidance on developer contributions does not identify any requirement for this type of development to provide contributions towards infrastructure improvement, including schools.
- 8.25 As indicated above the site has a history of planning permissions that provide for the erection of residential development. The basic principle of residential development on this site is well established and the site is safeguarded for that purpose in the ALDP. The most recent permission provided for the erection of houses with 2-storey accommodation in the southern area of the site in broadly similar positions to those proposed by this application.
- 8.26 In conclusion, the proposal provides for the erection of 20 affordable homes on an area of land that is safeguarded for residential use. That land is currently vacant and overgrown and has been in this condition for a considerable period. The proposal would allow for redevelopment of the site in a manner which is of an appropriate scale and nature. The letters submitted in objection to the proposal by third parties are noted and discussed above and the material planning issues raised have been considered in preparation of this report. Amendments to the proposal have been made to help mitigate impacts on occupants of neighbouring property and to ensure that it is compatible with relevant council design guidance. The proposal is considered to comply with the relevant policies of the development plan, subject to stated conditions, and there are no material considerations that justify refusal of the application.

9. OTHER MATTERS

HUMAN RIGHTS IMPLICATIONS

The recommendation in this report for grant of planning permission, subject to conditions, has potential implications for neighbours in terms of alleged interference with privacy, home or family life (Article 8) and peaceful enjoyment of their possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying this recommendation in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified. The conditions constitute a justified and proportional control of the use of the property in accordance with the general interest and have regard to the necessary balance of the applicant's freedom to enjoy his property against the public interest and the freedom of others to enjoy neighbouring property/home life/privacy without undue interference.

10. CONCLUSION

It is recommended that the application be approved for the following reason and subject to the following conditions:

Reason for Approval:

The proposal is in accordance with the development plan as it is compatible with the locational criteria identified in the plan and as it does not give rise to unacceptable impacts on amenity, natural and built environment, road safety or infrastructure, subject to the stated conditions. There are no material considerations that justify refusal of planning permission contrary to the provisions of the development plan.

Conditions:

1. The development permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in section 27(4)(a)-(f) of the Town and Country Planning (Scotland) Act 1997 (as amended) in relation to the development, until a planning obligation pursuant to s.75 of the said Act relating to the land has been made and lodged with the planning authority and the planning authority has notified the persons submitting the same that it is to the planning authority's approval. The said planning obligation will provide the sum of the £518 per flatted dwelling (Total:- £10,360) (index linked) will be paid to Angus Council for the purpose of the provision of park and amenity open space facilities in accordance with the Angus Local Development Plan 2016 and the associated Developer Contributions and Affordable Housing Supplementary Guidance.

Reason: In order to ensure that the proposed development provides and/or enhances open space and makes provision for its future maintenance and in order to ensure that the proposed development does not put undue pressure on the existing park and amenity open space facilities within the area.

2. Prior to the commencement of development the following shall be submitted to and approved in writing by the Planning Authority: -
 - a. Precise details of all surface water disposal measures, including arrangements for subsequent management and maintenance. This should include details to indicate the phasing of provision of necessary infrastructure or mitigation measures;
 - b. A detailed landscaping scheme. That scheme shall include details of those trees to be removed and those to be retained, along with measures for their protection during the course of development. The scheme should make provision for compensatory planting for any trees that are to be removed. Thereafter the landscaping scheme shall be implemented in accordance with the approved details and all planting contained within the scheme shall be completed in accordance with the timescales contained therein, and no later than the end of the first planting season following occupation of the dwellings within the development;
 - c. A scheme for the management and maintenance of all unadopted infrastructure and communal space within the development;
 - d. An archaeological written scheme of investigation (WSI) and a programme of archaeological work has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of

archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be occupied unless a post-excavation research design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.

A full specification for the archaeological works can be provided on request. However, the Archaeology Service would expect works to comprise the following: an archaeological Standing Building Survey of the lodge; a Photographic Survey of the early boundary wall and gates (those facing onto Springfield Terrace and Hayshead Road) as well any other 18th/19th Centur structures within the development site that will be impacted upon by proposals; and an archaeological trial trenching evaluation of 5-7% of the total proposed development site. These works should be undertaken by a suitably qualified archaeological contractor;

- e. Details of all external finish materials for the buildings at the site;
- f. Precise details of all boundary enclosures, and enclosures for bin storage areas.

Reason: In order to ensure that surface water infrastructure is appropriately formed and maintained in order to protect the environment and manage flood risk; to ensure an acceptable standard of landscaping is provided in the interests of the visual amenity of the site and surrounding area; to ensure appropriate management and maintenance of the site; to safeguard and record the archaeological potential of the area; and, to ensure acceptable material finishes for the buildings and acceptable boundary enclosures/ bin storage enclosures in the interests of the visual amenity of the site and surrounding area.

3. Prior to the commencement of development:-

- a. Visibility splays shall be provided at the junction of the proposed accesses with Hayshead Road and Springfield Terrace giving a minimum sight distance of 43 metres in each direction at a point 2.0 metres from the respective nearside channel line of Hayshead Road and Springfield Terrace. Within the above visibility splays nothing shall be erected, or planting permitted to grow to a height in excess of 875 millimetres above the adjacent footway level;
- b. The existing footway on the south west side of Hayshead Road shall be fully reconstructed to a minimum width of 2.0 metres along the entire sight frontage bounding Hayshead Road. The footway works shall be carried out to the standards of Angus Council and shall include relocation, as necessary, of any affected street furniture to a position agreed with the roads authority.

Reason: In order to ensure safe and suitable accesses and provide and maintain adequate sightlines in the interests of road safety; and, in order to ensure safe and suitable reconstruction of the public footpath in the interests of road safety.

4. The development shall be carried out in accordance with Section 7 'Conclusions and recommendations for bat conservation' (page 4) of the document "Preliminary Survey For Bats And Bat Roosts, and Assessment of Bat Potential -

Abbeybank Lodge, Springfield Terrace, Arbroath DD11 1EL” prepared by Jean Oudney and dated 16 November 2020.

Reason: In order to protect European Protected Species.

5. The development of residential units hereby approved is to comprise solely of affordable housing, that is to say housing of a reasonable quality that will be affordable to people on modest incomes. The residential units shall be owned, managed, leased or otherwise provided in perpetuity as such by a registered social landlord or other body having similar objectives, as approved of in writing by the Planning Authority.

Reason: In order to ensure that the development is built and occupied as affordable housing as that is the basis upon which the application has been assessed.

NOTE: No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

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DATE: 1 FEBRUARY 2021

APPENDIX 1: LOCATION PLAN

APPENDIX 2: LETTERS OF REPRESENTATION

APPENDIX 3: DEVELOPMENT PLAN POLICIES

APPENDIX 4: PLANNING SERVICE PRESENTATION