

25 Loanbank Quadrant (Ward 5) - 26/00019/LOCAL - Use of warehouse (Class 6) as Business (Class 4), General Industry (Class 5) and Storage and Distribution (Class 6) uses, includes alterations to vehicular access, parking, formation of yard, landscaping, erection of fencing and frontage alterations – Planning permission conditionally granted - Dissent.

3 There was submitted a request by Mr Keith Rodwell for a Planning Local Review of refusal of planning permission for the use of a warehouse (Class 6) as Business (Class 4), General Industry (Class 5) and Storage and Distribution (Class 6) uses, including alterations to the vehicular access, parking, formation of a yard, landscaping, erection of fencing and frontage alterations at 25 Loanbank Quadrant (Ward 5) – 26/00019/LOCAL.

After consideration, Bailie Wardrop dissenting, committee conditionally granted planning permission, subject to

(1) an amended condition to read:-

03. “With the exception of tree works detailed in the approved application, existing trees on the site shall not be lopped, topped, felled or removed without the prior written approval of the planning authority. Details of such trees and the proposed operations on each of them shall be submitted to the planning authority. Any proposals for felling or removal shall include proposals, including a programme, for replacement tree planting.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.”;

(2) additional conditions to read:-

(a) “Prior to the first use of the commercial units within the warehouse building (Unit B1, Unit B2 and Unit B3 on the approved Proposed Building Plan drawing) a Waste Management Plan for Operational Waste must be submitted to and approved in writing by the planning authority.

Reason: To ensure compliance with Policy 12 of the National Planning Framework 4 (2023); and

(b) “The external light fixtures must be painted or factory finished to match the colour of the external wall to which they are fixed.

Reason: In order to protect the appearance of both the property itself and the surrounding area.”; and

(3) an advisory note to read:-

“The site proposal currently shares an access point for both cyclists and lorries. It is recommended that painted road markings or other design solutions are made to segregate the two modes of transport into the site.”