

Planning Matters

The Appeal to Scottish Ministers for the BESS facility at Land At Newton Of Pitfodels Aberdeen for Installation of a grid battery energy storage facility (up to 40MW), with associated development has been allowed.

Planning and Environmental Appeals Division

Hadrian House, Callendar Business Park, Falkirk, FK1 1XR

E: dpea@gov.scot

T: 0300 244 6668



Scottish Government
Riaghaltas na h-Alba
gov.scot

Town and Country Planning (Scotland) Act 1997

Appeal Decision Notice

Decision by Stephen Hall, a Reporter appointed by the Scottish Ministers

- Planning appeal reference: PPA-100-2152
- Site address: Land At Newton Of Pitfodels, Aberdeen, AB15 7AL
- Appeal by Flexion Energy UK Storage Ltd against the decision by Aberdeen City Council
- Application for planning permission 240614/DPP dated 17 May 2024 refused by notice dated 19 September 2024
- The development proposed: Installation of a grid battery energy storage facility (up to 40MW), with associated development
- Application drawings: See schedule
- Date of site visit by Reporter: 5 February 2025

Date of appeal decision: 28 March 2025

Decision

I allow the appeal and grant planning permission subject to the twelve conditions listed at the end of the decision notice. Attention is also drawn to the three advisory notes at the end of the notice.

Conditions

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of grant of this permission.

Reason: Section 58 of the Town and Country Planning (Scotland) Act 1997 requires a condition to be attached to permissions limiting their duration. Three years is the default period set by law and there is no material reason indicating that a different period should be set.

2. No development shall take place unless and until precise details of the external finish and colour of the various development components have been submitted to and approved in writing by the planning authority. Thereafter, the development shall be carried out in accordance with the details as approved.

Reason: In order to ensure that the appearance of the development is properly considered, approved and thereafter implemented, and the associated environmental impacts are acceptable.

3. No development shall take place unless and until details of the number, positioning and operation of the infra-red CCTV and lighting columns have been submitted to and approved in writing by the planning authority, including confirmation that the lights will be operated by manual on-site switch or otherwise as agreed. Thereafter, the development shall be carried out in accordance with the details as approved.

Reason: In order to ensure that the appearance of the development is properly considered, approved and thereafter implemented, and the associated environmental impacts are acceptable.

4. No development shall take place unless and until further details of the surface treatment of the proposed access road have been submitted to and approved in writing by the planning authority. As a minimum these should include the measures set out in the document: Rebuttal Statement – Landscape & Visual Matters dated 22 January 2025, unless otherwise agreed. Thereafter, the development shall be carried out in accordance with the details as approved.

Reason: In order to ensure that the appearance of the development is properly considered, approved and thereafter implemented, and the associated environmental impacts are acceptable.

5. No development shall take place unless evidence has been submitted to and approved in writing by the planning authority that the warranted sound power levels of the chosen equipment meets the assumptions considered in the Noise Impact Assessment Project Proposal No 6558 Version 4 dated 2024-01-03 produced by ITP Energised. Where the proposed items are found to vary in sound power level from the assumptions, to confirm that the operational noise levels will meet the relevant criteria (noise limits) an updated noise impact assessment shall be undertaken and submitted to and approved in writing by the planning authority.

Reason: to protect surrounding residential properties from any unreasonable noise generated by the development.

6. No development shall take place unless and until a scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority. As a minimum this should incorporate the measures included in Drawing L(90)0002 'Additional Visual Mitigation Measures' or other measures as to be agreed by the council.

Details of the scheme shall include:

- o An indication of existing trees to be removed;
- o Appropriate protection measures for the trees to be retained;
- o The location of new planting (trees, shrubs, hedges, grassed areas, etc);
- o A schedule of planting to comprise species, tree/ plant sizes and proposed numbers and density;
- o The location, design and materials of any hard landscaping works (including all boundary enclosures (i.e. walls, fences, etc.) and furniture); and
- o A programme for the implementation and completion of the proposed soft and hard landscaping.

Reason – to satisfactorily integrate the development into the surrounding area and enhance

PPA-100-2152

11

biodiversity

7. All hard and soft landscaping proposals shall be carried out in accordance with the aforementioned approved scheme of landscaping and shall be completed during the planting season immediately following the commencement of the development or such other date as may be agreed in writing with the planning authority. Any planting which, within a period of five years from the completion of the development, in the opinion of the planning authority is dying, is severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

Reason - to satisfactorily integrate the development into the surrounding area and enhance biodiversity.

8. No development (including site setup) shall take place unless:
- (i) a scheme to protect the trees to be retained outwith the site has been submitted to and approved in writing by the planning authority; and
 - (ii) the approved tree protection fencing is in place. Thereafter, the fencing shall remain in place for the duration of construction of the development.

Reason - to protect trees and vegetation from damage during construction.

9. The development hereby approved shall not be brought into use unless all drainage works detailed in the approved Flood Risk and Drainage Strategy Job No: 1036975-01 Revision E dated 13 June 2024 (or such other details approved for the purpose) have been installed in accordance with the approved details and are available for use.

Reason - to safeguard water qualities, prevent flooding and ensure that the proposed development can be adequately drained.

10. That prior to the occupation of the proposed facility a Fire Risk Management and Emergency Plan and, shall be submitted to and approved in writing by the Planning Authority. This document shall ensure full compliance with the recommendations and guidance contained within the National Fire Chiefs Council - Guidance for FRS unless otherwise agreed. Thereafter, the development shall be carried out in accordance with the approved document.

Reason: to ensure that any potential fire risk/ accidents are adequately mitigated against and to ensure that appropriate mitigation measures are put in place.

11. The operator of the battery energy storage system shall notify the planning authority in writing if the site does not function for a continuous period of more than six months. The notification must occur within one month of the expiry of the six-month period.



Reason - to define the cessation of operation and to give effect to the restoration of the development site.

12. No development shall take place unless and until an interim decommissioning and site restoration scheme has been submitted to, and agreed in writing by, the planning authority. Six months prior to the decommissioning of the battery energy storage system, a final decommissioning and site restoration scheme shall be submitted for the written approval of the planning authority. The schemes shall provide details of:

(i) how equipment, ancillary structures and infrastructure located within the development hereby approved would be decommissioned and removed and the site made good; and

(ii) a timescale for these actions. Thereafter, decommissioning and the making good of the site shall be carried out in accordance with the approved restoration scheme.

Reason - to ensure satisfactory restoration of the site and continued integrity of the green belt.

DPEA Case Reference	PPA-100-2152	
Case Status *	Decision issued	▼
Target Date	07 Mar 2025	
Case Type *	Planning Permission Appeal	
Application Type	Planning permission	
Case Owner	Kennedy, Christopher - Email: Christopher.Kennedy@gov.scot - Tel: 0131 244 6901	
Main Contact	Flexion Energy UK Storage LTD	
Authority	Aberdeen City Council	
Authority Reference	240614/DPP	
Reporter	Mr Stephen Hall	
Next Oral Process Details		
Time Taken	105	

[Registration Details - Click to Show/Hide](#)

[Application or Notice Details - Click to Show/Hide](#)

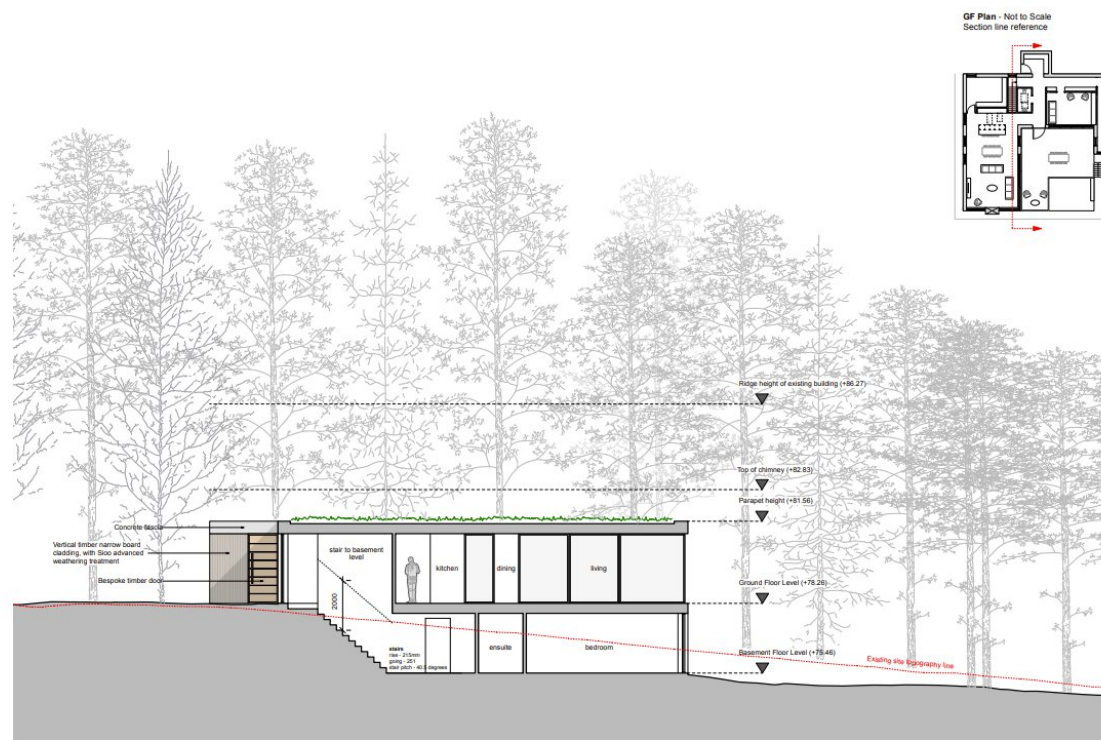
[Method of Determination Details - Click to Show/Hide](#)

[Decision Information or Outcome - Click to Show/Hide](#)

Date Decision Issued	28 Mar 2025	
Decision Description	Appeal Allowed	▼
Withdrawal Reason		

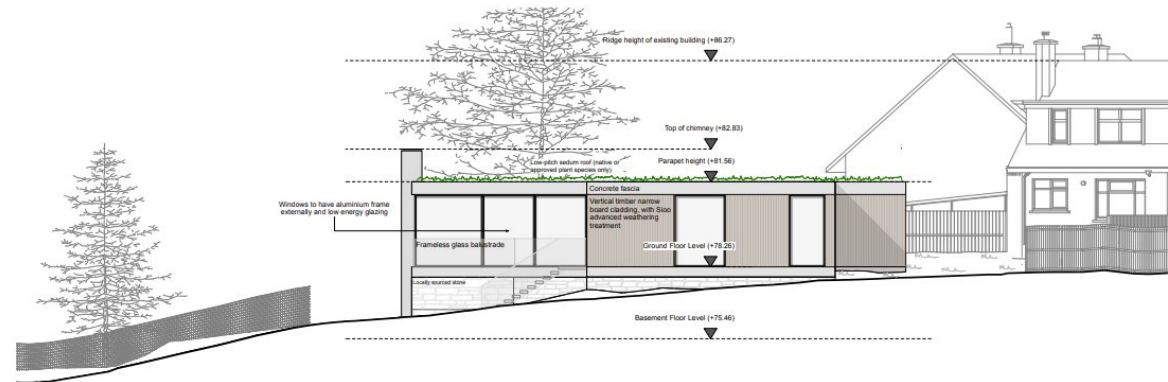
Reference	250071/DPP	
Application Validated	Wed 05 Feb 2025	
Address	Land Adjacent To 22 And 24 Kinaldie Crescent Aberdeen	
Proposal	Erection of dwelling house with associated car parking and landscaping	
Status	Pending	
Appeal Status	Unknown	
Appeal Decision	Not Available	
Local Review Body Status	Not Available	
Local Review Body Decision	Not Available	
Application Type	Detailed Planning Permission	
Expected Decision Level	Not Available	
Case Officer	Jack Ibbotson	
Community Council	Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells	
District Reference	Not Available	
Applicant Name	Mr Mustapha Berkane	
Agent Name	Andrew Brown	
Agent Company Name	Brown & Brown Architects	
Agent Address	South Wing Aboyne Castle Centre Aboyne AB34 5JP	
Environmental Assessment Requested	No	
Application Validated Date	Wed 05 Feb 2025	
Expiry Date	Thu 27 Feb 2025	
Last Advertised In Press Date	Not Available	
Permission Expiry Date	Not Available	
Determination Deadline	Fri 04 Apr 2025	
Local Review Body Decision Date	Not Available	





If in doubt please seek clarification.
Revisions & Notes:

Brown & Brown
Client
Mustapha Berkane



Proposed East Elevation at 1:100

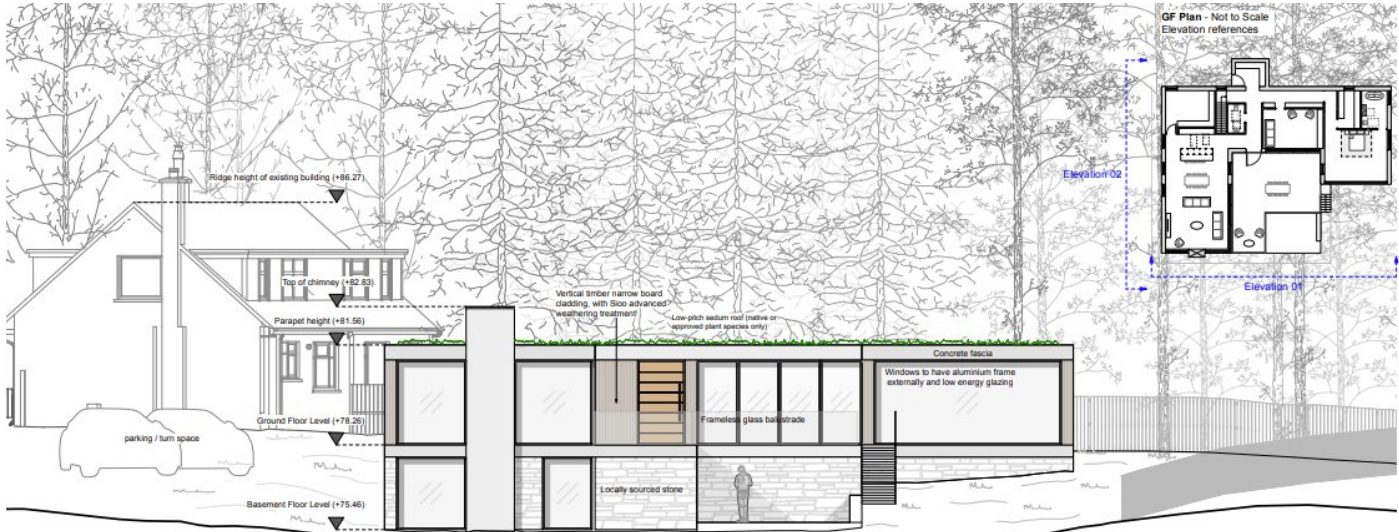
Brown & Brown
 Client
 Mustapha Berkane

Project
 Kinaldie Crescent

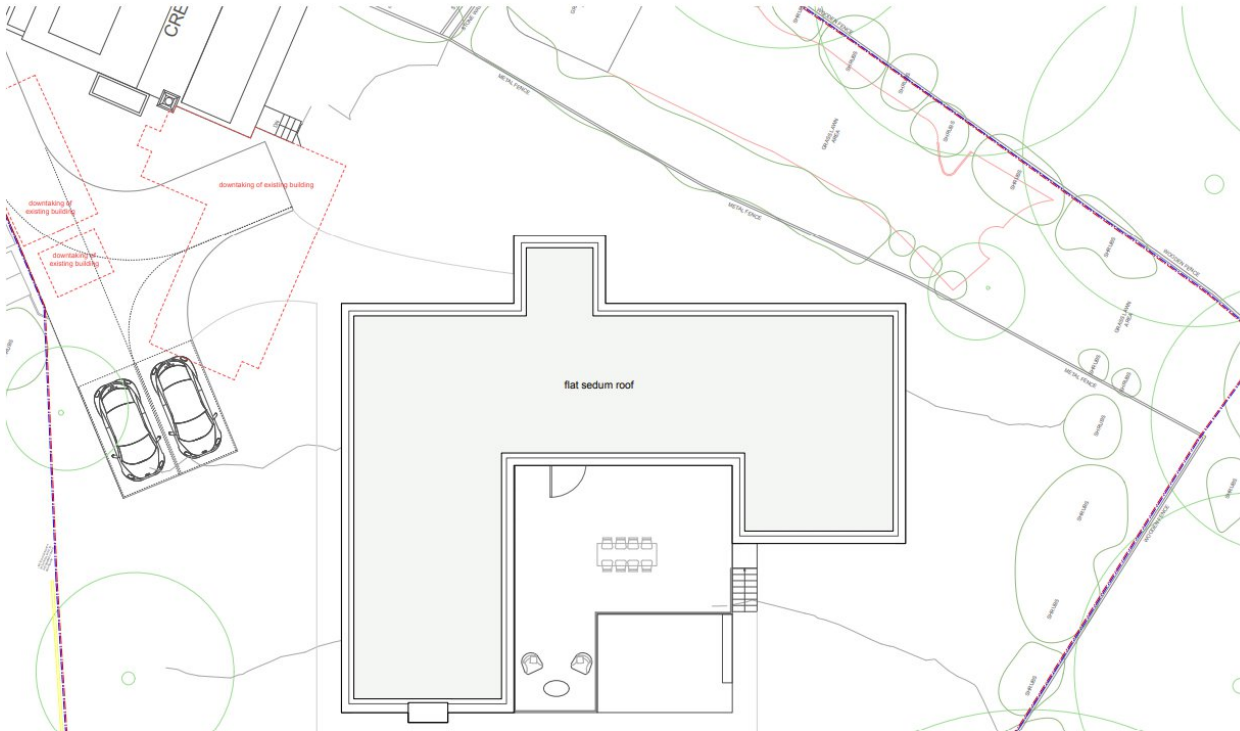
Title
 Planning Elevations 02

Date	Dec 2024	Scale	1:100@A2
Drawn	EB	Checked	RN
Status	Planning		

363_p 301
 Ab 01339 352800 / lhw 01463 630640
 info@brownandbrown.studio

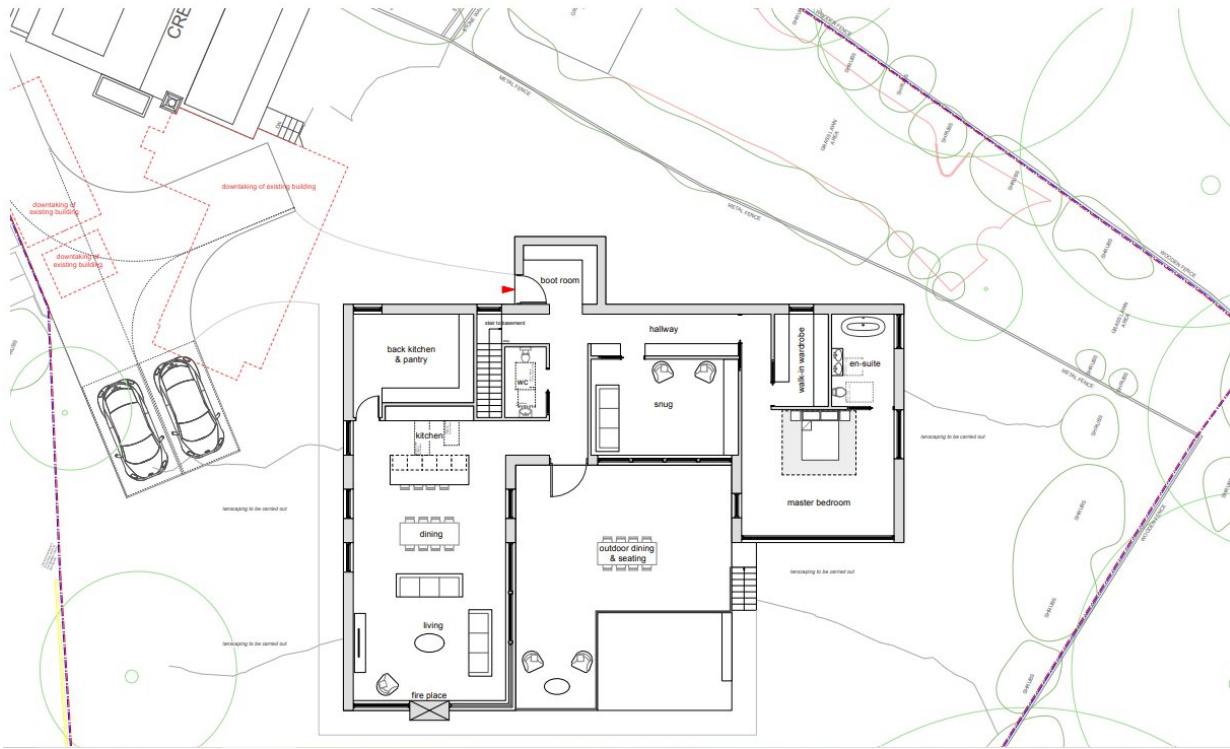


Proposed South Elevation at 1:100



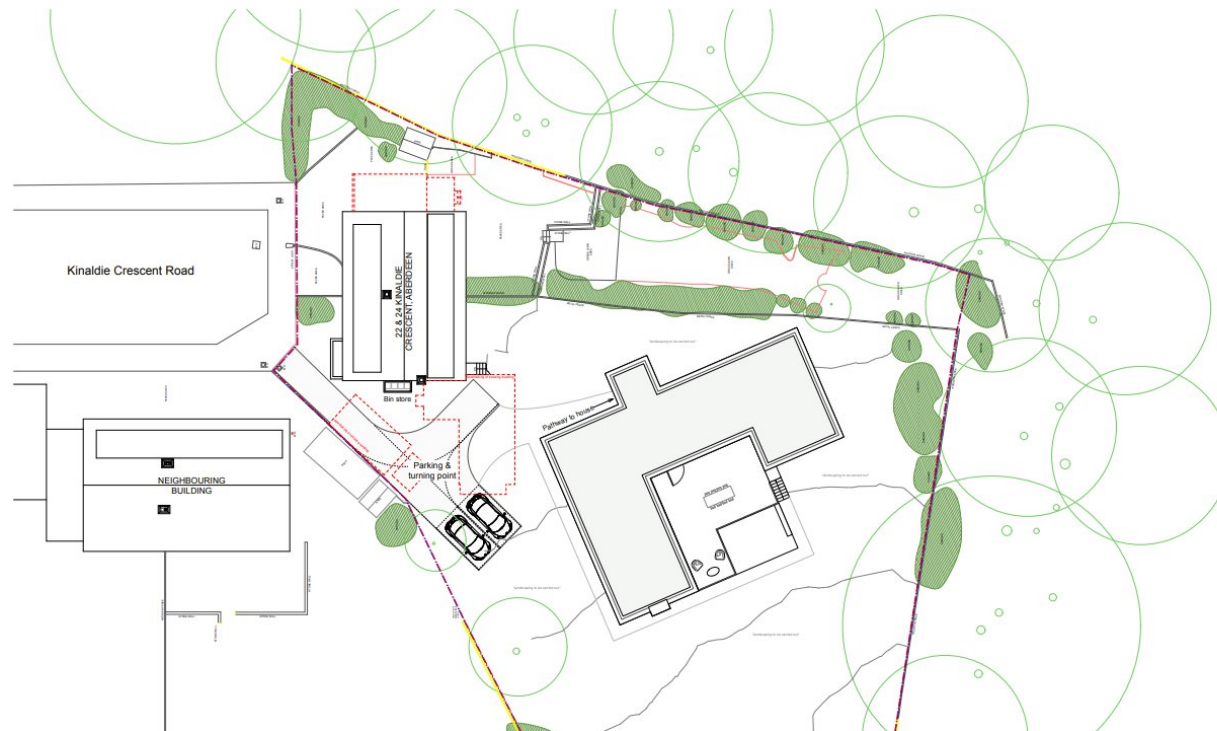
If in doubt please seek clarification.
 Revisions & Notes:

Brown & Brown
 Client
 Mustapha Berkane



Revisions & Notes:

Brown & Brown
 Client
 Mustapha Berkane



Revisions & Notes:
 Site Area - Approx 2430 sqm

Brown & Brown
 Client
 Mustapha Berkane

New build contemporary dwelling adjacent to 22 & 24 Kinaldie Crescent

The proposed scheme involves the construction of a contemporary dwelling on land adjacent to the existing properties at 22 and 24 Kinaldie Crescent..

The applicant's vision is to create a sustainable home that is seamlessly integrated into its natural surroundings. The design responds to the site's topography, aspect, and sun path, ensuring both environmental harmony and a thoughtful connection with the landscape.

Access to the site is via a private footpath leading from 22 and 24 Kinaldie Crescent, providing a discreet and direct route to the proposed dwelling.

The site is formed by the plots of 22 and 24 Kinaldie Crescent (existing dwellings) covering an area of 2,460 sq m. Outwith the application site are a number of mature trees and the site slopes gently from southeast to northwest.

The nearest properties, 22 and 24 Kinaldie Crescent, are owned by the client. The proposal include the removal of side extensions and a free-standing garage.

Property History

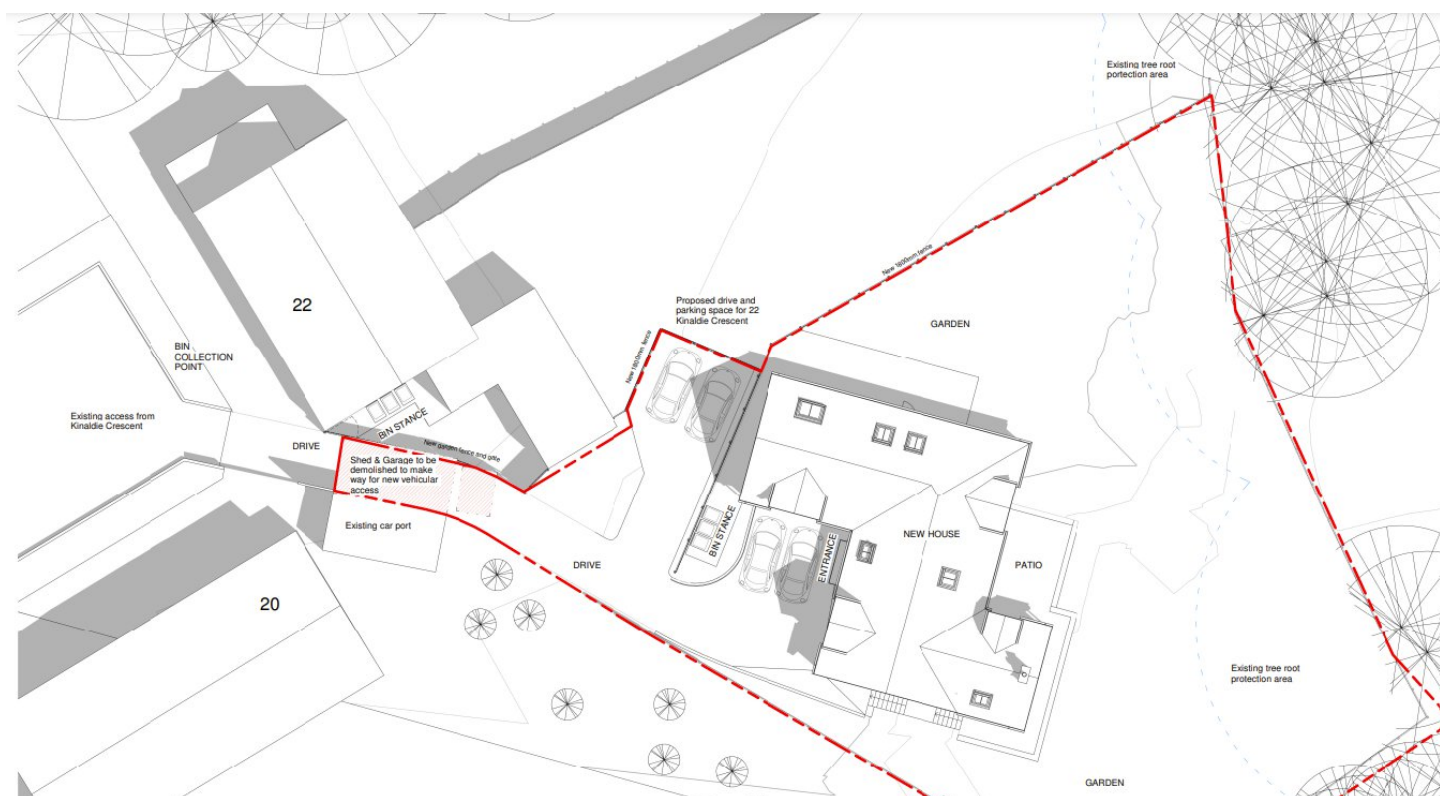
Address	Property History (4)	Constraints (0)	Map
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Planning Applications (3)

- [Subdivision of residential curtilage and erection of residential dwellinghouse and associated works, including demolition of existing garage.](#)
Ref. No: 171196/DPP | Status: Approved Conditionally
- [Erection of dwelling house with associated car parking and landscaping](#)
Ref. No: 250071/DPP | Status: Pending Consideration
- [Sub-division of residential curtilage and erection of new dwellinghouse and associated works](#)
Ref. No: 150311 | Status: Refused

Previous plans approved in September 2018

Reference	171196/DPP
Application Validated	Thu 05 Oct 2017
Address	22 Kinaldie Crescent Aberdeen AB15 8HX
Proposal	Subdivision of residential curtilage and erection of residential dwellinghouse and associated works, including demolition of existing garage.
Status	Approved
Decision	Approve Conditionally
Decision Issued Date	Mon 24 Sep 2018





Craigiebuckler & Seafield Community Council Objection submitted on 07/03/25

Craigiebuckler and Seafield Community Council

Mr Jack Ibbotson
Planning Officer
Development Management
Strategic Place Planning
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

10 Craigiebuckler Drive
Aberdeen AB15 8ND

7th March 2025

Dear Mr Ibbotson

**Planning Application Reference: 250071/DPP
to 22 and 24 Kinaldie Crescent Aberdeen**

Land Adjacent

Erection of a dwelling

house with associated parking and landscaping. Applicant: Mr Mustapha Berkane

We object to the above referenced planning application.

Our main reasons for concern are:

The scale and appearance of the proposed dwelling house is out of character with the neighbouring properties of Kemnay Place and those of Kinaldie Crescent and Woodburn Gardens.

In figure 11 of the Planning Statement, the Architect has drawn images of 22 Kinaldie Crescent (a 1950s bungalow style house, typical of the area) and the proposed dwelling, thus illustrating the disparity between their designs and dimensions.

The massing of the proposed dwelling house (i.e., volumetric design) is vastly greater than the massing of the traditionally built homes in Kinaldie Crescent, Kemnay Place and the surrounding streets.

The north-east elevation of the site plan shows the extensive use of concrete and glass in, what we perceive to be, an austere minimalist design which is out of keeping with the materials and vernacular designs of any other buildings in the vicinity. Consequently, it is our contention that the planning consent which was granted to the previous planning application (171196/DPP) for a traditionally designed home, has not created a precedent on this intended site for building a dwelling house of such a radically different appearance and orientation.

We submit that the angular architecture of this proposed building has a negative visual impact and is in full view of the residents in Kemnay Place.

Furthermore, we anticipate that due to its proposed location, level and orientation, the property will have an uninterrupted line-of-sight from the living and dining areas on the upper floor into the rear garden of 32 Kemnay Place, causing a loss of privacy for its occupants.

It is our contention that the construction of this proposed large dwelling house will have an intrusive and disruptive effect on the access and attractiveness of the Walker Dam site. The position of the proposed dwelling, on completion, will destroy the vista viewed from the seating area at the east of the dam.

Viewing the Developer's plans has led us to conclude that, if this planning application is permitted, the proposed development will reduce the open space and alter the natural landscape, which contributes to the neighbourhood's distinct character.

It is not clear from the plans how close the boundary of the proposed house will come to the core path running along the Walker Dam, which is widely used by walkers, joggers and cyclists all year round. Parties of school children and study groups (because this is a site of scientific interest) also frequent the core path above the southern bank of this beautiful pond to access the grassed area to its east.

The impact of the construction stage of this proposed dominant building may have an adverse effect on the core path, particularly on the section which borders the eastern boundary of its site where there are mature beech trees.

We are concerned that the soil excavations and the movements of the heavy traffic required to prepare the site may damage their root systems to the extent that the roots under the path die and rot, causing sinkholes to form on its surface.

Tree Preservation: – We refer to the tall mature beech trees at the Western section of the core path at Walker Dam. The branches which crown those trees form a canopy over the ground at the Eastern boundary of the site of the proposed development. Consequently, their lateral root systems will extend into the planned development's site where they could be damaged by the processes of soil excavation and repeated compressions by heavy vehicles such as mobile cranes and mechanical diggers.

In their document, "Aberdeen Planning Guidance 2023: Trees and Woodlands", page 8,

figure 1 shows the common causes of tree death on a development site, as follows: –

Parking of heavy vehicles and cars near the root area. Damaging the roots by lowering ground levels. Suffocating the roots by raising ground levels. Severing roots by digging trenches. Compressing the roots by storing materials within the root area.

It is also stated on page 8 that “planning applications must be accompanied by sufficient information to allow the individual case officer to accurately assess the trees affected by the proposals”.

There is no mention in the planning application of a tree survey or measures that the applicant will take to prevent the loss or damage to trees. Many of the mature trees in the Walker Dam area have Tree Preservation Orders. These established trees and woodlands contribute significantly to nature conservation, landscape character or local amenity, including ancient and semi-natural woodland which is irreplaceable.

We are concerned that, during the hours of darkness, the artificial light from the proposed dwelling would adversely affect the wildlife habitat at the Walker Dam site. For example, it would disrupt the natural night time environment of nocturnal animals by interfering with their hunting and breeding patterns. Light pollution is a major cause of disturbance to nocturnal animals. This may result in the loss of a number of bird and animal species from this popular public amenity.

There will be a lot of hard surfaces on the proposed development, e.g., the paved driveway and paved areas in the immediate vicinity of the proposed building. Water will run off these and into drains rather than being absorbed into the ground, as would happen in a natural system. This puts additional strain on drainage systems and watercourses, particularly at times of heavy rainfall.

The site is next to the West Burn of Rubislaw and Walker Dam. There is no information pertaining to the proposed levels of the proposed dwelling in relation to the levels of the burn and dam.

Parking, Access, and Road Safety Concerns: - The proposed access arrangement involves removing the garage and driveway at No. 22, resulting in the loss of 2 parking spaces, which reduces the parking capacity for the existing properties. Where are the two lost spaces for plot 22 to be located? The applicant does not clarify how parking needs for all affected properties will be met.

If the presumption is that vehicles belonging to house number 22 are to park at the other end of the turning head, then all turning functionality will be lost.

Aberdeen City Council's Roads Development Management Team has already raised a holding objection due to concerns over parking allocation, turning space, and site access.

The development risks increasing congestion on Kinaldie Crescent, which is not designed for high vehicle turnover.

Given these concerns, we request that Aberdeen City Council refuses this application.

Yours sincerely

William Sell

Chairperson

Planning Application Summary with Decisions March 2024

C	D	E	F	G	H
Address	Description	Type	ACC Status	Decision Date	Decision
The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Erection of single storey link extension	Detailed Planning Permission	Approved	19/09/2024	Approved Conditionally
50 Burnieboozle Crescent Aberdeen AB15 8NP	Works to 3no. protected trees; T1-T2; Rowan - pruning; T3; Holly - pruning	Works to Tree Preservation Order	Approved	01/10/2024	Approved Conditionally
93 Burnieboozle Crescent Aberdeen AB15 8NS	Erection of single storey extension to rear	Detailed Planning Permission	Approved	25/11/2024	Approved Conditionally
The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Formation of car park	Detailed Planning Permission	Pending		
West End FC Playing Fields Hazlehead Park Aberdeen AB15 8BJ	Upgrading of existing grass football pitch to 3G synthetic pitch with associated fencing, gates, floodlighting and all associated works	Detailed Planning Permission	Pending		
2 Mayfield Gardens Aberdeen AB15 7YZ	Works to 4 protected trees as per schedule of works	Works to Tree in Conservation Area	Approved	12/11/2024	Approved Unconditionally
30 Viewfield Crescent Aberdeen AB15 7XQ	Erection of single storey extension to rear and formation of dormer to front	Detailed Planning Permission	Approved	13/12/2024	Approved Conditionally
Former Kepplestone Mansion Viewfield Road Aberdeen AB15 7XF	Demolition of existing boundary wall with associated works	Detailed Planning Permission	Determined	02/12/2024	Permission Not Required
Hazlehead Academy Sports Pitches Groats Road Aberdeen AB15 8BE	Major development of new campus with associated external amenities, including landscaping, parking and sports pitches	Proposal of Application Notice	Determined	09/12/2024	Further Consultation Required
Former Treetops Hotel 161 Springfield Road Aberdeen AB15 7SA	Installation of non-illuminated V-shape free standing sign	Advertisement Consent	Approved	09/01/2025	Approved Conditionally
1 Pinewood Terrace Aberdeen AB15 8LS	Proposed formation of rear dormer	Cert. of Lawfulness (Proposed)	Certificate issued	24/01/2025	Issue Cert. of Lawfulness
Land Adjacent To 22 And 24 Kinaldie Crescent Aberdeen	Erection of dwelling house with associated car parking and landscaping	Detailed Planning Permission	Pending		
32 John Porter Wynd Aberdeen Aberdeen City AB15 8LE	Erection of single storey extension to rear	Detailed Planning Permission	Approved	03/03/2025	Approved Conditionally
93 Springfield Road Aberdeen AB15 7RT	Formation of dormer to front	Detailed Planning Permission	Approved	21/03/2025	Approved Conditionally
17 Countesswells Terrace Aberdeen AB15 8LQ	Formation of dormer to rear	Detailed Planning Permission	Pending		
112 Craigiebuckler Avenue Aberdeen AB15 8PA	Erection of single storey extension to side	Detailed Planning Permission	Approved	03/03/2025	Approved Conditionally
Former Kepplestone Mansion Site Viewfield Road Aberdeen	Redevelopment of a brownfield site into two dwellinghouse plots	Planning Permission in Principle	Pending		
Ben Reid Nursery & Garden Centre Countesswells Road Aberdeen AB15 7AL	Erection of extension to garden centre to incorporate a Cafe (class 3) with associated patio, landscaping and vehicle access works	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list March 2025:

Reference	250179/DPP	
Application Validated	Mon 03 Mar 2025	
Address	112 Craigiebuckler Avenue Aberdeen AB15 8PA	
Proposal	Erection of single storey extension to side	
Status	Approved	
Appeal Status	Unknown	
Appeal Decision	Not Available	
Local Review Body Status	Not Available	
Local Review Body Decision	Not Available	
Application Type	Detailed Planning Permission	
Expected Decision Level	Not Available	
Case Officer	Jack Ibbotson	
Community Council	Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells	
District Reference	Not Available	
Applicant Name	Mr Alfred Leaper	
Agent Name	Michael Stephen	
Agent Company Name	Mike Stephen Architectural Design Ltd.	
Agent Address	66 Woodend Crescent Aberdeen AB15 6YQ	
Environmental Assessment Requested	No	
Application Validated Date	Mon 03 Mar 2025	
Expiry Date	Wed 26 Mar 2025	
Last Advertised In Press Date	Not Available	
Permission Expiry Date	Not Available	
Determination Deadline	Fri 02 May 2025	
Local Review Body Decision Date	Not Available	

Reference	250198/PPP
Application Validated	Mon 03 Mar 2025
Address	Former Kepplestone Mansion Site Viewfield Road Aberdeen
Proposal	Redevelopment of a brownfield site into two dwellinghouse plots
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

Application Type	Planning Permission in Principle
Expected Decision Level	Not Available
Case Officer	Gavin Clark
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	D&K Clark
Agent Name	Jonathan Cheyne
Agent Company Name	MAC Architects
Agent Address	24 Oldmeldrum Road Newmachar AB21 0PJ
Environmental Assessment Requested	No

Application Validated Date	Mon 03 Mar 2025
Expiry Date	Wed 26 Mar 2025
Last Advertised In Press Date	Wed 12 Mar 2025
Permission Expiry Date	Not Available
Determination Deadline	Fri 02 May 2025
Local Review Body Decision Date	Not Available

REDEVELOPMENT OF BROWNFIELD SITE - PROPOSED 2ND DWELLING PLOTS.

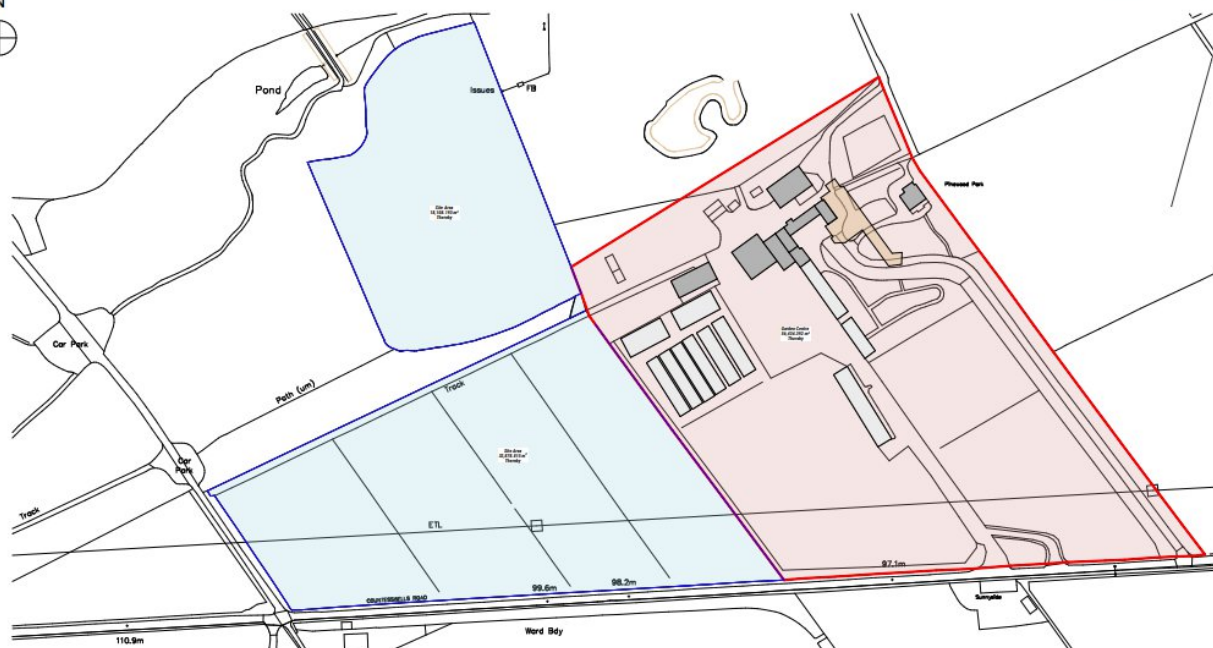


Reference	250242/DPP
Application Validated	Mon 10 Mar 2025

Address	Ben Reid Nursery & Garden Centre Countesswells Road Aberdeen AB15 7AL
Proposal	Erection of extension to garden centre to incorporate a Cafe (class 3) with associated patio, landscaping and vehicle access works
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

There are [15 documents](#) associated with this

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Dineke Brasier
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Ben Reid Garden Centre
Agent Name	Steven Taylor
Agent Company Name	Taylor Architecture and Building Consultants Ltd
Agent Address	24 Oldmeldrum Road Newmachar Aberdeenshire AB21 0PJ
Environmental Assessment Requested	No
Application Validated Date	Mon 10 Mar 2025
Expiry Date	Wed 02 Apr 2025
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Permission Expiry Date	Not Available
Determination Deadline	Fri 09 May 2025
Local Review Body Decision Date	Not Available



Site Layout 2

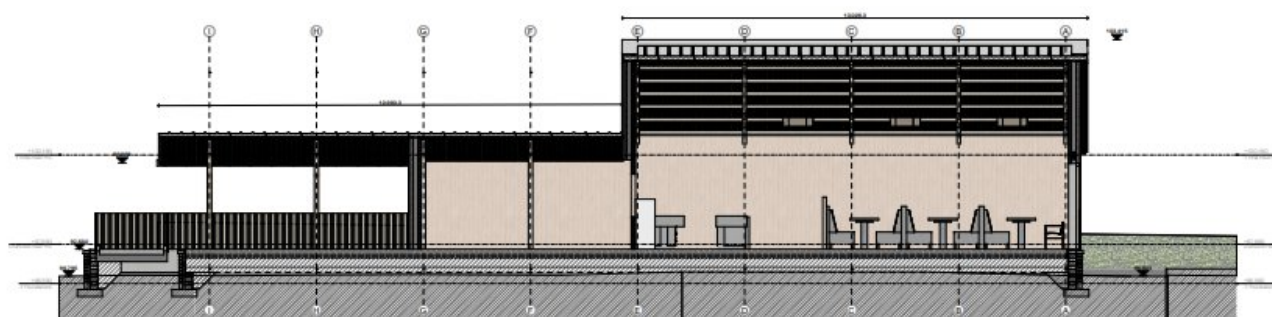
Location Plan

1:1000



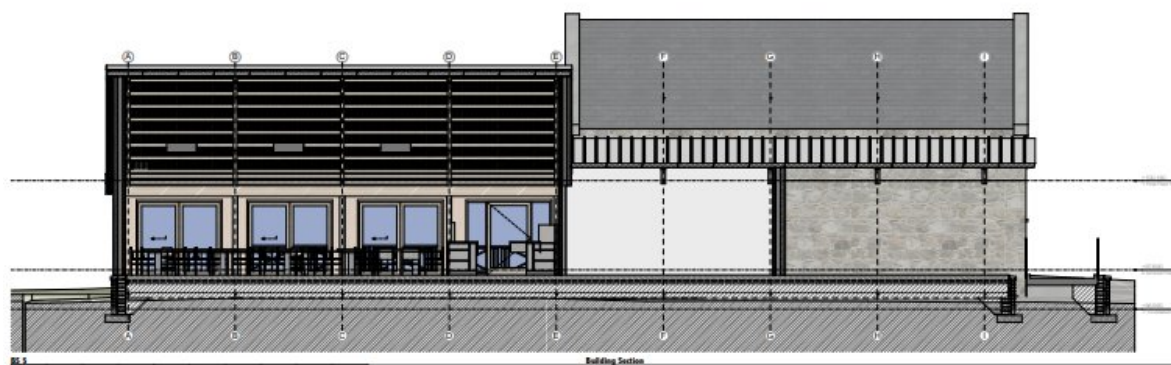
Issue Date: Planning Permission
Project Title: Extension to Garden Centre including Café. Modification to the current approved application 171228/00P
Site Name: Ben Road Garden Centre
For MR Simon Fraser
Drawing Title: Location Plan 1:1000
Scale: 1:1000
Date: 17/10/2017
Drawn by: ST
Checked by: ST

TAYLOR



Building Section

1:50



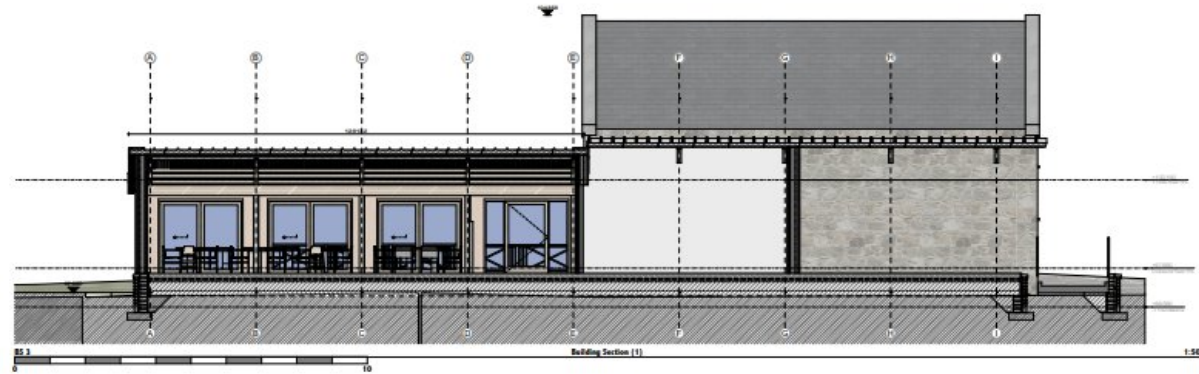
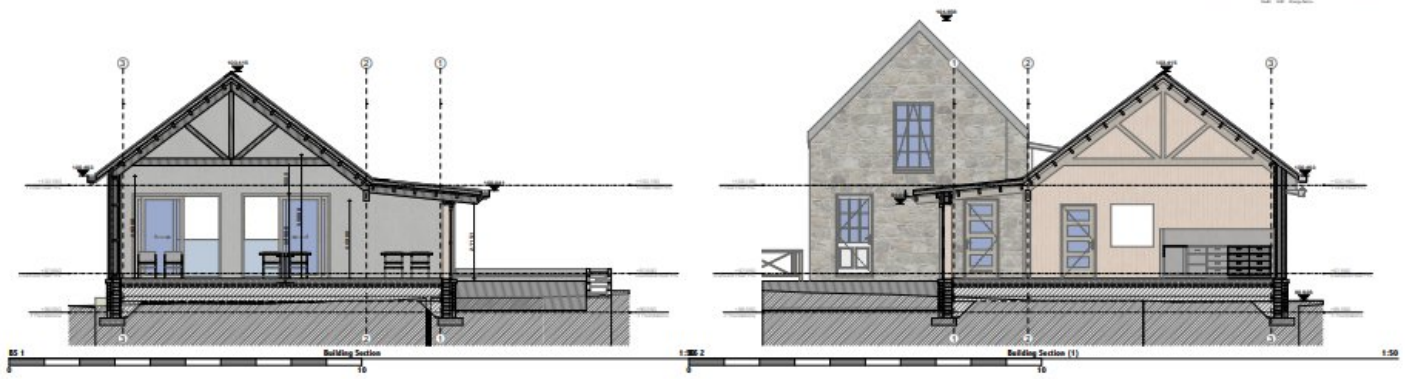
Building Section

1:50

Issue Date: Planning Permission
Project Title: Extension to Garden Centre including Café. Modification to the current approved application 171228/00P
Site Name: Ben Road Garden Centre
For MR Simon Fraser
Drawing Title: Proposed Sections 2
Scale: 1:50
Date: 17/10/2017
Drawn by: ST
Checked by: ST

TAYLOR
architecture

201 235 (PR 000) 9



Scale: 1:50

Project Title: Planning Permission

Project Title: Submission to Garden Centre involving Cafe Modification to the current agreement application 17/028/009

Site: New Road Garden Centre

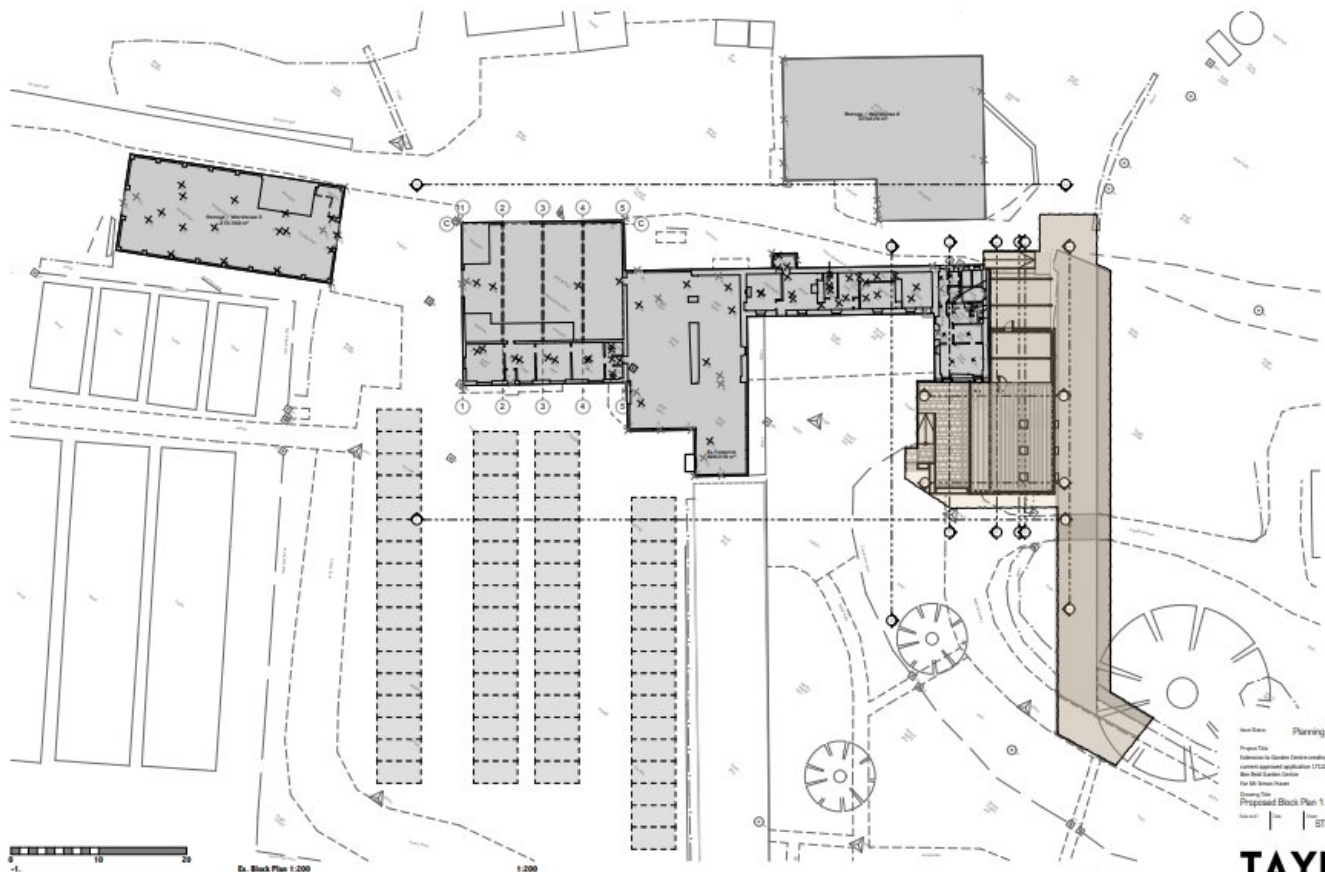
For: Mr Simon Hayes

Drawing Title: Proposed Section 1:50

Scale: 1:50

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architecture

01/10/2024 14:00
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taylor@taylor-arch.co.uk



Scale: 1:200

Project Title: Planning Permission

Project Title: Submission to Garden Centre involving Cafe Modification to the current agreement application 17/028/009

Site: New Road Garden Centre

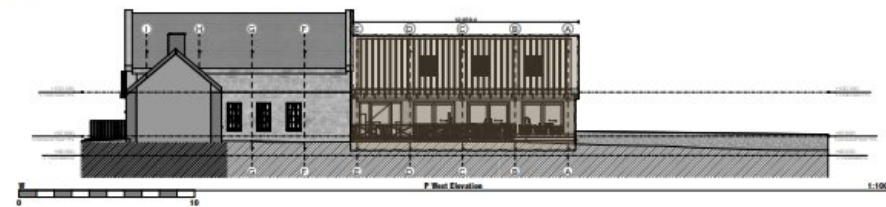
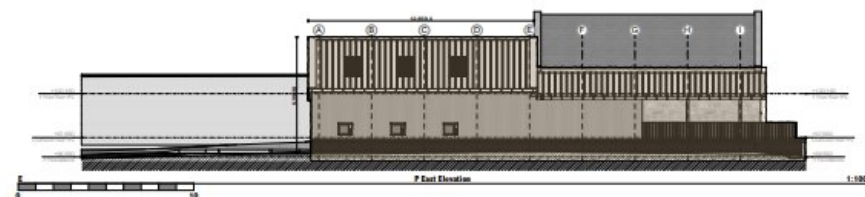
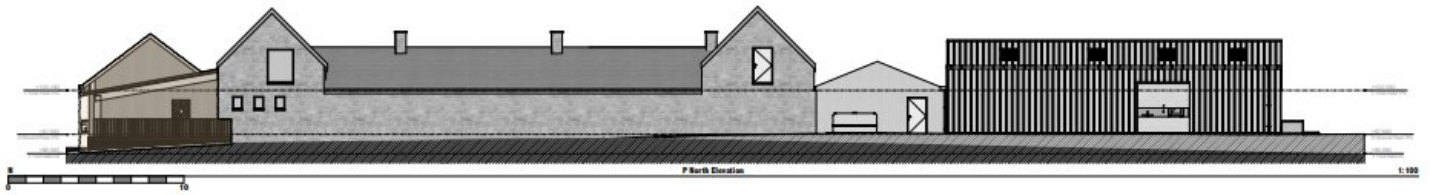
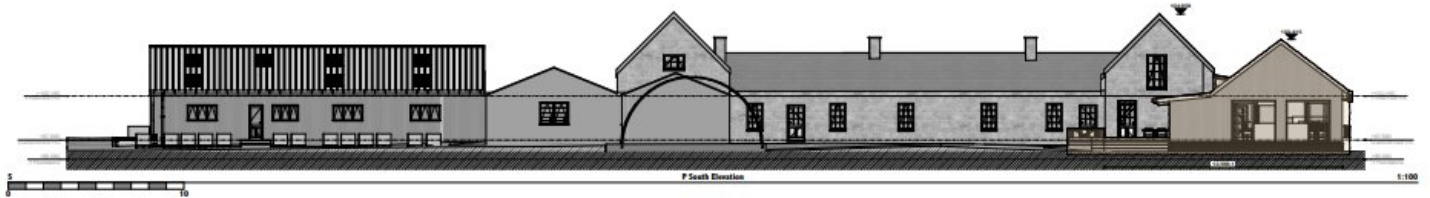
For: Mr Simon Hayes

Drawing Title: Proposed Block Plan 1:200

Scale: 1:200

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01/10/2024 14:00
B:\projects\17/028/009\17/028/009_Proposed Block Plan 1:200.dwg
taylor@taylor-arch.co.uk

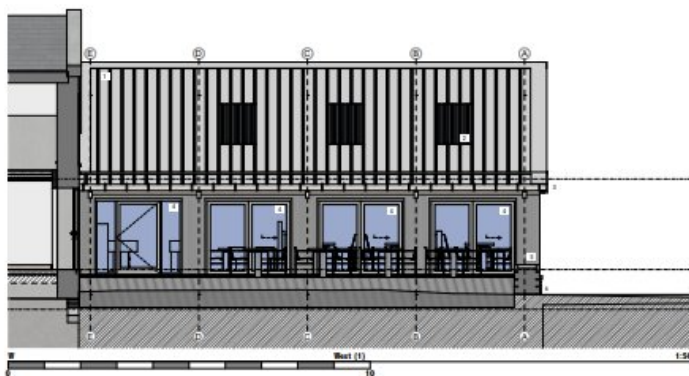


Issue Date: Planning Permission
 Project Title: Extension to Garden Centre including Café. Modification to the current approved application 17/024/099
 Site: New Road Garden Centre
 For: Mr. Simon Taylor
 Drawing Title: Proposed Elevations 1:100
 Scale: 1" = 10' 0"

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17/024/099/1/0
 2011 23/5/2011 0001/11

Area of Shading: Proposed Extension



- Schedule of Finishes
1. Roof: Insulated Metal Cladding
 2. Integral Translucent Roof Lights
 3. Aluminium Extruded Sills
 4. Aluminium Clad Windows and Patio Doors
 5. Larch Timber Cladding
 6. Wetroom Substructure



Issue Date: Planning Permission
 Project Title: Extension to Garden Centre including Café. Modification to the current approved application 17/024/099
 Site: New Road Garden Centre
 For: Mr. Simon Taylor
 Drawing Title: Proposed Elevations 2:150
 Scale: 1" = 15' 0"

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17/024/099/2/0
 2011 23/5/2011 0001/11