

Perth and Kinross Council  
Development Management Committee – 5 July 2017  
Pre-Application Report by Interim Head of Planning

Residential development, demolition of buildings, formation of open space, landscaping, car parking, vehicular access and associated works at former Murray Royal Hospital, Muirhall Road, Perth

Ref. No: 17/00005/PAN  
Ward No: P12 Perth City Centre

**Summary**

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for residential development, demolition of buildings, formation of open space, landscaping, car parking, vehicular access and associated works at former Murray Royal Hospital, Muirhall Road, Perth. The report also aims to highlight the key planning policies, the likely stakeholders who would be involved in the decision making process and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

**BACKGROUND AND DESCRIPTION**

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice on 26 January 2016. The purpose of this report is to inform the Development Management Committee of a forthcoming planning application in respect of a major development for residential development, demolition of buildings, formation of open space, landscaping, car parking, vehicular access and associated works at former Murray Royal Hospital, Muirhall Road, Perth. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 The application site totals 8.83 hectares and is located to the east of the River Tay in Perth's Left Bank and within the mainly residential Bridgend district of the city. A hospital has been present on the site since 1827 and new hospital facilities were built adjacent to the application site in 2010-2012, with the hospital buildings within the application site becoming vacant in 2014. The site is currently not in active use.
- 3 Within the application site are a number of now redundant medical buildings, an internal road network and elements of parkland setting associated with the wider Murray Royal Hospital site. The proposed new build residential development would be located within the mature landscape setting created as part of the wider Murray Royal Hospital site.

- 4 Vehicular access to the application site is achieved via Muirhall Road. Pedestrian access is achieved through a number of official and unofficial access points around the application site boundary.
- 5 The site is not allocated for any particular use within the adopted Perth and Kinross Local Development Plan (LDP) 2014 but is within the Perth City settlement boundary and is classed as 'white land'.
- 6 This proposal of application notice (PAN) seeks to formally establish new build residential development, demolition of buildings, formation of open space, landscaping, car parking, vehicular access and associated works at former Murray Royal Hospital. The applicant has provided an indicative number of 70 new build dwellings and because the intention is to submit an 'In Principle' application for this, the exact design of the development will be arrived during further discussions and subsequent detailed applications. There is an associated PAN (17/00006/PAN) for conversion of the listed buildings within the grounds of the former Hospital, also included in this agenda.

## **ENVIRONMENTAL IMPACT ASSESSMENT**

- 7 Due to the scale of the proposal it was previously determined (14/00716/SCRN) that an Environmental Impact Assessment (EIA) will be required to be submitted with any planning application. A scoping request (17/00924/SCOP) has been submitted by the applicant and is currently being assessed.

## **PRE-APPLICATION PROCESS**

- 8 The Proposal of Application Notice (reference 17/00001/PAN) outlined a public exhibition will be held at the former chapel at Murray Royal Hospital on 22 June 2017. The Ward Councillors and Bridgend, Gannochy and Kinnoull Community Council have been notified. The results of the community consultation will be submitted with the renewal application as part of the required Pre-Application Consultation (PAC) Report.

## **NATIONAL POLICY AND GUIDANCE**

- 9 The Scottish Government expresses its planning policies through the National Planning Framework (NPF) 3, the National Roads Development Guide 2014, Scottish Planning Policy (SPP) 2014 and Planning Advice Notes (PAN).

### **National Planning Framework**

- 10 The NPF3 is a long-term strategy for Scotland and is a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure. Under the Planning etc (Scotland) Act 2006 this is

now a statutory document and material consideration in any planning application. The document provides a national context for development plans and planning decisions as well as informing the on-going programmes of the Scottish Government, public agencies and local authorities.

### **The Scottish Planning Policy 2014**

11 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP will be of particular importance in the assessment of this proposal:

- Sustainability : paragraphs 24 - 35
- Placemaking : paragraphs 36 – 57
- Enabling Delivery of New Homes: paragraphs 109 – 134
- Valuing the Historic Environment: paragraphs 135 - 151
- Valuing the Natural Environment : paragraphs 193 – 218
- Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
- Managing Flood Risk and Drainage: paragraphs 254 – 268
- Promoting Sustainable Transport and Active Travel : paragraphs 269 – 291

12 The following Scottish Government Planning Advice Notes (PAN) and Guidance are likely to be of relevance to the proposal:

- PAN 2/2011 Planning and Archaeology
- PAN 3/2010 Community Engagement
- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 67 Housing Quality
- PAN 68 Design Statements
- PAN 69 Planning and Building standards Advice on Flooding
- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places
- Designing Places 2001
- Designing Streets 2010
- National Roads Development Guide 2014

### **LOCAL POLICY AND GUIDANCE**

#### **TAYPlan Strategic Development Plan 2012-2032**

13 TAYPlan sets out a vision for how the region will be in 2032 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plans states that:

*“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs”*

- 14 The following sections of the TAYplan 2012 are of particular importance in the assessment of this application:
- Policy 1 – Location Priorities
  - Policy 2 – Shaping better quality places
  - Policy 3 – Managing TAYPlans Assets
  - Policy 5 – Housing

### **Perth and Kinross Local Development Plan 2014**

- 15 The Local Development Plan was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 16 The LDP sets out a vision statement for the area and states that:  
*“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”*
- 17 Under the LDP, the following policies are of particular importance in the assessment of this application:
- PM1 – Placemaking
  - PM2 – Design Statements
  - PM3 – Infrastructure Contributions
  - RD1 – Residential Areas
  - RD4 – Affordable Housing
  - TA1 – Transport Standards and Accessibility Requirements
  - CF1 – Open Space Retention and Provision
  - CF2 – Public Access
  - CF3 – Social and Community Facilities
  - HE2 – Listed Buildings
  - NE2 – Forestry, Woodland and Trees
  - NE3 – Biodiversity
  - NE4 – Green Infrastructure
  - EP1 – Climate Change, Carbon Reduction and Sustainable Construction
  - EP2 – New Development and Flooding
  - EP3 – Water Environment and Drainage
  - EP11 – Air Quality Management Areas

## OTHER GUIDANCE

- 18 The following supplementary guidance and documents are of particular importance in the assessment of this application:
- Developer Contributions Supplementary Guidance April 2016
  - Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
  - Perth and Kinross Council Corporate Plan 2013-2018
  - Perth and Kinross Community Plan 2013/2023
  - Perth City Plan 2015-2016
  - Perth and Kinross Local Transport Strategy (2010)
  - Perth's Transport Future Project: Phase 2 Cross Tay Link Road Preferred Route - Report by Depute Chief Executive, Environment (Sustainability, Strategic and Entrepreneurial Development) – 14 December 2016

## PLANNING SITE HISTORY

- 19 The site has extensive planning history and the following is of particular importance:

**02/02039/FUL:** Alterations and extension to Isla and Erich wards. Approved under delegated powers 20 January 2003.

**06/02346/OUT:** Erection of additional mental health facilities (in outline). Approved by Development Management Committee 22 February 2007.

**06/02356/OUT:** Proposed residential development (in outline). Application withdrawn 26 February 2007.

**08/02078/OUT:** Erection of additional mental health facilities (in outline). Approved by Development Management Committee 24 December 2008.

**09/01691/AMM:** Erection of new mental health facility to replace existing hospital. Approved by Development Management Committee 14 January 2010.

**09/01695/LBC:** Demolition of existing listed villa buildings (Elcho and Birnam Wards). Refused by Development Management Committee 28 January 2010.

**11/01358/LBC:** Demolition of kitchen and dining extension (to north east of main building). Approved under delegated powers 27 September 2011.

**14/00716/SCRN:** EIA Screening requested for residential and hotel accommodation. Screening confirmed that EIA will be required 14 May 2014

**17/00006/PAN:** Proposal of Application Notice for conversion of the listed buildings into residential use. Content of PAN approved 31 May 2017

**17/00924/SCOP:** EIA Scoping request submitted 26 May 2017. Currently undergoing assessment

## **CONSULTATIONS**

20 As part of the planning application process the following would be consulted:

### **External**

- Scottish Environmental Protection Agency (SEPA)
- Scottish Natural Heritage (SNH)
- Scottish Water
- Transport Scotland
- Historic Environment Scotland
- Bridgend, Gannochy and Kinnoull Community Council

### **Internal**

- Environmental Health
- Biodiversity Officer
- Strategic Planning and Policy
- Developer Negotiations Officer
- Conservation Planning
- Community Greenspace including Access
- Transport Planning
- Structures and Flooding
- Waste Services

## **KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED**

21 The key considerations against which the eventual application will be assessed Includes:

- a. Visual Impact
- b. Scale, Design and Layout
- c. Relationship to nearby land uses
- d. Natural Heritage and Ecology
- e. Townscape and Landscape
- f. Water resources and soils
- g. Air Quality

- h. Transport Implications
- i. Cultural Heritage
- j. Flood Risk
- k. Drainage

### **ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED**

22 It is anticipated that the EIA will provide an assessment of the following subject matters:

- Ecology
- Cultural Heritage
- Air Quality
- Ground Conditions
- Transport and Access
- Townscape, Landscape and Visual
- Flood Risk and Drainage

23 In addition to the EIA, the following supporting documents will need to be submitted with any planning application:

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation (PAC) Report
- Tree Survey
- Sustainability Assessment

### **CONCLUSION AND RECOMMENDATION**

24 This report summarises the key issues which should be considered as part of the appraisal of any subsequent planning application which may be lodged in respect of this development and members are recommended to note these key issues and advise officers of any other issues which they consider should be included as part of the application and assessment.

Background Papers:           None  
Contact Officer:               Steve Callan – Ext 75337  
Date:                               21 June 2017

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