



## PLANNING SERVICES FOR BRECHIN INFIRMARY ON BEHALF OF NHS TAYSIDE

### PROJECT SUMMARY

Pre-application Engagement, Planning Application, and Health Assessment for Brechin Infirmary on behalf of NHS Tayside.

**TEAM**  
Planning Team

**CLIENT**  
NHS Tayside

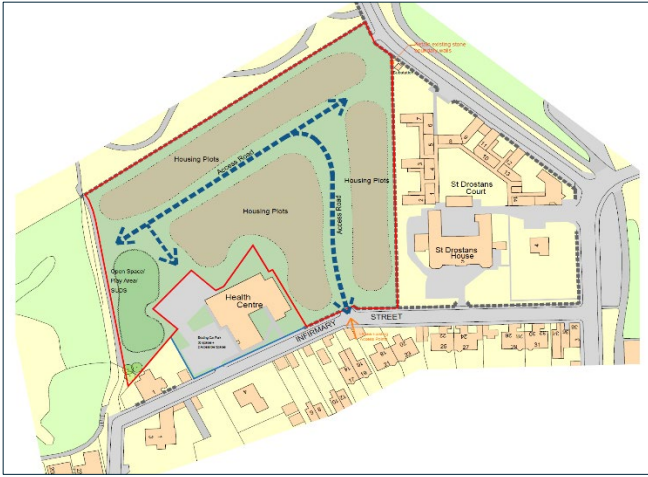
**LOCATION**  
Brechin Infirmary, Infirmary Street, Brechin, DD9 7AN

**DATES**  
August 2019 – February 2023

### SUMMARY

G+S were initially appointed to discuss options for the alternative use of the Brechin Infirmary site, which had been deemed surplus to NHS Tayside's requirements and no longer had a role to play in the provision of healthcare services. The site had become vacant and derelict since services had moved out in 2016. G+S's role was to provide advice on potentially acceptable alternative uses, and obtain any relevant consents to assist with the marketability of the site.





## WHY G+S

We work on a mix of commercial and residential planning projects throughout Scotland and England, providing a full range of planning services (including appeals) for both private and public sector clients.

We work with a variety of specialist technical consultants and public affairs consultants to ensure that any issues (such as comments from the public) are dealt with professionally and in good time. We are practical and business-focused, always looking for ways in which we can help our clients maximise the value of their assets.

## KEY CHALLENGES

The main risk from a planning point of view came from a local community group who wanted to acquire the site for a community healthcare centre. A Community Asset Transfer request was submitted, which was rejected by NHS Tayside and subsequently on appeal by the Scottish Government.

## APPROACH

Initially, contact was made with the local authority to discuss the alternative use of the site, with emphasis on its demolition and reuse for a new residential development. Once the acceptability of this was established, further discussions were undertaken to establish the extent of supporting information that may be required and the form an application for Planning Permission in Principle should take. This information was compiled with input from a team of external consultants, appointed and managed by G+S on the client's behalf.

Our in-house architects were able to provide an indicative layout of the site to demonstrate how the site would work in practice and accommodate an appropriately sized development. After discussions with the Council, it was agreed this should be scaled back to show a "zoning plan" of the site instead of a detailed layout. This was also agreed with the client in order to allow maximum flexibility for any incoming purchaser or developer for the site to develop the site as they wished.

## SERVICES PROVIDED

The consultant's input was managed by G+S and incorporated into the planning submission. This included appointing and liaising directly with the consultants. The planning application focused on addressing the relevant planning policies at a local and national level. Once submitted, direct communication was undertaken with the Council in order to guide the application towards a decision that was appropriate for the client's requirements.

## ADDED VALUE

When concerns were raised by the community group about available healthcare capacity in Brechin, G+S Planning were able to undertake a review of projected population growth in Brechin and assess this against the existing healthcare facilities available. This could then be used to demonstrate that there would be no shortage of healthcare facilities for the projected demand. Furthermore, through direct discussions with the Council, G+S were able to ensure the consent was issued on time, and any conditions attached were worded in a way that didn't prevent the client demolishing the building ahead of marketing the site.

## OUTCOMES + RESULTS

Planning consent was achieved on time for the client to commence demolition within the required timescales for ecological regulations.

Following the successful grant of Planning Permission in Principle, G+S were able to assist with the procurement of information to discharge planning conditions. This involved undertaking a survey of the buildings on site to Archaeological Standing Building Survey standards, and providing historical context. The reports included a map regression, photo schedule, and historic information about the site and architecture of the buildings. G+S were able to procure, provide, and submit this information to the satisfaction of the Planning Authority, allowing the discharge of the planning conditions.

## Key contacts:



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