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SECOND ADDITIONAL CIRCULATION



To: All Members of the Council

Town House,
ABERDEEN, 4 October 2016

COUNCIL MEETING

The undernoted items are circulated in connection with the meeting of the **COUNCIL** to be held here in the Town House on **THURSDAY, 6 OCTOBER 2016 at 10.30 am.**

FRASER BELL
HEAD OF LEGAL AND DEMOCRATIC SERVICES

B U S I N E S S

REFERRALS FROM COMMITTEES

- 5(a) Planning Development Management Committee - 3 October 2016 - Scottish Gas Network, Greenbank Crescent - Erection of Energy from Waste Facility - 160276
(Pages 3 - 106)
Referred simpliciter to Council

GENERAL BUSINESS

- 6(f) Future Primary Education Provision in Tillydrone and Old Aberdeen (Pages 107 - 120)
- 6(h) General Fund Revenue Budget Projections 2017/18 - 2019/20 (Pages 121 - 132)

6(i) Appointments (Pages 133 - 134)

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PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

03 October 2016

ABERDEEN, 3 October 2016. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Cooney, Corall, Crockett, Flynn (as substitute for Councillor Cormie), Greig, Hutchison, Lawrence, Malik, Nicoll Sandy Stuart and Townson.

The agenda and reports associated with this minute can be found at:-

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MId=4439&Ver=4>

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

SCOTTISH GAS NETWORK, GREENBANK CRESCENT – ERECTION OF ENERGY FROM WASTE FACILITY - 160276

1. Councillor Flynn moved as a procedural motion, seconded by Councillor Corral:- that the report be referred simpliciter to full Council for consideration at their meeting on 6 October 2016.

On a division, there voted:- for the procedural motion (8) – the Vice Convener and Councillors Corall, Flynn, Greig, Hutchison, Townson, Nicoll and Sandy Stuart; against the procedural motion (5) – the Convener and Councillors Cooney, Crockett, Lawrence and Malik.

The Committee resolved:-

to adopt the procedural motion and thereby refer the report to Council.

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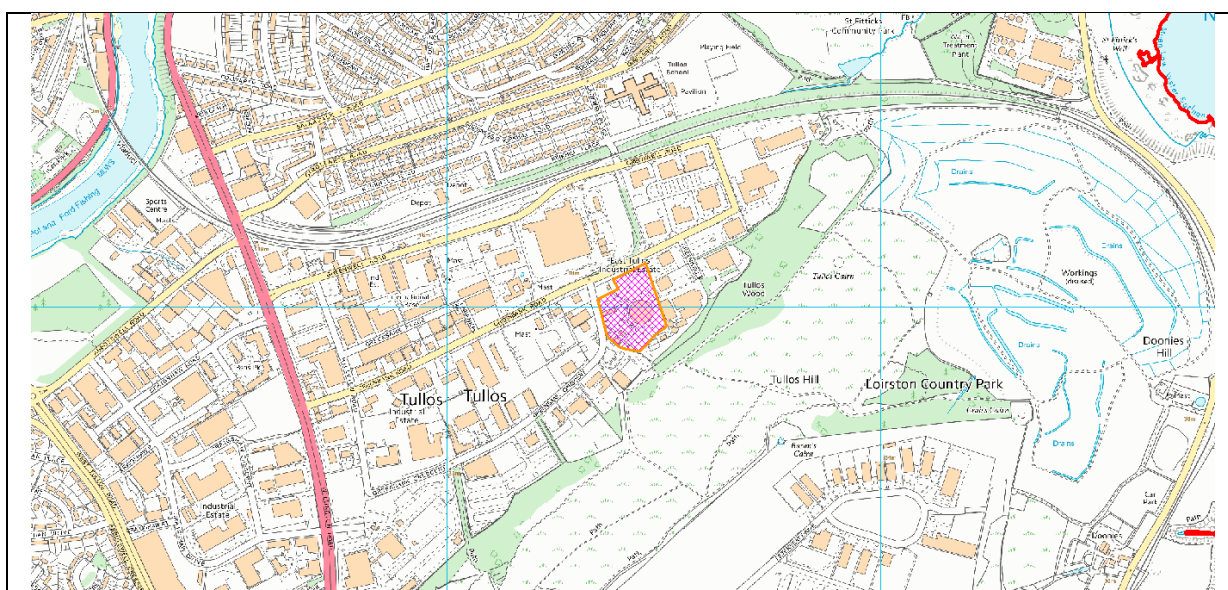
Planning Development Management Committee 03.10.2016

Detailed Planning Permission

160276: Erection of Energy from Waste facility, vehicular and non-vehicular accesses, ancillary buildings, associated infrastructure and landscaping at Scottish Gas Network, Greenbank Crescent, Aberdeen, AB12 3BS

For: Aberdeen City Council

Application Date:	14 March 2016
Officer:	Nicholas Lawrence
Ward:	Kincorth/Nigg/Cove
Community Council:	Torry
Advertisement:	Aberdeen Citizen
Advertised Date:	30.03.2016 & 15.07.2016



Location Plan

RECOMMENDATION: Approve Conditionally

PURPOSE OF REPORT

1. To consider a planning application for the construction and operation of a Energy from Waste (EfW) facility to manage residual waste through a thermal / moving grate technology, energy generation infrastructure, together with ancillary development. A key fact sheet is attached as Appendix 1 to this report which provides a summary of the development proposed.

2. The application is accompanied by an Environment Impact Assessment (EIA) which has been prepared in accordance with the requirements of the relevant EIA Regulations.
3. The recommendation is to grant planning permission subject to appropriately worded planning conditions attached as appendix 2 to this report.

THE SITE AND SURROUNDINGS

4. The Site is roughly a rectangular shaped parcel of land totalling some 2.00 hectares in area on a north-south axis that is located to the east of the junction created by Greenbank Crescent and Greenbank Road, with access via a single point off Greenbank Crescent.
5. The site displays a number of remnants associated with its former use for the storage and distribution of natural gas operated by Scottish Gas Networks, the most notable of which is the redundant gas holder. The site thereby constitutes previously developed land (i.e. a brownfield site).
6. The site is bounded to the south by a Council owned household/commercial recycling facility, which leads onto Loirson Country Park; to the east and west by industrial development, and to the immediate east by the United Fish Industry complex that comprises a number of vertical buildings and at 40 m tall flue.
7. In terms of the wider area, the rail line physically divides the industrial estate from the residential area of Torry, albeit not visually. The housing is approximately 250 metres to the north and the Primary School some 300 metres from the application site. St Fittick's Community Park is located to the north and east of the rail line.
8. With regard to land-use designations the site is within the East Tullos Industrial Estate and is allocated for Business and Industrial Use within the adopted Local Development Plan. The site is marked as Opportunity Site 107 within the emerging Aberdeen Local Development and is deemed to be able to accommodate an energy from waste facility.
9. The River Dee Special Area of Conservation (SAC) is approximately 1.1 km distance from the site; and the Nigg Bay and Cove Sites of Special Scientific Interest are some 2 and 3 km from the site. The Tullos Hill Local Conservation Site and Loirston Country Park are to the south and south-east of the site.

PROPOSED DEVELOPMENT

Proposed building and structures

10. The proposal has a number of interlinked elements, of which the 2 principal buildings are parallel to each other on a north-south axis. The alignment and size of the buildings is dictated both by the operational process of the EfW plant (i.e. linear – in one end and out the other) and the shape of the site that will only permit the buildings to fulfil their role on a north-south axis.

11. The largest building would be located on the eastern part of the site and measure some 170 metres in length, between 54 and 34 metres in depth, and have a height of 47.50 metres at the apex of the curved roof. This building also incorporates the flue stack that extends 80 metres in height with a diameter of some 2.50 metres. Amongst other things this building would accommodate the waste reception area, waste storage bunker, moving grate furnace, boiler system, steam turbine, flue gas treatment system and IBA hall. It will also house the administrative functions and workshop area.

12. Although mentioned at the public hearing the proposal does not make any provision within the development for a visitor centre or associated parking to service such a facility.

13. The other building would be located within the western aspect of the site would be 66 metres in length and 20 metres in depth and is designed to step down from north to south in a series of flat roofs and has a maximum height of 20 metres. This building would contain the district heating enclosure and air cooled condensers, the latter element is connected to the largest building by way of a pipe bridge.

14. To the west of the smaller building is the transformer building (14.80m length x 4.9m depth x 3.8m height), electricity substation (15m length x 10m depth, 7m height) and fire water tank with a height of 12 metres and diameter of 15 metres.

15. Around the site there are other ancillary buildings and operational elements; weighbridges, pump houses, fuel oil tank, ammonia store, parking areas, vehicle circulation space, detention pond, fencing, landscaping, security and utility lighting.

16. With regard to parking; the submission provides for 16 spaces (including 1 disabled space) within the body of the site and a reduction of 6 metres of on-street parking along Greenbank Crescent.

17. Access to the site for waste deliveries, ash collection, other deliveries is via the current entrance point off Greenbank Crescent, whilst a new access to the staff/visitor car park is will be created some 50 metres to the south of the junction of Greenbank Crescent with Greenbank Road.

Operational Process

18. The facility is designed to have an operational capacity of processing 150,000 tonnes of waste per year derived from the administrative areas of Aberdeen City, and the Aberdeenshire and Moray Councils (60,000; 70,000; and 20,000 tonnes respectively). The EfW plant will process domestic residual municipal waste (RMW) from the respective Councils.

19. The RMW would be delivered to the plant in refuse vehicle vehicles (capacity of 6 tonnes) from Aberdeen City and sheeted 22 tonne vehicles from Aberdeenshire and Moray Councils. All waste would be delivered to the enclosed tipping hall, via the weighbridge and one way internal road network, and unloaded through internal openings into the bunker and would then be transferred to the furnace.

20. The combustion facility uses a moving grate process that comprises inclines and fixed moving bars, that would move waste from the feed inlet to the ash discharger. The grate movement turns and mixes the waste along its surface and is designed to ensure that all waste is exposed to the combustion process thereby leaving an inert ash (i.e. bottom ash). The combustion process incorporates auxiliary burners that would automatically maintain the temperature above 850° C for the required 2 seconds to ensure the destruction of dioxins, furans and other undesirable combustion products.

21. The flue gas (i.e. gas generated from the incineration process) is directed to and enters the heat exchanger and at this juncture lime and activated carbon are pneumatically injected directly into the duct thereby reacting with the gases and absorbing chemicals and heavy metals as solids that are then collected within bag filters. The clean flue gas is then emitted through the gas stack via the flue gas fan.

22. The combustion process produces incinerator bottom ash (IBA) and air pollution control residue (fly ash). IBA is generated from the moving grate unit can amount to between 15-25% of the input material (i.e. 40,000 tonnes). Whereas; the fly ash is the residue from the flue gas treatment prior to the release of the cleaned gas via the stack into the atmosphere and represents in the order of 3-4% by mass of the waste (circa 4,500 tonnes pa). The fly ash is disposed of by enclosed tanker to a designated hazardous waste landfill site.

23. The IBA will be taken off-site and can be used in the construction industry in the production of concrete and concrete block replacing up to 50% of the aggregate traditionally used. IBA has also been used in the sub base in roads construction. The Applicant has indicated that all IBA will be recycled and consequently none will be diverted to landfill.

24. The facility would recover energy from the waste in the form of heat from the combustion process. The hot gases pass through a heat exchanger which heats up

water in a sealed system that is transferred to a boiler to provide steam and thereafter to a steam turbine. If all the steam was utilised to generate electricity the EfW facility is capable of producing some 13.5 MWe in total of which 2.1 MWe is required to operate the proposed development, thereby leaving a potential export level of 11.4 MWe via the national grid. The proposed development is designed to be 'CHP ready' to enable offtake of steam at the turbine to provide a source of hot water to deliver to a district heating network either as a stand-alone operation or combined with the export of electricity. The matter of energy generation and export is set out below.

25. A grant of planning permission will not, in itself, enable the applicant to put its proposals into operation. They will be subject to the relevant regulatory controls which operate independently of the planning system and they are required to secure the appropriate permits.

Working/Operational hours and employment

26. The proposed EfW development would be open for the import / export of materials from Monday to Friday (07:00hrs to 19:00 hrs) and Saturday (07:00hrs to 13:00 hrs). No deliveries / collections would take place on Sundays, Public or Bank Holidays. The EfW plant will operate 24 hours per day, 7 days per week all year round except during planned maintenance shut-downs.

27. The proposed development would provide permanent employment for 20 people comprising shift staff, maintenance employees, weighbridge operators, administrative and security staff.

Vehicle Numbers

28. The number of vehicles entering and leaving the site will vary between the constructional and operational phases.

Construction phase

29. The construction phase will produce additional traffic to the road network. The Transport Statement quantifies the development construction traffic as 100 HGV movements (50 vehicles in, 50 vehicles out). These will be spread evenly throughout the working day. Staff/construction worker movements are estimated to be a maximum of 150 vehicles in and 150 out daily. This assumes all staff will arrive individually as vehicle drivers. A suitable vehicle compound is required during the construction phase.

Operational phase

30. In headline terms, the number of HGV movements equates to 614 (307 vehicles in, 307 vehicles out) vehicles per week over 5.5 days (this includes Aberdeen City Council, Aberdeenshire Council and Moray Council waste deliveries, removal of IBA and chemical delivery and removal). This represents 5 HGV on average per plant operating hour.

Site construction

31. It is anticipated that the development would take approximately 30 months to complete the construction work and install/commission the plant with an operational date of 2021. The construction period would provide temporary employment for up to 150 people at the peak of construction activity.

32. Whilst the Applicant has not indicated where the works compound will be located it is understood that the compound would be sited within the current household recycling facility abutting the southern boundary of the site, which is in the ownership and control of the Applicant. Should planning permission be forthcoming then this matter can be addressed by an appropriately worded planning condition.

33. Appropriate environmental protection measures would be implemented during construction operations to minimise pollution risks. The protection measures would be defined in a Construction Environmental Management Plan (CEMP) required by a planning condition.

Energy Generation and Connectivity

34. The proposed development combines two fundamental elements; the incineration of waste and the production of energy and its export. The first element is addressed elsewhere in this report.

35. The applicants Heat and Power Plan (HPP) notes that the focus of the initial energy supply is to utilise heat from the proposed development that is seen to be of an immediate benefit to local businesses and residents in providing a local source of heat at an affordable price.

36. The HPP adds that the viability of any such heat networks may require to be supported via revenue obtained through the sale of electricity either to a private wire consumers or export to the grid. The applicants have secured an estimate for a grid connection (i.e. £1 million + VAT) to the local area 33kV network, which excluded costs incurred in the provision of the sub-station and auxiliary connections within the site boundary. The initial budget estimate did not include an analysis to confirm the some 11 MWe of 'excess electricity' could be accommodated on the local grid.

37. The Applicants have confirmed that the electricity to the grid will take place from commissioning and have provided a drawing showing the connection route from the site to the Clayhills Substation. To ensure that this fundamental element of the proposed development is delivered upon the commissioning of the facility a planning condition requiring the connection and export of electricity will be attached to the decision notice should planning permission be granted (i.e. a turn key approach).

38. With regard to the local heat network as previously reported, there is no current network in place and it should also be acknowledged that SEPA do not require that the EfW to export to the a heat network merely that it is CHP ready should a heat network become available to connect to at a later date. It is also recognised that any connection or not to a heat network will be a commercial decision for the operator and not the regulator.

SUPPORTING DOCUMENTS

All drawings and supporting documents listed below can be viewed on the Council's website at www.publicaccess.aberdeencity.gov.uk.

CONSULTATIONS

Consultee	Comments Made
Roads Development Management Team	No objections subject to conditions
Transport Scotland	No objections
Fire Scotland	No comment
Environmental Health Service (Noise)	No objections subject to conditions
Environmental Health Service (Air Quality)	No objections
Environmental Health Service (Contaminated Land)	No objections subject to conditions
HSE	No comment
SEPA	No objections
Historic Environment Scotland	No objections
ACC Flooding Team	No objections subject to conditions
Scottish Natural Heritage	No objections
Environmental Policy (Landscape)	Objection on basis of significant landscape and visual impacts
Environmental Policy (Natural Environment)	No objections subject to conditions

39. The comments of the Community Councils of Torry, Nigg, Cove and Althens, and Kincorth and Leggart are appended to this report

PROCEDURAL MATTERS

Pre-Application Consultation

40. The proposed development constitutes a Major development under class 9 of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. This requires pre-application consultation with the local community to be undertaken. A Proposal of Application Notice (PAN) was submitted to the Council as required by Regulation 6 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 and Section 35B of the Planning Act etc 2006.

41. Under the PAN the first round of public events were held on the 16th of November 2015 at Torry St Fittick's Parish Church of Scotland between 10:00 and 21:00 hrs, with a subsequent event held on the following day at the Aberdeen Altens Hotel on Southerhead Road between 12:00 and 21:00 hrs. A second round of consultation events were held on:

- 29th February 2016 at Torry St Fittick's Parish Council between 12:00 and 20:00 hrs
- 1st March 2016 at Aberdeen Altens Hotel between 12:00 and 20:00 hrs
- 2nd March 2016 at Tullos Primary School between 15:30 and 19:00 hrs

42. These events were held to coincide with the submission of the planning application and the responses to these meetings were not reported in the Pre-Application Consultation Report (PAC) on the basis that these events "*are not strictly pre-application consultation events which informs the design process*". Aside from the aforementioned public events the Applicants addressed the Pre-Application Forum meeting on the 14th of January 2016.

43. The planning application for the proposed development was validated by the Local Planning authority on the 15th of March 2016 and all relevant parties were duly notified.

44. A Pre-Application Consultation Report (PAC) has been submitted documenting the pre-application consultation process, this highlights the methodology uses to engage with the community an key stakeholders, provides details of the meetings and feedback from attendees.

Post Application Consultation

45. As the proposal constitutes a Schedule 1 development as set out in The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 (the Regulations) the statutory newspaper advert on the proposed development sought the submissions of representations on the application by the end of the 27th of April 2016. The Community Councils of Torry, Nigg, Cove and Althens, and Kincorth/Leggart were given to the end of the 16th of May 2016 to submit their representations allowing for the meeting schedules of each of the Councils.

46. The Applicants submitted further information to the Environmental Statement that was advertised under the Regulations with submission of further comments to be received by the end of the 10th of August 2016

47. Following the submission of the planning application and the expiration of the notice to allow comments on the further environmental information a public hearing was held on the 24th of August 2016. The hearing afforded the Applicant and other interested parties the opportunity to address the hearing prior the matter being referred by to the Planning Development Management Committee for determination.

REPRESENTATIONS

48. The Application has attracted a significant number of objections compromising:

- Pro-forma letter/e-mail of objection – 208 submissions
- Individual letters of objection - 25

49. It should be noted that 1 representation in support of the proposed development was received on the basis that it is *an excellent idea to lessen landfill and provide cheaper energy* and is therefore a qualified representation of support. One further representation supported the principle of the development but raised concerns with regard to traffic impact and odour emissions.

50. The pro-forma representation raised the following issues:

- Contrary to national policy on zero waste and will contribute to climate change
- Damaging to the environment
- Loss of amenity
- Damaging to heath and the wellbeing of communities
- Financial implications

- Does not address the source of waste and contrary to policy R3 [New Energy from Waste Facilities] of the extant Aberdeen Local Development Plan (ALDP)
- Incinerate waste in one building in the North East is contrary to policy NE10 [Air Quality] of the ALDP
- Will lower air quality
- Size and design of the building contrary to policies D1 Architecture and Placemaking] and D6 [Landscape] of the ALDP
- Add to traffic congestion and air-pollution
- Data flawed
- Contrary to policy CF1 [Existing Community Sites and Facilities] of the ALDP and will adversely affect the health and mental wellbeing of the residents of Torry
- Too close to many thousands of family homes and one of the local primary schools

The policy headings have been added for clarification within the [] brackets.

51. Whereas; the individual letters of objection related to some 19 matters:

- Impact upon public health
- Proximity to primary school
- Increase in pollution
- Wrong location/site selection
- Should focus upon recycling
- Next to local nature reserve
- Road safety
- Increase in traffic
- Proximity to residents
- Damage to the environment
- Decrease property value
- Community problems
- Odour emissions
- Affect standard of living
- Lower house prices
- Does not supply heating
- Contribute to climate change
- Loss of amenity
- Design

52. In response to the advertisement of the further information to the Environmental Statement, one additional response has been received supporting of

the scheme and wishing the securing of monitoring of the plant to ensure the health and safety of all local residents.

53. The representations made at the public hearing are set out in the minute appended to the report papers.

PLANNING POLICY FRAMEWORK AND MATERIAL CONSIDERATIONS

54. Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, as amended, (the Act) requires that proposals are determined in accordance with the Development Plan unless other material considerations indicate otherwise.

55. The Development Plan for the purposes of this application comprises the Aberdeen City and Shire Strategic Development Plan (SDP) 2014 and the Aberdeen Local Development Plan (ALDP) that was adopted in February 2012. Materiality is also set, in part, by the Proposed Aberdeen Local Development Plan (PALDP). Whilst the PALDP is still going through the adoption process, and is not a part of the statutory Development Plan. However, it has been adopted by the Council as constituting a material consideration in the decision-taking process and should be accorded the appropriate weight.

56. The weight attributed to the PALDP increases as it progresses through the adoption process. The Report of Examination was received on the 23rd of September 2016, with the intention to adopt the PALDP in January 2017.

57. With regard to the site the Report of Examination states:

OP107: East Tullos Gas Holder

14. The site comprises an apparently disused gas holder and associated facilities and a separate refuse treatment facility situated within the established East Tullos Industrial Estate. Scotia Gas Networks confirm the gas holder site's potential availability for redevelopment, but seek an alternative designation as 'white land' or for mixed uses.

15. Paragraph 186 of Scottish Planning Policy states that local development plans should identify appropriate locations for new waste infrastructure, and allocate specific sites where possible. After a period of public consultation, the council has prepared a city waste strategy. This included a target to 'develop residual treatment capacity in Aberdeen by using non-recycled waste to generate heat and power', and a commitment to build an energy-from-waste plant. The strategy also identified a need for the local development plan to specify suitable sites for the development of waste and recycling infrastructure such as energy-from-waste facilities. For these

reasons I conclude that there is a strong case for the identification of a site for an energy-from-waste plant in the plan.

16. Paragraph 186 of Scottish Planning Policy confirms that sites identified for employment, industry or storage and distribution will be suitable for new waste infrastructure. This particular site has a number of advantages as a site for a potential energy-from-waste plant. It is located on established industrial land and is potentially available. It is bounded by other employment land to the west, north and east and by open countryside to the south, and is thus separated from residential areas, the nearest houses lying over 300 metres to the north. The site is also relatively close to the council's proposed materials recycling facility at Altens East and Doonies (Site OP54).

17. I anticipate the operation of an energy-from-waste facility to be associated with a relatively high number of heavy vehicle movements. At the time of my site inspection I found Greenwell Road and Greenbank Road (the principal roads of the East Tullos Industrial Estate) to be busy and on-street parking to restrict two-way traffic by heavy goods vehicles at several points. However this consideration would equally apply to a range of industrial proposals that might arise across the industrial estate, and yet would be acceptable in principle under the terms of Policy B1 of the proposed plan. It may be that certain traffic management measures would benefit the movement of traffic in the estate, and these could be secured alongside the approval of any energy-from-waste plant. However I do not consider that access to the site is so poor as to lead me to conclude that the site could not be satisfactorily developed.

18. Energy-from-waste plants commonly give rise to fears related to public health. However, as the council states above, such facilities are licensed and monitored by the Scottish Environment Protection Agency (SEPA) to ensure that emissions do not exceed acceptable levels. This aspect of the development is primarily for SEPA to regulate within the context of the relevant environmental legislation, rather than for the planning system to consider.

19. I accept the possibility of there being high costs associated with the decommissioning of the current gas holder use. To the extent that decommissioning is a responsibility of the current operator, I do not agree that it is necessarily a role for the planning system to identify high value new uses for contaminated land in order to provide funds for decommissioning, though the benefits of remediation may be a material planning consideration, as I discuss under Issue 16. However, to the extent that site preparation is a responsibility of prospective developers, an element of the cost of remediation may fall to the future operator of the site and not to the current owner.

20. A purpose of development plans is to provide a level of certainty as to what the acceptable future uses of different areas of land are. The inclusion of 'white land' on

the proposals map, falling outwith any policy designation, would be unhelpful in that it would fail to provide this guidance. Also, 'white land' has not been identified elsewhere in the plan area, and so to do so here would introduce an inconsistency of approach into the local development plan.

21. The overwhelming character of the East Tullos Industrial Estate is of an industrial/ employment area. In this context, housing, retail or other unrelated uses would not generally be appropriate. The former gas holder site contributes to the employment land supply and is not required for housing or retail use. I therefore conclude that its designation for business and industry should be maintained, and for the reasons given above that its identification as an opportunity site for an energy-from-waste plant is appropriate.

58. Having regard to the Report of Examination it is considered that the PALDP in respect of the proposed development carries significant weight in the decision-taking process.

59. At the national level, other material considerations include, albeit not limited to, the NPPF, Scottish Planning Policy, Creating Places, Planning Advice Notes and online guidance issued by the Scottish Government.

60. The relevant planning policies and material considerations are set out below

Planning Policies and Material Considerations

61. EU Planning Guidance

- Directive 1999/31/EC Landfill
- Directive 2008/98/EC Waste Framework

62. Scottish Government Acts

- The Climate Change (Scotland) Act 2009

63. National Planning Policy and Guidance

- 3rd National Planning Framework
- Scottish Planning Policy
- Scotland's Zero Waste Plan
- Creating Places
- Planning Advice Note 33 - Development of Contaminated Land
- Planning Advice Note 51 - Planning, Environmental Protection and Regulation (Revised 2006)

- Planning Advice Note 68 - Design Statements
- Planning Advice Note 75 - Planning for Transport
- Planning Advice Note 82 - Local Authority Interest Developments
- Planning Advice Note 3/2010 - Community Engagement
- Planning Advice Note 1/2011 - Planning and Noise
- Planning Advice Note 2/2011 - Planning and Archaeology
- Planning Advice Note 1/2013 - Environmental Impact Assessment
- Circular 3/2011 - The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011
- Circular 6/2013 - Development Planning
- On-line Planning and Waste Management Advice
- On-line Energy from Waste Advice

64. Aberdeen City and Shire Strategic Development Plan 2014

- Sustainable development and climate change

65. Aberdeen Local Development Plan (ADLP) 2012

- T2 Managing the Transport Impact of Development
- D1 Architecture and Placemaking
- D3 Sustainable and Active Travel
- D6 Landscape
- NE2 Green Space Network
- NE6 Flooding and Drainage
- NE8 Natural Heritage
- NE10 Air Quality
- R2 Degraded and Contaminated Land
- R3 New Waste Management Facilities
- R5 Energy from Waste
- R8 Renewable and Low Carbon Energy Developments

66. Proposed Aberdeen Local Development Plan (PALDP)

- D1 Quality Placemaking by Design
- D2 Landscape
- T2 Managing the Transport Impact of Development
- T3 Sustainable and Active Travel
- T4 Air Quality
- T5 Noise
- NE1 Green Space Network
- NE6 Flooding, Drainage and Water Quality

- NE8 Natural Heritage
- R2 Degraded and Contaminated Land
- R3 New Waste Management Facilities
- R4 Sites for New Waste Management Facilities
- R5 Energy from Waste
- R8 Renewable and Low Carbon Energy Developments

67. Other Material Considerations

- Aberdeen City Waste Strategy 2014-2025
- SEPA Thermal Waste Guidelines 2014
- Incineration of Waste and Reported Human Health Effects (Health Protection Scotland, SEPA, NHS – 2009)
- Powering Aberdeen

EVALUATION

MAIN ISSUES

68. Having regard to the nature of the proposed development, representations received on the application, together with comments made at the public hearing and guidance set at paragraph 169 to Scottish Planning Policy it is considered that the main issues are:

- Energy policy and the principle of the development
- Need and location of the proposed development
- Air Quality, Pollution and Health Issues
- Vehicle movements, Accessibility, Parking and Sustainability
- Landscape and visual impact
- Noise
- Odour
- Alternative technologies
- Drainage
- Implications of not proceeding with the development

69. In assessing the relative weight to be attributed each of the identified issues in the decision-taking process the decision-maker shall have regard to the provisions of the Development Plan and other material considerations as described above.

Energy policy and the principle of the development

70. Energy policy is an important component of the UK and Scottish Government's climate change programme. The Climate Change (Scotland) Act

2009 (CCA) established a legislative binding target to reduce emissions from greenhouse gases (GHG) by at least 80% in 2050, compared to the base year of 1990, with an interim target to reduce emissions by 42% in 2020. Secondary legislation passed in October 2010 and in October 2011 set a series of annual emission reduction targets for 2010 to 2022 and 2022 to 2027 respectively.

71. Compared with UK legislation, the Scottish Act has the same long-term ambition (i.e. a reduction in emissions of at least 80% from 1990-2050) but with higher medium term ambitions towards that target.

72. In the transition to a low carbon economy there is the need for the UK to wean itself off the current high carbon energy mix to reduce greenhouse emissions and to improve the security and affordability of energy through diversification.

73. Support for the transition to a low carbon future in a changing climate, particularly by encouraging the diversification of the energy sector is set out in the National Planning Framework 3 (NFP) at section 3 (*A low Carbon Place*) and under the banner of *Spatial priorities for change notes...cities will be the exemplars of low carbon living and a focus for essential energy infrastructure*.

74. The overarching direction of travel to a low carbon economy is carried over within the SPP, that is a statement of Scottish Government policy on how nationally important land use planning matters should be addressed across the country. The SPP sets a series of outcomes; Outcome 2 reads:

A low carbon place – reducing our carbon emissions and adapting to climate change.

75. The practical outcome of the reduction in GHGs and the movement towards a low carbon economy is the control and use of the waste and other processes that produce the GHGs to benefit not only the environment but also the general populace.

76. In terms of addressing the level of waste Scotland's Zero Waste Plan (ZWP) (9th June 2010) sets the strategic direction of waste policy for Scotland and is underpinned by a determination to achieve the best overall outcomes for Scotland's environment, by making best practical use of the waste hierarchy.

77. The ZWP covers all of Scotland's waste and not just municipal waste and its key targets include

- A target of 70% recycling by 2025 and the 5% limit of landfill
- Recycling targets of 60% by 2020 for household waste (rather than municipal waste)

- 70% recycling target for all waste by 2025

78. The ZWP builds upon its predecessor and maintains a vision for a zero waste economy and sets out various measures in some 22 different actions to achieve this vision.

79. The ZWP views everything we use as a resource that has a value, a value that should be preserved, captured and used again wherever possible to assist in meeting the GHG emission targets set in the CCA.

80. The national position to promote the re-use of materials via the waste hierarchy is addressed within the Aberdeen City Waste Strategy 2014-2025 and policy R6 of the ALDP that looks for all developments to provide sufficient space for the storage of residue, recyclable and compostable waste. Policy R6 is supported by the Supplementary Guidance on Waste Management

81. The NPF in planning for zero waste sees waste prioritises development in line with the waste hierarchy. This position is translated and applied within the SPP under delivering heat and energy and sets out the national targets:

1. 30% of overall energy demand from renewable sources by 2020;
2. 11% of heat demand from renewable sources by 2020; and
3. the equivalent of 100% of electricity demand from renewable sources by 2020;

82. Paragraph 153 of the SPP in respect of the transition looks for the...

Efficient supply of low carbon and low cost heat and generation of heat and electricity from renewable energy sources are vital to reducing greenhouse gas emissions and can create significant opportunities for communities.

83. Critically, the SPP as one of its policy principles sees the planning system as assisting with securing electricity and heat from non-renewable sources where greenhouse gas emissions can be significantly reduced.

84. On the issue of heat generation, the SPP requires local development plans to support the development of heat networks in as many locations as possible. In addition, the SPP does allow local planning authorities to include a requirement for new development to be 'CHP' ready for connection where a heat network is planned or an area is identified as appropriate for district heating.

85. With regard to the proposed development and its accordance to national energy policy, it is recognised that an EfW plant does not derive its total energy

capability from renewable sources, but as noted above the delivery of such facilities does align with the objectives of the NFP and SPP, whilst recognising:

only the energy generated from the recently grown materials in the waste (e.g. food residues rather than oil based plastic) is considered renewable. Energy from residual waste is therefore a partially renewable energy source, sometimes referred to as a low carbon energy source [SEPA Thermal Guidelines 2014]

86. The proposed facility in effect displaces waste that would have gone into landfill into a process that reduces waste whilst at the same time having the key ability to provide heat and power. In short, managing waste in an EfW plant or depositing the material in a landfill will release gases that contribute to global warming. Whereas, landfill will release both CO₂ and methane, the EfW process only emits CO₂, with methane being in the order of some 25 times more damaging than CO₂.

87. Whether the EfW produces a lower volume of GHGs than landfill is a complex assessment and needs to be considered on a case by case basis. Nevertheless, there are 2 general rules that are accepted by the UK Government that apply:

- the more efficient the plant is at turning the waste into useable energy the better; and
- the proportion and type of biogenic waste – the higher the biogenic waste makes EfW inherently better than landfill

88. The importance of gaining output value from waste is recognised under action 2 of the ZWP under the heading of economic opportunity that sets a series of strategic goals including:

Recover and utilise the electricity and/or heat from resources which cannot be reused or recycled for greater environmental or economic benefit, in line with Scotland's renewable energy goals.

89. This position is reinforced at in Action 10:

In particular the Scottish Government will encourage and support investment in innovative resource management technologies and will support the utilisation of renewable energy generated from resource management facilities, thereby contributing to Scotland's renewable energy targets.

90. On the matter of *Resource Management* the ZWP states that the...*land-use planning system will support the delivery of a zero waste Scotland* and goes on to comment at page 9:

Energy from waste has an important role to play and could contribute to 31% of Scotland's renewable heat target and 4.3% of our renewable electricity target. For energy from waste to be truly sustainable it should only be used for resource streams which cannot practicably offer greater environmental and economic benefits through reuse or recycling.

91. With regard to the principle of the development, the proposal would:

- Produce a valuable domestic energy source contributing to energy security
- Contribute to the reduction targets for GHGs
- Contribute to the renewable energy targets
- Export electricity and be CHP 'ready;' to connect to a local heat network
- Generate electricity / heat 24 hours per day (i.e. not dependent upon wind and sunlight)

92. Having regard to the UK and Scottish Governments energy policy it is considered that the principle of the proposed development accords with the NPF, SPP and ZWP, together with policy R6 of the ALDP (Energy from Waste)

Need and location of the proposed development

Need

93. The Scottish Government has set a national requirement to reduce waste to landfill and this is explicitly expressed by the target in the ZWP that only 5% of all waste should go to landfill by 2025.

94. The proposed facility is designed to have an operational capacity of processing 150,000 tonnes of waste per year derived from the administrative areas of Aberdeen City, Aberdeenshire and Moray Councils (60,000; 70,000; and 20,000 tonnes respectively). The EfW plant will process domestic residual municipal waste from the three Councils.

95. The table below sets out the current figures in tonnes for MSW waste and recycling levels from Aberdeen City, Aberdeenshire and Moray Council areas.

Council	Total MSW	Recycling	Residue MSW
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		Performance	
Aberdeen City (2015)	109,902	34,971 (38%)	74,931
Aberdeenshire (2013)	141,999	48,359 (34%)	93,640
Moray (2015)	57,883	31,002 (54%)	26,881
Totals	309,784	114,332	195,452

96. If the Councils were to achieve 60% recycling by 2025 then there would be a theoretical capacity vacuum of between 20-30,000 tonnes. However, this is not a vacuum as an EfW plant can take commercial waste. In terms of commercial waste, the data made available derives from SEPA in 2008 that identified 584,857 tonnes of commercial waste produced in Aberdeen City and Aberdeenshire annually. All of this would be considered suitable for the proposed EfW. However, this material falls under the scope of the Waste (Scotland) Regulations that stipulates that the recycling of this material should be progressively increased.

97. Assuming that 50% of this material was recycled by 2020 there would be a balance of some 270,000 tonnes without a disposal site and even at a 70% recycle rate the residue figure would be 175,000 tonnes – more than enough on its own to supply the proposed EfW plant .

98. With regard to existing recovery infrastructure, there are no residual municipal waste treatment facilities with the administrative areas of the three Councils and there is a shortfall of EfW infrastructure at the national level. The residue municipal waste is currently landfilled at Stoneyhill Landfill in Peterhead by Aberdeen City and Aberdeenshire Councils, with Moray Council utilising the Nether Dallachy landfill in Spey Bay and this cannot continue beyond 2020. There are no similar proposals for the treatment of commercial waste in the three council areas.

99. It is evident allowing for the above figures, increasing levels of recycling, and the landfill ban that a need exists for a facility to address the municipal waste arisings and that the allocation of a site for such a facility within the PALDP and the Reporters comment on the same is testament to this need.

Location

100. Annex B to the ZWP considers the issue of identifying potential waste management sites and specifies at paragraph 4.6:

Subject to detailed site specific considerations, waste management facilities can be considered appropriate for sites allocated in development plans for employment and industrial use. Development plans must safeguard all active and consented waste management sites and identify appropriate locations for all waste management facilities, where possible on specific sites or supported by a policy framework to facilitate development.

101. The ZWP identifies a number of locational criteria that should be considered by planning authorities and developers when identifying and assessing sites for waste management facilities. The criteria, which are also addressed in the on-line advice, include:

1. Potential Sites

- *Industrial areas*
- *Degraded, contaminated or derelict land*
- *Working and worked out quarries*
- *Sites that have the potential to maximise the potential for the re-use of waste heat through co-location with potential heat users*
- *Existing or redundant sites or buildings that can be easily adapted*
- *Existing waste management sites, or sites that were previously occupied by waste management facilities*
- *Sites accessible to railways, waterways or the trunk and principal road network junctions.*

2. Links to Transport Infrastructure

Relevant considerations in the siting of installations will include access to the transport network, including road, rail and waterways. All decisions regarding the location of waste management infrastructure should take into consideration how wastes and end products are transported to and from the site, minimising unnecessary travel.

3. Impact on Environment

As with all other types of development, proposed waste management facilities should be located in sites where potential impacts on the human, built and natural environment can be minimised.

4. Heat and Power Use

Any sites identified specifically for energy from waste facilities should allow links to be made to potential users of renewable heat and energy.

5. Construction and Demolition Waste

Development plans should identify suitable sites for the processing of all waste types, including construction and demolition wastes.

102. The SPP in considering planning for zero waste in respect of sites identified for EfW facilities requires that the completed facility should enable links to be made to potential users of renewable heat and energy. The SPP goes on to add that such schemes are particularly suitable in locations where there are premises nearby with a long-term demand for heat.

103. Paragraph 186 of the SPP provides a clear steer for the role of local development plans in addressing new waste infrastructure by requiring local planning authorities to identify appropriate locations for new infrastructure, allocating specific sites where possible, and should provide a policy framework which facilitates delivery. Suitable sites will include those which have been identified for employment, industry or storage and distribution.

104. The site selection process has been undertaken at two levels. Firstly, that undertaken by the Applicant; and secondly, that undertaken by the Local Planning Authority as part of the process in bringing forward the PALDP.

Applicants Site Selection

105. The Applicants within the ES include a Site Selection Assessment Report that adopted the locational criteria outlined within Annex B to the ZWP, guidance set within the SPP, together with SEPAs Thermal Treatment of Waste Guidelines. The locational framework also included the proximity principle.

106. The long list identified some 44 sites of which, all bar 6 were within the administrative governance of Aberdeen City Council. The long list key criteria (phase 1) included sites allocated or proposed for allocation in either of the LDPs for employment, industrial or storage uses (save sites in proximity to sensitive receptors – e.g. schools, housing); sites listed in the Aberdeen Vacant and Derelict Land Survey 2014 where business and industry was identified as the preferred use; and sites of 2 hectares or more.

107. The second phase was a strategic assessment of the long-list sites using strategic policy considerations to filter out those sites owing to their location and/or physical characteristics.

108. The third phase assessed the remaining 15 sites against 4 criteria: proximity to terrestrial ecologically sensitive areas; row heading; proximity to primary road network; and evidence of significant heat demand/users.

109. The final phase involved an assessment of 11 sites, which aside from the location criteria included availability of the site. Three sites were identified as having potential, namely: Findlay Farm; Bridge of Don Industrial Estate; and East Tullos Industrial Estate (i.e. the application site).

110. The conclusion of the site assessment report noted that all sites had varying degrees of environmental constraints and that none of the constraints were seen as *showstoppers*. However, the application site was selected taking into account of its availability, constraints and deliverability.

111. It is appreciated that the view could be taken that the site selection process has a very limited assessment on availability and its ranking of the sites in the site search. In effect, the applicant regards sites as being available if it owns them or in the ownership of a party who has indicated a willingness to make the site available. Given the emphasis on the need to deliver new waste management facilities it is a somewhat pointless task to chase sites that are unavailable, which is relevant with the need to divert waste from landfill is urgent.

112. Whilst all site searches involve subjective judgements to varying degrees, it is considered that the site selection process is appropriate and should be given weight in the decision-taking process.

Local Planning Authority Site Selection

113. As highlighted above there is a need for a facility to address the management of municipal residual waste and potential future waste products that cannot be recycled. The Local Planning Authority undertook a site selection process in 2013 and notionally allocated the site as being able to accommodate an EfW facility within the PALDP issued in March 2015.

114. The PALDP has clearly applied the guidance set not only within the ZWP but also set by the SPP, and this fact is supported by the findings of the Reporter on the PALDP who noted that the City Waste Strategy identified a need for the local development plan to specify suitable sites for the development of waste and recycling infrastructure such as energy-from-waste facilities. The Reporter concluded that there is a strong case for the identification of a site for an energy-from-waste plant in the plan.

115. With regard to the proposed location for the EfW the Reporter concluded...*that its* [the application site] *identification as an opportunity site for an*

energy-from-waste plant is appropriate. The Reporters' full comments are cited earlier in the report.

Proximity Principle

116. The proximity has at its heart the objective of dealing with waste as close to the point of origin as possible and this is reflected within the Strategic Plan. However, the SPP at paragraph 182 states:

117. While a significant shortfall of waste management infrastructure exists, emphasis should be placed on need over proximity. The achievement of a sustainable strategy may involve waste crossing planning boundaries.

118. As cited above there is a clear and definable need for the proposed facility in light of a significant shortfall of comparable operations therefore the proximity principle stands aside in this instance. However, allowing for the waste streams from each of the supplying authorities and the population concentration in and around the City of Aberdeen it is considered that it does have a clear proximity relationship to the source of the waste to be processed by the facility.

Conclusion

119. There is no reason to doubt that the Applicant and Local Planning Authority have not undertaken an appropriate site selection assessment and its findings are supported by locational criteria contained in the ZWP, SPP and the Reporters findings. It is therefore considered that the locational and proximity tests have been met.

Air Quality, Pollution and Health Issues

Emissions from the EfW facility

120. Concerns relating to the effect of the proposed EfW facility on the health of those living in the immediate and wider area to the site were raised through the planning consultation process from the local community and reiterated again at the public hearing. In a very large part these concerns are focussed upon the emissions to the air from the operation of the proposed facility and these concerns are understandable and not unexpected. It is important to consider these concerns in the context of national policy and the regulatory regime.

121. The first point to note is that there is a clear distinction between the pollution control regime and the planning system, albeit they are complementary. The purpose of the planning system is to assess whether proposals accords with the relevant land-use and environmental policies of the Development Plan and other material considerations. Whereas; separately and independently, the facility is also

subject to Pollution Prevention and Control legislation (PPC) which is administered by the appropriate regulatory Authority, in this instance the Scottish Environment Protection Agency (SEPA), that seeks to prevent or limit potential effects on the environment and human health.

122. The design and operation of the EfW facility is governed by the Waste Incineration Directive (WID) that requires adherence to specific emission limits for a range of pollutants, and assessment criteria are set out in national Air Quality Standards which prescribe the objectives to be achieved.

123. The proposed development, as with any EfW plant, is regulated under the Pollution Prevention and Control (Scotland) (PPC) Regulations 2012 (the Regulations), which includes the controls required under the WID. The operator is required to apply and secure a PPC Permit from SEPA prior to commissioning the plant. The purpose of the Permit is to ensure that the plant is designed and can operate without damage to the environment or harm to human health resulting from pollution such as airborne particles and direct run-off from the facility.

124. Any application to SEPA for a permit made under regulation 13 of the Regulations must provide the information detailed in Part 1 of Schedule 4 of the Regulations. Key matters during operation (but not construction) will be assessed in detail as part of the assessment of the permit application and controlled through conditions attached to any permit issued. These matters include:

- Air quality
- Impacts on health
- Water quality
- Odour impacts
- Noise impacts
- Impacts on sensitive ecological receptors
- Application of best available techniques
- Resource and energy efficiency
- Treatment of wastes generated

125. In seeking a permit the Applicant must also take account of Best Available Techniques and SEPAs Thermal Treatment of Waste Guidelines 2014 when describing the proposed activity and its environmental effects, particularly with regard to satisfying the requirements of Regulation 9F of the Waste (Scotland) Regulations 2011, which demands that the recovery of energy takes place with a high level of energy efficiency.

126. The regulatory requirements also include The Waste Incineration (Scotland) Regulations 2003 that provide a firm and robust foundation to ensure that existing and future thermal treatment of waste facilities will be regulated to ensure a high

level of protection for the environment and human health. This regulation includes setting stringent operational conditions, technical requirements and emission limits in order to prevent or limit potential effects on the environment and human health.

127. Any application for a PPC permit will also require a Human Health Impact Assessment, which should follow the methodology provided in the Scotland and Northern Ireland Forum for Environmental Research (SNIFFER's) Assessment of Environmental Legislative and Associated Guidance Requirements for Protection of Human Health and the 2003 version of the Horizontal guidance on assessing environmental impact.

128. It is national waste planning policy set out under Annex B of the ZWP that the determination of the application must precede on the basis that SEPA will carry out its functions competently and in accordance with its various statutory and regulatory duties.

129. Aside from the permit regime the PALD under policy T4 does consider the matter of *Air Quality* and states in the first paragraph:

Development proposals which may have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants are proposed and agreed with the Planning Authority. Planning applications for such proposals should be accompanied by an assessment of the likely impact of development on air quality and any mitigation measures proposed.

130. This position expands upon ALDP policy R8 (Renewable and Low Carbon Energy Developments) that will not support such proposals if they negatively impact upon air quality.

131. It is well established that the public's concerns or the perception of harm in relation to health and air quality that is a material consideration in the decision-taking process. Having said this, the weight attributed to it will be determined on the particular facts and by the existence or otherwise of objective justification for the concern and the degree to which land-use consequences flow from the perception of harm. As noted above there is a separation of powers between the planning and regulatory regime and the recognition that the plant will have to comply with the permit requirements and it will be policed accordingly.

132. The forward to *The Incineration of Waste and Reported Human Health Effect* report issued jointly by SEPA, Health Protection Scotland and NHS Scotland in 2009 reaffirmed the summary to the Health Protection Authority report entitled *The Impact on Health of Emissions to Air from Municipal Incinerators* (2009) which states:

Whilst it is not possible to rule out adverse health effects from modern, well regulated municipal waste incinerators with complete certainty, any potential damage to health of those living close by is likely to be very small, if detectable...

133. This position is substantiated on the following terms:

This view is based on detailed assessments of the effects of air pollutants on health and the fact that modern and well managed municipal waste incinerators make only a very small contribution to local concentrations of air pollutants.

134. The applicants ES incorporates an assessment to evaluate the potential risk to human health due to daily intake of polychlorinated dibenzo-p-dioxins (PCDDs) and polychlorinated dibenzofurans (PCDFs) associated with process emissions from the flue stack into the atmosphere. The potential environmental effects of these emissions have been assessed using detailed dispersion modelling using a 'worst case' scenario.

135. The results of the modelling have indicated that the proposed stack would provide appropriate levels of dispersion to the atmosphere and with regard to adults, allowing for background intake and incremental intake based on emissions from the EfW facility is less than the Tolerable Daily Intake (TDI). With regard to infants *the predicated values would not result in an exceedance of the TDI*. As such the Human Health Risk Assessment Report concludes...*that the risk of adverse human health effects occurring due to PCDD/F emissions from the EfW facility is **low or effectively zero**.*

136. The ES assessment of operational phase process emissions has demonstrated that providing measures required by legislation are adhered to (i.e. compliance with the Permit) then there would be a low or effectively zero risk to human health. Since the EfW facility would be operated under a Permit, the planning authority can be satisfied in this instance that its operation would be appropriately regulated to ensure that it meets air quality, pollution and health controls. The monitoring intervals of emissions are a pollution control issue and not a material planning consideration.

137. As noted elsewhere, the Permit is actually a permit to allow emissions to the atmosphere of various substances including pollutants that are judged upon available evidence to be levels within which harm is not likely to be caused.

138. The Council's Environment Health Service commented in respect of the Technical Methodology Report of Point Source Emissions to Air...*As the local authority is not the regulator for EfW operations, Environmental Health Officers are unable to comment on the proposed design and technical aspects of the modelling and assessment processes.* The same position was held in connection with the

submitted documentation addressing Human Health Risk Assessment of Daily Intake of PCDD/Fs due to Process Emissions... *As the local authority is not the regulator for EfW facilities Environmental Health Officers are unable to comment on the technical aspects of the Health Impact Assessment methodology.*

139. The above position recognises that the consentability of the proposed development sits outside the planning and environmental health regimes of the Council. This position is set out within the on-line advice on waste management issued by the Scottish Government (July 2015) at paragraph 53 which critically states...*It should not be necessary to refer to health in development plan policies for waste management as it is covered by SEPA's PPC licensing function. Planning conditions to protect health are unnecessary for the same reason.* SEPA have no objection to the development in principle as the detail of its operation resides at the assessment of the permit application stage.

140. Taking into account the advice in the ZWP that planning authorities should assume that the pollution control regime will operate effectively, as well as the on-line advice on waste management, it is considered that a refusal of planning permission on grounds of impact on air quality or health, or the perception of risk relating to such impacts, cannot be substantiated.

Air Quality - Traffic

141. The Council's Environmental Health Service undertook a review of the air quality effects in respect of the vehicle movements associated with the proposed development and noted that the operational phase of the proposed development will result in an estimated 22 HGV and 11 LGV movements per day on the northern section of Wellington Road (i.e. within the Air Quality Management Area (AQMA)), compared to the existing level of movements. Consequently, the number of movements was considered to have an insignificant impact on air quality within the AQMA.

142. The majority of HGV movements will be via the AWPR and the south section of Wellington Road. Construction traffic will be marginally greater than the metrics used to determine the need for an air quality assessment; however construction traffic was not assessed due to the temporary nature of movements.

143. The Environmental Health Service having reviewed the ES are of the view that the additional level of traffic generated by the proposed development would have a negligible effect upon either NO₂ and Cadmium levels and raised no objection to the proposed development

Precautionary Principle

144. At the public hearing the Torry Community Council suggested that the precautionary principle should be invoked. It is clear that the precautionary principle should apply only where there is good reason to believe that harmful effects may occur to health or to the environment and that there is a level of scientific uncertainty about the risks which would prevent a confident assessment to inform decision making. These considerations do not apply in this case.

145. As noted above there is a division between the planning and regulatory regimes and there is no good reason to suggest that under the permit requirements for the plant to operate that the facility would adversely affect human health.

Conclusion

146. It is therefore concluded that the operation of the facility would not result in any significant air quality, pollution or health impacts and a refusal of planning permission on these grounds could not be substantiated.

Vehicle movements, Accessibility, Parking and Sustainability

147. Traffic objections are one of the fundamental issues raised in representations to the application and voiced at the public hearing held on the 24th of August 2016. The concerns primarily relate to the increased level of traffic using the Wellington Road and consequential traffic congestion.

148. Neither the ALPD nor the PALDP contain a specific policy addressing the matter of vehicular movements associated with waste management facilities, save the reference in ALDP policy R3 of the generic need to *minimise the transport of waste from its source*. However a Transport Statement (TS) was sought as part of the application submission that includes details of the transport impacts of freight or services operations associated with the proposed EfW facility.

149. The planning application is supported by a TS document which incorporates a qualified assessment of the traffic generated by the proposed development, reviews the existing road network capacity, safety and general site accessibility, together with the local road network suitability to accommodate the projected traffic levels. The TS considered both constructional and operational traffic levels.

150. In addition, the preparation of the TS involved accounting for the following committed developments:

- Former Glencraft site – junction Greenbank Road with Wellington road
- City Park offices off Hareness Road
- South of the City Campus – high school located off Redmoss Road: and
- Aberdeen Harbour expansion project

151. The TS identifies that access to and from the application site to the wider highway network would be taken via the existing internal road network of the East Tullos Industrial Estate to the junction onto Wellington Road that forms part of the strategic road network.

Vehicle Movements

152. The internal road layout of the EfW plant will provide adequate parking space for waste delivery vehicles. The details of the internal road layout described in the TS are considered adequate for vehicles queueing within the site boundary. This arrangement greatly reduces the likelihood of the site impacting on local roads.

153. There will be two weighbridges on the site, one for inbound HGVs with waste and one outbound for empty vehicles. This feature will assist maintaining a throughput of HGVs and minimise lost time. The HGVs will not be required to queue excessively while waiting to unload waste material in the industrial area's neighbouring streets.

Construction Phase

154. The TS identifies the construction HGV movements as 100 vehicles (i.e. 50 in – 50 out) that are modelled to be spread out evenly throughout the construction day (i.e. 08:00 – 17:00 hrs. However, the maximum traffic impact would occur at the peak hours of 08:00 hrs and 17:00 hrs associated with the arrival/departure of the construction workers estimated as a maximum of 150 i.e. 150 movements in – 150 movements out = 300 trips). This assumes all staff will arrive individually. A suitable vehicle compound is required during the construction phase. Allowing for HGV and contractor movements, materials delivery and parking requirements the Roads Development Management Team (RDMT) are seeking a vehicle compound for construction traffic, a traffic management regime and controlled hours of construction as part of any grant of planning permission.

155. It is recognised that the proposed EfW facility is a major construction project and it is important that any disturbance to surrounding land uses is minimised during the construction period and to this end, and in light of the comments of the RDMT, it is considered that a planning condition is applied to any forthcoming grant of planning permission requiring a Construction Traffic Management Travel Plan (CTMTP). The Applicants have indicated support for such a condition should planning permission be granted. It is anticipated that the CTMTP would include, albeit not limited to:

- Construction operational hours
- 'on-site' construction vehicle parking and manoeuvring
- Off-site construction vehicle routing

- Wheel washing facilities
- Contractor parking arrangements (including travel management initiatives)
- Movement and procedures for abnormal loads
- Construction noise, dust and litter management
- Local signage strategy

156. Having regard to a number of planning conditions the RDMT are content that the construction phase of the proposed development will not have an adverse impact on the local road network.

Operational Phase

157. For the operational phase waste will only be delivered to the site between 07:00 – 19:00 hrs Monday to Friday and between 07:00 – 13:00 hrs on Saturday.

158. With regard to the import of waste from the Aberdeenshire and Moray Council areas the TS estimates that using 22 tonne HGVs the following trip generation:

- Monday to Friday – 28 vehicle trips (14 vehicles in and out daily)
- Saturday – 18 vehicle trips (9 vehicles in and out daily)

159. Whereas; Aberdeen City Council operates a fleet of 6 tonne HGVs and will supply waste with the following trip generation:

- Monday to Friday - 70 vehicle trips (35 vehicles in and out daily)
- Saturday – 34 vehicle trips (17 vehicles in and out daily)

160. On the matter of 'servicing', IBA (Incinerated Burnt Ash) comprising of Fly Ash and APC (Air Pollution Control residue) will be collected from the plant. Chemicals (Ammonia) required by the incineration process also require regular HGV movements. The TS estimates:

- Fly Ash – 10 vehicle trips (5 vehicles in and out daily)
- APC – 2 vehicle trips (1 vehicle in and out daily)
- Chemicals (Ammonia) – 1 delivery / collection per day (1 vehicle in and out daily)

161. As a 'headline' figure the estimated number of vehicles accessing the EfV site will involve:

- 614 HGV vehicle movements (307 in; and 307 out) per week over 5.5 days (this includes Aberdeen City Council, Aberdeenshire Council and Moray Council waste deliveries, removal of IBA and chemical delivery and removal), which results in 5 HGV vehicles on average visiting the plant per operating hour.

162. The impact of these traffic movements have been assessed within the TS using established environmental management guidelines to quantify the significant impact from vehicles on comparing predicted traffic over the am period against existing traffic flows. The results showed a 2% rise in the movement of HGVs entering Greenbank Road from the south and 1% from the north. This reflects the TS estimate that 73% of vehicles will approach on Wellington Road from the south and 27% of vehicles accessing the site will approach Wellington Road from the north.

163. As noted above the 1% rise in HGV movements is negligible based upon the traffic surveys (i.e. 306 per hour existing and with the development the forecast figure in 308 = 1%). Whereas, the 2% rise based upon the traffic surveys (i.e. 289 per hour existing and with the development the forecast figure is 296 = 2%).

164. The number of vehicles using Greenbank Road would increase from 30 to 39 in the AM peak hour (08:00 to 09:00 hrs). This is a change of +30%. As Greenbank Road is quiet in comparison to Wellington Road a 30% increase in HGV traffic (or 22% increase in general traffic) would be noticeable as any increase of traffic along Greenbank Road would be significant. However it is considered that the increased HGV traffic will not harm road safety.

165. On the basis that it is the number of vehicles that provide the waste and not the waste capacity of the facility in tonnes, Road Development Management Team is seeking a condition that the level of HGV movements would not be exceeded.

Parking

166. Some alteration to on-street parking is required and the developer has come forward with provision of an additional 27 metres of on-street parking on the west side of Greenwell Crescent that requires a reduction to the Greenwell Crescent / Greenwell Road footway width to 1.5 metres. This is shown in drawing no. 37482-Gla100d.

167. However, the scheme does also include the removal of 33 metres of on-street parking on the east side of Greenwell Crescent north of the new access. This is considered acceptable by the RDMT, as removing parking at this location will serve to assist junction visibility from the proposed EfW staff car park access and, in turn, road safety.

168. The number of parking spaces provided on site is 16 spaces (including 1 disabled space), which complies with the standards of the Council. The scheme does provide for cycle parking and the form and location will be secured by way of a planning condition.

Accessibility

169. In terms of vehicle accessibility the main development access has a crossroads junction and there are some safety concerns with this layout. No additional detail has been provided in terms of vehicle speeds or pedestrian movements other than site observations which indicate this would not cause an issue. Given that the flow on both minor arms will be low, the principle of a crossroads arrangement will be accepted.

170. New on-street parking has been proposed to replace that lost as a result of the new access. This will result in the footway being reduced in width to 1.5m on the west side of Greenbank Crescent, as noted above, and the RDMT accepts this footway width on this occasion. This is due to the footway location being on an industrial estate with low footfall levels and the lack of continuous footways. Swept path analysis has been submitted which is acceptable.

171. The use of two access points has been justified for operational reasons and the visibility splays shown on drawing 37482-Gla100d for each access are accepted by the RDMT.

Sustainability

172. The ALDP plan in line with national planning advice seeks to promote the shift away from the reliance of the single occupancy motor vehicle as the main means of transport.

173. The Technical Note supplied by the Agents Amec Foster Wheeler, Appendix D of June 2016, has established that the number of trips by modes other than the car will be very low (i.e. 10% walk, 3% cycle), albeit the site is connected to the wider pedestrian and cycle network. Public transport is available on Wellington Road (approx. 750 metres) and Girdleness Road (approx. 550 metres) within 800 metres of the development site. These bus stops are beyond the 400 metre threshold considered walkable by the RDMT.

174. It is accepted that the site is not the most sustainable to access by means other than by car, however, the opportunity should be taken to promote other options such as car sharing and this can be covered by a planning condition.

175. Sustainability and its relationship to transportation extend to the use of other means of transporting the waste other than by HGV. Annex B to the ZWP on identifying potential waste management sites under the heading of *Links to Transport Infrastructure* notes that...*Relevant considerations in the siting of installations will include access to the transport network, including road, rail and*

waterways. The need to promote sustainable travel by the use of existing infrastructure and freight movement by rail is set out within the SPP.

176. In this instance it was recognised at the site visit by Members of the PDMC that the site is in immediate proximity to rail network infrastructure. The Applicant within the documentation has looked at a rail option for the transportation of waste and concluded it is unviable.

177. Whilst the proposed development does not offer alternatives to road transportation, this does not of itself make the scheme contrary to sustainable planning principles as the SPP has to be read as a whole. Indeed, the level of additional road trips is of such a magnitude as not to adversely affect the road network. Subject to the waste arisings in the future the potential still exists to use rail to transport waste.

Conclusion

178. Overall it is concluded that the proposed development would not result in any adverse road safety or traffic amenity impacts, subject to the aforementioned conditions.

Landscape and visual impact of the proposal

179. The application sits in front of Tullos Hill, part of Loirston Country Park, which creates a distinctive landscape back drop and skyline not only to the site but other development within the East Tullos industrial Estate. In effect it marks a clear transition between townscape/cityscape, seascape and a natural landscape.

180. The character of an area is not just the composition of the buildings and their juxtapositions but also the spaces they create and relationship to their surrounding built and natural environments. Consequently any development shall have regard to its context and respond accordingly.

181. The East Tullos Industrial Estate can be described as having a dynamic quality that has reflected industrial, commercial and infrastructure change this is clearly witnessed by the derelict gas holder on the application site, and modern and older industrial and office development in immediate proximity to each other. The northern aspect of the industrial estate is delineated by the railway line. The railway line does not prevent the site being dominated by the industrial character of the neighbouring buildings, nor is it a visual barrier to the site when viewed from the residential area of Torry.

182. It is accepted that the application site can accommodate infrastructure projects including waste management facilities with a vertical emphasis including tall

buildings (e.g. neighbouring fish factory). However, the assessment is whether a building of the form and scale as proposed would harm the character of the area.

183. The ES and the additional information provided an assessment of the anticipated landscape/cityscape/seascape and visual impacts, which included a number of viewpoints including: The ES took a number of viewpoints including:

- Loirston County Park (Tullos Hill)
- Ladywell Place
- Wellington Road Bridge (Rail)
- St Fittick's Road (St Fittick's Church)
- Kincorth Hill
- Nigg Bay
- Kirkhill Place
- Kirkhill Road
- Anderson Drive
- A93 – North Deeside Road

184. The ES was also supported by a number of images of the building during the hours of darkness, together with a view of the stack with aviation lights.

185. Any assessment has to be set against the planning framework fashioned by national and local planning policies.

186. At the national level the NPF sees planning playing an important role in protecting, enhancing and promoting access to key environmental resources, whilst supporting their sustainable use. The SPP follows the position of the NPF by looking to facilitate positive change while maintaining and enhancing distinctive landscape characters. The SPP under the heading of Development Management at paragraph 202 states:

The siting and design of development should take account of local landscape character. Development management decisions should take account of potential effects on landscapes and the natural and water environment, including cumulative effects. Developers should seek to minimise adverse impacts through careful planning and design, considering the services that the natural environment is providing and maximising the potential for enhancement.

187. At the local level policies D1 (Architecture and Placemaking) and D6 (Landscape) of the ALDP are of relevance in assessing the impact of the proposed development on its immediate and wider environment.

188. ALDP policy D1 provides, in part, that:

Landmark or high buildings should respect the height and scale of their surroundings, urban topography, the City's skyline and aim to preserve or enhance important views.

189. The theme of protecting important views is embraced within policy D6 of the ADLP which will not support development unless it avoids a number of matters that includes:

Obstructing important views of the City's townscape, landmarks and features when seen from busy and important publicly accessible vantage points such as roads and railways

190. Point (b) to policy R3 of both the ALDP and PALDP requires for new waste management facilities a design statement where the development would have more than a local visual impact.

191. Policy R8 of the ALDP considers Renewable and Low Carbon Energy Developments, which will support such developments in principle if proposal, in part,

- Do not cause significant harm to the local environment, including landscape character
- Do not have a significant adverse impact on the amenity of dwelling houses

192. The area around the site is marked by Townscape Character Area 2a (Ladywell Place etc), Landscape Character Area 23 (Girdleness/Nigg Bay) and potentially Seascape Character Type 2 (Mainland Rocky) Coastline with Open Sea Views.

Landscape (Daylight)

193. In respect of the Girdle Ness / Nigg Bay and the Open Farmland (Tullos Hill) area the impact of the proposed development of these areas is assessed as significant (substantial/moderate, permanent and either positive or negative) and comments:

due to the open and / or elevated character of these areas with direct views of the Proposed Development which would appear as a new large feature, breaking the skyline, in contrast to the its surrounding. Some of these effects are in part mitigated by the proposed architectural design of the building to appear as an architectural landmark.

194. It is considered having reviewed all the information that the effects could not be seen as positive. This is mainly due to the scale of the building which the assessment acknowledges breaks the sky line. The other developments within the industrial estate that can be seen from public view points on the Loirston County Park, Ladywell Place and Wellington Road and sit below the skyline. Views from Anderson Drive and the A93 North Deeside show the building below the skyline and the view from Kincorth Hill the building is seen almost as an extension to the office building in the 'foreground'.

195. The applicant is of the view that some of the harm is mitigated by the design of the building, principally the curve of the roof. Notwithstanding the Anderson Drive, A93 and Kincorth Hill views it is considered that the proposed development by reason of its scale will cause significant harm to the landscape and in particular the skyline of Loirston Country Park that is an important feature and is an important accessible vantage point.

Visual Effects (Daylight)

196. The proposed development includes one very large main building, whose height and massing is considerably greater than that of the adjacent United Fish Industries buildings and other industrial developments on the East Tullos Industrial Estate.

197. Additionally, the height of the proposed stack at 80 metres above site ground level, by being seen to 'top out' the main building and breaching the skyline would add to the visibility of the stack and its dominance over the stack at the United Fish Industries that stands at 40m above site ground level.

198. Allowing for the topography of the City to the north-west of the application site the proposed development and its stack would be seen against the backdrop of Loirston Country Park and other industrial/commercial development from the longer distance views on the A93 and Anderson Drive.

199. In many views, the main building and stack of the EfW facility plant would be seen across hundreds of metres and unlike the adjacent United Fish Industries buildings and stack the proposed development breach this backdrop (i.e. break the skyline) and would constitute the main impact on near and medium distant views (examples). In these views, the main building and stack would be conspicuous and intrusive.

200. This is particularly apparent with regard to the view from Ladywell Place and to a lesser degree from Kirkhill Place and Kirkhill Road. The assessment of impact in the ES moved from slight/negligible to moderate, with significant visual effects noted from some views in this area. It is considered that the proposed development

will have a significant negative impact from all aspects of Ladywell Place. The submitted view illustrates how the building is prominent and breaks the skyline. The scale and location of the building brings the presence of the industrial estate apparently closer to the residential area, magnifying the visual influence of the industrial estate.

201. This presence is considered to be overbearing, where overbearing is defined as the effect of a development proposal may have when it looks over, or dominates the amenity space or outlook of the occupiers of a (usually) residential property.

202. On the matter of visual impact it is considered that the proposed development significantly harms the visual quality of the area.

Night lighting assessment

203. The updated night time assessment identifies significant effects for Ladywell Place. The changes to night lighting are an improvement, helping to reduce night time impacts. A more subtle lighting arrangement is proposed with the upper parts of the structure largely unlit other than from ambient light. The Applicants have also submitted images with aircraft warning lights.

204. It is considered that the night time views from Wellington Road Bridge show an industrial building in an industrial setting, and it speaks both to the industrial estate as well as the railway line. However, from Ladywell Place the lighting maintains this presence (i.e. the illumination maintains the hunched presence of the building). It is considered that this aspect could be addressed by a revised lighting regime controlled by a planning condition should planning permission be granted.

Concluding Comments

205. The character of the area can absorb tall buildings. However, it is considered that the scale of the building and the stack pushes creates a prominent feature which breaks the skyline contrary to policies D1 and R8 of the y D1 of the ALDP and has significant adverse visual effects (Policies D6 and R8 of the ALDP) by extending the visual envelope of the industrial area into surrounding landscapes, townscapes and seascapes.

206. Notwithstanding the high quality of the design of the principal building, the proposed development would have an intrusive and harmful impact and change setting of the coast, green space and parklands of the area, and to sensitive receptors such as recreational users, together with the visual and residential amenity of local residents. All of these impacts are considered significant.

Noise

207. As with the matter of litter and dust the ALDP does not contain specific requirements in respect of noise at waste management facilities, save the overarching provision of point (a) to policy R3 quoted above. This position is repeated under the same policy reference within the PALDP.

208. The matter of Business and Industry is addressed under both the ALDP and PALDP as policy BI1 and B1 respectively. Whilst the wording of these policies differs they recognise the potential conflict between operations on industrial land and surrounding sensitive land uses (e.g. residential) and the potential use of conditions restricting noise, hours of operation and external storage.

209. However, the PALDP contains policy T5 (Noise) that provides:

In cases where significant exposure to noise is likely to arise from development, a Noise Impact Assessment (NIA) will be required as part of a planning application.

There will be a presumption against noise generating developments, as identified by a NIA, being located close to noise sensitive developments, such as existing or proposed housing, while housing and other noise sensitive developments will not normally be permitted close to existing noisy land uses without significant mitigation measures in place to reduce the impact of noise.

210. In addition to the above and material to the decision-taking process Planning Advice Note (PAN) 1/2011 – *Planning and Noise* (March 2011) provides advice on the role of the planning system in helping to prevent and limit the adverse effects of noise. PAN 1/2011 is supplemented by the Technical Advice Note on the *Assessment of Noise* also dating from 2011. The PAN recognises that unwanted noise can have a significant impact upon environmental quality, public health and amenity. The PAN also sets out a number of measures that can be used to control the source of or limit exposure to noise, recognising that such measures should be proportionate and reasonable. Possible measures include, albeit not limited to:

- Engineering - reduction of noise at point of generation; and protection of surrounding noise-sensitive buildings
- Lay-out - adequate distance between source and noise-sensitive buildings or areas; screening by natural barriers, other buildings,
- Operational - limiting operating time of source; restricting activities allowed on the site and specifying an acceptable and reasonable noise limit.

- Work sequencing - programming and phasing construction or extraction activities to limit noise impact; use of acoustic screens around plant; limiting vehicle noise through speed control, road surfacing and driving style;
- Acoustic fencing - an alternative to baffle mounds or used on top of a mound to increase acoustic protection;
- Off-site road traffic noise – restriction of lorry movements to particular times or particular routes; low-noise road surfaces and road surface maintenance;
- Equipment selection – setting noise limits for specific items of plant and equipment.

211. Paragraph 21 of the PAN states...*Where appropriate, relevant and enforceable mitigation measures can be implemented through planning conditions and/or legal agreements.*

212. The ES included an assessment on noise impact from the development and this was augmented by further information sought of the applicant by the Environmental Health Service in respect of tonal and construction noise.

213. The ES and the further information considered the impact of noise associated with the proposed development in terms of the operational and construction phases. The ES identified a number of key residential (i.e. Kirkhill Place and Wellington Road) and non-domestic (i.e. Tullos Primary School, Altens Nursery and commercial units within the industrial park) noise sensitive receptors. Road traffic noise receptors were also identified (i.e. Greenbank Road and Wellington Road). The sound monitoring locations were at:

- External amenity area of 51 Kirkhill Place, approximately 310 metres north of the site; and
- External amenity area of 127 Wellington Road, approximately 685 metres of the site

214. With regard to the construction phase the ES adopted a worst case approach and concluded that the predicted affect is *not significant*. However, the ES noted that construction works would continue for a period of some 30 months and as such allowing for the nature of the works the Environmental Health Service has asked for conditions relating to:

- A Construction Noise Management Plan is to be submitted and agreed in writing with this Service prior to the commencement of demolition, preparation, and construction activities

- For the duration of the site preparation and construction phase, operations involving an element of noise emission must not occur outside the hours of 07:00 to 19:00 Monday to Friday and outside the hours of 09:00 to 16:00 on Saturdays.
- For the duration of the site preparation and construction phase, solid hoarding to be erected around the Development Site boundary (of minimum 2m height) particularly adjacent to the closest residential and commercial premises.

215. With regard to the operational phase the ES concludes that the day time predicated effect would be *low impact* during the daytime and *less than indication of adverse impact* during the night-time. The Council sought that the noise rating does not exceed the existing background noise level during the night-time. The ES shows that during the daytime noise levels are below the guideline value, but rating level may exceed the background sound level at night-time. The Environmental Health Service recommends that conditions relating to the operation of the facility are attached to any planning permission. These conditions include:

- Ensure the material used for the external walls and roofs of all rooms/halls is double cladded, providing a minimum sound reduction of Rw 35 (dB).
- Prior to procurement of the chosen operational plant, provide evidence in the form of a report produced by a suitably qualified consultant, that the chosen operational plant and their acoustic performance do not exceed the predicted noise levels contained within the assessments - To ensure tonal acoustic characters from facility plant are inaudible at the nearest residential receptors through use of plant utilising best available design and techniques for noise controls or equivalent.
- Prior to the commencement of operations of the facility a scheme for the management of resultant noise, shall be submitted to, and approved in writing by this Service. Thereafter, all noise emitting activities and operations shall take place in accordance with the approved scheme

216. The ES in terms of noise for traffic during the construction and operation phases and concluded that the magnitude of change would be negligible. The Environmental Health Service is content with the findings of the ES in respect of traffic noise.

Concluding Comments

217. Having regard to the policy requirements and submitted information the outcome of the assessment is considered reasonable for both operational noise and

construction site noise, subject to the attachment of appropriately worded planning conditions.

Odour

218. The residual waste processed by the EfW facility has potential to generate odour releases and affect the amenity of surrounding land and property (i.e. policy R8 of the ALDP) if effective controls are not put in place.

219. In terms of the operations of the facility, the main potential source of odour transmission would arise when the waste enters the tipping hall and is transferred to from the waste vehicles into the bunker prior to treatment within the incinerator.

220. All operations associated with the proposed development would be conducted within enclosed buildings equipped with fast acting roller shutter doors with automatic air louvres to balance the required air movements. The facility would be continuously operated whilst delivery of material would be restricted to the hours of 07:00 to 19:00 hrs Monday to Friday and 07:00 to 13:00 hrs on a Saturday. As such some storage of waste on site would be required to ensure continuous operation of the proposed development.

221. Air is extracted from the tipping hall and bunker to hold the building at negative pressure. The air is used in the waste combustion process that helps to control odours arising in this area.

222. Odour concentration is expressed as European odour units per cubic metre (OUE m⁻³). Exposure is usually quantified in terms of frequency of occurrence over a year of hourly average concentrations above a certain limit odour concentration. SEPA's Odour Guidance 2010 provides odour thresholds based on achievement of a 1 hour mean concentration, not to be exceeded for more than 2% a year (i.e. a 98th percentile 1-hour mean value). The ES on this matter concluded that exceedance of the odour benchmark was predicted at receptors during abnormal operations.

223. It is important to note that odour controls would be regulated through the SEPA permit process that requires the applicant to prepare an Odour Management Plan that would regulate the process to ensure that 'best available techniques' are employed to ensure the operation of the facility does not result in detectable odours beyond the site boundary.

224. Notwithstanding the above, there are legitimate concerns that the transport of waste to the facility would be odorous. Whilst it is recognised that the majority of the waste vehicles are already on the public road network, the risk of odours releases from delivery vehicles cannot be ruled out and any releases would be transient in nature and pass relatively quickly. To avoid the harm that spreading odours can

engender this matter can be addressed by an appropriately worded planning condition.

Conclusion

225. The transmission of odours can affect amenity and is a material consideration in the decision-taking process. It is considered subject to appropriately worded planning conditions that the proposed operation of the development will not cause harm to the amenity of the surrounding land uses, having particular regard to Waste Management Advice issued in 2015:

Planning authorities should not impose planning conditions on matters subject to regulation by SEPA under pollution prevention or environmental protection legislation

Litter and dust

226. Neither the ALDP nor the PALDP contain specific policy requirements to control litter and dust generation on waste management facilities, save that dust could affect air quality (ALDP policy R8 point 2). However, under point (a) to policy R3 (New Waste Management Facilities) that is common both the ALDP and PALDP requires applicants to submit...*sufficient information within the application to enable a full assessment to be made of the likely effects of the development, together with proposals for appropriate control, mitigation and monitoring.* The policy goes on to note that new waste management facilities on industrial land would normally be required to be located in a building.

227. The likelihood of dust and litter occurring during the construction period is recognised within the ES and whilst there are no residential properties in the vicinity of the proposed development site and the likelihood of dust soiling affecting people and property is low there are surrounding businesses that could be affected by nuisance from dust and litter. Therefore, it is considered that planning conditions to control dust and litter both during the construction and operational phases of the proposed development would be appropriate.

Alternative Technologies

228. The fact that there are alternative methods for dealing with municipal waste is self-evident. Powering Aberdeen document looks at alternative energy generating technologies in the round in terms of increasing energy power generation and its procurement, whilst the Aberdeen Waste Strategy 2014-2025 is silent on a type of technology.

229. The SPP on waste management infrastructure is not prescriptive and supports the management of Scotland's waste by means of the most appropriate

methods and technologies, in order to protect the environment and public health. This position is taken from Article 16 (*Principles of self-sufficiency*) of the revised EU Waste Framework Directive (2008/98/EC),

230. The pre-amble to policies R5 (Energy from Waste) of the ALDP and PALDP does not specifically identify the type of technology that should be used to secure energy from waste. Paragraph 3.132 of the PALDP comments:

The means by which this waste [not recycled or composted] could be treated will be determined through an analysis which will consider all available technologies including incineration, gasification and pyrolysis of waste.

231. Point (b) to policy R3 of both the ALDP and PALDP requires for new waste management facilities a design statement where the development would have more than a local visual impact. The need to emphasise this point indicates that the policy had in mind the potential for the sort of EfW plant now being proposed (i.e. considerable scale of buildings and stack height).

232. The choice of technology is a commercial decision and in a large measure is influenced by the reliability of the technology employed and the value that such a choice provides for the commissioning body/operator.

233. The supporting papers to the application recognises that other technologies exist but notes that *mass burn incineration is by far the most common, with a significant track record of working efficiently and safely in the UK, processing residual municipal waste, therefore this technology has been selected.*

234. The application has to be considered on what is being presented for determination (i.e. mass burn incineration by way of a moving grate) and not any other alternative treatment technology. Allowing for the lead in time to bring this matter forward to a planning application submission and the changing landfill requirements it is considered highly likely that another scheme based upon a different technology could not be delivered by the target date of 2021.

235. Finally and importantly the SEPA PPC permit application must fully justify the choice of techniques to be applied. SPP states clearly that the planning system should not be used to secure objectives that are more properly achieved under other legislation. It is therefore considered that the availability of other waste management technologies carries very little weight in the decision-taking process on the planning application.

Drainage and Flood Risk

236. ALDP policy NE6 (Flooding and Drainage) and policy NE6 (Flooding, Drainage and Water Quality) of the PALDP seek to ensure that new development, including waste management facilities, avoid pollution of ground or surface water and flooding both during and post construction. The policy also requires a Drainage Impact Assessment (DIA) that should detail how surface water and waste water will be managed.

237. Policy NE6 also adds that there is a presumption against excessive engineering of watercourses and there will be a requirement to restore existing culverted or canalised water bodies to a naturalised state where this is possible. The policy recognises that there are instances where culverts are unavoidable and they should be designed to maintain existing flow conditions and aquatic life. In addition, the policy places a requirement on the applicant that:

Any proposals for new culverts should have a demonstrable neutral impact on flood risk and be linked to long term maintenance arrangements to ensure that they are not the cause of flooding in the future.

238. Potential impacts to the proposed developments effect on surface water, ground water and flood risk has been addressed as part of the ES and cites that construction measures would be implemented to ensure that adverse water quality and flooding impacts do not arise from the construction period:

Further details of construction phase drainage management measures would be developed by the appointed contractors after planning permission has been granted and would be presented in the DMP [Drainage Management Plan].

239. As the drainage management measures are not in place, and therefore cannot be assessed, a planning condition as sought by the Council's flooding team would be required of the Applicant that would control surface water drainage and pollution during the construction period.

240. With regard to the operational phase the ES identifies the creation of a detention basin on the site with additional storage provided by below ground tanks and discharge would be made to the East Tullos Burn culvert at greenfield rates. Three stages of treatment would be provided to all surface water leaving the site through the use of:

- a. Filter strips
- b. Trapped gullies; and
- c. The detention basin

241. The Applicant has also identified the need to re-route the East Tullos Burn culvert which, in part, runs beneath the site. This described element does not form

part of the application submission and the applicant notes that it will be the subject to appropriate consents. Policy NE6 places requirements upon culverted watercourses and as the re-routing is required for the development to proceed, it is considered that the delivery of the re-routing should be secured by way of a planning permission before construction works commence on the proposed EfW facility.

Conclusion

242. The flooding team of the Council raise no objection to the proposed development subject to the submission of further drainage information that can be controlled by planning conditions.

Implications of not proceeding with the development

243. There is a need to meet the targets of diverting waste from landfill, further heightened by the landfill 'ban' and the need to manage waste further up the waste hierarchy, thereby meeting national targets and complying with European and national policy.

244. It is also reasonable to conclude that should the scheme be rejected the provision of replacement facilities of any size is likely to take a considerable time, from identifying new sites, identifying a new strategy, securing planning permission and constructing the new facility.

245. In addition, a further repercussion of the development not proceeding will be the bulk transport of waste out of Aberdeen City for disposal elsewhere. As indicated previously there are no large available landfill sites available in the short term or other comparable waste management facilities 'just over the border'. Therefore the waste will have to be transported considerable distances with cost and greenhouse gas implications as stated by Mr Peter Lawrence at the Public Hearing.

246. It is clear from national guidance the importance of reducing the costs of waste management and improves the procurement by local authorities to ensure the timely delivery of major elements of waste management infrastructure. There is the additional impetus of Government to secure facilities that reduce the travel consequences in terms of greenhouse emissions.

247. Financial considerations are deserving of weight in the decision-taking process.

248. Of course, this does not mean that the financial implications take precedent over all the other considerations. They form part of the planning balance exercise along other considerations in the decision-taking process.

249. The cost to the Council's taxpayers of the EfW proposal being rejected and a long delay in bringing in new facilities forward and movement of waste outwith the City and well beyond could exceed £9m pa. This would hit taxpayers and the Council hard at a time of straightened financial circumstances affecting both individuals and local authorities. The fiscal implications of rejecting the proposal is a matter that should be accorded substantial weight along with the other consequences of failing to meet targets, that of not diverting waste from landfill and not managing waste in a more sustainable manner.

Other Issues

Ground contamination and remediation

250. NPF3, SPP and the provisions of the Development Plan strongly supports the re-use of land that has been previously-developed (i.e. brownfield site) or is of a low environmental value. Policy R2 of the ALDP (Degraded and Contaminated Land), repeated verbatim under the same policy reference within the PALDP, identifies that *"all land that is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use"*.

251. The ES incorporates an assessment of the potential effects of the proposed development upon ground conditions by way of desk top survey and historic site inspection reports from 2002. The ES notes that the owners of the land (i.e. SGN) would demolish the gas holder and remediate the land as part of the site's sale. The Applicant's phase 1 desk based study noted that ground investigations would be carried out to validate the remediation works, including investigation beneath the concrete slab base of the gas holder. This was designed to address risks associated with the gas holder and associated oil interceptor. The gas holder remains in situ.

252. Allowing for the history of the site, together with the standing archaeology (i.e. derelict gas holder) as set out within the ES, the Applicant notes that the environmental risk assessment identified potentially significant pollutant linkages. In addition, the ES recognised given the site's historical use it is likely that asbestos containing materials were present in the built development and were present in the demolished buildings and structures. The ES goes on to critically comment that where demolition rubble is identified at surface or as fill material this has the potential to contain asbestos so testing of all made ground for asbestos would be required.

253. Allowing for the contents of the submitted information that section of the Council's Environmental Health Service that consider contaminated land issues have no objection to the proposed development subject to the imposition of planning conditions addressing the matter of contamination to ensure the satisfactory remediation of the site prior to the development being first brought into use.

Aviation

254. Although the Aberdeen Airport Safeguarding have not objected to the proposed development it is considered prudent to secure aviation lighting on the tower to avoid any potential incidents. This can be addressed by a planning condition.

Effect upon nature conservation interests

255. The natural environment forms the foundation of the spatial strategy set out in NPF3 and the SPP establishes the position that planning permission should be refused where the nature or scale of proposed development would have an unacceptable impact on the natural environment, including protected species. The direct or indirect effects of a development on statutorily protected sites will be an important consideration in the decision taking process, but designation does not impose an automatic prohibition on development.

256. The national position is embraced within the ALDP under policy NE8 (Natural Heritage) and within the PALDP also referenced as policy NE8.

257. With regard to statutory designations the site is approximately 1.1km distant from the River Dee Special Area of Conservation (SAC), some 2 kilometres from the Nigg Bay Site of Special Scientific Interest (SSSI) and 3 kilometres from the Cove SSSI.

258. Scottish Natural Heritage having reviewed the ES information advised in respect of the River Dee SAC there is unlikely to be a significant effect on the qualifying features of the River Dee SAC, either directly or indirectly from the proposed development. This view was taken as there is no hydrological link between the river and the proposal site and because SEPA have advised SNH that air emissions should be negligible. With regard to the SSSI sites SHN agreed with the conclusions in the ES that the proposal is not likely to affect these sites due to their distance from the site and because air emissions should be negligible.

259. On the matter of protected species; the documentation has been reviewed by Officers, it is accepted that there will be no significant effects from the proposed development. However, Tullos Hill, which is 43 metres from the site and not 240 meters as set out in the ES, supports commuting and foraging badgers. Whilst they may not be affected when the plant is operational they can be affected during the construction phase. The proposed mitigation measures set out in the ES of sensitive directing of artificial light, the fencing off of potentially dangerous equipment and provision of means of escape from excavations are acceptable and should form part of a planning condition. The proposed mitigation measures for reptiles (i.e. pre-

works checks, means of escape from excavations and relocation if reptiles are found) is acceptable and would form part of a natural environment condition.

260. Allowing for the fact that conditions can change between any grant of planning permission and works commencing it is proposed that a condition requiring an ecological survey of the site is undertaken prior to commencement of works.

261. It is therefore considered that subject to appropriately worded planning conditions the proposed development would not harm nature conservation interests

Historic Assets

262. Historic Environment Scotland (HES) were consulted on the application and are of the view that the proposed development will not have a significant impact upon the setting of the Baron's Cairn, Tullos Cairn, Crab's Cairn, Loirston Country Park Cairn and Cat Cairn. HES noted that while the proposed development will break the skyline when viewed from many of the monuments, this will be an alteration to a view which is already largely industrial and urban.

263. HES also do not consider that there will be a significant impact on the inter-relationship between the monuments. The development will not interrupt or significantly distract from their inter-visibility. Open views towards the coast, along the line of the ridge on which the monuments sit, will also be unaffected.

264. HES concluded agreed with the findings of the ES that significant impacts upon heritage assets within their remit are unlikely, and have no objection to the planning application.

Public Rights of Way / Core Paths

265. Policy NE9 of the ALDP and PALDP (Access and Informal Recreation) looks to protect and enhance existing access rights, including core paths, other paths and rights of way and are not adversely affected by development proposals. As the proposed development does not affect any public rights of way/core paths etc, the requirements of policy R9 are satisfied

Property Values

266. The impact of a development on property values is not a material consideration in the decision-taking process and the purpose of planning is not to protect private interests

THE PLANNING BALANCE AND OVERALL CONCLUSION

267. There is no doubt that the East Tullos Industrial Estate has undergone considerable change and the landscape has absorbed some significant development over time and has the capacity to do so in the future. However, all the developments have had due regard to context in terms of landscape (i.e. skyline) and its relationship to the wider area immediate and wider area. (e.g. Torry, Wellington Road, and the Nigg Bay area).

268. It is self-evident that a large building with the stack as that proposed, but nevertheless as envisaged by the ALDP and the PALDP, will have a visual impact. Notwithstanding this it is considered that the proposal would, by reason of the height of the stack and the height and scale of the buildings, have an adverse visual impact when seen from a number of views. As such, the proposal would not be compliant with ALDP policies D1, D6 and R8 and national advice within the SPP.

269. The proposal would also adversely affect the amenity of those residing along Kirkhill Place, Kirkhill Road and Ladywell Place, and the residents of the latter area would also be affected during the hours of darkness. As such the proposal the proposal would be contrary to ALDP Policy R8 (4) and the advice set within the SPP and Creating Places.

270. The harm to these interests of acknowledged importance has to be set against the benefits of the proposal proceeding, which are considered to constitute:

- Contribution to the UK and Scottish Government's overall energy policy and climate change programme
- It would move the management of waste up the waste hierarchy
- It would generate electricity from and thus reduce the national dependence on fossil fuels and provide an aspect of energy security
- It offers the potential to make use of heat generated by the proposal
- Adverse consequences of the application not succeeding

271. It is considered that the energy and climate change benefit of the proposed development is such that the harm that would be caused would be outweighed and planning should be allowed subject to conditions.

RECOMMENDATION: Approve Conditionally

REASONS FOR RECOMMENDATION

The proposed development is considered acceptable as it accords with the terms of the Aberdeen City and Shire Strategic Development Plan 2014, the adopted Aberdeen Local Development Plan 2012, emerging Aberdeen Local Development Plan 2015, Aberdeen City Waste Strategy 2014-2025, Scottish Planning Policy, National Planning Framework, Scotland's Zero Waste Plan and other cited government policy and European Directives, where it has been adequately demonstrated that the proposals are acceptable in terms of need, complies with the proximity principle, offers the best practicable environment option for dealing with the defined waste stream. There was no objection from SEPA, SNH, and Transport Scotland. Aside from the objection from the Environmental Policy Service of ACC, there were no other objections from other ACC Services requested to comment on the application. The accompanying ES and further supporting information demonstrates that environmental impacts from the development would not be significant and it is agreed that mitigation measures can be controlled through appropriately worded planning conditions.

Despite the significant representations and the views expressed at the public hearing in regards to the application, it has been determined that the material terms of the objections cannot be sustained. The proposed development accords with the provisions of the Development Plan, national guidance and other material considerations noted in the main report.

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Proposal	Erection of Energy from Waste facility, vehicular and non-vehicular accesses, ancillary buildings, landscaping and ancillary infrastructure
Site Area	2 hectares
Main structures sought planning permission	<ul style="list-style-type: none"> • Main building: 170m in length, depth varying between 34-54m and height 47.50m at apex of curved roof • Flue stack 80m height and 2.50 in diameter • District Heating Enclosure/Air Cooled Condenser building; 60m length, depth 20m and maximum height 20m • Transformer building; 14.80m length, 4.90m depth, 3.8m height • Substation; 15m length, 10m depth, 7m height • Fire Water Tank 12m in height, 15m in diameter • Ammonia Store: 4m length, 3m depth, 9.5 height • Fuel Oil Tank: 10m height, 3.5m diameter • Pump House: 4.5 length, 4m depth, 2.4 height
Scale of development	<p>There are a number of individual elements to the development comprising:</p> <ul style="list-style-type: none"> • Main building incorporating – tipping hall, bunker, boiler hall, turbine hall, bottom ash hall, flue gas treatment, office accommodation/workshop • District Heating Enclosure • Air Cooled Condensers • Step up Transformer • Substation • Fire Water Tank • Pump Houses • Weighbridges • Detention Ponds • Exhaust Stack • Ammonia Store • Associated infrastructure and landscaping
Material Input	<p>150,000 tonnes pa non-hazardous municipal waste</p> <ul style="list-style-type: none"> • Aberdeen City Council 60,000 pa • Aberdeenshire Council 70,000 pa • Moray Council 20,000 pa
Material Output	<ul style="list-style-type: none"> • Incinerator Bottom Ash 40,000 tonnes pa • Fly Ash 4,500 tonnes pa
CHP Processing Capacity	<p>The facility would have an installed electricity generating capacity of circa 13.5 Megawatts (MW), a proportion of this electricity (circa 2.1MWe) is required to operate the proposed development, and 11.4MWe would be available for export to the local grid.</p> <p>In addition to the production of electricity, the proposed development would also offer the potential to capture heat but currently no market exists for this heat energy.</p>

Proposed Hours of Operation	<p>Import/Export of materials</p> <ul style="list-style-type: none">• Monday – Friday (07:00 hrs – 19:00 hrs)• Saturday (07:00 hrs – 13:00 hrs)• No collections Sundays, Public/Bank Holidays <p>EfW facility and associated energy generation would operate 24 hrs per day, 7 days a week, 365 days a year except during planned maintenance shut downs</p>
Traffic	<p>Construction Period</p> <ul style="list-style-type: none">• 100 HGV movements (50 vehicles in, 50 vehicles out)• Staff/construction worker movements are estimated to be a maximum of 150 vehicles in and 150 out daily <p>Operation Phase</p> <ul style="list-style-type: none">• 614 HGV movements (307 vehicles in, 307 vehicles out) vehicles per week over 5.5 days (this includes all waste deliveries, removal of IBA and chemical delivery and removal) - This represents 5 HGV on average per plant operating hour.
Employment	<p>20 people comprising shift staff, maintenance employees, weighbridge operators, administrative and security staff</p>

External finish of buildings

1. Notwithstanding the details shown on the Approved Plans, the erection of buildings or structures hereby permitted shall not commence until details or samples of the external materials to be used in their construction, including details of finishes, colours and treatment, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details or samples.

Reason: To ensure a satisfactory appearance to the development and to comply with policy D1 of the Aberdeen Local Development Plan 2012.

Water, drainage and associated works

2. No development hereby permitted shall not commence until details of the culverting of the Tullos Beck have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of preventing flooding and pollution of the water environment and to comply with policy NE6 of the Aberdeen Local Development Plan 2012

3. The culverting of the Tullos Burn shall be carried out in accordance with the approved details before the access road is brought into use and, within 2 months of the completion of these approved works, a report and “as built” drawings demonstrating that the culvert has been constructed in accordance with the approved details shall be submitted to the local planning authority.

Reason: In the interests of preventing flooding and pollution of the water environment and to comply with policy NE6 of the Aberdeen Local Development Plan 2012

4. No development hereby permitted shall commence until a scheme for the provision of surface water management has been submitted to and approved in writing by the local planning authority in respect of each phase of the development. The approved scheme for each phase shall be implemented in accordance with the approved details and retained thereafter.

Reason: In the interests of preventing flooding and pollution of the water environment and to comply with policy NE6 of the Aberdeen Local Development Plan 2012

5. The development hereby permitted shall not commence until a full Drainage Impact Assessment, indicating the proposed SUDS facilities in addition to a full examination of all watercourses within the vicinity of the site and the

impact which the development shall have on the existing drainage network has been submitted to and agreed in writing. All connections for the soakaways should also be shown and the location of these connections.

Reason: In the interests of preventing flooding and pollution of the water environment and to comply with policy NE6 of the Aberdeen Local Development Plan 2012

Aviation Lighting

6. Prior to the commencement of development details of the red aviation warning lights to be placed on the stack shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of aviation safety and the safety of the occupiers of the buildings

Lighting

7. Prior to the commencement of development details of external lighting and internal lighting which will be seen outside the boundaries of the site shall be submitted to and approved in writing by the local planning authority. The details shall include the position, height, type and power of each external lighting, the need for the external lights for security and safety, the circumstances in which external lighting is to be activated, the positioning and operation of internal louvres and the measures to be taken to minimize light pollution. The approved lighting scheme shall be implemented in accord with the approved details. Thereafter, the lighting and the louvres shall be retained in accordance with the approved details.

Reason: In the interests of visual amenity and to comply with policy R8 of the Aberdeen Local Development Plan 2012

Travel Plan

8. No waste shall be imported to the CERC until a travel plan to reduce reliance on the use of private cars as a means of staff and visitors getting to and from the CERC has been submitted to and approved in writing by the local planning authority. The approved travel plan shall be implemented and thereafter, the approved travel plan shall be retained.

Reason: To encourage travel by means other than private motor vehicles and to comply with policy D3 of the Aberdeen Local Development Plan 2012

Construction / Environmental Management Plan

9. No development shall take place until such time as a Construction / Environmental Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover, but not limited to:

- (i) A construction travel plan, including: the number of daily and peak hour construction vehicle movements, construction operation hours, construction vehicular routes to and from the site, construction delivery hours, car parking for contractors, methods to encourage public transport use, and methods to restrict large construction related vehicles using the strategic road network and its associated junctions during weekday peak periods;
- (ii) A plan showing the location of the contractor's site storage area/compound;
- (iii) The number, size (including height) and location of any contractors' temporary buildings;
- (iv) Temporary means of enclosure and demarcation of the site operational boundaries, to be erected prior to the commencement of construction operations in any part of the site and retained for the duration of construction operations;
- (v) The means of moving, storing and stacking all building materials, plant and equipment around the site;
- (vi) Measures to ensure that dust emissions are minimized;
- (vii) Details of external floodlighting installed during the construction period including hours of operation;
- (viii) Details of wheel wash facility, use of water bowzers or other measures necessary to ensure that mud and other materials are not deposited on the road network; and
- (ix) A detailed strategy and method statement for minimizing the amount of construction waste resulting from the development. The statement shall include details of the extent to which waste materials arising from the demolition and construction activities will be reused on site and measures for their reuse. If such reuse on site is not practicable, then details shall be given of the extent to which the waste material will be removed from the site for reuse, recycling, composting or disposal.

Reason: In order that the local planning authority is satisfied that the development is carried out in a manner which will minimise the effects of undertaking the development to satisfy policy R4 of the Aberdeen Local Development Plan 2012.

Electrical Connection

10. The commissioning of the development hereby approved shall not commence until the operator has submitted details of facilities to enable connection to the electricity distribution network and supply of generated electricity for approval in writing by the local planning authority, for the avoidance of doubt this shall include confirmation that electricity will be exported on commissioning. The connection to the electricity distribution network shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development exports energy and to comply with policy R5 of the Aberdeen Local Development Plan 2012 and Government energy policy

Odour, Dust and Litter

11. Prior to the commencement of the commissioning trials of the development hereby approved a scheme for the management and mitigation of dust and litter shall be submitted to and agreed in writing by the local planning authority. The scheme shall be adhered to fully in accordance with the agreed scheme.

Reason: In the interests of amenity and to comply with policies R3 and R8 of the Aberdeen Local Development Plan 2012

12. No handling, deposit or processing of waste material shall take place outside the confines of the buildings hereby approved

Reason: In the interests of amenity and to comply with policies R3 and R8 of the Aberdeen Local Development Plan 2012

13. No recyclable materials shall be stored outside on the ground, in heavy good vehicles, or other containers outside the confines of the buildings hereby approved

Reason: In the interests of amenity and to comply with policies R3 and R8 of the Aberdeen Local Development Plan 2012

14. To maintain negative air pressure within the Tipping Hall all doors to the waste Tipping Hall shall be kept closed unless vehicles are entering or leaving the Tipping Hall.

Reason: In the interests of amenity and to comply with policies R3 and R8 of the Aberdeen Local Development Plan 2012

Securing of Loads

15. All loads of waste materials carried on HGV into and out of the development hereby approved shall be enclosed or covered so as to prevent spillage, or loss of material at the site or on the local road network, or the migration of odours. All Refuse Waste Vehicles shall enter and leave the site with the waste receptacle enclosed.

Reason: In the interests of amenity and to comply with policies R3 and R8 of the Aberdeen Local Development Plan 2012

Waste Delivery Times

16. Heavy Goods Vehicles, including Waste Refuse Vehicles, delivering any waste material, process consumables (such as ammonia etc) or removing material or residues (including processed incinerator bottom ash etc) associated with the operational phase of the development shall only enter or exit the site between 07:00 hours and 19:00 hours Monday to Friday inclusive and between 07:00 hours and 13:00 hours on Saturdays.

Reason: In the interests of amenity of the area and to comply with policy R8 of the Aberdeen Local Development Plan 2012

Vehicle limitation

17. The number of waste vehicle vehicles movements identified in the ES shall not be exceeded, which for the avoidance of doubt equates to 614 per 5.5 day week.

Reason: In the interest of amenity and road safety

Site Car Parking

18. Prior to the development hereby permitted becoming operational the car parking as shown on the approved drawings shall be completed and marked out and shall be retained thereafter solely for the parking of cars

Reason: To ensure that adequate parking provision is retained and to comply with policy T2 of the Aberdeen Local Development Plan

Contaminated Land

19. No development shall take place unless it is carried out in full accordance with a scheme to address any significant risks from contamination on the site that has been approved in writing by the planning authority. The scheme shall follow the procedures outlined in "Planning Advice Note 33 Development of Contaminated Land" and shall be conducted by a suitably qualified person in accordance with best practice as detailed in "BS10175 Investigation of Potentially Contaminated Sites - Code of Practice" and other best practice guidance and shall include:

1. an investigation to determine the nature and extent of contamination
2. a site-specific risk assessment
3. a remediation plan to address any significant risks and ensure the site is fit for the use proposed
4. verification protocols to demonstrate compliance with the remediation plan

No building(s) on the development site shall be occupied unless

1. any long term monitoring and reporting that may be required by the approved scheme of contamination or remediation plan or that otherwise has been required in writing by the planning authority is being undertaken; and
2. a report specifically relating to the building(s) has been submitted and approved in writing by the planning authority that verifies that remedial works to fully address contamination issues related to the building(s) have been carried out, unless the planning authority has given written consent for a variation.

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy R2 of the Aberdeen Local Development Plan 2012

20. The final building on the application site shall not be occupied unless a report has been submitted and approved in writing by the planning authority that

verifies that the remedial works have been carried out in full accordance with the remediation plan, unless the planning authority has given written consent for a variation.

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy R2 of the Aberdeen Local Development Plan 2012

Noise

21. Prior to the development hereby permitted commencing A Construction Noise Management Plan shall be submitted to an approved in writing by the local planning authority, which shall include, albeit not limited to specific details of the construction plant, type and number of control measures to be implemented.

Reason: In the interests of amenity and to comply with R3 of the Aberdeen Local Development Plan

Roads

22. Prior to the commissioning of the development hereby permitted a Traffic Management Plan shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of road safety

23. Prior to the commissioning of the development hereby approved details of the access points into the site (access/egress for HGV and Waste Refuse Vehicles; and staff/visitor access/egress) shown on drawing No 37482-GLa100d shall be submitted to and approved in writing by the local planning authority. The accesses shall be completed in accordance with the agreed details.

Reason: In the interests of road safety

Ecology

24. Prior to the commencement of development a scheme to minimise and mitigate impacts on ecological interest during the construction period shall be submitted to and approved in writing by the local planning authority.

Reason: In the interest of nature heritage and to comply with policy NE8 of the Aberdeen Local Development Plan 2012

Cycle parking

25. The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all

times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy D3 of the Aberdeen Local Development Plan 2012

Landscaping

26. Within 12 months of the commencement of the development the plans and full details of hard and soft landscaping works shall have been submitted to and approved in writing by the local planning authority. These details shall include a detailed scheme for the landscaping of the site including details of:

- i) Hard landscaping, including:
 - a. Surface treatment finishes and colours;
 - b. Proposed finished levels or contours at 0.5 metre intervals;
 - c. Car parking layouts;
 - d. Other vehicle and pedestrian access and circulation areas;
 - e. Hard surfacing materials; and
 - f. Water attenuation basins and bio retention/wetland areas, and associated drainage scheme.
- ii) Soft Landscaping (including cultivation and other operations associated with plant and grass establishment) including planting plans covering the position, species, density and initial sizes of all new trees and shrubs;
- iii) The programme of implementation of the approved scheme, and
- iv) Proposals for the maintenance of the landscaping.

The landscape works shall be implemented in accordance with the approved details and maintained for the duration of the development.

The approved soft landscaping scheme shall be implemented within the first available planting season (the period between 31 October in any one year and 31 March in the following year) following completion of the construction phase of the development. All planting and seeding undertaken in accordance with this condition shall be maintained and any plants which within five years of planting or seeding die, are removed, damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policy D1 of the Aberdeen Local Development Plan

Breakdown or closure Contingency Plan

27. Prior to the first receipt of waste at the Energy from Waste facility details of the contingency plan to be employed to deal with the waste material destined for the Energy from Waste facility in the event of a breakdown or closure of it shall be submitted to and approved in writing by the Waste Planning Authority.

In the event of any of the trigger events specified in the contingency plan occurring the contingency plan will be carried out as approved.

Reason: to ensure that best operational and environmental practices are followed and in the interest of the amenity of the local and wider area.

Site decommissioning

28. The operator shall inform the Local Planning Authority in writing within 30 days of final cessation of operation of the development hereby permitted that all operations have ceased. Thereafter, the site shall be restored within a period of 24 months in accordance with a scheme to be submitted for the written approval of the Waste Planning Authority not less than 6 months prior to the final cessation of operation of the development hereby permitted. The scheme shall include the removal of all buildings, stack, associated plant, machinery, waste and processed materials from the site.

Reason: To avoid visual harm and to ensure the availability of the site so as not to preclude future development

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PUBLIC HEARING

ABERDEEN, 24 August 2016. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PUBLIC HEARING. Present:- Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Boulton, Cooney, Crockett, Donnelly, Hutchison, Jaffrey, Lawrence, Jean Morrison MBE, Nicoll and Sandy Stuart.

Also in attendance:- Councillors Allan, Cameron, Copland, Dickson, Flynn, MacGregor, Taylor and Townson.

The agenda and reports associated with this minute can be found at:-
<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MIId=4413&Ver=4>

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

SITE VISIT – SCOTTISH GAS NETWORK, GREENBANK CRESCENT – ERECTION OF ENERGY FROM WASTE FACILITY - 160276

1. The Committee conducted a site visit prior to the Hearing. The Committee was addressed by Mr Nicholas Lawrence, Senior Planner and summarised the proposal for the overall site.

The Convener explained that the Committee would return to the Town House to commence the Hearing.

DECLARATION OF INTEREST

Councillor Dickson declared a personal interest in the following matter due to a family member's employment.

HEARING

ENERGY FROM WASTE FACILITY – ERECTION OF ENERGY FROM WASTE FACILITY, VEHICULAR AND NON-VEHICULAR ACCESSES, ANCILLARY BUILDINGS, ASSOCIATED INFRASTRUCTURE AND LANDSCAPING AT SCOTTISH GAS NETWORK, GREENBANK CRESCENT ABERDEEN - 160276

2. The Hearing was opened by the Convener who extended a warm welcome to all present and explained that at the Planning Development Management Committee

meeting of 1 June 2016, consideration was given to a report which recommended that a public hearing be arranged, and that this had been agreed.

Gail Beattie, Interim Head of Planning and Sustainable Development, explained that the application would be referred back to Planning Development Management Committee for determination and not Full Council as stated within the report.

The Convener made it clear that the purpose of the Hearing was not to determine the application but to allow all members of Council to consider (1) officers' objective views of the development; (2) details of the development presented by the developer and their agents; and (3) the views of those who submitted written representations and responded positively to the invitation to speak at the Hearing. The Convener advised that a decision would not be taken today and that the report would be heard at the appropriate committee in due course.

The Convener invited **Mr Nicholas Lawrence, Senior Planner, Aberdeen City Council**, as the first speaker to address the hearing. Mr Lawrence described the application proposal, advised on the policy background and the main issues arising, and identified the nature of the concerns expressed by consultees and objectors. His presentation to the Committee was in the following terms:-

The proposal before members comprises the demolition of the current gas holder on the site, to be replaced with an Energy from Waste (EfW) facility comprising the following principle elements:-

- The main building would measure 47.50 metres high, length of 170.00 metres with a depth of 51.40 metres that will house the processing plant, together with office and welfare functions. This aspect of the scheme also incorporates the flue stack that extends to 80.00 metres in height;
- Air Cooled Condensers and Combined Heat and Power (CHP) building with a height of 20.00 metres, length of 66.00 metres and depth of 20.00 metres;
- Substation compound that measures 15.00 in length, depth of 10.00 metres and 7.00 in height; and
- Firewater Tank that has a diameter of 15.00 metres and height of 12.00 metres.

Other developmental elements include two weightbridges, parking for 22 cars, landscaping, drainage, security and utility lighting.

Regarding the operation of the facility it would process domestic residue municipal waste from the administrative areas of Aberdeen City Council, Aberdeenshire Council and Moray Councils. There would be no pre-treatment of waste on site and the combustion process would recover energy from waste in the form of heat.

It was noted that whilst the facility would operate on a continuous basis, it was proposed that the delivery of waste and dispatch of materials would only occur between 07:00 and 19:00 hours Monday to Friday and between 07:00 hours and 13:00 hours on a Saturday. The consequent vehicle movements associated with the operational capacity of the facility would equate to 222 heavy good vehicle movements per week, 40 movements a day.

The Convener then invited **Mr Gregor Whyte, Engineering Officer, Aberdeen City Council**, to address the Committee.

Mr Whyte explained that Aberdeen City Council are required to follow Scottish Government guidance by requesting the developer provides a Transport Statement (TS) for the planning application and a TS had been submitted and audited. The Roads Development Management team required a number of amendments be made and revised TS was submitted by the agent.

Mr Whyte advised that there would be a marginal effect on the traffic within the area of the proposed site, on the A956 at Wellington Road, and the performance of the junction with Wellington Road (Greenbank Road/Wellington Road signalized junction) appeared to be within the Council's accepted capacity limits. The hours of operation would be restricted to begin with, with a view to the proposed plant being operational 24 hours a day 7 days a week. Waste vehicles would be between 6 and 22 tonnes in size and 40 vehicles per day would supply waste to the site. There would be access to the site off Greenbank Crescent, one for the main site and a second to the staff car park and also vehicle parking for 12 staff would be provided at the site. He also explained that the Roads Department would propose to have cycle spaces included within the facility as well as encouraging measures for non-car based travel, in line with the Council's Transport policies..

The Convener then invited **Ms Aileen Brodie, Environmental Health, Aberdeen City Council**, to address the Committee.

Ms Brodie advised that within the Environmental Health department, their purpose is to protect public health and to ensure that appropriate standards are met. Local authorities are responsible for the monitoring and assessment of ambient air quality and must adhere to national and EU standards. Ms Brodie advised that SEPA is responsible for issuing the necessary permit to run the facility and this permit covers all emissions to the atmosphere, including noise and odour. In regards to existing ambient levels, Ms Brodie explained that the air quality in the area is generally good, although there are raised pollution levels on Wellington Road due to road traffic emissions. She also highlighted that no significant health risks were identified in the submitted air quality assessment. She concluded that Environmental Health were satisfied with all aspects but intimated that SEPA would be looking in more detail at the proposal through the permitting process

At this point, the Convener invited Mr George Smith, SEPA to answer any questions from members, and the following information was noted:-

- If planning permission is granted, this does not mean that a permit is automatically granted;
- An informative could be added to highlight that the applicant needs to get a permit before the plant can be operational;
- The applicant needs to demonstrate certain standards before they can get a permit and this permit would be live, which means it gets reviewed periodically;
- In regards to odour, this would be controlled by SEPA through an odour management plan;
- In regards to offsite monitoring of air quality, it was noted the distance monitored would be determined following discussions with the applicant.

Members then asked questions of Mr Nicholas Lawrence, Mr Gregor Whyte, Ms Aileen Brodie and George Smith from SEPA, and the following information was noted:-

- Regarding any restrictions for the lorries, it was noted that there would be a construction and operational plan in place and could also be covered by a planning condition;
- Regarding the waste water treatment and any in site pollution levels being breached, it was noted that a permit can be revoked or conditions added as necessary;
- In relation to the main junction that would be used to access the site, the Roads Department were content the nearby signallised junction would operate within capacity. The surrounding area of the site is an industrial area;
- The school is 300 metres from the proposed site and at present the air quality at the school is very good with no concerns over pollution;
- In relation to the sea haar in Torry, it was noted that experts within SEPA look at air modelling and haar as well as weather platforms, and haar had been accounted for within the modelling.
- Decontamination of the site is governed through the License that the applicant has to secure;
- There will be a condition regarding fly ash.

The Convener then invited the applicant to address the Committee. **Mr Peter Lawrence and Ms Heidi Thorsdalen** outlined the application to members, in the following terms:-

Peter Lawrence, Waste and Recycling Manager, provided a brief introduction to the proposed application and provided details on Aberdeen City's Waste Strategy. Mr Lawrence explained about the wider benefits of having an Energy from Waste facility and noted that it could improve people's lives by providing low carbon energy and heat to many residents. He explained that the project was a key element to heat Aberdeen and had direct employment opportunities.

Heidi Thorsdalen, Amec Foster Wheeler, acting on behalf of the applicant, explained that an extensive site search had been undertaken and this site was selected as the preferred site. Ms Thorsdalen advised that a comprehensive application and transport study had been submitted, and SEPA had confirmed they were satisfied with various assessments including the Odour Assessment. A Health Impact Assessment had also been submitted and accepted and the increase in road capacity also accepted by the Council. Ms Thorsdalen intimated that there would not be a significant increase in HGV vehicles as most of the vehicles going to the site would be ACC vehicles and these are already in operation throughout the city.

In regards to the design, Ms Thorsdalen explained that it was a functional design, with tapered elevation and inward facing lighting and it was hoped that it would create a positive impact in the area in the future. The benefits of the proposal were also highlighted as (a) affordable heat for residents, (b) low carbon energy, (c) economic investment, (d) economic diversity and (e) it would rejuvenate East Tullos.

Peter Lawrence provided information on the coastal haar that is present within Torry and he explained that they had undertaken modelling regarding the coastal effects and

it concluded that it would have a low level effect. Mr Lawrence also explained that should the plant need to cease its operation for any reason, it can be shut down very quickly.

In conclusion, Mr Lawrence advised that recycling throughout Scotland was changing, and there was to be a ban on biodegradable waste by January 2020. As a result, the Council had to look at different ways of getting rid of waste and noted that with this facility value such as heat could be generated from the waste, through Aberdeen Heat and Power. Affordable heat could be offered to those who need it. It was also noted that they had consulted with the local community and Community Council's regarding the proposed application.

Members then asked questions of Mr Peter Lawrence and Ms Heidi Thorsdalen, and the following information was noted:-

- The building stack would be 80metres high and the applicant would like the building to be an asset to the city;
- A scoping exercise was carried out to see which various locations throughout Aberdeen the stack would be visible from;
- In regards to the visual impact, the size has been reduced;
- Infrared lighting would be on the stack, however officers have asked the applicant for a red light to be included as not all planes use infrared;
- In regards to the ammonia storage, it was noted that this was for the gas treatment and it commonly used in plants throughout the UK;
- Regarding the control of odour, it was noted that waste vehicles are sheeted and controlled and also have to comply with various regulations;
- Should the plant have to close down due to omissions etc, it would not affect the heat and power as there is constant monitoring and also the waste within the bunker would continue to burn. Householders would not see any change.
- The waste is burned at over 800 degrees and management controls in place should it need to shut down.
- Around 20 jobs would be created and apprentices will be offered.
- Regarding traffic, a traffic impact assessment was carried out and no problems were identified at the junction. It was noted that on a Saturday, very little waste will be accepted to the site, to help minimize traffic.
- When the landfill site ban comes into place in 2020, should this development not go ahead, the other option for waste is to be transported somewhere else in Scotland, at a significantly high cost;
- There was scope for a visitor centre within the facility;
- Less than 10 vehicles would visit the site per hour on average over the 24 hour period;
- Regarding the amount of houses the facility could help heat, it was noted that initially it would be 350 houses with a view to increasing to in excess of 4-5000 homes, and this would help to deliver on a Scottish Government target;
- An environmental impact statement was carried out independently;
- The Council are in the process of purchasing the site;
- In regards to community consultation, it was noted that there were 2 days of exhibitions and questionnaires were also distributed. They acted on feedback received and changed the design to curved due to the feedback. A subsequent set of consultation was then carried out in 3 sessions, however the attendance was lower at these events;

- 100 people attended the initial events with 60 responses submitted, 30 people said yes to the facility and 28 said no, with 1 unsure;
- Consultation undertaken with Community Councils and a Stakeholder Working Group was established following this, which includes members of the Council, SEPA and members of Community Councils, with meetings taking place regularly. The group had a site visit to a similar plant in Shetland and also one in England;
- It was noted that the use of the rail had been investigated for transporting waste but it was not viable;
- In regards to the proposed site, it was noted that various other sites were looked at and considered including sites out with the city boundaries, however the further away the plant is located the harder it is to provide the heat and to satisfy the permit regarding SEPA.

The Convener then advised that there would be a joint presentation from the four community Councils and welcomed **Mr David Fryer, Secretary, Torry Community Council**, to address the Committee and he did so in the following terms:-

Mr Fryer advised that he had brought written objections and evidence for the Planning Officers which contained independent reports from many sources including the World Health Organisation on the harmful emissions from incinerators, as well as other evidenced references from the internet on incineration, temperature inversion and health impacts. He indicated that the information provided within the application was incomplete and flawed and there was no requirement for an incinerator. He advised that there were real concerns that the proposed facility was to be built near a primary school in a residential area of Torry. He explained that there was nothing new about incinerators and that across the world they were now banning them. He made reference to the Aberdeen Local Development Plan and advised that reusing and recycling was a key national strategy in the Scottish Planning Policy. He intimated that the toxic waste coming from the proposed facility was extremely harmful and hazardous and would create health issues for future generations. He indicated that the chimney stack was high because it needed to vent harmful gases, however the sea haar would create an artificial ceiling and prevent many of the harmful gases from escaping. He sought to determine what the cost of the facility would be as this information was not in the public domain.

David Fryer also showed a power point video of the anticipated emissions from the proposed incinerator.

The Convener then welcomed **Father George, Planning Officer, Kincorth and Leggart Community Council**, to address the Committee and he did so in the following terms:-

Father George advised that there were no guarantees that emissions from the incinerator would remain static and within the government guidelines. He explained that there would be approximately 112 additional vehicles travelling on Wellington Road which would increase pollution. He made reference to the damage and effects caused by air pollution and contamination, specifically with regard to miscarriages, child birth defects, an increase in children suffering from asthma, diabetes and chronic obstructive pulmonary disease (COPD). He indicated that he was astonished to learn that the incinerator was proposed to be built near a primary school. He explained that the

vulnerable (children, older people and people with chronic health problems) would suffer the most harm and those living in deprived areas which often have higher levels of air pollution were at risk. He advised that several pollutants that cause environmental damage are also toxic to our bodies and those people living in Torry with COPD could not go outside because of the high levels of pollution in the area. He intimated that the annual mortality burden in the UK from exposure to outdoor air pollution was equivalent to around 40,000 deaths. He advised that air pollution monitoring by central and local government must track exposure to harmful pollutants in major urban areas and near schools and the results should be communicated proactively to the public, in a clear way that everyone can understand. He accepted that there was a need for progress, but not at the expense and detriment of the wellbeing of the local community. He intimated that to appreciate fully the risk to health, there was a need for further research on air pollution's effects on the body and in addition to lung and cardiovascular disease, research into the adverse health effects of pollution should accommodate systemic effects such as obesity, diabetes, changes linked to dementia, cancer as well as on the developing fetes and in early childhood. He intimated that the Council needed to guarantee that there were no health ramifications to those living in the area as this would lead to environmental health litigation. He concluded by advising that he was yet to see scientific statistics proving that the incinerator emissions would be safe for the environment.

The Convener then welcomed **Alan Strachan, Chairman of Nigg Community Council**, to address the Committee and he did so in the following terms:-

Mr Strachan advised that he wished to convey the concerns of Nigg Community Council relating to the Incinerator with particular attention being paid to the surrounding local infrastructure. He made reference to the partial gridlock on Wellington Road during peak periods and the cumulative effect that additional ongoing major developments would have on the current road infrastructure linking to Wellington Road, namely 600+ houses in Cove, 1200 homes and commercial opportunities in Loirston, the AWPR due for completion in 2017, the new academy at Calder Park and the new proposed Harbour at Bay of Nigg. He explained that the expected increase in traffic from these developments alone raises the potential risk of additional congestion, traffic volume and emissions on Wellington Road. He indicated that the plant's operating requirements would have to be sourced and transported from the city, Aberdeenshire and Moray which would equate to an estimated 200 vehicle movements per day, most of which would be HGV vehicles. He intimated that long term exposure to air pollution increases the risks of having a heart attack and it is accepted that the highest risk to respiratory complications such as asthma and COPD and general well-being comes from vehicle emissions, in particular from diesel fumes. He made reference to the Council's Air Quality Annual Progress report (Local Air Quality Management, June 2016) wherein it stated "the main pollutants of concern in Aberdeen City were Nitrogen Dioxide (NO₂) and particulate Matter (PM₁₀) related to road traffic emissions". Reference was also made to a Project Report (Vehicle Emission Measurement and Analysis – Aberdeen City Council, April 2016) which highlighted "Road transport is the main source is the pollution in UK urban areas" and stated that "Modern diesel vehicle emission controls, under-perform in urban driving conditions when exhaust gasses from the engine are relatively cool, inhibiting the operation of catalysts and filters. Such stop/start traffic motions are common place in the streets of our towns and cities, but aren't adequately represented in the legislated vehicle emission standard test conditions". He indicated that given the number of significant planning applications which have been approved or still under consideration for the area, it must be accepted

that the volume of traffic was likely to generate an increase on the potential risk of additional congestion and already high level of pollution on Wellington Road.

Mr Strachan intimated that it is the view of Nigg Community Council that the present usage and configuration of the current road infrastructure along the Wellington corridor was outdated and inadequate to cope with the Energy from Waste's rise in vehicular traffic wishing to access and egress the East Tullos Industrial Estate safely on a daily basis, which would lead to constant start/stop movements of queuing vehicles, furthering a rise in harmful emissions within the area. He concluded by advising that if this application was to be approved, the possible long term effects on health and quality of life of all citizens remain unknown and immeasurable.

The Convener then welcomed **Raymond Clarke, Vice Chairman of Cove and Altens Community Council**, to address the Committee and he did so in the following terms:-

Mr Clarke advised that he opposed the proposal for an incinerator. He made reference to a meeting two years ago attended by representatives from the four community councils, which discussed the concerns of local residents in relation to the impact the traffic on the Wellington Road corridor was having on the environment, this being prior to the proposal for the incinerator being submitted. He indicated that he was concerned by the way the shareholder group was being run, specifically regarding the economic issues and the business viability study for the district heating plan scheme which he requested some time ago but only received recently from Peter Lawrence. He advised that many health issue questions still required to be answered and he urged all councillors to receive clarification in this regard. He intimated that the incinerator was now deemed to be 'old technology' which has been tweaked and updated, but in relation to the very real emissions coming from it, there was nothing more important than personal health. He concluded by asking the Councillors to leave their mark and to reject the project which would affect the whole of Aberdeen.

Members then asked questions of the representatives from the four Community Councils, and the following information was noted:-

- that there was a need to educate the residents of Aberdeen in relation to recycling;
- there was a need to drive down the volume of waste; and
- that Sweden leads the way in Europe for recycling and energy from waste;
- that a number of people in Torry did not know about the public exhibitions and events.

The Convener then welcomed **John Webb**, resident living in Torry to address the Committee and he did so in the following terms:-

Mr Webb advised that he lives approximately 1km from the proposed development and that he wished to object to the application in the strongest possible terms. He indicated that he was a firm believer that local authorities have a duty to protect the health and wellbeing of ratepayers including those living in Torry and the surrounding areas. He indicated that the aforementioned area already suffers from a poorly regulated and degraded environment which was impacted by poor air quality, noise, high levels of traffic, contaminated land and a heavily polluted watercourse. The proposed development would add to this burden and act to further increase levels of environmental inequality. He made reference to the horrors of the industrial revolution

and indicated that now, in the 21st Century, the impacts of hazardous pollutants such as PCB's, heavy metals, fine particulates and a wide range of other contaminants generated by waste incineration (with or without heat exchanger) on human health and the environment were well known. He intimated that the concept of the proposal to site the incinerator near the bottom of a valley adjacent to a long established residential community (including nurseries, schools and care homes) was environmentally and socially regressive, reckless crass and ridiculous. He made reference to his own health and advised that the discharges from the chimney stack would constitute a significant environmental threat to his own health and the members of other vulnerable groups living in the area. He indicated that the application was deficient and should be rejected on the following grounds:-

- the Air Quality Assessment Technical report which covered so called 'worst case scenarios' but did not cover potential impacts of a temperature inversion in the valley;
- the pollutant dispersion modelling has been based upon climatic metrics recorded at Dyce (11km away). No on-site measurements were made neither were smoke/tracer dispersal work undertaken;
- the application does not discount the possibility of burning sewage sludge, agricultural and forestry derived waste and materials brought in from even more regions of Scotland, the UK and abroad;
- the applicant's community consultation and events constituted a new low in the dark arts of gloss, spin and distortion. The consultation process was well below the standards that should be expected from local authority (the applicant) that was supposedly acting in the public interest;
- the site selection criteria/ranking exercise used was biased and prejudicial, suggesting perhaps that from the outset, it was designed to deliver the proposed development at a 'soft' location offering 'least resistance'; and
- the net energy output (and inputs) of the proposed development including the proposed supply operation from the point of waste collection, have not been adequately considered.

Mr Webb advised that the proposed design of the incinerator was hideously ugly, obtrusive and overbearing. He advised that the suggestion that it should be illuminated at night was particularly insensitive and provocative and the key arguments underpinning the proposed stack should be thoroughly scrutinised. Finally he questioned whether the applicant has the necessary mandate(s) to willfully pollute and further degrade Torry and surrounding areas by the industrial-scale incineration of waste trucked in from areas out with its jurisdiction.

The Hearing was then shown a video presentation from **Mike Maas-Lowit** in the following terms:-

Mr Maas-Lowit advised that in 2012 the European Parliament determined EU resolution on a more resource efficient Europe and within that they had determined the phasing out of incinerators by 2020. He explained that following on from that it is rather difficult to say anything definite about the situation in Europe just now, but a couple of permutations are that by the time the proposed incinerator is built and 2020 comes around we will not yet have left Europe and Scotland may be making a bid to join Europe. He advised that we seem to be charging ahead with building an incinerator, ignoring the European resolution, ignoring the GAIA study in 2013 that suggested that the UK has a greater incinerator capacity currently than it has to generate waste in

which to burn. He indicated that if Scotland stays in the UK the proposed incinerator would not be needed because elsewhere people are burning more waste which we could transport to them, and if we remain in Europe or we don't exit it, we will be building an incinerator which the European Parliament has determined should be phased out by 2020. He intimated that the European MSPs did not take lightly the decision to make this resolution; they based it on greater environmental evidence than Aberdeen has based its determination to build an incinerator, that evidence with the 2008 resolution means that incinerators are not good for the environment.

The Convener then welcomed **Alastair Spence, Planning Officer, Torry Community Council** to address the Committee and he did so in the following terms:-

Mr Spence advised that the incinerator was not just a Torry concern, but it was a serious concern not only to the south of the Dee, but for the whole city and beyond Westhill and Dyce. He indicated that it would affect the shipping anchored offshore waiting to enter the harbour and up until recently he had not known about temperature inversion or the plume effect. He intimated that at the last stakeholders meeting, two gentlemen each gave a 20 minute talk about the problems they have had in Runcorn with their incinerator. Over the past two years, we have been offered trips to Norway and Shetland to visit plants, although we refused. We requested that a visit be made to the Runcorn facility instead, however this request was rejected.

The Convener then welcomed **Helen McPherson, resident in Cove**, to address the Committee and she did so in the following terms:-

Ms McPherson advised that at the moment the Council do not recycle as much as it should, specifically with containers containing fruit and vegetables which are usually made with PET or PVC plastic. She indicated that it would be much better if residents were to receive a wheelie bin to put all the recycling into and that it get separated at the recycling plant rather than incinerated, causing smog and pollution. She intimated that if the incinerator is built in the proposed location, it would be used to burn the majority of waste instead of making the effort to recycle it. Ms McPherson advised that she had concerns in relation to vermin (rats, mice, seagulls and insects) and how they would be kept under control when the rubbish was decomposing during storage whilst waiting to be incinerated. She made reference to the weather conditions and coastal effects when there is low pressure causing colder weather and more rain, and this combined with the emissions from the incinerator would result in poor air quality. She intimated that it was a human right to have clean air not contaminated with fumes containing heavy metals and other chemicals which the public would be exposed to. She explained that the direction of the wind usually comes from south east, and if the energy from waste plant was relocated to the north of Aberdeen, there would then be little pollution and risk from the fumes for those living in the city. She indicated that it was unfair that the residents from Cove did not receive a mail drop providing information regarding the public meetings. She concluded by advising that it had taken 16 years and £12m to reduce the foul odour from the sewage plant at the bay of Nigg with the promise that there would not be foul odours coming from it, however she indicated that she visited the location 2 days ago and the odour had still not been resolved, therefore how could we trust that the proposed development won't produce pollution and whether it would be monitored properly.

The Convener then welcomed **Simon McLean**, to address the Committee and he did so in the following terms:-

Mr Mclean made reference to the Planning, Development Management Committee meeting of 14th January 2016 advising that the view that the proposed development was not welcomed by the local residents was not included within the report. He indicated that the photographs/pictures of the proposed incinerator did not show the nearby school. He intimated that some of the concerns raised were not all detailed and the development should not happen anywhere in Aberdeen. He outlined his concerns in relation to security at the site, specifically whether terrorism issues have been addressed given that the facility may be used as a dirty bomb. He made reference to the cost of construction and the initial option was that the incinerator was to be built in the Bridge of Don, however the land was not for sale. He made reference to an anonymised leaflet which was posted through his letterbox which purported to say that the development would be going through and referred to a similar quote from an elected member at Stakeholder meeting. In conclusion, Mr McLean advised that all information should be considered and Councillors should be thinking about clean air for our children.

Members then asked further questions, and the following information was noted:-

- that confirmation was needed in relation to alleged legislation that apparently seeks to ban incinerators; and
- that there were 44 sites looked at over a number of years, prior to deciding (through criteria) that East Tullos was the preferred location for the proposed incinerator.

The Convener thanked all those who participated in the public hearing and advised that the points raised today would be addressed in the report for determination.

- **Councillor Ramsay Milne, Convener**

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15th May 2016

Development Management
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street
ABERDEEN AB10 1AB

Dear Sir/Madam

Application Reference P160276, proposed Incinerator (EfW), Torry, Aberdeen.

At the meeting of Torry Community Council on 21st April 2016, it was agreed that we would submit a formal objection against the planned Incinerator (EfW plant) that is proposed to be located next to Torry.

We wish to object to the above application on the following key planning and environmental issues:

Firstly, this planned incinerator is contrary to the overarching national policies for Zero-Waste, and will lead to increases in carbon footprints and contribute adversely to climate change

Secondly, we are firmly of the view that this planned incinerator will be damaging to the environment not just of Torry but across Aberdeen and the North East, will be a loss of amenity, and damaging to the health and wellbeing of communities. We do not accept that there are any benefits that outweigh the loss of health, amenity, environment and wellbeing

Thirdly, we are very strongly of the view that the long term financial implications of building this incinerator are flawed and that the risk of unidentified and un-controllable capital and revenue spend could add to future debt burdens that the council tax payers of Aberdeen will have to pay.

In more detail, our concerns are: -

- 1 The proposal to incinerate waste rather than address the source of waste materials is the wrong priority and is contrary to policy R3 of the present Local Development Plan. Attention should be given to reuse and recycling of all finite materials. This proposal can only lead to lower levels of recycling of many materials as they would be incinerated rather than reused. Our point is this...if all finite materials are reused and recycled, then what is left to burn?
- 2 The proposal to incinerate waste in one building from all of the North-East is contrary to Policy NE 10 and will lower air quality locally and across Aberdeen. Communities to the South of the River Dee experience a high concentration of odour creating industrial activities that use an over-stretched and inadequate network of roads.
- 3 The enormous size and design of this major development proposal is contrary to Policies D1 and D6 and will add to evidenced traffic congestion and air-polluting diesel exhaust fumes near and on routes leading to this proposed site in and around Torry; the traffic assessment in support of the planning application concludes that the extra number of

weekly vehicles (up to 200 movements of unspecified size of vehicles) will not have any impact on the local network where as Wellington Road regularly experiences gridlock.

- 4 Torry is also known to have its own micro-climate. We consider that the baseline data used in support of the planning application is flawed as the data used is taken from Dyce (seven miles away). It is a well-known and established fact that temperature inversion is a North-East Coastal phenomenon creating a micro-climate in Torry (in particular) that traps gases and odours. We see this happening and know this locally as the haar!!
5. The proposed development of the site does not comply with Policy CF1 of the current LDP and can only adversely affect the health and mental wellbeing of the 11,000 plus residents of Torry whose lives have been blighted over decades by serious odours from fish factories and the sewage works. The proposed site for this huge incinerator at the foot of the Gramps is too close to many thousands of family homes and only some 300 metres from one of our local primary schools. Regulation and enforcement action by the statutory regulators, SEPA and the City Council over the last 15 years proved totally inadequate to help communities when the sewage treatment works failed consistently with the repugnant odours affecting Torry and nearby communities. As a consequence, we therefore have no confidence that the technology promised for the incinerator in this planning application can be up to the job of protecting public health and air quality.

We are of the view that the proposal to build an incinerator is critically flawed. Even though other nations are moving away from incineration, there is still enough capacity across Britain that is leading to over-capacity in existing incinerators in Britain as well as Europe, and all at a time as new processes to address reuse and recycling are gathering apace. We do not believe that the prospectus for an incinerator will create jobs (local or otherwise) and would hope that planning and environmental policy would be based on the Waste Hierarchy for Reducing and Recycling: Source. Institute of Local Self-Reliance 2014. The business strategy for job creation in waste management should take full advantage of the Circular Economy where there is evidence that many sustainable jobs can be created.

We remain unconvinced that sufficient scientific research has been undertaken on the long term effects of the release of all gases from incinerators, and point out that there are numerous experiences of the introduction and use of materials, pharmaceuticals and industrial processes where health implications were not considered at the time. We urge that extreme caution be exercised in this regard to protect future generations from potential long term harmful effects of the chemistry of combustion.

Lastly, the building of this incinerator at the foot of the Gramps can only make Torry and the south of the Dee areas a dumping ground for municipal, commercial and possibly hazardous waste from across the North East of Scotland, and further afield. We support the need for a Public Hearing to be convened to enable our concerns to be fully expressed. By reason of the clear deviation from National and Local Policies, and to meet local health and social needs of the local communities, we appeal to the Planning Committee and the City Council to refuse this application and any other applications to build an incinerator in or near any residential community in Aberdeen.

Yours faithfully,

David Fryer - Secretary
For and On Behalf of Torry Community Council

E: secretarytorrycommunitycouncil@gmail.com

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Father G Hutcheon
Planning Officer
Kincorth/Leggart Community Council
c/o Our Lady of Aberdeen Church
70 Cairngorn Crescent
Kincorth
ABERDEEN
AB12 5BR

10 May 2016

Mr D Lewis
Aberdeen City Council
Planning Department
Marschal College
Broad Street
ABERDEEN

Dear Sir/Madam

P160276 – Energy From Waste

Further to the above planning application I write on behalf of Kincorth/Leggart Community Council and would like to express our objection to this site on the points listed below :

- It is contrary to the Local Development Plan and does not comply with Policy CF1 and will adversely affect the health and mental wellbeing of the residents of Torry.
- There will be an increase in the carbon footprint and contribution to climate change.
- The site is too close to local community housing. If according to the Heat and Power Plan they can provide heat and power as far away as 15km there is no reason for it to be next to a housing estate.
- There is no fixed route allocated yet and no agreements made with users for use of the heat.
- There will be additional traffic congestion and air polluting diesel exhaust fumes near and on routes leading to the site in and around Torry. The data

used to support the planning application has been taken from Dyce (7 miles away). There is a well known and established fact that temperature inversion is a North East coastal phenomenon creating a micro-climate in Torry that traps gasses and odours.

- The 2nd phase needs to be part of the original submission, so that the submission is seen in its entirety and decisions can be made on this, not on part of a submission.

By reason of deviation from National and Local Policy, and to meet local health and social needs of the local communities, we would appeal to the Planning Committee and the City Council to refuse this application for this site.

Yours sincerely

Rev. G Hutcheon
Planning Officer
Kincorth/Leggart Community Council

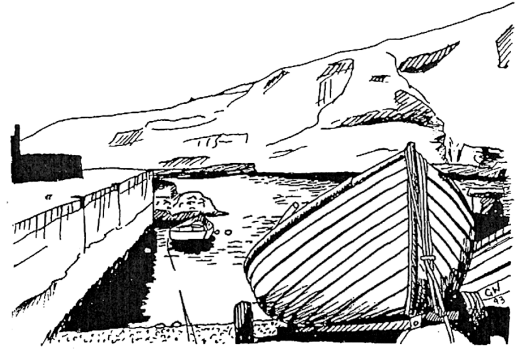
Copy

Ms Karen Rennie
Community Council Liaison Officer
Aberdeen City Council
Town House
Broad Street
ABERDEEN

COVE AND ALTENS COMMUNITY COUNCIL

Chair: Ms Michele McPartlin
14 Langdykes Way
Cove Bay
Aberdeen
AB12 3HG
[REDACTED]
info@cove-bay.com

Secretary: Ms Sue Porter
12 Stoneyhill Terrace
Cove Bay
Aberdeen
AB12 3NE
[REDACTED]



Website www.cove-bay.com

By email

Mr Nicholas Lawrence
Senior Planning Officer
Planning and Sustainable Development
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

16th May 2016

Dear Mr Lawrence

Planning Application Reference 160276 Proposed Energy from Waste Facility Site at former Scottish Gas networks land, Green bank Crescent, Aberdeen

Further to our 'holding letter' of 27 April, Cove and Altens Community Council would make the following objections/comments on the application to site an EfW incinerator on a site in East Tullos.

We consider the site for the proposed facility to be totally inappropriate and the planning application premature for the following reasons.

- The proximity of the EfW facility to housing, local schools, a nursery, an old folks home is not acceptable. A buffer zone or cordon sanitaire should be absolutely imperative to maintain and enhance the quality of life of individuals in Torry.
- Local weather conditions, especially the periodic haar and the prevailing southerly winds are difficult to predict and will seriously impact on the emission gases from the proposed 80 metre stack. The nearby Tullos Hill is of a similar height and wind confluence will also seriously impact the dispersal of gases.
- On the same theme of air pollution, we have grave concerns about the vast increase in heavy lorry traffic in the near vicinity and on the Wellington Road corridor. The resultant effect of additional diesel particulates on air already under constant bombardment by pollution is a serious threat to public health.
- Residents of Torry, and indeed the wider Aberdeen city population, must be considered above all else.
- In addition, the adverse visual impact on Torry residents of such a huge building should not be underestimated. There is an increasing awareness by DEFRA of such detrimental effects.
- We are of the view that Scottish Government imperatives for District Heating Schemes are driving this ill-conceived proposal. However, both present and future legislation for recycling and waste disposal will reduce the rubbish available for incineration. Such has been the experience of similar European plants and this has led to the import of material by rail and sea putting further pressure on already overloaded infrastructure.

- We believe that the selection process leading to the East Tullos site is deeply flawed and should be revisited. The three sites on the shortlist, at Finlay Farm, the Bridge of Don and East Tullos scored very closely on the selection criteria and do not provide a convincing argument.

The financial case for such an EfW at East Tullos has most definitely not been made at this stage. The planning application must therefore be regarded as premature. Further information in regard to proposed pipework routes, construction costs and cost benefits to residents must be detailed and made available for scrutiny before this application proceeds any further.

Yours sincerely.

A solid black rectangular box used to redact the signature of Michele V McPartlin.

Michele V McPartlin
Chairperson
for and on behalf of Cove and Altens Community Council

N I G G C O M M U N I T Y C O U N C I L

A B E R D E E N

Nicholas Lawrence,
Aberdeen City Council,
Enterprise Planning & Infrastructure,
Business Hub 4,
Marischal College,
Broad Street,
Aberdeen.

Date:- 26th April 2016

Ref. **Planning Application 160276**
Erection of Energy from Waste facility

Dear Nicholas,

Due to the sheer volume and complexity of the documents supporting this application, Nigg CC have not been able to study nor discuss the application in full detail within the imposed representation deadline.

In the interim, we wish to make the following observations / objections relating to the above application with possible additional observations to follow :-

We are concerned at the level of important statements, throughout the supporting documents which contain words such as :- possibly, maybe, could be, should be, potential, suggested etc. All of which leaves these statements indecisive and open to individual interpretation.

We feel that the content of some statements, and some of the conclusions made in support of this application, indicates a contradiction to UK government guidelines as highlighted in the (Feb.14) "DEFRA" report - '**EFW, A Guide to the Debate**' on matters relating to "**Site Selection**", "**Efficiency of Use**", "**Set-up Cost**", "**Visual Impact**" and "**Environmental Impact**".

Please reply to - ☐

Mr. Alan Strachan
Chairman
Nigg Community Council
18, Redmoss Road,
Nigg, Aberdeen
AB12 3JN
Telephone [REDACTED]

☐

Mr. James Brownhill
Vice Chairman
Nigg Community Council
The Lodge, Charleston
Nigg, Aberdeen
AB12 3LL
Telephone [REDACTED]

☐

Mrs. Jenny Gall
Secretary
Nigg Community Council
Lochinich Cottage, Charleston
Nigg, Aberdeen
AB12 3LL
Telephone [REDACTED]

03 MAY 2016

`Environmental Statement` Vol 3. (Site Selection)

We wish to question the criteria used in the site selection process and on the conclusions made. Based on the “quantitative matrix” used, having so little points difference between them, we are of the opinion that a new and more detailed assessment should have been carried out on all, or at least, the short listed sites prior to determining a preferred site.

`Heat and Power Plan`

On page 11, sec 2.4 it states :-

“A fixed route has not been established, - no specific agreements have been made”

On page 12 :-

Reference is made to river and railway crossings which can prove ‘technically challenging and expensive’. The pipeline has to be routed along public highways, and should, ‘Avoid buried utilities’. This would have direct bearing on cost and installation time. Supply to existing buildings may require modifications to existing heating systems. Connection costs would depend on age and complexity of systems.

On page 18 :- Overview of Surrounding Area.

‘Proposed development is expected to provide electricity or heat to properties within up to 15km of the facility. Page 21 shows overview of area within proposed EFW plant.

On page 26 :- Proposed Network Route.

‘At this stage, no detailed discussions have been had with individual consumers’.

On page 29 :- Summary

‘Through a phased development approach there is potential for heat supplied by the Proposed Development to be used in supplying or interlinking with existing heat networks operated by Aberdeen Heat and Power Ltd’.

In all of the above, there is a sense of negativity, with no end user discussions, no agreements, no estimated costings being shown.

It has been intimated that to operate the EFW plant efficiently, the ideal, would be to have the end user as close to the plant as possible. Why therefore would you need to show maps / plans, which show supplying premises up to 15km distant from the EFW plant. ???

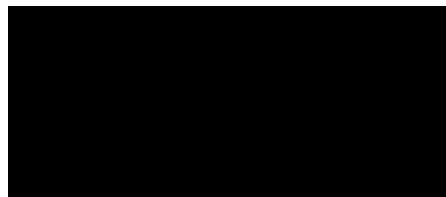
In addition, there is no indication as to who would foot the costs of supply. ??? Would it be the councils, the owners / tenants, or are these costs covered by government grants. ???

In order to supply the plant with the daily tonnage of required waste, we suggest, that the daily stated number of vehicle movements has been underestimated and would incur an even greater number of waste vehicles onto the surrounding roads which are currently listed as the most polluted in the country.

As the aim is to cease landfill and increase recycling, it is reasonable to assume, there will be a reduction in the available tonnage of general waste needed to keep the EFW plant operating efficiently. If correct, additional waste would have to be sourced from out-with the area, adding to even more vehicles and pollution in the area.

May we respectfully request, that these points be addressed and clarified prior to any further permissions or decisions being granted.

Yours faithfully,



Alan Strachan - chair
(for and on behalf of Nigg CC)

cc. Cllr's / N. Cooney / A. Finlayson / S. Flynn

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From: webmaster@aberdeencity.gov.uk
To: [PI](#)
Subject: Planning Comment for 160276
Date: 11 April 2016 16:52:53

Comment for Planning Application 160276

Name : Margo Rocha
Address : 127 Walker Road
Torry
Aberdeen

Telephone :

Email : [REDACTED]

type :

Comment : I wish to object to the above application on the following grounds: -

A This planned incinerator is contrary to the overarching national policy for zero-waste, will lead to increases in carbon footprints and contribute to climate change

B This planned incinerator will be damaging to the environment, be a loss of amenity, and damaging to the health and wellbeing of communities

C The long term financial implications of building this incinerator are flawed and could add to future debt that the council tax payers of Aberdeen will have to pay

In more detail, my concerns are

1 The proposal to incinerate waste rather than address the source of waste materials is the wrong priority and is contrary to policy R3 of the present LDP. Attention should be given to reuse and recycling of finite materials. This proposal can only lead to lower levels of recycling of many materials as they would be incinerated rather than reused.

2 The proposal to incinerate waste in one building from all of the North-East is contrary to Policy NE 10 and will lower of air quality in this area of Aberdeen which has a high concentration of odour creating industrial activities that use an over-stretched and inadequate network of roads.

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4. The proposed development of the site does not comply with Policy CF1 of the current LDP and can only adversely affect the health and mental wellbeing of the residents of Torry whose lives have been blighted over decades by serious odours from fish factories and the sewage works. The proposed site for this huge incinerator at the foot of the Gramps is too close to many thousands of family homes and one of the local primary schools. Enforcement action by the statutory regulators, SEPA and the City Council over the last 15 years proved totally inadequate to help communities when the sewage treatment works failed consistently with the repugnant odours affecting Torry and nearby communities

The building of this incinerator at the foot of the Gramps can only make Torry a dumping ground for the waste of the North East of Scotland. By reason of the clear deviation from National and Local Policy, and to meet local health and social needs of the local communities, I appeal to the Planning Committee and the City Council to refuse this application to build an incinerator next to Torry

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From: webmaster@aberdeencity.gov.uk
To: [PI](#)
Subject: Planning Comment for 160276
Date: 11 April 2016 12:19:20

Comment for Planning Application 160276

Name : John Webb
Address : 13 Morven Place
Aberdeen
Ab11 8EU

Telephone : [REDACTED]
Email : [REDACTED]
type :
Comment : 13 Morven Place

Torry
Aberdeen
AB11 8EU

11th April 2016

Aberdeen City Planning Department
Marishal College
Broad Street
Aberdeen
AB10 1AB

Dear Sir/Madam,

Response to Planning Application 160276
(Local reference: 100004449-001)

I am writing to you in the capacity of a permanent resident of Torry. I live within ~1km of the Proposed Development.

I wish to object in the strongest possible terms to the proposal to construct and operate a so-called Energy from Waste (incinerator) facility as detailed in the Planning application No. 160276. The application should be rejected.

Some specific points in relation to my objection to the application:

• The long list of potentially serious contaminants generated and discharged by the process of industrial-scale incineration of domestic and industrial waste are well known and a matter of public record. (For example, see http://www.no-burn.org/downloads/Greenpeace_Incineration_HumanHealth.pdf)

• The practice of incineration releases a wide range of contaminants into the environment and is potentially damaging to human health. The concept of proposing to incinerate ~150,000 tonnes of waste materials next to a long-established and already vulnerable residential community within the boundaries of a modern city constitutes an unwelcome throwback to the ignorance and abuses of the Industrial Revolution. Completely unacceptable.

• The decision to only allow a month for consideration and response to a long and hugely complex application is completely unacceptable. Furthermore, the decision by the applicant not to notify those who had specifically requested that they be informed of the date when the application would be posted on the ACC planning website is also unacceptable.

• The application is biased, subjective and prejudicial. It persistently understates the potential significance of the Proposed Development on the local community – in terms of the scale and duration of its potential impacts via construction, operation, impacts upon visual amenity and quality of life of local residents. This is consistent with the aggressively biased and subjective promotional stance adopted by some councilors and some ACC employees involved with the project.

Unacceptable.

• The Torry area is already subjected to significant environmental degradation due to existing noise, air and water quality pressures. The prospect of any further source of deliberate and persistent environmental contamination and degradation is therefore completely unacceptable.

• Any prospect of the Torry community (and the surrounding areas) having to bear the environmental consequences of the incineration of a majority of the projected waste tonnage being generated by ratepayers in Aberdeenshire and Morayshire is completely unacceptable.

• Both SEPA and ACC have a long and well-documented history of persistently failing to protect the Torry community from the impacts of local industrial etc activities. For example, it has taken 7-8 years for ACC to use its legal powers (under the Sewerage Nuisance Order 2006) to reduce the nuisance caused by unpleasant smells produced by Scottish Water's nearby STW at Nigg Bay. Any prospect of ACC having any role in regulating or monitoring a new and hugely invasive polluting activity in which it has a large financial interest is completely unacceptable.

• The applicant's public ‘consultation’ events were totally inadequate and characterized by unprecedented levels of ‘spin’, propaganda, manipulation and general misinformation. The whole event smacked of the need to ‘going through the process’ – at the expense of delivering relevant data and information to attendees. Key data and information was withheld. For example, details of the criteria for the selection of the current site (i.e. a key basis of the public ‘consultation’ event) were not made available. Unacceptable.

• The decision by the applicant and its agents to attempt to publically promote the Proposed Development almost solely in terms of some theoretical measure of ‘cheap’ energy production is cynical and disingenuous - and an insult to ratepayer's intelligence. Unacceptable.

• It takes a lot of energy to burn a pot of out-of-date yogurt! It is a matter of Public record that scheme promoters and their consultants and equipment manufacturers tend to persistently overplay the energy (and other benefits) likely to be produced by such developments. They also underplay the amounts of energy required (and associated costs) to maintain adequate combustion temperatures; the amounts and classes of ash produced. Ratepayers currently have no basis to be confident that they are being fully informed of the real costs and impacts associated with the Proposed Development. This is unacceptable.

• A recent mail-shot leaflet produced by the applicant is biased, subjective and therefore misleading. For example, the summary of results of the ‘local survey’ detailed on the leaflet undertaken made no distinction between residents and non-residents - or indeed non-resident councilors that may have taken part. Any contributions to the ‘survey’ made by individuals who have a vested interest in the Proposed Development going ahead have not been disclosed. Unacceptable.

• Human vulnerability to air pollution from agents generated by incineration varies with age, sex and existing health conditions etc. The applicant seems to have chosen not to identify nearby care/residential homes for the elderly i.e. a particularly vulnerable group. This is completely unacceptable.

• The decision by the applicant not to include the required demolition, decontamination and re-routing of a vulnerable watercourse as part of the current application is unacceptable. The decision could be regarded as an attempt to hide the levels of contamination currently present at the site from public scrutiny. All correspondence (and meeting minutes) between the applicant and SEPA on this matter/decision should therefore be placed on the public record.

• The East Tullos burn runs through a Community Park. However, it currently constitutes an unregulated industrial sewer that takes effluents from the East Tullos Industrial Estate. SEPA has monitored water quality in the system for many years Nevertheless, whilst stating that the burn is grossly polluted, the applicant has chosen not to fully disclose the current levels of chemical contamination (including corresponding units) in the burn (the data is held by SEPA), and the potential risks of further serious contamination (particularly potentially carcinogenic compounds derived from coal gas manufacture) when the proposed site (a former coal-gas works) is re-developed. This important omission appears to be a calculated decision on the part of the applicant, and is therefore completely unacceptable.

• The decision to present data generated by Aberdeen Harbour Board (AHB) re the East Tullos burn – rather than SEPA’s full data is highly questionable. Note: AHB’s decision not to use SEPA’s data is currently subject to a number of formal written questions submitted to MSPs, MPs and Regulators.

• The applicant has evidently gone to considerable lengths to attempt to keep ‘projected’ traffic level estimates below key thresholds. The application acknowledges that waste materials will be delivered to the Proposed Development by private/commercial waste company vehicles etc. However, the impact analysis appears to deliberately avoid using known data on private/commercial vehicle traffic/tonnage movements to exiting waste (landfill) facilities operating in the region - in favor of a derivation from an abstract and highly questionable projection of wider traffic volumes. This is unacceptable. Any study on the traffic/transport impacts of the proposed plant should take fully into account deliveries of waste from local authority vehicles and private waste companies/contractors/private individuals. The decision not to use all relevant existing data (i.e., vehicle movements and tonnages) in relation to waste disposal should be fully explored.

• It should be noted that the long-established fish processing plant (UFI) is immediately next to the Proposed Development. The plant produces materials that ultimately end up in the human food chain. The two operations are therefore wholly incompatible. Unacceptable.

• Aberdeen city has one of the lowest average life expectancies in the country. See <https://www.pressandjournal.co.uk/fp/news/politics/holyrood/722358/aberdeen-life-expectancy-worst-in-decade/>

The decision to consider the potential risks to human health on the basis of the ‘individual’ (age and health status is unknown) is novel and ridiculous. Increases in the risks to human health should be presented in terms of numbers per 100/1000/10000 for each key group including infants, people with existing health conditions and the elderly etc. The current assessment appears to be deliberately written in a manner that is likely to serve to underplay the potential risks posed by the Proposed Development and is therefore completely unacceptable.

• The applicant has neglected to mention that the emissions from the existing chimneystack (and other facilities) of the UFI fish processing plant (right next to the Proposed Development site) is already the subject of regular complaints to SEPA and local councilors from Torry residents. Unacceptable.

• The application is characterized by an almost complete lack of environmental data and information (e.g. air quality) that has been gathered at the site of the Proposed Development. Consequently, there is insufficient local baseline data on which to measure the impacts of the Proposed Development – particularly over the longer term. Completely unacceptable.

• The applicant has failed to provide details on the key design criteria for the choice of the height of the stack associated with the Proposed Development. Indeed, the current specification appears to constitute a ‘standard issue’ design with no specific consideration having being given to local site conditions. Unacceptable.

• The Proposed Development sits near the base of a valley that is sheltered from the south by a large hill/trees. The locally high density of buildings in the area is also very likely to reduce wind speeds. However, it is evident that no wind speed/direction/duration monitoring appears to have been gathered at the site and no smoke/tracer tests have been performed in support of this application. Indeed, the stack dispersion modeling appears to have been largely based upon meteorological data gathered at Dyce – a very open and expansive area (supporting an International Airport) that is over 11.5 km away. The suitability of Dyce as an analogue of pertaining wind speeds and direction is highly questionable: the difference in wind speed and duration (particularly re winds from the south) between the sites has not been explored. Consequently, the robustness (or otherwise) of the various dispersal modeling outputs have not

been independently tested. This is completely unacceptable.

Stack emission (dispersion) modeling should be largely based upon meteorological data gathered at the Proposed Development site. The East Tullis valley area is known to be particularly prone to fog and persistent frost conditions. The potential impacts of fog and temperature inversions (particularly during extended periods of frosty weather associated with high pressure/descending air anticyclone dominated weather) in the valley should be investigated. The regular build-up and persistence of smoke from heath fires during the summer months in the area near the Proposed Development is also a testament to the potential risks posed by a large, discharging stack.

The proposed design of the Development is overbearing, hideously ugly and will constitute a particularly unwelcome visual intrusion on the community over which it will dominate. The suggestion that it should be illuminated at night to celebrate its existence is widely regarded as being particularly insensitive and contemptuous on the part of the applicant. The design and proposed lighting regime are completely unacceptable.

The application details a number of potential hot water heating supply scenarios in the local area including numerous private residences. However, to my knowledge, no homeowner in the area has been formally asked whether this concept would be attractive or acceptable. The proposed plans involving the provision of hot water to nearby private housing are therefore speculative, unsubstantiated and therefore bogus. This is unacceptable.

Domestic and industrial waste management is becoming an increasingly profitable business. Furthermore, large-scale incinerators require continuous feeding with materials. The applicant has chosen not to explicitly exclude the possibility that waste may be imported from other areas of Scotland or other areas of the UK - or abroad. This is completely unacceptable.

The leachate produced by ~2 million tonnes of domestic, industrial and medical/research waste dumped in the former landfill site next to the Proposed Development is currently unregulated by SEPA and is discharged via a small burn as an untreated effluent into the sea at the southern end of Nigg Bay. Public access to the area is unrestricted and there are no warning signs present. The disposal of ash (base and fly) generated by industrial-scale incinerators is a controversial topic. Toxic ash (incl. heavy metals) is expensive to safely dispose of. The Proposed Development is sited very close to a major marine outfall via a Scottish Water's STW. The application contains no unequivocal statement that any ash materials generated by the Proposed Development will never, under any circumstances be discharged into the sea via the existing SW marine outfall. This is unacceptable.

Some key aspects of the Site Selection Assessment Report are highly questionable. Some key issues are as follows:

- a. Most of the waste destined for the Proposed Development would be generated outside the ACC area. Nevertheless, all of the sites considered are within or very near Aberdeen City. Unacceptable
- b. The applicant appears have been negligent by failing to consider site positions that would minimise waste transport costs and associated impacts (e.g. where is the geographical centre of gravity re waste sources?). Unacceptable.
- c. The criteria rankings used by the applicant are highly questionable, and may have been generated to suit a particular objective. For example, Site access feasibility is covered by only three score options only (0, 1 and 2). Nevertheless, a site near the outskirts of Aberdeen/AWPR (and the largest overall sources of waste materials) is scored the same (Score: 2) as a site near the centre of Aberdeen. This approach is ridiculous and unacceptable.
- d. The final site selection appears to have been made primarily upon on the basis of cheap contaminated land next to a vulnerable community offering least resistance. Unacceptable.

• The applicant has failed to provide adequate details of the nature and levels of pollutants and contaminants at the top of the Proposed Development’s chimneystack (i.e. the point of discharge into the environment) under ‘normal’ operating conditions. Consequently, the precise basis and credibility of the dispersal model outputs is therefore not known. Unacceptable.

• The applicant has consistently confused contaminant discharge consent thresholds/detection and current monitoring capabilities/limitations with what levels are currently considered safe to human health and the environment. Many of the contaminants generated and discharged by industrial incinerators (irrespective of whether they capture energy produced or not) have no known ‘safe’ limits. Unacceptable.

• The applicant has chosen not to provide a fully independent review of the impacts of similar Developments in Scotland and elsewhere. Unacceptable.

• The applicant is reported to have so far failed to confirm in writing to the Torry Community council that the Proposed Development will be ‘safe’ and pose no risks to Torry residents. This is completely unacceptable.

• Given its proximity to a very vulnerable community, any prospect that such a Proposed Development may be only tested for compliance (how and by whom?) once every six months is ridiculous and completely unacceptable. Stack emissions (at source and at a wide range of locations in the surrounding area) should be monitored continuously. Any breach should result in the immediate automatic shut down of the plant.

I would be grateful if you would acknowledge receipt of this letter, and provide details of the relevant file number that you have attached to it for the purposes of your records.

Thank you.

Yours faithfully,

John Webb

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JAMIE PARK
163 KIRKILL ROAD
TORRY ABERDEEN AB11 8FS

Development Management
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street
ABERDEEN AB10 1AB

Date: 22.4.16

Dear Sir,

Application Reference P160276, proposed Incinerator (EfW), Torry, Aberdeen.

I wish to object to the above application on the following grounds: -

- A This planned incinerator is contrary to the overarching national policy for zero-waste, will lead to increases in carbon footprints and contribute to climate change
- B This planned incinerator will be damaging to the environment, be a loss of amenity, and damaging to the health and wellbeing of communities
- C The long term financial implications of building this incinerator are flawed and could add to future debt that the council tax payers of Aberdeen will have to pay

In more detail, my concerns are

- 1 The proposal to incinerate waste rather than address the source of waste materials is the wrong priority and is contrary to policy R3 of the present LDP. Attention should be given to reuse and recycling of finite materials. This proposal can only lead to lower levels of recycling of many materials as they would be incinerated rather than reused.
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- 3 The enormous size and design of this major proposal is contrary to Policies D1, and D6 will add to traffic congestion and air-polluting diesel exhaust fumes near and on routes leading to this proposed site in and around Torry which is known to have its own micro-climate. Baseline data used to support the planning application is flawed as the data used is taken from Dyce (7miles away). It is a well-known and established fact that temperature inversion is a North-East Coastal phenomenon creating a micro-climate in Torry that traps gases and odours
- 4. The proposed development of the site does not comply with Policy CF1 of the current LDP and can only adversely affect the health and mental wellbeing of the residents of Torry whose lives have been blighted over decades by serious odours from fish factories and the sewage works. The proposed site for this huge incinerator at the foot of the Gramps is too close to many thousands of family homes and one of the local primary schools. Enforcement action by the statutory regulators, SEPA and the City Council over the last 15 years proved totally inadequate to help communities when the sewage treatment works failed consistently with the repugnant odours affecting Torry and nearby communities

The building of this incinerator at the foot of the Gramps can only make Torry a dumping ground for the waste of the North East of Scotland. By reason of the clear deviation from National and Local Policy, and to meet local health and social needs of the local communities, I appeal to the Planning Committee and the City Council to refuse this application to build an incinerator next to Torry

Yours sincerely,

[Redacted Signature]

MANSEFIELD ROAD 33
ABERDEEN
AB 11 9QN
K22Y5210F LEWANPOUSKI

Development Management
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street
ABERDEEN AB10 1AB

Date: 22.04.2016

Dear Sir,

Application Reference P160276, proposed Incinerator (EfW), Torry, Aberdeen.

I wish to object to the above application on the following grounds: -

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Y

From: [Mandy](#)
To: [PI](#)
Subject: Letter of objection to proposed Incinerator (EfW), Torry, Aberdeen (Application Reference P160276)
Date: 13 April 2016 15:18:47

Development Management
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
ABERDEEN
AB10 1AB

Dear Sir

Application Reference P160276: Proposed Incinerator (EfW) based in Torry, Aberdeen.

I wish to object to the above application on the following grounds: -

A This planned incinerator is contrary to the overarching national policy for zero-waste, will lead to increases in carbon footprints and contribute to climate change.

B This planned incinerator will be damaging to the environment, be a loss of amenity, and damaging to the health and wellbeing of communities.

C The long term financial implications of building this incinerator are flawed and could add to future debt that the council tax payers of Aberdeen will have to pay.

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4. The proposed development of the site does not comply with

Policy CF1 of the current LDP and can only adversely affect the health and mental wellbeing of the residents of Torry whose lives have been blighted over decades by serious odours from fish factories and the sewage works. The proposed site for this huge incinerator at the foot of the Gramps is too close to many thousands of family homes and one of the local primary schools. Enforcement action by the statutory regulators, SEPA and the City Council over the last 15 years proved totally inadequate to help communities when the sewage treatment works failed consistently with the repugnant odours affecting Torry and nearby communities

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Yours sincerely,

Mandy Roy LLM
Torry Community Councillor

Sent from my iPhone

Development Management
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street
ABERDEEN AB10 1AB

Date: 11th April 2016

Dear Sir,

Application Reference P160276, proposed Incinerator (EfW), Torry, Aberdeen.

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Yours sincerely,

Malgorzata Kot

08.04.2016

Development Management
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street
ABERDEEN
AB10 1AB

Dear Sir/Madam,

Application Reference P160276, proposed Incinerator (EfW), Torry, Aberdeen.

We wish to object to the above application on the following grounds:

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Yours faithfully,

David & Irene Smith

Planning

107 Kirkhill Rd
Torry
AB11 8FT

DEAR SIRS ON Planning application 160276

I object to the (incinerator) so called energy
From waste application on following grounds

- 1) The company cannot 100% guarantee no pollution
from the building not WATER STEAM FROM CHIMNEY
STACK
- 2) The size & location too close to my house
and bought houses in Kirkhill Place Torry
- 3) The fact that the company wasn't transparent
in the first place they have no idea how much
it will cost
- 4) The company have no idea how the water energy
will be supplied to properties who's paying for
the energy what year it would be provided
- 5) This application by energy & waste affects
my human rights to fresh air, At 3pm the sun comes
in from the sea the steam from the air stack
would create a individual weather climate if went
ahead and it is a human right to breath fresh air
the amount of pollution from lorries to & from site
affects my human right
From [REDACTED]

AB118EU.....

.....

.....

Development Management
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street
ABERDEEN AB10 1AB

Date:.....
11/04/16

Dear Sir,

Application Reference P160276, proposed Incinerator (EfW), Torry, Aberdeen.

I wish to object to the above application on the following grounds: -

- A This planned incinerator is contrary to the overarching national policy for zero-waste, will lead to increases in carbon footprints and contribute to climate change
- B This planned incinerator will be damaging to the environment, be a loss of amenity, and damaging to the health and wellbeing of communities
- C The long term financial implications of building this incinerator are flawed and could add to future debt that the council tax payers of Aberdeen will have to pay

In more detail, my concerns are

- 1 The proposal to incinerate waste rather than address the source of waste materials is the wrong priority and is contrary to policy R3 of the present LDP. Attention should be given to reuse and recycling of finite materials. This proposal can only lead to lower levels of recycling of many materials as they would be incinerated rather than reused.
- 2 The proposal to incinerate waste in one building from all of the North-East is contrary to Policy NE 10 and will lower of air quality in this area of Aberdeen which has a high concentration of odour creating industrial activities that use an over-stretched and inadequate network of roads.
- 3 The enormous size and design of this major proposal is contrary to Policies D1, and D6 will add to traffic congestion and air-polluting diesel exhaust fumes near and on routes leading to this proposed site in and around Torry which is known to have its own micro-climate. Baseline data used to support the planning application is flawed as the data used is taken from Dyce (7miles away). It is a well-known and established fact that temperature inversion is a North-East Coastal phenomenon creating a micro-climate in Torry that traps gases and odours
- 4. The proposed development of the site does not comply with Policy CF1 of the current LDP and can only adversely affect the health and mental wellbeing of the residents of Torry whose lives have been blighted over decades by serious odours from fish factories and the sewage works. The proposed site for this huge incinerator at the foot of the Gramps is too close to many thousands of family homes and one of the local primary schools. Enforcement action by the statutory regulators, SEPA and the City Council over the last 15 years proved totally inadequate to help communities when the sewage treatment works failed consistently with the repugnant odours affecting Torry and nearby communities

The building of this incinerator at the foot of the Gramps can only make Torry a dumping ground for the waste of the North East of Scotland. By reason of the clear deviation from National and Local Policy, and to meet local health and social needs of the local communities, I appeal to the Planning Committee and the City Council to refuse this application to build an incinerator next to Torry

Yours sincerely,

...Mark Mutch.....

Natalja Meshkovskaya.....

137 Walker road, Aberdeen

AB11 8DH

Development Management
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street
ABERDEEN AB10 1AB

Date:...11/04/2016.....

Dear Sir,

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I wish to object to the above application on the following grounds: -

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Yours sincerely,
Natalja Meshkovskaya

.....

ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	6 October 2016
DIRECTOR	Gayle Gorman
TITLE OF REPORT	Future Primary Education Provision in Tillydrone and Old Aberdeen
REPORT NUMBER	ECS\16\060
CHECKLIST COMPLETED	Yes

1. PURPOSE OF REPORT

1.1 The purpose of this report is to seek Council approval to engage in a formal public consultation on the following proposals:

- The creation of a new two stream primary school to replace the existing St Peter's School;
- The creation of a new one stream primary school to add additional non-denominational primary capacity in Tillydrone;
- The creation of a new 200 place early education and childcare facility to meet existing and future demand; and
- To consult on options to co-locate these educational establishments on ground at the former St Machar School / former Tillydrone School site, or to relocate St Peter's School to the existing Riverbank School building and create a new three stream non-denominational school on ground at the former St Machar School/former Tillydrone School.

1.2 At its meeting of 8 September 2016, the Education and Children's Services Committee agreed to the following:

- (i) to review future literature regarding Catholic school provision so that it can be communicated more explicitly that Catholic schools are open to all;
- (ii) to note the engagement that has taken place between April and June 2016 with the community and the analysis of the feedback and comments received from the community;

- (iii) to instruct officers to evaluate the ground conditions at the former St Machar School / former Tillydrone School site and to confirm whether the St Machar Park site or the former St Machar School / former Tillydrone School site represents the best value option on which to locate a new two or three stream school with early learning and childcare facilities;
- (iv) to delegate the Head of Policy, Performance and Resources to review the educational facilities currently present in Tillydrone along with any proposed (new builds) for both St Peter's school and non-denominational primary provision;
- (v) to note there is presently no early learning provision within the St Peter's Primary School; and
- (vi) To otherwise note the content of the report.

1.3 This report therefore fulfils the request made by Education and Children's Services Committee.

2. RECOMMENDATION(S)

2.1 It is recommended that the Council agree:

- (i) To instruct the Head of Policy, Performance and Resources to prepare a Proposal Document on the Primary Education Provision at Riverbank School and St Peter's School;
- (ii) That this Proposal Document sets out the options for public consultation, these being:
 - (a) the creation of a new shared campus which includes a new St Peter's School, a new non-denominational school and early education and childcare facility on the site of the former St Machar School / former Tillydrone School site; or
 - (b) the relocation of St Peter's School into the existing Riverbank School building and the creation of a new three stream non-denominational school with early education and childcare provision on the site of the former St Machar School / former Tillydrone School site;
- (iii) That the formal consultation commences on 24 October 2016 and lasts until 9 December 2016;
- (iv) To instruct the Head of Policy, Performance and Resources to consult on the proposals with Education Scotland and with Scottish Government as and when required;
- (v) That a Consultation Report is prepared for a future special meeting of the Education and Children's Service's Committee in February 2017; and

(vi) Otherwise note the contents of this report.

3. FINANCIAL IMPLICATIONS

- 3.1 At its budget setting meeting of 25 February 2016, the Council allocated £17 million towards a new school which would address the capacity issues at Riverbank School and the condition and capacity issues at St Peter's School.
- 3.2 Following consultation, should Council agree a shared campus as their preferred option for formal public consultation, the capital cost of a 3 stream school with early education and childcare facilities is estimated to be £19 million.
- 3.3 If two separate new sites are required for St Peter's School and a new non-denominational primary school, the capital cost is expected to be in the region of £25 million, plus site specific costs to remedy ground conditions.
- 3.4 After the conclusion of consultation, should Council agree to the relocation of St Peter's School into the existing Riverbank School additional capital funding may be required to ensure the building fully meets the requirements of St Peter's School. During the consultation process work will be undertaken to ascertain this sum and it will be reported to the Educational and Children's Services Committee prior to it making a final decision on how to proceed.
- 3.5 A key element of creating additional capacity in both St Peter's School and Riverbank School is the need to meet the national objectives for early education and childcare such as 1,140 hours and the extension of provision to all 2 year olds which are to be delivered by 2020. Discussions are on-going with the Scottish Futures Trust to assess the capital required for the Council to be able to provide this additional capacity. For Tillydrone it is estimated that an additional 200 places are required for early education and childcare.
- 3.6 If the St Machar Park site is chosen further ground investigation work will be conducted to determine the most suitable location for the school building.
- 3.7 At the former St Machar School / former Tillydrone School site, further ground investigation work will also be conducted to determine the most suitable location for the school building.
- 3.8 The former St Machar School site is currently held on the Housing Revenue Account and would require to be transferred to Education and

Children's Services in order for the site to be used for a new school build. Officers are currently working to ascertain the market value of the site in order to determine the cost of transferring it to Education and Children's Services.

- 3.9 In summary, the two potential sites for building a new school have similar ground conditions, so the underground build costs for a new school are estimated to be similar for both sites. The key difference in overall costs between the two sites, therefore would be the cost of transferring the former St Machar School site from the Housing Revenue Account to Education and Children's Services. However as detailed in the report below, it should be noted that the St Machar Park site is listed as green space for recreational purposes, and Planning colleagues have indicated that in order to gain planning approval for building a school on this site, alternative provision would be required to be delivered elsewhere, to compensate for the loss of the amenity. Planning colleagues have also advised that Education and Children's Services would need to demonstrate that the St Machar Park site was the only suitable site on which to locate a school, in order for planning approval to be given for this site.
- 3.10 Feedback on early community engagement on the choice of sites for a new school can be found in the attached Education and Children's Services Committee report.

4. OTHER IMPLICATIONS

Legal

- 4.1 Should Council approve the recommendations set out in section 2 of this report, the formal consultation process will comply fully with the Schools (Consultation) (Scotland) Act 2010 as amended, and section 22D of the Education (Scotland) Act 1980 as amended.

Asset Management

- 4.2 The delivery of a new school with early learning and childcare facilities will ensure that children, young people and staff can experience their learning and teaching in a modern environment which will incorporate modern energy efficient and sustainable features to reduce on-going revenue costs.
- 4.3 Should Council, at the appropriate time, decide to create a new establishment it will ensure that the Council can meet the requirements to meet the national target of delivering 1,140 hours of early learning and childcare for 2,3 and 4 year old children. If a decision is taken to re-locate St Peter's School there will be the possibility of either re-using the existing school buildings for alternative purposes or marketing them to generate a capital receipt.

5. BACKGROUND/MAIN ISSUES

FUTURE EDUCATION PUBLICATIONS

- 5.1 It was noted at the Education and Children's Services Committee of 8 September that the information contained on page 25 of "A Guide to Education and Children's Services 2016-17" did not comment on the fact that all children, regardless of their religious beliefs, were able to attend primary education at one of the three Catholic Primary Schools in Aberdeen.
- 5.2 It will be made clear in all future editions that all children have the right to attend a Catholic school, however while there is such high demand for the available places, priority will be given to those families who are able to produce a Baptism Certificate. A key driver for the proposal to re-locate and increase the capacity at St Peter's School is to meet the additional demand for places at the school.

SITE SELECTION

- 5.3 The Education and Children's Service Committee heard at their meeting of 8 September that a significant volume of peat had been identified at the St Machar Park site. This had led to a further review of sites within the Tillydrone / Old Aberdeen area and in particular the availability and condition of ground at the former St Machar School / former Tillydrone School site. Further commentary on the ground conditions is set out in the following paragraphs.

St Machar Park Site

- 5.4 The Education and Children's Services Committee heard on 8 September, that there was significant peat found during the ground investigation surveys at St Machar Park. Further commentary has now been received from the Council's appointed ground / structural engineering consultants which have identified that:

"Removal of made ground and peat, and infill with imported material, across the site is not envisaged."

- 5.5 Furthermore, the consultant's report concludes:

"Conclusion: The preliminary ground investigation results indicate that the following mitigation measures will be required for the development of the site:

- *Piled foundations for buildings on site*
- *Gas protection (gas membrane and underfloor venting) for all buildings".*

- 5.6 Full ground conditions and the associated costs will be reported following consultation with the appropriate services.

Former St Machar School / Former Tillydrone School Site

- 5.7 As requested by the Education and Children's Services Committee, officers have been liaising with colleagues in housing to review the potential for locating a school on the site of the former St Machar School / former Tillydrone School site.
- 5.8 The total area of land available on these sites is 8.73 acres (3.52 hectares). Ground investigations which have been conducted for the housing development have confirmed that there are no issues of contamination or peat but that the area does contain made up ground at depths of up to 2.6 to 2.8 metres which would have to be addressed, through the provision of piling, should a decision be taken to locate a 3 stream school and early education facility on the site.

Planning Commentary on the former St Machar School / former Tillydrone School Site

- 5.9 Planning colleagues have confirmed that there are no immediate planning issues related to developing a school on these sites. Further comments confirm that although the sites are identified for residential use in the Local Development Plan, as they were both previously primary school sites, an educational use should be acceptable in principle.
- 5.10 As brownfield sites, their redevelopment would bring the vacant land back into an effective use and complement the surrounding residential area. Both are within the Riverbank School and St Peter's School catchment and alongside the surrounding residential use it should help to encourage and reduce the need for car based travel. Both sites are cleared, generally flat and appropriate for development.

Impact on the Council's Housing Programme

- 5.11 The limited liability partnership, Shaping Aberdeen Housing LLP, which has been established to develop housing on the sites has identified the potential for 270 units. Should land be required to accommodate the new school development, this would require a reduction in the number of units by approximately 200. Communities, Housing and Infrastructure colleagues have advised that it is unlikely that the LLP would consider developing the remaining 70 units on the Aberdon site because of its size, so it has been assumed that building a new school on this site would require the removal of all of 270 units.
- 5.12 The identified sites for affordable housing within Tillydrone are all interlinked within the current design in areas such as roads, drainage and open space. Any loss of land would require a full re-design of the

complete project. All sites are also all due to be submitted for planning together as one project.

- 5.13 Part of the regeneration strategy in Tillydrone is to change the mono-tenure nature of the housing provision and as such introduce tenants with more disposable income in support of local shops and businesses. With the loss of up to 270 units there is a possibility that this benefit will not be maximised or lost completely.
- 5.14 The contractual position between the LLP and the Council is such that no development agreement has been concluded for the options sites ergo there is no issue contractually for the Tillydrone site(s) being utilised for a new school. There may, however, be a material impact on the existing business plan of the LLP and its sustainability in the short-term as a business venture regarding critical mass. This could be mitigated by providing a subsequent replacement site of similar size and development capacity. The impact of a replacement site being introduced at this stage would create a delay in the production of housing. It is estimated that this delay could be in the region of nine to twelve months.

Existing Education Provision in Tillydrone

- 5.15 Currently within the Tillydrone area the only education establishment is Riverbank School.
- 5.16 Riverbank School is a two stream primary school, with a primary capacity of 420 pupils in 14 classrooms. In 2013/14 the school was extended to incorporate 4 additional classrooms and 2 nursery classes at a cost of £2.99 million.
- 5.17 The rising birth rate in the Tillydrone area, along with an increase in the general population has resulted in capacity pressures at Riverbank School despite the addition of the new extension. A recent review of the pupil roll projection has predicted the following rise in pupil numbers based on the following two scenarios:

With 270 housing units	up to 263 pupils over capacity
With no housing units	up to 223 pupils over capacity

OPTIONS

A New Shared Campus on the St Machar Park Site

- 5.18 This option would comprise a shared campus made up of a 2 stream St Peter's School and a 10 class non-denominational school. Early education and childcare facilities would also be incorporated into the build.

- 5.19 This option would result in schools which are co-located and share facilities, therefore maximising the use of space. In addition, the modern educational environment will be tailored for the delivery of the current and future curriculum, enhancing the learning and teaching experience of all young people and staff. The site at St Machar Park also retains a presence close to Old Aberdeen and Tillydrone without impacting on the Council's housing development in Tillydrone.
- 5.20 Any move to a shared campus will need to be handled with great sensitivity, following the relevant legislative processes in relation to Catholic education and will also require the support of the wider public in Tillydrone for a shared campus. The creation of a new non-denominational school will result in the children of Tillydrone going to 2 schools, thereby reversing the previous decision taken in 2009 to educate them in one establishment following the merger of Donbank School and St Machar School. This site is currently listed as green space for recreational purposes and as such Planning colleagues have commented that alternative provision would be required to be delivered elsewhere to compensate for the loss of this amenity. Planning has also advised that Education and Children's Services would need to demonstrate that the St Machar Park site was the only suitable site on which to locate a school.

A New Shared Campus on the former St Machar School / Former Tillydrone School Site

- 5.21 As with the previous option, this option would include a shared campus with a replacement for St Peter's School which is co-located with a 10 class non-denominational school. Early education and childcare facilities would also be incorporated into the build.
- 5.22 Comments in paragraph 5.19 on maximising the use of space and the creation of a modern environment remain valid for this option as do the comments in paragraph 5.20. A shared campus on this site may also provide opportunities for working closely with Riverbank School and for greater liaison with the proposed Community Hub.

Relocate St Peter's to the Existing Riverbank School and Create a New 3 Stream School for Non-denominational Education on St Machar Park

- 5.23 This option would result in St Peter's School being relocated to the accommodation at Riverbank School, with the non-denominational population being educated in a new 3 stream school based at St Machar Park.
- 5.24 This option would ensure that St Peter's School remains as a distinct educational establishment in a suitably sized building with early education experience. All non-denominational pupils in the Tillydrone

community would be able to experience the same learning and teaching processes in a new school.

- 5.25 The proposal to relocate St Peter's School into the existing Riverbank School would not be able to take place until the new non-denominational school is completed and ready for occupation. It would also remove St Peter's School from its Old Aberdeen presence and its close association with the University of Aberdeen. A review of educational facilities at the existing Riverbank School building would be undertaken: any work arising from this review would need to be scoped and additional capital found.
- 5.26 The location at St Machar Park is at the very edge of Tillydrone and takes the non-denominational school out with the centre of the community.

Relocate St Peter's to the Existing Riverbank School and Create a New 3 Stream School for Non-denominational Education on the former St Machar School / former Tillydrone School Site

- 5.27 As with the previous option, this would result in St Peter's School being relocated to the accommodation at Riverbank School, with the non-denominational population being educated in a new 3 stream school based on ground at the former St Machar School / former Tillydrone School site.
- 5.28 The benefits for St Peter's School under this option would remain as in paragraph 5.24 and 5.25 (above).
- 5.29 The proposal to locate a new non-denominational school on this site would ensure that a close presence to the heart of Tillydrone is maintained. It would also ensure a close location to St Peter's School and facilitate the opportunities for joint working, where appropriate. On this site there may also be possibilities for a far closer link to the proposed Community Hub in Tillydrone.

Conclusions

- 5.30 From the work undertaken it is clear that either site could be suitable for a new school, although it is noted that both have some made up ground which will require to be removed and infilled with imported material. However, the former St Machar School / former Tillydrone site does not have the added complexity of peat on site. Comments from Planning have indicated that, in principle, there does not seem to be the same level of difficulty in gaining planning approval for a school on this site. It is therefore recommended that the former St Machar School / former Tillydrone site is chosen to locate the new educational provision.
- 5.31 It is noted, however that there would be a cost attached to transferring the former St Machar School site back from the Housing Revenue

Account, and that there would be detrimental impact on the proposed housing development which is detailed in paragraphs 5.12 to 5.14 (above). Although there is no formal legal agreement in place for the partnership on this site, the loss of ground for a school development will need to be discussed and resolved at the partnership.

- 5.32 In terms of what should be constructed on the site, consideration is given to the need for the educational environment at St Peter's School to be improved. In addition, the need to generate additional capacity for a minimum of non-denominational 223 pupils means that a non-denominational school is also required. It is therefore concluded that both the shared campus proposal and the relocation of St Peter's School into the existing Riverbank School with a new three stream non-denominational establishment are viable options to issue for public consultation.
- 5.33 There are two key factors to be taken into account. These are the lack of suitable ground within the Tillydrone / Old Aberdeen area and the need to maximise what the Council can deliver for the capital investment.

6. IMPACT

Corporate

Improving Customer Satisfaction / improving Staff Satisfaction Improving the Use of Resources

- 6.1 Should Council agree to the recommendations set out in Section 2 (above), and ultimately agree to the creation and delivery of new educational facilities it will enhance the learning and teaching environment for all young people and staff concerned. New school buildings will be fully compliant with the disability provisions contained within the Equality Act 2010 and meet the needs of most learners, regardless of their physical and mental needs. The building will be as green as possible, using sustainable materials which will reduce operating costs and assist the Council in reducing its carbon footprint.
- 6.2 The re-location of St Peter's School will allow those buildings to be used for alternative purposes or sold to generate a capital receipt.

Educational

- 6.3 St Peter's School is the Council's only "C" rated school building in terms of physical condition, which does not have, as yet, a redevelopment plan. In addition, the increasing pupil roll at the school has led to capacity pressure within the existing buildings and modular accommodation has been located which reduces the external space available for play as the site is constrained.

- 6.4 Staff deliver an exceptional curriculum, expertly led by the Head Teacher and her management team but it is right that plans are made to improve and extend the educational environment. This will be achieved by taking forward the recommendations in this report.
- 6.5 Despite being extended recently, the growth in the general population through inward migration and an increase in the birth rate locally has seen significant increase in the pupil roll at Riverbank. As set out in paragraph 5.17 (above,) this will lead to the school being over capacity by 223 pupils. The recommendations in this report will address this issue.

7. MANAGEMENT OF RISK

- 7.1 Should Council agree to the recommendations of this report a formal, statutory consultation will commence. This will follow all of the relevant legislation and close liaison will take place with colleagues in Legal Services to ensure that due process is followed.
- 7.2 It is also necessary to submit the proposal to Scottish Ministers for their consent in accordance with section 22D of the Education (Scotland) Act 1980 as the proposal involves the change of site of a denominational school.
- 7.3 Following the conclusion of the consultation process, a Consultation report will be prepared for the Education and Children's Services Committee. At that stage a final decision on the preferred route will be determined, having taking consideration of all of the views raised during the consultation.
- 7.4 A project team has been assembled to prepare the relevant consultation material and conduct the public consultation. When a final determination is taken by the Education and Children's Services Committee, a project board and team, comprising relevant officers on both, will be created to deliver Committee's wishes. This will include the creation of project risk registers and progress reports to the Strategic Asset and Capital Board and the Finance, Policy and Resources Committee.

8. BACKGROUND PAPERS

Education and Children's Committee – 8 September 2016 (Agenda Item 7.6: Tillydrone / Old Aberdeen – Primary School Provision ECS\16\046)

9. REPORT AUTHOR DETAILS

Euan Couperwhite
Head of Policy, Performance and Resources
ecouperwhite@aberdeencity.gov.uk
Tel: 01224 522073

7- EHRIA Summary and Action Planning	
Report Title	New Build Primary School Proposals – Tillydrone/Old Aberdeen
Assessment not required	<p>Currently no option has been decided upon for the new build primary school proposals for Tillydrone/Old Aberdeen. Informal Engagement sessions however have taken place over May and June to allow all stakeholders feedback their views and comments on the proposed Shared Campus and other options that could be considered to meet the capacity issues at Riverbank and St. Peter's RC schools. The feedback from these sessions along with a site options appraisal was included in the report to ECS in September 2016.</p> <p>At EC&S in September 2016, Officers were instructed to evaluate the site conditions at the former St. Machar Primary school site and Old Tillydrone school site and to confirm whether the St. Machar Park site or the former St. Machar School/former Tillydrone School site represents the best value option on which to locate a new school with early learning and childcare facilities. Once a decision has been agreed and instructed at Full Council on October 6th 2016, a full public consultation will be undertaken with all stakeholders regarding the preferred new build primary school option and site location for Tillydrone and Old Aberdeen. An Equality Monitoring form will form part of the feedback process so we can evidence the diversity profile of those we engage with in the future.</p> <p>All responses will then be reviewed by officers to determine if there are any aspects of the proposal which should be re-assessed. A full EHRIA would then be required. The statutory consultation will be in full compliance with the Schools (Consultation) (Scotland) Act 2010 and The Children and Young People (Scotland) Act 2014.</p>
Assessment completed	As a result of completing this assessment, what actions are proposed to remove or

	reduce any risks of adverse outcomes which were identified.			
Identified Risk and to whom:	Recommended Actions:	Responsible Lead:	Completion Date:	Review Date:

8: Sign off	
Completed by (Names and Services) :	Maria Thies – Estates Programme Manager
Signed off by (Head of Service) :	Euan Cooperwhite – Head of Policy, Performance and Resources

ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	6th October 2016
INTERIM DIRECTOR	Richard Ellis
TITLE OF REPORT	General Fund Revenue Budget Projections 2017/18 – 2019/20
REPORT NUMBER:	CG/16/125
CHECKLIST RECEIVED:	Yes

1. PURPOSE OF REPORT

The purpose of this report is to provide Council with details of the current General Fund Revenue budget projections for the next three financial years 2017/18 to 2019/20.

2. RECOMMENDATION(S)

It is recommended that the Committee:-

- i) note the financial projections contained within this report;
- ii) note that further projections and actions will be reported as part of the budget setting process; and
- iii) note the intention to move the Council's budget setting meeting to a later date than currently planned and that this meeting will include General Fund, HRA, Common Good and the Pension Fund.

3. FINANCIAL IMPLICATIONS

General Fund

- 3.1 Work has been ongoing to progress with the 2017/18 budget for a number of months.
- 3.2 A 2017/18 base budget has been built up and Directorate function reviews undertaken including previously modelled and new growth and savings proposals.
- 3.3 Current indications are that the Scottish Government will await the UK Government's Autumn Statement on 23rd November 2016 before issuing financial settlement figures to council's most likely in late December 2016. It is further anticipated that a one year settlement will be provided.

- 3.4 With the funding position as yet uncertain and likely to remain so until December 2016, we have and will continue to develop different stress tested scenarios and identify options to ensure that we meet our statutory requirement to present a balanced budget in February 2017 with proposals to meet our commitments.
- 3.5 At this stage our ongoing modelling is based on the following option:

A year-on-year reduction in funding from Scottish Government of 2%, and an annual increase in Council Tax of 3%;

This approach provides the following projections which are also attached as Appendix 1 to this report but shown in International Financial Reporting Standard format (i.e. as per the Council's accounts):

	2017/18	2018/19	2019/20
	£'000	£'000	£'000
Net Cost of Services	466,609	480,199	493,598
Funding	(447,513)	(455,905)	(463,109)

	2017/18	2018/19	2019/20
	£'000	£'000	£'000
Budget (Surplus)/Deficit	19,096	24,294	30,489

- 3.5 A number of assumptions have been made when projecting likely spend for 2017/18 including:

2017/18 Pay Award – an assumed 1% increase has been allowed for.

Living Wage – a contractual uplift has been assumed in relation to social care.

Apprenticeship Levy – the impact of the introduction of the levy has been factored into the base budget.

Utilities – a contractual uplift has been applied.

Demographics and Demand – increases have been factored in to reflect pupil numbers, increase in demand for Children's Services and the impact on services of increased households in the City.

Capital Investment – the revenue impact of investment in assets has been included.

- 3.6 The budget is an iterative process and at this point some of the details around saving proposals are at place holder level only, with full service options being worked up as specific items are approved for progression.

- 3.7 Engagement sessions have been held with trade unions, additional sessions have also been run within directorates. A zone page has also been developed to encourage staff to raise ideas for the budget on the ideas hub.
- 3.8 In addition to the above and taking account of the scale of savings required in future years, a number of specific workstreams are underway:

3.8.1 Transformation Framework

“Doing Different/Better Things” – through directorate specific and enterprise wide options, expressed in terms of our core purpose and customer:

- Directorate – focussing on demand management and supply chain efficiencies; service re-design; alternative service delivery models; and income recovery through fees and charges, grant funding and new business.
- Enterprise – focussing on community empowerment; asset optimisation; supply chain efficiencies; digitisation of our business; embedding the “Shaping Aberdeen” culture; reviewing our corporate support; and exploring entrepreneurial/trading options.

A number of cross cutting options are evolving from this framework.

3.8.2 Maximising Commercial Income

The Council has engaged external assistance to facilitate a review of our existing income streams and an assessment of new income and commercial opportunities. This will not only play a key role in addressing the savings gap, but also build resilience and flexibility to:-

- a) best deliver the council’s strategy and desired outcomes; and
- b) allow the organisation to respond to changing financial context on a more sustained basis

This process is ongoing and will be reported through CMT / ECMT and thereafter to Elected Members at key milestones.

- 3.9 It is important that a collaborative approach is taken to transformation and that our transformation plans are aligned to our budget. Options put forward need to be considered in the context of corporate priorities, and ideas will need to be developed, prioritised and taken forward in a structured and co-ordinated manner to ensure maximum impact can be achieved.

- 3.10 A revaluation of the assessment of the rateable value of non-domestic properties will be undertaken in 2017 which may generate additional income which could mitigate against future funding pressures.

Housing Revenue Account (HRA)

- 3.10 Work is also ongoing to progress with the 2017/18 HRA budget taking account of the 30 year business plan. At this stage, options have been developed such that a balanced position is currently projected.

4. OTHER IMPLICATIONS

- 4.1 The Council is required to set its council tax levels before the 11 March in the financial year preceding that for which it is set as governed by the Local Government Finance Act 1992.
- 4.2 This means that projected expenditure needs to be matched by income. In the absence of a balanced budget the legislation requires that council tax will make up the difference. It would not be lawful for the Council to pass a motion that prevented delayed or frustrated compliance with these obligations.
- 4.3 The Council is required to provide council tenants at least 28 days notice before any change to rental amounts are applied.
- 4.4 The Council is committed to engaging and consulting with stakeholders such as community groups and trade unions, at relevant key stages throughout the budget setting process.

5. BACKGROUND/MAIN ISSUES

- 5.1 The main issues are addressed in section 3 of this report.
- 5.2 Budget Setting Date
The current council diary has the budget setting council meeting scheduled for 2nd February 2017.

As mentioned in paragraph 3.3 above it's now anticipated that settlement figures from the Scottish Government will not be available until late December 2016 which will make it difficult to fully scrutinise and model the impact of the settlement into the budget within the committee reporting timescales.

Therefore, in order to ensure that this process is not compromised and that proper consideration of proposed savings options and consultation with stakeholders can be carried out, it is recommended that the council budget setting meeting be rescheduled to later in February or early March 2017.

It is further recommended that this meeting will consider the General Fund, HRA, Common Good and Pension Fund.

6. IMPACT

Improving Customer Experience –

No direct impact arising from this report. However, robust financial planning and budgeting assists the council to plan and design its services to meet current and future customer needs.

Improving Staff Experience –

No direct impact arising from this report. However, good financial information improves financial management and helps to track how successful initiatives such as service re-design have been.

Improving our use of Resources –

As a recognised top priority the Council must take the necessary measures to balance its budget.

Corporate -

Financial governance is a vital part of ensuring that the resources required to take forward the council's plans and vision are robustly monitored and used effectively.

Public –

This report is likely to be of interest to the public as it concerns the stewardship of the council's financial resources.

7. MANAGEMENT OF RISK

- 7.1 Every organisation has to manage the risks inherent in the operation of large and complex budgets. These risks are minimised by the regular review of financial information by services and corporately by Elected Members.

8. BACKGROUND PAPERS

None

9. REPORT AUTHOR DETAILS

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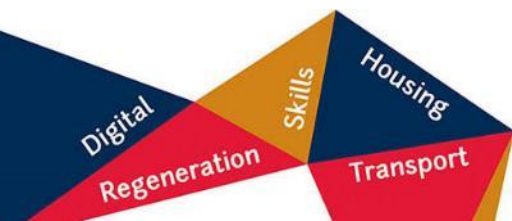
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Income Statement - Historical

Comprehensive income and expenditure statement (historical)	31/03/2014 £'000	31/03/2015 £'000	31/03/2016 £'000
Central services to the public	(2,403)	(2,159)	(2,679)
Cultural and related services	(33,846)	(34,175)	(33,691)
Education services	(172,004)	(181,375)	(189,973)
Environmental services	(30,148)	(30,718)	(34,490)
Housing services	(20,875)	(27,023)	(84,020)
Planning and development services	(8,820)	(9,096)	(7,912)
Roads and transport services	(18,706)	(18,875)	(19,283)
Social work services	(134,436)	(135,930)	(137,799)
Corporate and democratic core	(6,658)	(6,042)	(6,694)
Non-distributed costs	(8,097)	(14,259)	(5,996)
Joint boards	(1,463)	(1,433)	(1,401)
Cost of services	(437,456)	(461,085)	(523,938)
Gains/(losses) on the disposal of non-current assets	2,695	6,932	3,264
Financing and investment income and expenditure	(31,277)	(24,583)	(28,298)
Taxation and non-specific grant income	444,174	469,496	478,633
Surplus/(deficit) on provision of services	(21,864)	(9,240)	(70,339)
Surplus/(deficit) on revaluation of property, plant and equipment	17,245	68,892	351,633
Impairment losses on non-current assets charged to the revaluation reserve	-	-	-
Surplus/(deficit) on revaluation of available-for-sale financial assets	(62)	(233)	(41)
Actuarial gains/(losses) on pension assets/liabilities	91,880	(33,219)	52,454
Other gains/(losses)	-	-	(86)
Other comprehensive income and expenditure	109,063	35,440	403,960
Total comprehensive income and expenditure	87,199	26,200	333,621

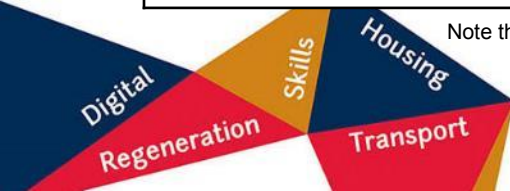
Note the Historical Financial Information is drawn from Aberdeen City Council's financial statements and therefore includes General Fund and HRA.



Cash Flow Statement – Historical

Cash flow statement (Historical)	31/03/2014 £'000	31/03/2015 £'000	31/03/2016 £'000
Net surplus or (deficit) on the provision of services	(21,865)	(9,240)	(70,339)
	(21,865)	(9,240)	(70,339)
Adjustment to surplus or deficit on the provision of services for noncash movements:			
Depreciation	69,335	68,789	69,611
Impairment, downward revaluations & non sale derecognitions	24,603	32,723	82,216
(Increase)/Decrease in Stock	147	2	(169)
(Increase)/Decrease in Debtors	3,475	(5,367)	(3,107)
Increase/(Decrease) in impairment provision for bad debts	-	-	-
Increase/(Decrease) in Creditors	(3,751)	16,859	4,638
Payments to Pension fund	14,481	11,407	14,417
Carrying amount of non current assets sold	10,367	20,447	6,161
Contributions to Other Reserves/Provisions	1,817	(1,720)	3,673
Assets held for sale movement	-	-	-
Capital Grants unapplied transactions	-	-	-
Amortisation of Intangible Assets	208	100	49
Movement in value of investment properties	(2,081)	(3,069)	(864)
	118,601	140,171	176,625
Adjust for items included in the net surplus or deficit on the provision of services that are investing & financing activities:			
Proceeds from short term and long term investments	-	-	-
Receipt of Capital Grants and Contributions	(22,763)	(35,124)	(31,307)
Proceeds from the sale of property, plant & equipment, investment property and intangible assets	(12,559)	(16,489)	-9410
	(35,322)	(51,613)	(40,717)
Net cash flows from operating activities	61,414	79,318	65,569
Purchase of property, plant and equipment, investment property and intangible assets	(77,755)	(96,999)	(136,871)
Purchase of short term and long term investments	(4,831)	(14,731)	621
Other payments for investing activities	-	-	-
Proceeds from the sale of property, plant and equipment, investment property and intangible assets	12,981	16,985	10,268
Contribution from the Capital Receipts Reserve towards the administrative costs of non current asset disposals	(422)	(497)	(858)
Proceeds from short term and long term investments	-	-	-
Capital grants and contributions received	22,763	35,124	31,307
Other receipts from investing activities	-	-	-
Net cash flows from investing activities	(47,264)	(60,118)	(95,533)
Cash receipts of short term and long term borrowing	-	-	-
other receipts from financing activities	(25)	(25)	(29)
Cash payments for the reduction of the outstanding liabilities relating to finance leases and on balance sheet PPP contracts	(2,862)	(2,546)	(1,773)
Repayments of short term and long term borrowing	(29,661)	9,503	15,962
Other payments for financing activities	-	-	-
Net cash flows from financing activities	(32,548)	6,932	14,160

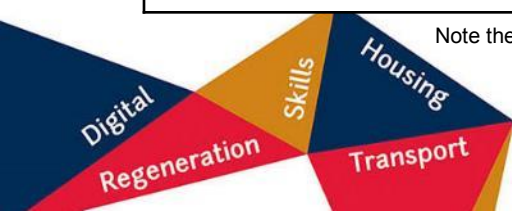
Note the Historical Financial Information is drawn from Aberdeen City Council's financial statements and therefore includes General Fund and HRA.



Balance Sheet – Historical

Balance sheet (Historical)	31/03/2014 £'000	31/03/2015 £'000	31/03/2016 £'000
Property, Plant & Equipment	1,790,107	1,816,313	2,139,615
Heritage Assets	151,881	171,370	172,092
Investment Property	84,771	84,870	85,937
Intangible Assets	180	80	31
Long Term Investments	10,835	10,602	19,061
Long Term Debtors	13,870	22,121	19,577
Long Term Assets	2,051,644	2,105,356	2,436,313
Cash and Cash Equivalents	18,047	44,179	28,375
Short Term Investments	25,234	40,199	31,119
Short Term Debtors	57,313	54,429	60,080
Inventories	1,507	1,505	1,674
Assets Held for Sale	2,206	3,412	3,979
Current Assets	104,307	143,724	125,227
Short Term Borrowing	(117,608)	(92,658)	(113,348)
Short Term Creditors	(59,533)	(82,378)	(87,672)
Short Term Provisions	(5,899)	(3,698)	(3,870)
PPP Short Term Liabilities	(2,488)	(1,773)	(2,478)
Accumulated Absences Account	(8,009)	(7,170)	(5,618)
Grants Receipts in Advance - Revenue	(1,540)	(1,120)	(521)
Grants Receipts in Advance - Capital	(4,836)	(495)	(2,221)
Current Liabilities	(199,913)	(189,292)	(215,728)
Long Term Borrowing	(435,168)	(469,621)	(464,892)
Long Term Creditors	-	(451)	(223)
Long Term Provisions	(3,584)	(3,371)	(1,248)
PPP Long Term Liabilities	(107,836)	(106,063)	(103,584)
Pension Liabilities	(244,529)	(289,155)	(251,118)
Long Term Liabilities	(791,117)	(868,661)	(821,065)
Net Assets	1,164,921	1,191,127	1,524,747
Usable Reserves:			
General Fund Balance	(57,147)	(64,828)	(58,856)
Housing Revenue Account	(9,394)	(10,457)	(10,808)
Statutory and Other Reserves	(50,192)	(52,644)	(30,102)
Capital Receipts Reserve	-	-	-
Capital Grants Unapplied Account	(97)	(97)	(97)
Unusable Reserves	(1,048,091)	(1,063,101)	(1,424,884)
Total Reserves	(1,164,921)	(1,191,127)	(1,524,747)

Note the Historical Financial Information is drawn from Aberdeen City Council's financial statements and therefore includes General Fund and HRA.

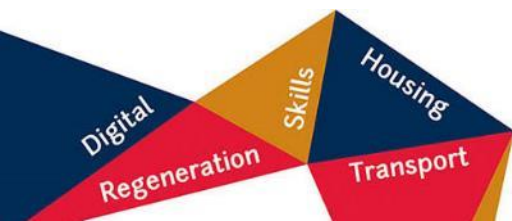


Income Statement - Forecast

	Year Start date End date	1 01-Apr-16 31-Mar-17	2 01-Apr-17 31-Mar-18	3 01-Apr-18 31-Mar-19
Income statement (forecast) - £'000				
Revenue		766,598	772,079	783,363
Operating costs		(610,533)	(609,790)	(615,615)
Gross income		156,065	162,290	167,749
Lifecycle costs		(26,608)	(27,192)	(27,812)
Capital write-off		-	-	-
Operating profit		129,457	135,098	139,937
Interest receivable on cash deposits		1,040	1,429	712
Financing expenses – long term borrowings		(30,444)	(36,064)	(37,821)
Financing expenses - PPP liabilities		(6,630)	(6,473)	(7,672)
Financing expenses - finance leases		-	(4,975)	(6,018)
Pension service costs		(31,242)	(31,554)	(31,870)
Net profit		62,181	57,461	57,268
Retained profit b/f *		-	62,181	119,642
Net profit in period		62,181	57,461	57,268
Retained profit c/f		62,181	119,642	176,910

* Retained profits have been forecast incrementally to existing reserves.

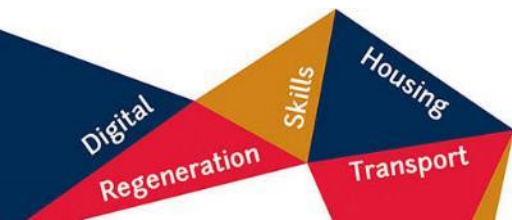
Note the Forecast Financial Information includes the General Fund and HRA.



Cash Flow Statement - Forecast

	Year Start date End date	1 01-Apr-16 31-Mar-17	2 01-Apr-17 31-Mar-18	3 01-Apr-18 31-Mar-19
Cash flow statement (forecast) - £'000				
Revenue received		765,377	771,540	782,490
Operating and lifecycle costs paid		(637,141)	(636,872)	(642,474)
Interest earned on cash		1,040	1,429	712
Interest incurred on overdraft		-	-	-
Cashflow from operating activities		129,276	136,096	140,728
Capital expenditure - general		(187,635)	(290,975)	(86,172)
Capital expenditure - AECC		(58,660)	(132,355)	(123,873)
Asset disposal		7,117	13,000	4,000
Grants and capital contributions		50,427	26,630	25,480
Cashflow from investing activities		(188,751)	(383,700)	(180,565)
Long term borrowings - additions		530,663	75,002	19,673
Long term borrowings - interest paid		(26,431)	(28,329)	(28,196)
Long term borrowings - repayment		(112,514)	(19,618)	(20,897)
Financing fees paid		(2,649)	(46)	(48)
PPP liabilities - additions		13,004	33,212	2,001
PPP liabilities - interest paid		(6,630)	(6,473)	(7,672)
PPP liabilities - repayments		(2,478)	(2,611)	(4,451)
Finance leases - additions		-	107,000	-
Finance leases - payments		-	(4,167)	(5,000)
Pension contributions		(38,370)	(38,754)	(39,142)
Cashflow from financing activities		354,594	115,216	(83,732)
Cash b/f		59,494	354,613	222,226
Net cash movement		295,119	(132,387)	(123,569)
Cash c/f		354,613	222,226	98,657

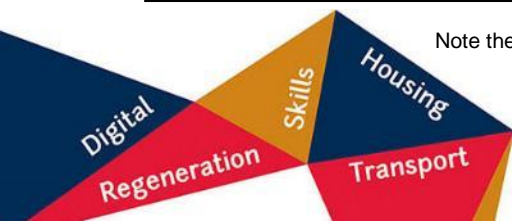
Note the Forecast Financial Information includes the General Fund and HRA.



Balance Sheet - Forecast

	Year Start date End date	1 01-Apr-16 31-Mar-17	2 01-Apr-17 31-Mar-18	3 01-Apr-18 31-Mar-19
Balance sheet (forecast) - £'000				
<i>Non-current assets</i>				
PP&E (incl. WIP)		2,257,351	2,619,879	2,778,608
Heritage assets		172,092	172,092	172,092
Investment property		85,937	85,937	85,937
Intangible assets		31	31	31
Long-term investments		19,061	19,061	19,061
Trade and other receivables		9,031	9,031	9,031
Total non-current assets		2,543,503	2,906,031	3,064,760
<i>Current assets</i>				
Cash, cash equivalents and short-term investments		354,613	222,226	98,657
Trade and other receivables		70,626	71,166	72,039
Inventory		1,674	1,674	1,674
Assets held for sale		5,429	5,429	5,429
Total current assets		432,342	300,495	177,799
Total assets		2,975,845	3,206,526	3,242,559
<i>Current liabilities</i>				
Trade and other payables		(87,646)	(87,755)	(88,707)
Borrowings - general		(38,241)	(39,521)	(40,929)
Provisions		(3,870)	(3,870)	(3,870)
PPP liabilities		(2,611)	(4,451)	(4,448)
Finance leases		-	-	-
Accumulated absences account		(5,618)	(5,618)	(5,618)
Grant receipts in advance – revenue and capital		(2,000)	(2,000)	(2,000)
Total current liabilities		(139,987)	(143,215)	(145,573)
<i>Non-current liabilities</i>				
Trade and other payables		(223)	(223)	(223)
Long term borrowings		(959,105)	(1,019,999)	(1,026,026)
Provisions		(1,249)	(1,249)	(1,249)
PPP liabilities		(113,976)	(142,736)	(140,289)
Finance leases		-	(107,808)	(108,827)
Pension liabilities		(243,990)	(236,790)	(229,518)
Total non-current liabilities		(1,318,543)	(1,508,806)	(1,506,132)
Total liabilities		(1,458,529)	(1,652,022)	(1,651,705)
Net assets		1,517,315	1,554,504	1,590,854
<i>Reserves and retained profits</i>				
General Fund and Housing Revenue Account		69,664	69,664	69,664
Statutory and other reserves		30,102	30,102	30,102
Capital grants unapplied account		97	97	97
Retained profits		62,181	119,642	176,910
Unusable reserves		1,355,271	1,334,999	1,314,081
Total reserves and retained profits		1,517,315	1,554,504	1,590,854

Note the Forecast Financial Information includes the General Fund and HRA.



ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	6 th October 2016
LEAD OFFICER	Chief Executive
TITLE OF REPORT	Appointments
REPORT NUMBER	OCE/16/039
CHECKLIST COMPLETED	Yes/No

1. PURPOSE OF REPORT

The report brings before the Council details of two proposed changes in relation to appointments.

2. RECOMMENDATIONS

That Council agrees:

- i. That Councillor Marie Boulton replaces Councillor Scott Carle as Convener of the Licensing Committee; and
- ii. That Councillor John Reynolds replaces Councillor Andy Finlayson as a representative on the Shaping Aberdeen Housing LLP

3. FINANCIAL IMPLICATIONS

There are no financial implications for the Council arising from this report.

4. OTHER IMPLICATIONS

There are no other implications.

5. BACKGROUND/MAIN ISSUES

The changes noted above are proposed by the Administration.

6. IMPACT

Representation on the various sub-committees, trusts, boards and outside bodies assists the Council in fulfilling its role in delivering the Single Outcome Agreement; beyond this the proposal has no specific

impact on customer experience, staff experience or the Council's use of resources.

7. MANAGEMENT OF RISK

The report is concerned solely with representation on committees and boards.

8. BACKGROUND PAPERS

None

9. REPORT AUTHOR DETAILS

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