

Public Document Pack



To: Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Boulton, Cooney, Corall, Cormie, Crockett, Dickson, Greig, Jaffrey, Lawrence, Malik, Jean Morrison MBE, Nicoll, Jennifer Stewart, Stuart and Thomson

Town House,
ABERDEEN 06 January 2016

PRE-APPLICATION FORUM

The Members of the **PRE-APPLICATION FORUM** are requested to meet in Committee Room 2 - Town House on **THURSDAY, 14 JANUARY 2016 at 2.00 pm.**

FRASER BELL
HEAD OF LEGAL AND DEMOCRATIC SERVICES

BUSINESS

- 1 Introduction and Procedure Note (Pages 3 - 6)

MINUTES

- 2 Minute of Previous Meeting of 14 December 2015 (Pages 7 - 8)

PRE APPLICATION REPORTS

- 3 Broadford Works - 151783 (Pages 9 - 16)
- 4 Calder Park Football Stadium Development - 151777 (Pages 17 - 22)
- 5 Proposed Energy from Waste Facility - 151587 (Pages 23 - 28)

Website Address: www.aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Lynsey McBain on 01224 522123 or email lymcbain@aberdeencity.gov.uk

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PRE-APPLICATION FORUM **PROCEDURE NOTE AND GUIDANCE FOR MEMBERS**

1. This procedure note will operate on a trial basis for the first three meetings of the Forum and will be subject to review and amendment during this period.
2. Meetings of the Pre-Application Forum will be held in open public session to enable discussion of all national and major development proposals.
3. Forums will be held as soon as possible after the submission of a Proposal of Application Notice (POAN) for all national and major development proposals and, in all cases, prior to the lodging of any associated planning application (this allows a period of 12 weeks following submission of the POAN).
4. The members of the Planning Development Management Committee will constitute the members of the Pre-Application Forum.
5. Ward Members for the Ward in which a specific pre-application proposal under discussion is located will be invited to the Forum but will be allowed to participate in the Forum only in relation to the specific pre-application proposal in their ward.
6. The relevant Community Council for the prospective development proposal(s) to be discussed will be informed of the date and time of the Pre-Application Forum by Committee Services so that they have the opportunity to attend but will not be permitted to participate in the business of the Forum.
7. If a Forum is required it will take place after formal business of the Planning Development Management Committee is concluded - this will normally be 2pm on the same day as the Planning Development Management Committee. The Forum will be separate from the Committee to emphasise the clear differences in status, process and procedure between the two meetings.
8. The case officer for the pre-application proposal will produce a very brief report (maximum 2-3 sides of A4) for the Forum outlining the proposal and identifying the main planning policies, material considerations and issues associated with it and the key information that will be required to accompany any application. The report will not include any evaluation of the planning merits of the proposal.
9. Agents/applicants will be contacted by Committee Services immediately on receipt of a POAN (or before this date if notified by planning officers of the week that a forthcoming POAN is likely to be submitted) and offered the opportunity to give a 10 minute presentation of their development proposal to the members of the Forum. There will be an opportunity for Councillors to discuss these with the agents/applicants, to ask questions and indicate key issues they would like the applicants to consider and address in their eventual application(s). If an applicant/agent does not respond to this offer within 10 days, or declines the opportunity to give such a presentation, then their proposal will be considered by the Forum without a developer/applicant presentation. Committee Services will notify the case officer of the applicant's response.

10. Case officers (or Team Leader/Manager/Head of Planning) and, if considered necessary, other appropriate officers e.g. Roads Projects Officers, will be present at the Forum. The case officer will give a very brief presentation outlining the main planning considerations, policies and, if relevant and useful, procedures and supporting information that will have to be submitted. Officers will be available to answer questions on factual matters related to the proposal but will not give any opinion on, or evaluation of, the merits of the application as a whole.
11. Members, either individually or collectively, can express concerns about aspects of any proposal that comes before the Forum but (to comply with the terms of the Code of Conduct) should not express a final settled view of any sort on whether any such proposal is acceptable or unacceptable.
12. A minute of the meeting will be produced by Committee Services and made publicly available on the Council website.
13. Members should be aware that the proposal being discussed may be determined under delegated powers and may not come back before them for determination. Any report of handling on an application pursuant to a proposal considered by the Pre-Application Forum will contain a very brief synopsis of the comments made by the Forum but the report itself will be based on an independent professional evaluation of the application by planning officers.
14. Training sessions will be offered to Councillors to assist them in adjusting to their new role in relation to pre-application consultation and its relationship with the Code of Conduct.
15. The applicant/agent will be expected to report on how they have, or have not, been able to address any issues raised by the Pre-Application Forum in the Pre-Application Consultation Report that is required to be submitted with any subsequent planning application.

GUIDANCE FOR MEMBERS

In relation to point 11 on the Procedure Note above, it might be helpful to outline a few points regarding the Councillors Code of Conduct and the Scottish Government's Guidance on the role of Councillors in Pre-Application procedures which will hopefully be helpful to the Members. These were discussed at the Training run by Burness Paull on the 28th of November, 2014.

So very briefly, The Code's provisions relate to the need to ensure a proper and fair hearing and to avoid any impression of bias in relation to statutory decision making processes. Having said that, in terms of the Scottish Government's Guidance on the role of Councillors in Pre-Application procedures:

- Councillors are entitled to express a provisional opinion in advance of a planning application being submitted but only as part of the Council's procedures (as detailed at item 1 to this agenda)

- No views may be expressed once the application has been submitted
- In terms of the role of the Forum, it meets to emphasise an outcome limited to the generation of a provisional view (on behalf of the Forum, rather than individual Members of the Forum) on the pre-application, this will allow:
 - Members to be better informed
 - An Early exchange of views
 - A greater certainty/more efficient processing of applications

Members of the Forum are entitled to express a provisional view, but should do so in a fair and impartial way, have an open mind and must not compromise determination of any subsequent planning application.

In terms of dealing with Pre-Applications, Members of the Forum should:

- Identify key issues
- Highlight concerns with the proposal/areas for change
- Identify areas for officers to discuss with applicants
- Identify documentation which will be required to support application

In terms of the Code of Conduct and any interest that Members of the Forum may have in a pre-application, it is worth reminding Members of the Forum that they must, however, always comply with the *objective test* which states “ *whether a member of the public, with knowledge of the relevant facts, would reasonably regard the interest as so significant that it is likely to prejudice your discussion or decision making in your role as a councillor.*”

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PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 14 December 2015. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM.
Present:- Councillor Milne, Convener; Councillor Finlayson, Vice-Convener; and Councillors Boulton, Cooney, Cormie, Greig, Jaffrey, Lawrence, Jean Morrison MBE, Sandy Stuart, Thomson.

INTRODUCTION AND PROCEDURE NOTE

1. The Forum had before it the procedure note and guidance for members on the operation of Forum meetings.

The Forum resolved:-

to note the procedure note and guidance for members.

MINUTE OF PREVIOUS MEETING OF 29 OCTOBER 2015

2. The Forum had before it the minute of its previous meeting of 29 October 2015 for approval.

The Forum resolved:-

to approve the minute.

FORMER DOBBIES SITE – 151526

3. The Forum had before it a report by Planning and Sustainable Development on submission of a Proposal of Application Notice by Carlton Rock Limited, which outlined a potential application for the development of approximately 55 family houses, a neighbourhood centre incorporating a range of facilities including possible convenience shopping, retail garden centre, church, veterinary surgery and medical and dental service with associated access, infrastructure and landscaping.

The Forum heard from David Murray, David Murray Associates acting on behalf of the applicant, who outlined the proposal in greater detail and responded to questions from members.

Mr Murray advised that a public meeting had been held at Park Café, Hazlehead and at Airyhall School which generated useful ideas and outlined some concerns. Discussions had also taken place with Friends of Hazlehead Park.

Ms Lucy Greene, the case officer, then addressed the Forum, providing more detail regarding the planning aspects of the application and responded to questions from members. Ms Greene explained that the buildings on site (formerly Dobbies Garden Centre) were currently used on a temporary basis by the 'Somebody Cares' charity. She advised that the site lies within the Green Belt and Green Space Network which would therefore mean that the application would be treated as a departure from the development plan. Apart from the green belt issue, the other issues were the appropriateness of the uses in this particular location and any other material

PRE-APPLICATION FORUM

14 December 2015

considerations, including whether there was a need for the uses proposed. She indicated that there would need to be a Transport Assessment undertaken by the developers.

The report recommended:-

that the Forum-

- (a) note the key issues identified;
- (b) if necessary seek clarification on any particular matters; and
- (c) identify relevant issues which it would like the applicants to consider and address in any future application.

The Forum resolved:-

- (i) to request that the applicant investigate the possibility that the proposed houses be built with the over 60's age group in mind, which may mitigate against educational requirements including eco-friendly and bungalow style accommodation with smaller gardens and less parking;
- (ii) to request that the applicant address the issue of the invasive plant species located within the area;
- (iii) to request that the applicant consider the issue of the red squirrel and bat population within the site by introducing feeding stations and bat boxes respectively;
- (iv) to request that the applicant consider the accumulative effect of the traffic on access roads and the maintenance of the shopping area as a result of the proposed development; and
- (v) to otherwise note the key issues at this stage.

- **RAMSAY MILNE, Convener.**

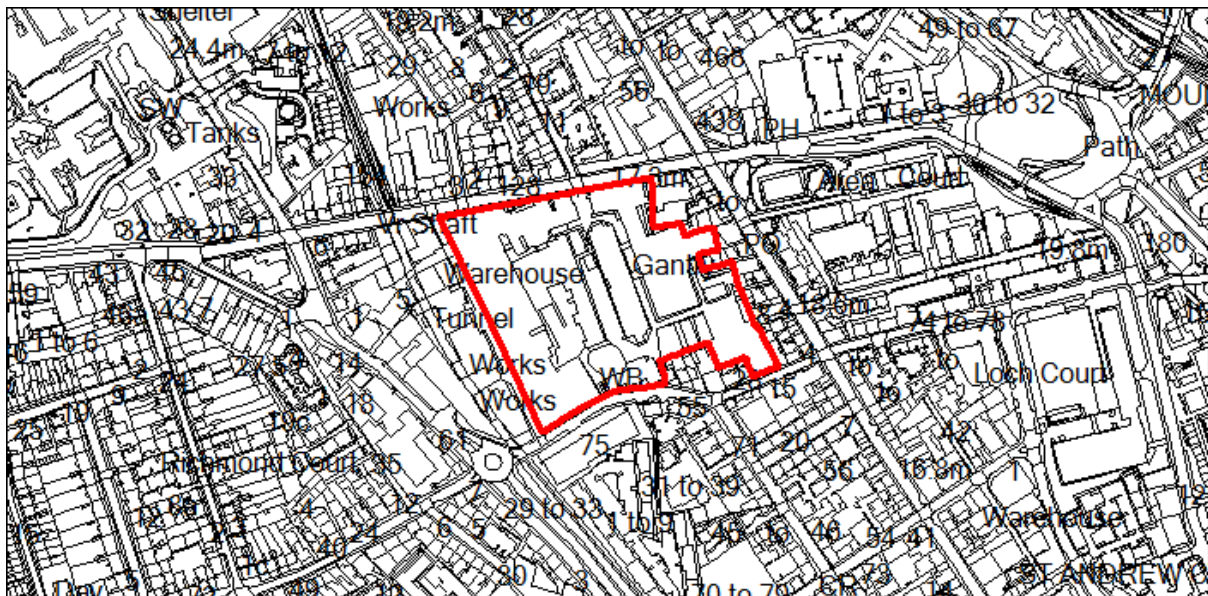
PRE APPLICATION FORUM

BROADFORD WORKS, MABERLY STREET, ABERDEEN

MAJOR APPLICATION FOR REDEVELOPMENT OF FORMER BROADFORD WORKS AND A NUMBER OF ASSOCIATED LISTED BUILDINGS TO FORM A RESIDENTIAL-LED, MIXED USE URBAN VILLAGE OF CIRCA 890 UNITS, INCORPORATING PRIVATE RENTAL SECTOR APARTMENTS AND STUDENT RESIDENTIAL BED SPACES AS WELL AS LEISURE, CRÈCHE/NURSERY, RESTAURANT, CAFÉ AND BAR FACILITIES, SMALL OFFICE AND RETAIL SPACE, CONCEIRGE/MANAGEMENT FACILITIES, STUDIO/WORKSHOPS, GALLERY SPACE, CAR PARKING AND ANCILLARY ENGINEERING WORKS

For: Ferness Investment holdings Limited

Application Ref. : P151783
Officer: Paul Williamson
Pre Application Forum Date: 14 January 2016
Ward : George Street/Harbour (M Hutchison/J Morrison/N Morrison)



SUMMARY

This is a report to the pre-application forum on a potential application by Ferness Investment Holdings Limited for the redevelopment of the Broadford Works and a number of associated listed buildings to for a residential led mixed use urban village of circa 890 units, incorporating private rented sector apartments and

student residential bed spaces, together with leisure, crèche/nursery, restaurant, café and bar facilities, small office and retail space, management facilities, studio workshops, car parking and ancillary engineering works.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 11th November 2015. The earliest date at which an application can be submitted is 3rd February 2016.

RECOMMENDATION:

It is recommended that the Forum (i) note the key issues identified; (ii) if necessary seek clarification on any particular matters; and (iii) identify relevant issues which they would like the applicants to consider and address in any future application.

DESCRIPTION

Broadford Works occupies a tightly drawn 3.5 hectare site formerly occupied by Richards' textile mills. It is bounded by Hutcheon Street to the north, Maberly Street to the south and Ann Street to the west. George Street runs parallel to the eastern boundary and a large number of individual buildings, generally consisting of commercial properties at ground floor level with flats above, lie between the site and George Street. A number of narrow lanes run from George Street to the boundary of the site, with back yards and gardens abutting the boundary. The site is set in a predominantly residential/mixed use area located adjacent to the northern boundary of the City Centre. Internally, the site is all but hidden from view as it is inward facing and the tall granite walls of the mill buildings form the principal street frontages. The entire complex comprises a mix of substantial manufacturing buildings clad in granite and red brickwork forming a distinctive element of the City's skyline, created by the eye catching chimneys and hosepipe manufacturing towers and the array of tall mill buildings.

There are 101 separately identified buildings on the site. The whole site is listed Category 'A', including the walls, gates, streetscape and chimneys. The principal buildings comprise mainly 3-6 storey textile manufacturing and storage buildings of granite, some clad with brick, of iron framed or reinforced concrete construction, with granite setted streets between them. As a group, the historic buildings document the history of flax manufacture from the early 19th Century. There are no public traffic or pedestrian routes into or through the site but the main accesses are taken from Maberly Street and Hutcheon Street.

The earliest (1808) and most significant building on the site is the 'Grey Mill'; it is the oldest iron-framed mill in Scotland and the fourth oldest known to survive in the world. Employment on the site peaked at 3,000, and it was once the largest single employer in Aberdeen. The site was owned and operated by Richards plc (formerly Richards & Co) from 1832 until 2002. The site was later bought by First

Construction. The works closed, in 2004, when the employees moved to new premises in Northfield.

The Broadford Works site comprises the largest concentration of Category 'A' listed buildings at risk in Scotland, if not the UK. Most of the buildings are presently in poor condition and have suffered from extensive vandalism and fire damage, but the most substantial and important ones are capable of restoration, provided appropriate capital investment can be found. The site and the individual Category 'A' listed buildings are listed on the Buildings at Risk Register of Scotland.

RELEVANT HISTORY

Full planning permission for conversion of redundant mill buildings to provide 221 flats with 2450 square metres of retail floor space at ground floor level, a public house (530 square metres), a restaurant (250 square metres), offices (900 square metres), the erection of 177 new-build flats and the provision of ancillary car parking (Ref A4/1262) was granted on appeal following refusal by the then Planning Committee, contrary to officer recommendation. This was discussed more fully in the background section above.

A revised proposal (Ref 120048) for detailed planning permission for a "proposed urban village (mixed development) including: major restoration and conversion of important Listed Buildings formerly used as a textile mill; demolition of various industrial premises; construction of new build developments comprising 517 flats (of which 175 are conversions); 4525m² of non-residential uses including a notional 1975m² of ground floor retail; 1900m² of storage; a 450m² nursery and a 200m² restaurant; 569 surface and basement car parking spaces and associated engineering and infrastructure works". The changes to the previously approved scheme included -

- The retention and restoration of 11 mill buildings as opposed to 13 in the original scheme;
- The submission of a Listed Building Application to cover the demolition of all the remaining buildings on the site – beyond the 11 major buildings being retained. This application is still under consideration;
- The arrangement of the whole site into a series of 7 individual development packages (see attached plan), 5 of which are a combination of listed building and new build opportunity;
- The design of all aspects of the site, from services through to car parking, in such a way that the individual packages can come forward in any order, even all at once; and
- An additional 119 mainly new-build dwellings on the site taking the total dwellings to 517, with 569 car parking spaces many of which will be in basement parking.

That application was refused by the Development Management Sub-Committee in August 2012 but that decision was appealed by the applicant. In May 2013 the

Scottish Ministers issued a letter of intention stating that they intended to approve the application subject to a legally binding planning obligation being agreed between the Council and the developer. The planning obligation has now been agreed and signed by the relevant parties and the Scottish Ministers have issued a decision letter granting planning permission on 30 September 2014.

A subsequent application for listed building consent for the demolition of those listed buildings on the site that need to be removed to allow the development approved by the Scottish Ministers. A plan showed the buildings numbered 8, 18, 19, 20, 21, 22, 23, 25, 26a, 27, 28, 29, 30, 32a, 47, 51, 52, 52a, 55, 87, 88, 89, 90, 90a, 91, 92, 93, 94, 95, 97, 100, 101, which would be demolished as part of the plans was approved in January 2015.

PROPOSAL

This proposal constitutes a major application for the redevelopment of the former Broadford Works and a number of associated listed buildings to form a residential-led, mixed use urban village of circa 890 units, incorporating private rental sector apartments and student residential bed spaces as well as leisure, crèche/nursery, restaurant, café and bar facilities, small office and retail space, concierge/management facilities as well as the re-use of the Grey Mill building for studio/workshop, live/work and gallery space, public realm space, car parking and ancillary engineering works

CONSIDERATIONS

The main considerations against which a planning application would be assessed are outlined as follows:

Principle of Development

The site is zoned under the Mixed Use Areas Policy (Policy H2 of the Aberdeen Local Development Plan). The suitability of this edge of city centre location for a mixed use development, and its relationship with the adjoining areas, would be examined.

The previous history of planning applications, and the extant planning permission, would also be a significant consideration, as would the actual composition of uses proposed upon the site, and its linkages to the Approved Design Brief.

Retention and Protection of Listed Buildings and SPP/SHEP

The retention of the Listed Buildings which are to remain on site, and the protection of their setting shall be of paramount importance. As such, a detailed assessment of the proposals against Scottish Planning Policy, and Historic Environment Scotland's 'Scottish Historic Environment Policy, shall be necessary to ensure adherence. Careful consideration shall be given to the extant of supporting development, and whether it respects the scale of the surrounding historic environment.

Transportation

The traffic impact of the development would be assessed as part of any application submission. Access to and from the site would also be examined, together with the linkages to public transportation. A suitable level of car, cycle and motorcycle parking would be agreed and the proposals would be expected to accord with transportation policies within the LDP and the Council's Supplementary Guidance on Transport and Accessibility. It is expected that adequate consideration would be given to the inclusion of sustainable transportation measures for this site (including the city car club), and the wider linkages to cycle and pedestrian paths.

Design and Layout

The layout/scale of the development, the relationship between existing and proposed buildings, and extent of car parking would be determined at application stage. A high standard of design is expected for all applications within the City Council area.

Other Infrastructure

It is expected that both surface and foul drainage would discharge into the public sewer networks within the area. A drainage impact assessment would be required in order to demonstrate that the development could be adequately drained. Further submissions are also likely to be necessary in respect of flood risk, and the culverted burn which runs through the site.

Furthermore, generally such developments would be expected to provide developer contributions to offset the associated impacts of the development. This generally would include contributions towards affordable housing among other infrastructure. However regard would have to be paid to the benefits and need to enable the redevelopment of this historic and protected site, and the need to re-occupy and find beneficial uses for the buildings being retained. As such, the current approval placed greater weight on the heritage interests, than those of the general affordable housing requirement. Given the extant approval on that basis, further consideration shall be required in that regard again.

Local Development Plan

Policy I1 – Infrastructure Delivery and Developer Contributions

Policy T2 – Managing the Transport Impact of Development

Policy D1 – Architecture and Placemaking

Policy D2 – Design and Amenity

Policy D3 – Sustainable and Active Travel

Policy D4 – Aberdeen's Granite Heritage

Policy D5 – Built Heritage

Policy H2 – Mixed Use Areas

Policy H3 – Density

Policy H4 – Housing Mix

Policy H5 – Affordable Housing

Policy CF2 – New Community Facilities
Policy RT1 – Sequential Approach and Retail Impact
Policy NE6 – Flooding and Drainage
Policy NE8 – Natural Heritage
Policy R2 – Degraded and Contaminated Land
Policy R6 – Waste Management Requirements for New Development
Policy R7 – Low and Zero Carbon Buildings

OP90 – Broadford Works, Maberley Street

Identifies that the 3.6 hectare site is covered by a Planning Brief which advocates redevelopment of the site as an ‘Urban Village’.

Proposed Local Development Plan

Policy D1 – Quality Placemaking by Design
Policy D3 – Big Buildings
Policy D4 – Historic Environment
Policy D5 – Our Granite Heritage
Policy NC4 – Sequential Approach and Impact
Policy I1 – Infrastructure Delivery and Planning Obligations
Policy T2 – Managing the Transport Impact of Development
Policy T3 – Sustainable and Active Travel
Policy H2 – Mixed Use Areas
Policy H3 – Density
Policy H4 – Housing Mix
Policy H5 – Affordable Housing
Policy CF2 – New Community Facilities
Policy NE6 – Flooding, Drainage and Water Quality
Policy NE8 – Natural Heritage
Policy R2 – Degraded and Contaminated Land
Policy R6 – Waste Management Requirements for New Development
Policy R7 – Low and Zero Carbon Buildings, and Water Efficiency
Policy CI1 – Digital Infrastructure

OP74 – Broadford Works, Maberley Street

Acknowledges that the 3.6 hectare site benefits from planning permission for 517 flats and other uses subject to a legal agreement.

Other Material Considerations

Broadford Works – Design Brief (June 2001)

Adopted as Supplementary Guidance to the Aberdeen Local Development Plan

PROPOSED LOCAL DEVELOPMENT PLAN

The Proposed ALDP was approved for submission for Examination by Scottish Ministers at the meeting of the Communities, Housing and Infrastructure Committee of 27 October 2015. It constitutes the Council’s settled view as to what should be the content of the final adopted ALDP and is now a material

consideration in the determination of planning applications, along with the adopted ALDP. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether:

- these matters have been subject to representation and are regarded as unresolved issues to be determined at the Examination; and
- the relevance of these matters to the application under consideration.

Policies and proposals which have not been subject to objection will not be considered at Examination. In such instances, they are likely to be carried forward for adoption. Such cases can be regarded as having greater material weight than those issues subject to Examination. The foregoing can only be assessed on a case by case basis. In this case, the policies of the Proposed LDP largely reiterate those of the extant LDP, and therefore no new material considerations are raised.

PRE APPLICATION CONSULTATION

The proposal of application notice detailed the level of consultation which is to be undertaken and that comprised:

- A public drop-in event was held 1 December 2015 between 3 and 8 pm at the Aberdeen College, Gallowgate, Aberdeen
- The developer wrote to George Street Community Council advising of the proposal. The developer also contacted the Rosemount and Mile End Community Council in light of the boundary being in close proximity to the application site.
- The developer wrote to the George Street/Harbour ward Councillors, together with those in the Midstocket/Rosemount ward Councillors, advising of the proposal and extending an invite to the public event.

CONCLUSION

This report highlights the main issues that are likely to arise in relation to the various key considerations of the proposed development. It is not an exhaustive list and further matters may arise when the subsequent application is submitted. Consultees will have the opportunity to make representations to the proposals during the formal application process.

RECOMMENDATION

It is recommended that the Forum (i) note the key issues identified; (ii) if necessary seek clarification on any particular matters; and (iii) identify relevant issues which they would like the applicants to consider and address in any future application.

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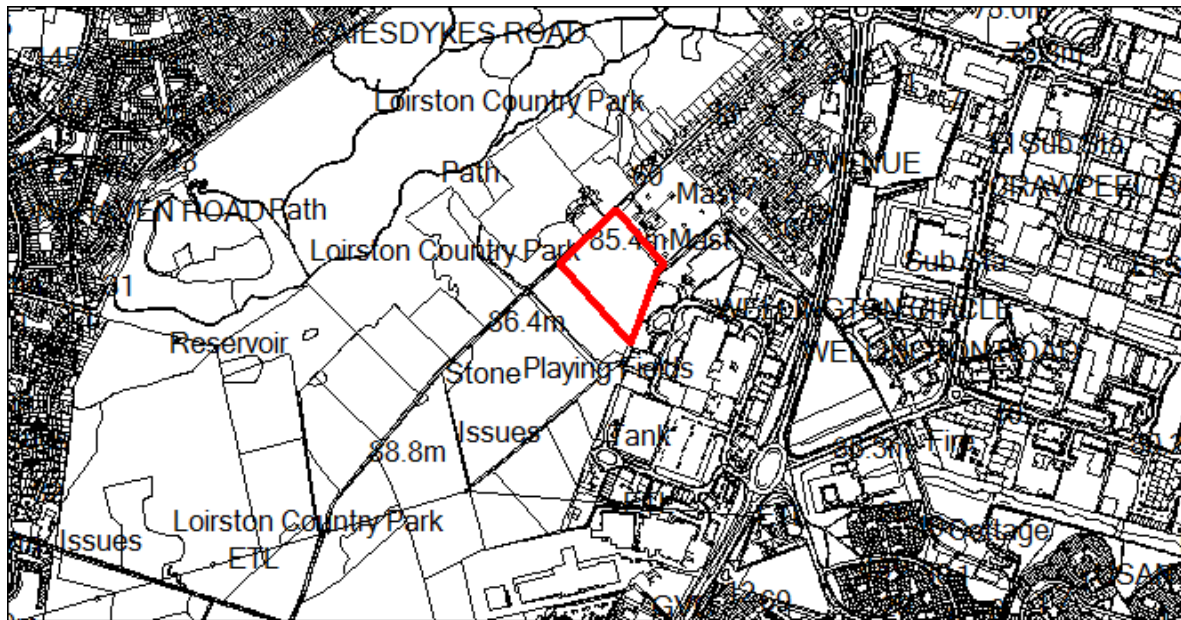
PRE APPLICATION FORUM

CALDER PARK, ALTENS, NIGG

PROPOSED FOOTBALL STADIUM (CIRCA 300 SEATS CAPACITY) WITH ANCILLARY CLUB AND CHANGING FACILITIES, FORMATION OF SYNTHETIC PITCH, FLOODLIGHTING AND CAR PARKING (CIRCA 100 SPACES) WITH ALL ASSOCIATED LANDSCAPING AND INFRASTRUCTURE WORKS AT CALDER PARK ALTENS.

For: Cove Rangers Football Club

Application Ref. : P151777
Officer: Paul Williamson
Pre Application Forum Date: 14 January 2016
Ward : Kincorth/Nigg/Cove (N Cooney / A Finlayson/S Flynn)



SUMMARY

This is a report to the pre-application forum on a potential application by Cove Rangers Football Club for the provision of a new football stadium, with a capacity of approximately 300 seats, together with ancillary club and changing facilities, a new synthetic pitch, floodlighting and associated car parking.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 10th November 2015. The earliest date at which an application can be submitted is 2nd February 2016.

RECOMMENDATION:

It is recommended that the Forum (i) note the key issues identified; (ii) if necessary seek clarification on any particular matters; and (iii) identify relevant issues which they would like the applicants to consider and address in any future application.

DESCRIPTION

The site comprises approximately 2.67 hectares of land to the west of the Wellington Road Industrial Estate, and bound by Redmoss Road to the north west. To the north east of the site is the Redmoss broadcasting mast, while to the south west is the Bobby Calder Park.

The site is allocated as an opportunity site OP80 within the Adopted Local Development Plan. It is indicated as being an opportunity for a new stadium and sports facilities for Cove Rangers, as part of the wider 15 hectare site. The site also forms part of the wider Masterplan site at Loirston.

RELEVANT HISTORY

Detailed Planning Permission (Ref: 992073) for the redevelopment of Calder Park to include new football pitches, football stadium, community sports centre and associated parking/landscaping was approved conditionally on 31 August 2009 following previous consideration at Planning Committee.

A Proposal of Application Notice (Ref: 110043) for a 1000 seat football stadium, with ancillary club facilities; pitch and terracing; 4250 sq.m indoor sports and community facility; outdoor football facilities; new access and associated car and bus parking was submitted in January 2011. It was that further consultation beyond that identified in the notice was not necessary.

An Environmental Impact Assessment (EIA) Screening Request (Ref: 110354) was received in March 2011. The decision in May 2011 was that an EIA was not required.

Detailed Planning Permission (Ref: 111193) for a football stadium (Approximately 490 seats) with ancillary club facilities, pitch and terracing, indoor sports and community facility, outdoor football facilities etc was approved conditionally in January 2012. That application encompassed the Calder Park, as well as the land that is the subject of the current Proposal of Application Notice.

PROPOSAL

The proposal of application notice is for the provision of a new football stadium, with a capacity of approximately 300 seats, together with ancillary club and changing facilities, a new synthetic pitch, floodlighting and associated car parking.

Access is indicated as being taken from the northern end of Wellington Circle.

CONSIDERATIONS

The main considerations against which a planning application would be assessed are outlined as follows –

Principle of Development

The site is zoned under the Land Release Policy (Policy LR1 of the Aberdeen Local Development Plan). The suitability of the location for a stadium development, and its relationship with the wider masterplanned development proposed at Loirston, would be examined.

Loirston Development Framework

The Loirston Development Framework (LDF) was Approved as Supplementary Guidance to the Aberdeen Local Development Plan in 2012. As such, it is a material consideration in the determination of any future planning application. It identifies the PoAN site as forming a 3 hectare site (Ref: E8) for Cove Rangers, which is also within the 'Sports and Buffer' landscape area. The Proposals at site E8 are also indicated as taking place within the first Phase. As such, it shall be necessary to assess whether the proposals comply with the content of the LDF, or whether the proposals have any implications on the overall delivery of the wider Development Framework.

Sports and Community Benefit

As with the previous application, due regard would be had to the access to the facility by the general public, in addition to that of the applicant. As such, there is the potential for benefits to not only the local community but also to the wider population within Aberdeen City. Consideration would also have to be given to the potential impact of the loss of existing informal recreational space.

Accessibility, Traffic and Transportation

The traffic impact of the development would be assessed as part of any application submission. Access to and from the site would also be examined, together with the linkages to public transportation. A suitable level of car, cycle and motorcycle parking would be agreed and the proposals would be expected to accord with transportation policies within the LDP and the Council's Supplementary Guidance on Transport and Accessibility. It is expected that adequate consideration would be given to the inclusion of sustainable transportation measures for this site, and the wider linkages to cycle and pedestrian paths.

Design, Layout and Landscape Impact

The layout/scale of the stadium and associated ancillary buildings, extent of car parking and landscaping would be determined at application stage. A high standard of design is expected for all applications within the City Council area.

Given the largely undeveloped nature of this part of Calder Park (albeit acknowledging the relationship to the Wellington Industrial Estate), the landscape impact of the stadium and ancillary buildings shall require careful siting to minimise adverse impacts.

Water Quality and Air Quality

Consideration shall require to be given to the potential impacts of the development upon water quality due to the presence of a watercourse to the south of the site adjacent to the Industrial Estate. Furthermore, the traffic associated with the development both during construction and following commencement of use would have to be taken into account in relation to the potential air quality impacts that could arise.

Trees and Wildlife

As part of the previous approval consideration was given to the loss of recently planted trees alongside Redmoss Road and Wellington Circle. It will therefore be necessary to consider the potential for loss of existing trees, or alternatively, additional supplementary landscaping which could also enhance the local wildlife habitat.

Other Infrastructure

It is expected that both surface and foul drainage would discharge into the public sewer networks within the area. A drainage impact assessment would be required in order to demonstrate that the development could be adequately drained. Further submissions are also likely to be necessary in respect of flood risk.

PROPOSED LOCAL DEVELOPMENT PLAN

The Proposed ALDP was approved for submission for Examination by Scottish Ministers at the meeting of the Communities, Housing and Infrastructure Committee of 27 October 2015. It constitutes the Council's settled view as to what should be the content of the final adopted ALDP and is now a material consideration in the determination of planning applications, along with the adopted ALDP. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether:

- these matters have been subject to representation and are regarded as unresolved issues to be determined at the Examination; and
- the relevance of these matters to the application under consideration.

Policies and proposals which have not been subject to objection will not be considered at Examination. In such instances, they are likely to be carried

forward for adoption. Such cases can be regarded as having greater material weight than those issues subject to Examination. The foregoing can only be assessed on a case by case basis. In relation to this particular pre-application submission, the policies and opportunity site allocation reiterate those within the extant local development, albeit the OP61 opportunity site also includes the provision of the site for the New City South Academy. As such there are no material changes between the two plans.

PRE APPLICATION CONSULTATION

The proposal of application notice detailed the level of consultation which is to be undertaken and that comprised:

- A public drop-in event was held on 21 December 2015 between 2 and 8 pm at the Aberdeen Altens Hotel, Souterhead Road, Altens, Aberdeen
- The developer wrote to Nigg Community Council advising of the proposal. The developer was contacted the Cove and Altens Communtiy Council and Kincorth and Leggart Community Council in light of the boundary being in close proximity to the application site.
- The developer wrote to the Kincorth/Nigg/Cove ward Councillors advising of the proposal and extending an invite to the public event.

CONCLUSION

This report highlights the main issues that are likely to arise in relation to the various key considerations of the proposed development. It is not an exhaustive list and further matters may arise when the subsequent application is submitted. Consultees will have the opportunity to make representations to the proposals during the formal application process.

RECOMMENDATION

It is recommended that the Forum (i) note the key issues identified; (ii) if necessary seek clarification on any particular matters; and (iii) identify issues which they would like the applicants to consider and address in any future application.

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Pre-Application Forum

GREENWELL ROAD, EAST TULLOS
PROPOSAL OF APPLICATION NOTICE

PROPOSED ENERGY FROM WASTE FACILITY

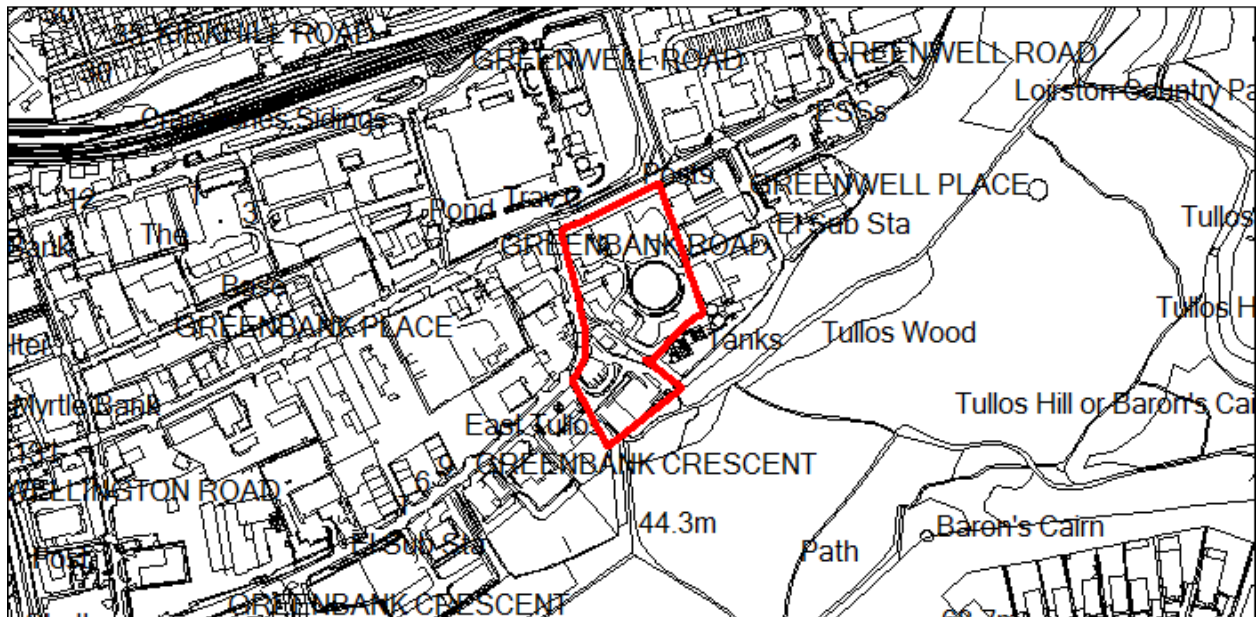
For: Aberdeen City Council

Application Ref. : P151587

Officer: Nicholas Lawrence

Committee Date:

Ward : Kincorth/Nigg/Cove (N Cooney / A
Finlayson/S Flynn)



SUMMARY

This report to the Pre-Application Forum (the Forum) is in respect of a potential planning application promoted by the Aberdeen City Council (the Applicant) for the creation of an energy from waste plant (the Plant) at Greenwell Road, EAST Tullus, Aberdeen (the Application Site).

The Application Site is currently occupied by a number of derelict structures and operational areas, the most notable of which is the gas holder, associated with

the activities of Scotia Gas Networks. It is proposed that the gas holder will be decommissioned followed by its demolition and the land decontaminated prior to any application being submitted to the local planning authority for consideration.

It should also be noted that the proposal constitutes a Schedule 1 development under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 any planning application for such a development will be supported by an Environmental Statement (ES).

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the Applicant submitted a Proposal of Application Notice (the Notice) on the 1st of October 2015. As the Notice period has abated the Applicant can now lodge an application.

RECOMMENDATION:

It is the recommendation of the Development Management Manager that the Forum:

1. Note the key issues identified at this stage;
2. If deemed necessary seek clarification, amplification or explanation on any particular matter/s; and
3. Identify relevant issue/s that they would like the Applicant to address in any future application

APPLICATION SITE

The Application Site as set out to Officers totals some 2.00 hectares in area and is located to the east of the junction created by Greenbank Crescent and Greenbank Road on the East Tullos Industrial Estate. The boundary of the site shown on the plan supporting the Notice includes a further parcel of land abutting the south-west of the Application Site that encompasses the Refuse Treatment Facility. This land is within the ownership and control of the Applicant.

As noted above the Application Site displays a number of remnants associated with its former use for the storage and distribution of natural gas and thereby constitutes previously developed land (i.e. a brownfield site).

With regard to context the industrial estate incorporates a diverse range of operators and uses (e.g. fish processing plant and waste transfer station abutting the Application Site). Whilst industrial and commercial activities dominate to the north, west and east of the site the southern and eastern aspects is defined by the Loirston Country Park. In terms of the wider context the residential area of Torry, including educational and recreational facilities, is some 500 metres to the north of the proposed development. The residential area of Kincorth is to the west of the A956 (Wellington Road).

On the matter of designations, the Application Site lies within the East Tullos Industrial Estate which under the scope of the extant Local Development Plan is zoned for business and industrial uses. Under the emerging replacement Local Development Plan, which is a material consideration in the decision-taking process, the Application Site remains washed over by the Business and Industrial use. However, the Application Site is earmarked as an Opportunity Site (i.e. OP107) that is deemed “*suitable for an energy from waste facility*”. Loirston Country Park is within the Green Belt and forms part of the Green Space Network.

PROPOSED DEVELOPMENT

The proposed development as outlined by the Applicant is for the Plant to convert municipal waste from the administrative areas of Aberdeen City Council, Aberdeenshire Council and Moray Council into heat and power. The proposed capacity of the Plan is in the order of 150,000 tonnes per annum transported to the site via heavy goods vehicles and will operate 24 hours per day and 7 days per week. There will be no pre-treatment of the material on site or significant storage, albeit what constitutes the level of non-significant storage is not set out by the Applicant.

With regard to the development this would comprise or a number of linked elements that include waste reception; bunker; boiler; turbine hall; stack; weighbridge; offices; together with ancillary buildings and supporting infrastructure. Allowing for the size and alignment of the Application Site, together with the preferred process (i.e. moving grate) it is envisaged that the building will adopt a rectangular shape on a north-south axis towards the eastern boundary of the Application Site.

In terms of development form and its visual presence this information was not set out in the Notice documentation; however, a series of concepts were presented to Officers in early December and a further design meeting is set for the early afternoon of the 14th of January 2016.

CONSIDERATIONS

The main considerations against which the eventual application would be assessed are outlined as follows:

1. Whether the principle of the development is acceptable;
2. The appropriateness of the proposed Application Site and due consideration of alternative sites;
3. If acceptable in principle, whether the application in its detailed form represents a sustainable form of development allowing for its location, proposed use, design, form, presence, relationship to the cityscape/landscape; transmission of derived heat and power from the scheme

4. Impact upon surrounding residential areas, industrial uses and amenity areas by reason of, albeit not limited to, air quality, noise, physical and perceptual health impacts, visual and occupational and recreational amenity, industrial hazard;
5. Physical and social infrastructure impacts / requirements;
6. Impact upon road network, servicing and parking;
7. Flooding, hydrology, drainage and water quality; and
8. Economic impacts

PRE-APPLICATION CONSULTATION

The Proposal of Application Notice application detailed the level of consultation to be undertaken as part of the Pre-Application Consultation process. Consultation has been undertaken with the community councils for Torry, Cove and Altrhens, Nigg, together with Kincorth and Leggart. Public consultation events have also been held and this was publicised via advert in the local newspapers, leaflet drops, to the immediate and wider areas of the application site, and posters placed in the buses servicing the application site and wider area. In addition, the local Members together with local representatives of the Scottish and UK Parliaments were forwarded A COPY OF THE Notice.

CONCLUSION

This report highlights the main issues that are likely to arise in relation to the various key considerations of the proposed development. It is not an exhaustive list and further matters may arise when the subsequent application is submitted. Consultees will have the opportunity to make representations to the proposals during the formal application process.

RECOMMENDATION

It is recommended that the Committee note the key issues at this stage and advise of any other issues.

Daniel Lewis

Daniel Lewis
Development Management Manager

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