Public Document Pack

To: Councillor Boulton, Convener; and Councillors Cameron and Copland.

Town House,
ABERDEEN 8 December 2017

LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

The Members of the **LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL** are requested to meet for a site visit on **FRIDAY, 15 DECEMBER 2017 at 9.00 am**. Would members please meet at the new extension at the Town House for departure at 9am. Members will then meet in Committee Room 5 following the site visit to determine the review.

FRASER BELL
HEAD OF LEGAL AND DEMOCRATIC SERVICES

B U S I N E S S

1 Procedure Notice (Pages 5 - 6)

COPIES OF THE RELEVANT PLANS / DRAWINGS ARE AVAILABLE FOR INSPECTION IN ADVANCE OF THE MEETING AND WILL BE DISPLAYED AT THE MEETING

MEMBERS PLEASE NOTE THAT THE FOLLOWING LINK WILL TAKE YOU TO THE LOCAL DEVELOPMENT PLAN.

Local Development Plan

TO REVIEW THE DECISION OF THE APPOINTED OFFICER TO REFUSE THE FOLLOWING APPLICATIONS

PLANNING ADVISER - ANDREW MILLER

2 Burnside Poultry Unit, Little Clinterty, Aberdeen, AB21 0TL - Proposed Erection of Two Detached Dwellings, Formation of Associated Private Garden Ground and Car Parking - P170395

2.1 Delegated Report, Plans, Decision Notice and Letters of Representation (Pages 7 - 48)

Members, please note that the relevant plans can be viewed online:-

https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OO6RQ4BZK2000

2.2 Planning Policies Referred to in Documents Submitted

Members, the following planning policies are referred to:-

National Policy and Guidance

Scottish Planning Policy (SPP) expresses a presumption in favour of development which contributes to sustainable development. It acknowledges that green belt has a significant role in pressurised housing market areas.

Aberdeen Local Development Plan

D1: Quality Placemaking by Design
D2: Landscape
T2: Managing the Transport Impact of Development
T3: Sustainable and Active Travel
NE2: Green Belt
NE5: Trees and Woodlands
NE6: Flooding, Drainage & Water Quality
NE8: Natural Heritage
R2: Contaminated Land
R7: Low and Zero Carbon Buildings & Water Efficiency

The policies can be viewed at the following link:-
http://www.aberdeencity.gov.uk/planning_environment/planning/local_development_plan/pla_local_development_plan.asp

2.3 Notice of Review with Initial Application and Supporting Information Submitted by Applicant / Agent (Pages 49 - 368)

2.4 Additional Comments from Representations and Response from Applicant/Agent (Pages 369 - 372)

2.5 Determination - Reasons for Decision

Members, please note that reasons should be based against Development Plan policies and any other material considerations.

2.6 Consideration of Conditions to be Attached to the Application - if Members are Minded to Over-turn the Decision of the Case Officer

Website Address: www.aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Allison Swanson on aswanson@aberdeencity.gov.uk / tel 01224 522822

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LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

PROCEDURE NOTE

GENERAL

1. The Local Review Body of Aberdeen City Council (the LRB) must at all times comply with (one) the provisions of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008 (the regulations), and (two) Aberdeen City Council's Standing Orders.

2. In dealing with a request for the review of a decision made by an appointed officer under the Scheme of Delegation adopted by the Council for the determination of "local" planning applications, the LRB acknowledge that the review process as set out in the regulations shall be carried out in stages.

3. As the first stage and having considered the applicant's stated preference (if any) for the procedure to be followed, the LRB must decide how the case under review is to be determined.

4. Once a notice of review has been submitted interested parties (defined as statutory consultees or other parties who have made, and have not withdrawn, representations in connection with the application) will be consulted on the Notice and will have the right to make further representations within 14 days.
   Any representations:
   - made by any party other than the interested parties as defined above (including those objectors or Community Councils that did not make timeous representation on the application before its delegated determination by the appointed officer) or
   - made outwith the 14 day period representation period referred to above

   cannot and will not be considered by the Local Review Body in determining the Review.

5. Where the LRB consider that the review documents (as defined within the regulations) provide sufficient information to enable them to determine the review, they may (as the next stage in the process) proceed to do so without further procedure.

6. Should the LRB, however, consider that they are <u>not</u> in a position to determine the review without further procedure, they must then decide which one of (or combination of) the further procedures available to them in terms of the regulations should be pursued. The further procedures available are:-
   (a) written submissions;
   (b) the holding of one or more hearing sessions;
   (c) an inspection of the site.

7. If the LRB do decide to seek further information or representations prior to the determination of the review, they will require, in addition to deciding the manner in which that further information/representations should be provided, to be specific about the nature of the information/ representations sought and by whom it should be provided.

8. In adjourning a meeting to such date and time as it may then or later decide, the LRB shall take into account the procedures outlined within Part 4 of the regulations, which will require to be fully observed.

DETERMINATION OF REVIEW

9. Once in possession of all information and/or representations considered necessary to the case before them, the LRB will proceed to determine the review.

10. The starting point for the determination of the review by the LRB will be Section 25 of the Town and Country Planning (Scotland) Act 1997, which provides that:-

> "where, in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the Plan unless material considerations indicate otherwise."

11. In coming to a decision on the review before them, the LRB will require:-
    (a) to consider the Development Plan position relating to the application proposal and reach a view as to whether the proposal accords with the Development Plan;
    (b) to identify all other material considerations arising (if any) which may be relevant to the proposal;
    (c) to weigh the Development Plan position against the other material considerations arising before deciding whether the Development Plan should or should not prevail in the circumstances.

12. In determining the review, the LRB will:-
    (a) uphold the appointed officers determination, with or without amendments or additions to the reason for refusal; or
    (b) overturn the appointed officer's decision and approve the application **with or without appropriate conditions.**

13. The LRB will give clear reasons for its decision in recognition that these will require to be intimated and publicised in full accordance with the regulations.

Report of Handling
Detailed Planning Permission

170395/DPP: Erection of two detached dwellings, formation of associated private garden ground and car parking (Resubmission of previous application ref: 161777/DPP). at Burnside Poultry Units, Little Clinterty, Aberdeen, AB21 0TL

For: Mr Graham Buchan

Application Date:	18 April 2017
Officer:	Robert Forbes
Ward:	Dyce/Bucksburn/Danestone
Community Council:	Dyce And Stoneywood
Advertisement:	Development Plan Departure
Advertised Date:	28.4.17

RECOMMENDATION: Refuse

SITE DESCRIPTION

This 1.3 Ha site relates to former agricultural land located in open countryside to the south of Blackburn. It includes a redundant asbestos roofed poultry shed (10m by 35m), associated slurry tank and other land partly used for grazing of sheep, horticulture, including the site of a demolished glass house. A residential caravan is located on the site, although it is unclear what purpose it is used for. A supporting report states that the redundant poultry shed is currently used for "ad-hoc storage". There are a number of sporadic established trees on the site including native ash and exotic conifer trees and a recently planted tree belt. The application form certifies that none of the site constitutes or forms part of an agricultural holding.

PROPOSAL

Planning permission is sought to redevelop the site to erect 2 detached mainstream housing units. The existing farm access track from the public road would be used. Two plots are proposed at the western and eastern ends of the site. Garden ground would be defined by post and wire fencing. Plot 1 (to the east) would consist of a 4 bedroomed house with attached garage. It would be of 2 storeys, with the upper floor contained with the roofspace. Plot 2 would consist of a similar 4 bedroomed unit (in contrast with the 6 bedroomed house previously proposed). Roofs would be pitched at 45 degrees and clad with corrugated metal with Velux rooflights. Walls would be finished with a mix of smooth render and larch cladding. Ancillary surface car parking within the plots. Drainage would be via a private system (septic tanks).

The proposal differs from the previous refusal (161777) in that one of the houses would be smaller and would not include a detached garage.

RELEVANT HISTORY

Application Number	Proposal	Decision Date
161777/DPP	Erection of 2 houses	Refused 31.01.17
A2/2173 (022148) Refused 10/04/03	Erection of a house adjacent to the site	

There is no record of planning permission having been granted for installation of a residential caravan at the application site.

SUPPORTING DOCUMENTS

All drawings and supporting documents listed below can be viewed on the Council's website at https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OO6RQ4BZK2000.

Bat Survey, Structural Survey, Sustainability Report, Feasibility Report, Financial Appraisal, Site Investigation, Asbestos Reports, Design Statement, Drainage Impact Assessment and Planning Statement.

CONSULTATIONS

Consultee	Date of Comments	Summary of Comments
ACC - Roads Development Management Team	03.05.17	No objection on public / road safety grounds (e.g. regarding the access). Note that the site is not readily accessible by walking or cycling.
ACC - Flooding And Coastal Protection	25.4.17	No objection. Recommend use of water butts and permeable paving on site.
ACC - Environmental Health	21.4.17	Recommend conditions to address possible site contamination. Request that the applicant demonstrate that a mains water supply is to be provided.
ACC - Environmental Policy Team	13.06.17	Note that a tree survey has not been provided and is required. No concern regarding bat impact. Recommend further ecological survey work. Consider that the landscape impact of the proposal would be adverse.
ACC - Waste Strategy Team	25.4.17	Advise that the property would have wheelie bin refuse storage.

Community Council	24.4.17	Object on grounds of contravention of green belt policy (NE2), and precedent. No evidence of "enabling development" to justify approval, in contrast with Clinterty Mill. Consider that the houses are high quality design. Policy R2 does not support the development.

REPRESENTATIONS
3 letters of objection have been received. The matters raised can be summarised as follows:-

Contravention of green belt policy (NE2),
Precedent for future development,
History of refusal of housing nearby,
Public/ road safety impact,
The poor sustainable transport connections to Blackburn,
Visual prominence / landscape impact,
Concern that existing trees offer little screening,
Lack of justification for 2 houses on the site,
Consider that the level of site contamination is unlikely to be severe and that the site has potential for agricultural use as evident by recent use as vegetable plot / market garden / grazing),
Concern regarding negative impact on adjacent residential amenity due to screening,
Consider that previous building design concerns have been addressed by the revised proposal.

PLANNING POLICY
Scottish Planning Policy (SPP) expresses a presumption in favour of development which contributes to sustainable development. It acknowledges that green belt has a significant role in pressurised housing market areas.

The Aberdeen City and Shire Strategic Development Plan 2014 (SDP) directs housing development to existing settlements and planned growth areas to be set out in Local Plans. It identifies the need for a green belt for Aberdeen, to protect the character and landscape setting of the city. Its boundaries are to be identified by Local Plans. It has an objective to ensure that all new development contributes towards reducing the need to travel.

<u>2017 Adopted Local Development Plan</u>
D1: Quality Placemaking by Design
D2: Landscape
T2: Managing the Transport Impact of Development
T3: Sustainable and Active Travel
NE2: Green Belt
NE5: Trees and Woodlands
NE6: Flooding, Drainage & Water Quality
NE8: Natural Heritage

R2: Contaminated Land
R7: Low and Zero Carbon Buildings & Water Efficiency

OTHER RELEVANT MATERIAL CONSIDERATIONS
Planning guidance regarding landscape and transport / accessibility is relevant

Local Transport Strategy

EVALUATION
Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the Development Plan and that determination shall be made in accordance with the plan, so far as material to the application unless material considerations indicate otherwise.

Development Principle
The supporting planning statement indicates that the existing shed on the site (formerly used for agricultural purposes as a poultry unit) is used for general storage purposes (i.e. class 6 use). However, no evidence exists that such use is authorised. Therefore, the application requires to be assessed on the basis of the authorised use of the site as agricultural land. No planning permission has been granted for change of use of that building or for other development at the site. There has been no material change in the physical appearance / context of the site or in relation to relevant planning policies / guidance referred to above since refusal of the previous planning application for erection of 2 houses on the site in January 2017.

The site is not identified as an opportunity site for development or a site identified for housing development within with the adopted Local Development Plan. It lies in open countryside within the green belt and outwith any established settlement. The proposal therefore conflicts with the SDP which directs development to identified housing sites or existing settlements and identifies the need for a green belt in order to direct housing pressure elsewhere.

Erection of mainstream housing at the site would conflict with NE2 (green belt) policy. It is clear that the proposed development is not essential in the interests of agriculture, forestry or any other type of rural development which is itself appropriate in the Green Belt. No attempt has been made to suggest otherwise. Given the limited extent of the land holding, the redundant nature of the poultry unit, and the low intensity of any existing agricultural use at the site, there would be no justification for housing on essential need grounds. Moreover the remaining sheds on the site are not of historic or architectural interest that would justify potential conversion to residential use and, in any event, the proposal is for demolition of such building and redevelopment of the site. No evidence has been provided that other uses which may comply with green belt policy have been considered. Although it is accepted that the remaining building on the site is in a poor structural condition and that the site has remediation constraints, the supporting feasibility report and planning statement are not considered to have sufficient weight to justify approval of the development contrary to green belt policy.

Contamination

The site investigation states that "The asbestos present on site (in-situ or ground contamination) presents negligible risk to human health….There is no evidence of other potential contamination on site." The majority of the site appears to remain in active agricultural use and is not visually degraded in nature (e.g. compared to larger farm complexes / industrial / mineral workings) elsewhere in the green belt. There is no evidence of previous industrial use / landfilling that is likely to have caused contamination. It is accepted that the remaining building on the site is in a poor structural condition and that the site has remediation constraints. It is considered that the costs associated with maintenance / replacement of the shed roof are not so exceptional to justify approval of housing on the site. Notwithstanding the objective of policy R2, given that the site is not significantly visually degraded, does not pose a significant environmental hazard and is in part used for appropriate countryside purposes, there is considered to be no strong justification for allowing its redevelopment for other purposes not currently allowed for by green belt policy.

Sustainability

Whilst the submitted sustainability report claims that "the site…. provides a basis from which to achieve a highly sustainable development" this conclusion can be questioned on various grounds.

Although the site is located close to Blackburn, it lies in open countryside and is poorly connected to urban areas by sustainable transport means. Occupants would be required to walk about 1km along an unlit country road with no footways to access facilities at Blackburn. There is no bus service on the adjacent public road and no convenient / safe pedestrian crossing on the A96. Public transport would not be available within 400m of the site, in conflict with the Council's guidance regarding transport. Although alternative access is available via a farm track, outwith the site, this is unsurfaced and unlit and is not under the applicant's control. Although the site is claimed to be located within cycling distance of Dyce, Westhill and Kingswells, the intervening topography and high level / speed of vehicle traffic is likely to discourage cycling. Accordingly it is considered that the development would be unduly car dependent, and would therefore conflict with the objectives of policies T2 and T3 and with the SDP objective of reducing the need to travel.

Notwithstanding the potential for low energy design, the significant size of the proposed housing units is considered to sit uneasily with the resource minimisation objective of sustainable development. No re-use of building material within the site is proposed. No details of renewable energy equipment or demonstration of compliance with local plan policy R7 have been provided, although it is accepted that technical solutions are available.

The applicant claims that the development would help to ensure the survival of local services such as the shop and school in Blackburn. However, no evidence has been provided that such facilities are at risk of closure. Given that Blackburn has experienced significant residential growth in recent decades and Aberdeenshire Council has previously advised that a new school is to be constructed there, this is unlikely. In any case, given that the application is for two houses within the Aberdeen housing market area, it can be concluded that there would be no significant social, economic or community benefits resulting from the proposal.

The proposal would result in the loss of established trees within the site. No tree survey or details of replacement planting have been provided. It is accepted that existing trees are not protected and their loss could potentially be mitigated by replacement planting, although the scope for that would be constrained by the proximity of the proposed houses and existing features (e.g. an overhead power line). It is possible that, in the long term, the proposed development would conflict with retention of the existing recently planted tree belt along the northern site edge. There would be no adverse impact on bats. Notwithstanding the limited ecological information submitted, it is considered that there would be no substantive/ unresolvable conflict with policies NE5 and NE8. Overall it is considered that the proposal offers no significant ecological benefits that would warrant approval.

The supporting planning statement claims that the proposal would accord with the policy objective of redevelopment of brownfield sites. However, the majority of the site is undeveloped and is currently considered compatible with the rural character of the area, so that this does not outweigh the conflict with green belt policy or justify approval of housing at the site. The site contains no historically or architecturally significant buildings or granite structures which could potentially justify approval on the basis of green belt policy for conversion of buildings and policy relating to re-use of granite. The absence of potential connection to the public sewer and proposed private sewerage arrangements are considered to be an inherently less sustainable solution than directing housing to existing settlements where such infrastructure and other facilities are available.

Overall, there would be no evident social, economic or environmental benefits resulting from the proposal that would justify setting aside green belt policy in the interest of the wider objective of sustainable development set out in SPP, particularly given that the proposal for mainstream housing targeted at the upper end of the private housing market.

Design

The site is partially visible from the A96 approaching Blackburn and more evidently from various points along the adjacent rural access road, as the surrounding farmland is relatively open and level. Other than the former poultry shed, a caravan, and a smaller shed of domestic scale, it is currently largely undeveloped and contains a recently planted tree belt. It is considered that the proposed house designs are in themselves of high quality and contain features of rural character. It is considered that the finishing materials and appearance of the houses would be of an acceptable design quality in terms of the expectations of policy D1. However, the open / rural landscape context of the site is such that there would be a degree of conflict with the landscape protection objectives of policies D2 and NE2 due to the suburbanisation of the countryside resulting from the development, in contrast with the wooded setting of the housing development approved nearby at “The Mill”, Clinterty.

Road / Public Safety

It is noted that the unsurfaced access track to the houses is of a substandard nature and has no passing places and that there is no speed restriction at the junction with the adjacent public road. However, the Council’s Roads officers have no objection to

the proposal on road safety grounds and consider the access arrangements to be satisfactory. They consider that the proposal would not result in the creation / intensification of a public road safety hazard due to conflict between traffic exiting / entering the junction with the public road and existing road users.

Drainage

The submitted drainage impact assessment demonstrates that the site can potentially be drained and foul / surface water discharged to private systems in accordance with the expectations of policy NE6, although this would require provision of soakways located outwith the plot boundaries. No objection has been received from the Council's Flooding team to the proposals.

Precedent

Approval of this application would establish an undesirable precedent for further sporadic housing developments on farmland within the countryside leading to further erosion of the function of the green belt area and detraction from its rural character. Whilst the supporting statement refers to recent approval of housing elsewhere in the green belt, (e.g. "the Mill", Clinterty) each application requires to be considered on its merits. The four houses which were approved at the Mill site were set within a wooded landscape context which is significantly different from that which exists at the application site, which is more open and visible from adjacent pubic roads and therefore potentially more visually intrusive. In any event, it is the long established practice of this Council to resist mainstream housing development proposals within the designated green belt, as is evidenced by the Committee refusal of a house adjacent to the application site in 2003. The recently adopted local development plan results in no significant change to established green belt policy, other than allowing for potential replacement of existing houses, which is not relevant in this case.

Other Matters Raised in Objection

It is considered that the proposed houses would be sufficiently distant from existing houses that would not be an adverse impact on residential amenity. It is accepted that there would be an adverse impact on the rural setting of the area. The presence of a mobile home on the site is matter which is currently being investigated by the Council's planning enforcement team.

Procedural Matters

Erection of mainstream housing at the site would conflict with NE2 (green belt) policy. The application has been advertised as a potential development plan departure on that basis. Notwithstanding the receipt of objection from the community council and nearby residents, it is considered that the volume of objection received does not warrant holding a hearing in this case, falling short of the threshold of 20 objections specified in the report titled "Guidelines: When to hold public hearings in relation to planning applications" agreed by the Development Management Sub-committee on 17 June 2010 and particularly as the recommendation is one of refusal.

RECOMMENDATION: Refuse

REASONS FOR RECOMMENDATION

01. Green Belt Policy
The site is not identified as an opportunity site for development or a site identified for housing development within with the Adopted Local Development Plan. It lies in open countryside within the green belt and outwith any established settlement. The proposal therefore conflicts with the Strategic Development Plan (SDP) which directs development to identified housing sites or existing settlements and identifies the need for a green belt in order to direct housing pressure elsewhere. Erection of mainstream housing at the site would conflict with NE2 (green belt) policy. No adequate justification for approval of the development contrary to the development plan is considered to exist. The development would result in suburban intrusion into open countryside contrary to the landscape protection objectives of policies D2 (Landscape), and NE2 (Green Belt).

02. Transport / Sustainability
The development would be unduly car dependent, and would therefore conflict with the objectives of policies T2 (Managing the Transport Impact of Development) and T3 (Sustainable and Active Travel) and with the SDP objective of reducing the need to travel. Overall, there would be no significant social, economic or environmental benefits resulting from the proposal that would justify setting aside green belt policy in the interest of the wider objective of sustainable development set out in Scottish Planning Policy.

03. Precedent
Approval of this application would establish an undesirable precedent for further sporadic housing developments on farmland within the countryside leading to further erosion of the function of the green belt area, detraction from its rural character and further encouragement of unsustainable travel patterns.

APPLICATION REF NO. 170395/DPP

Planning and Sustainable Development
Communities, Housing and Infrastructure
Business Hub 4, Marischal College, Broad Street
Aberdeen, AB10 1AB

Tel: 03000 200 292 Email: pi@aberdeencity.gov.uk

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

ANNIE KENYON
Annie Kenyon Architects Ltd.
South Lediken
Insch
UK
AB52 6SH

on behalf of **Mr Graham Buchan**

With reference to your application validly received on 18 April 2017 for the following development:-

Erection of two detached dwellings, formation of associated private garden ground and car parking (Resubmission of previous application ref: 161777/DPP).
at **Burnside Poultry Units, Little Clinterty**

Aberdeen City Council in exercise of their powers under the above mentioned Act hereby **REFUSE PLANNING PERMISSION** for the said development in accordance with the particulars given in the application form and the following plans and documents:

Drawing Number	Drawing Type
PL-01	Location Plan
PL-02	Site Layout (Proposed)
PL-03	Elevations and Floor Plans

REASON FOR DECISION

The reasons on which the Council has based this decision are as follows:-

01. Green Belt Policy
The site is not identified as an opportunity site for development or a site identified for housing development within with the Adopted Local Development Plan. It lies in open countryside within the green belt and outwith any established settlement. The proposal therefore conflicts with the Strategic Development Plan (SDP) which directs

development to identified housing sites or existing settlements and identifies the need for a green belt in order to direct housing pressure elsewhere. Erection of mainstream housing at the site would conflict with NE2 (green belt) policy. No adequate justification for approval of the development contrary to the development plan is considered to exist. The development would result in suburban intrusion into open countryside contrary to the landscape protection objectives of policies D2 (Landscape), and NE2 (Green Belt).

02. Transport / Sustainability
The development would be unduly car dependent, and would therefore conflict with the objectives of policies T2 (Managing the Transport Impact of Development) and T3 (Sustainable and Active Travel) and with the SDP objective of reducing the need to travel. Overall, there would be no significant social, economic or environmental benefits resulting from the proposal that would justify setting aside green belt policy in the interest of the wider objective of sustainable development set out in Scottish Planning Policy.

03. Precedent
Approval of this application would establish an undesirable precedent for further sporadic housing developments on farmland within the countryside leading to further erosion of the function of the green belt area, detraction from its rural character and further encouragement of unsustainable travel patterns.

Date of Signing 26 July 2017

Daniel Lewis
Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION

DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL, AS AGREED WITH APPLICANT (S32A of 1997 Act)

None.

RIGHT OF APPEAL
THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

If the applicant is aggrieved by the decision of the planning authority –

a) to refuse planning permission;
b) to refuse approval, consent or agreement requried by a condition imposed on a grant of planning permission;
c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A(8) of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. Any requests for a review must be made on a 'Notice of Review' form available from the planning authority or at www.eplanning.scot.

Notices of review submitted by post should be sent to Planning and Sustainable Development (address at the top of this decision notice).

SERVICE OF PURCHASE NOTICE WHERE INTERESTS ARE AFFECTED BY A PLANNING DECISION

If permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonably beneficial use in it's existing state and cannot be rendered capable of reasonably benefical use by the carrying out of any development that would be permitted, the owners of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

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Comments for Planning Application 170395/DPP

Application Summary

Application Number: 170395/DPP
Address: Burnside Poultry Units Little Clinterty Aberdeen AB21 0TL
Proposal: Demolition of redundant poultry buildings and erection of two new dwellings (Previous application ref: 161777/DPP).
Case Officer: Robert Forbes

Customer Details

Name: Dr Bill Harrison
Address: 16 Summer Place Dyce Aberdeen

Comment Details

Commenter Type: Community Councillor
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Hello, I am writing on behalf of Dyce and Stoneywood Community Council. We object to this application. Reason: inappropriate proposed land use in terms of Policy NE2 (green belt) of the Local Plan and the fact that it may set an undesirable precedent (we have no objections to the design of the houses themselves, which look to be of high quality). We are not convinced that 'enabling development' applies in this case (demolition of derelict agricultural buildings), compared to Clinterty Mill, where the historic mill was refurbished. We do not believe that policy R2 (remediation of contaminated land) can be cited in support of this development.

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Comments for Planning Application 170395/DPP

Application Summary

Application Number: 170395/DPP
Address: Burnside Poultry Units Little Clinterty Aberdeen AB21 0TL
Proposal: Erection of two detached dwellings, formation of associated private garden ground and car parking (Resubmission of previous application ref: 161777/DPP).
Case Officer: Robert Forbes

Customer Details

Name: Mr Robert Baxter
Address: Elysium Clinterty Aberdeen

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I wish to object to this planning application on the grounds that the proposed site is set in greenbelt land. Giving permission would set a precedent to any future planning applications in the area. Planning has already been rejected and the only thing that has changed is the size of one house.
I believe that there was a refusal of a planning application for 3 houses on the plot of land between Elysium and Chough Cottage a few years ago. I would worry about a precedent then being set on this application if approved, which would encourage other applications in the area. This planning application for 2 buildings if approved would be visible from my kitchen window. I believe that building two dwelling houses deviates from the land not being essential to agriculture, woodland or forestry LDP Policy NE2 Greenbelt.

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Broombank
Kinellar
Aberdeen
AB21 0TL

[redacted] [redacted]

Planning & Sustainable Development
Business Hub 4
Marischal College
Broad Street
Aberdeen AB10 1AB

21 April 2017

Dear Sirs

Planning Application 170395

Burnside Poultry Unit, AB21 0TL

In Section 2.3 of the Supporting Statement of the previous planning application it says that there are a number of existing trees along the eastern boundary offering a degree of screening. The trees on this boundary of the property are all dead and have been for some years, indeed one of them has been uprooted and fallen over. They have no leaf canopy and provide no screening whatsoever! It now says that there are some lodge-pole pines on my property that provide screening. These trees are very poorly rooted and are unstable (as can be seen from their angle of growth). I have in the past had to have some of them removed or limited in height. They cannot be guaranteed to remain and due to their location provide only a minimum of screening to the proposed houses (none from my property).

In Section 5.15 of the Supporting Statement of the previous planning application it states that there will be no negative impact on the amenity of surrounding property. I have said above that the trees are dead and provide no screening effect. Also the land at Broombank is some two metres above the property in question and as such will be completely overlooking the house on Plot 1. If new trees are planted on the eastern boundary to provide a screen then they would need to be some 5 to 7 metres in height in order to be effective. Trees of this size would completely obviate the wonderful views down the valley to the SW from my property, a negative impact indeed! In the Supporting Statement of the this planning application this is completely omitted – a tacit agreement to my concerns!

As stated the Poultry Unit was last in use some 20 years ago and the Glasshouses were demolished over 30 years ago. However, the land within the old glasshouse

outline has been used recently as a vegetable plot / market garden and the land to the east of the main shed has had sheep running on it for a number of years. It is incorrect to say that the property is of no agricultural use.

Great play is made of the fact that the land in contaminated. The land to the west of the existing poultry shed may be but I do not believe the land to the east of the shed (which constitutes some 2/3 of the property) is contaminated in any way.

Access to travel and village facilities is also highlighted as a positive for this sight. It is true the village of Blackburn is only 1 mile away, however, it is the other side of the A96 dual carriageway and there is no light controlled crossing or over bridge available. Indeed in the last few years two neighbouring families have moved away due to the difficulties of children accessing the village school and facilities.

I would also like to comment on the access track and its junction with Clinterty Road. The track is a very rough and deeply rutted track which is constantly being used by the farmer to access his fields. The junction is quite close to a very sharp blind uphill bend and I do not think is a suitable access to housing.

The property is in the greenbelt and has recenty been used for the raising of sheep. I think it would be inapprporiate for a planning application for houses (especially with one of them so close to my my land) to be approved.

In the Delegated Report of the previous application the reasons for refusal were – Green Belt Policy, Transfort/Sustainability, Design, and Precedent. Although the new application addresses the design issues the other reasons for refusal still remain.

Accordingly I wish to object to the this Planning Application.

[redacted]

Derek B Pinches

MEMO

ABERDEEN CITY COUNCIL

To	R Forbes Planning & Infrastructure	Date Your Ref. Our Ref.	25/04/2017 170395
From Email Dial Fax	Flooding pa.flooding@aberdeencity.gov.uk 01224 53 2387		

Flooding
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 11 ,
2nd Floor West,
Marischal College
Broad Street
Aberdeen AB10 1AB

Planning application no. 170395

We would request that the applicant consider Rain water attenuation storage such as water butts are incorporated in the design. However this does not form a condition to be met prior to approval. In order to not increase the surface water run off, we would strongly recommend the adoption of permeable block paving. However this does not form a condition to be completed prior to approval.

Regards
Katy Joy Goodall - Flooding & Coastal

Pete Leonard

Corporate Director

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Comments for Planning Application 170395/DPP

Application Summary

Application Number: 170395/DPP
Address: Burnside Poultry Units Little Clinterty Aberdeen AB21 0TL
Proposal: Erection of two detached dwellings, formation of associated private garden ground and car parking (Resubmission of previous application ref: 161777/DPP).
Case Officer: Robert Forbes

Customer Details

Name: Mr a e s wilson
Address: The Gables, Little Clinterty, Kinellar ab21 0tl

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:I refer to planning application 170395/DPP and make the following comments and objections.
We object to the application as it does not comply or fit with existing policy In respect to preferred uses within the Greenbelt as acknowledged in the application ref para 6.4. The application also acknowledges in para 5.9 that the proposal does not propose a use which strictly fits with NE2 LDP,
We specifically refer back to the rejected planning permission for a dwelling house on an adjacent site council ref A2/2173 which was rejected on 10th April 2003.This rejection has we believe set a precedent for attempts to build in this particular area of rural land at Little Clinterty within the Aberdeen city council remit. Also approval of this application would reverse this precedent and lead to further potential undesirable development in the adjacent and surrounding rural area.
In the application continued reference is made to planning application 141627 at the Mill. We consider this has little in common which this application apart from the demolition of an old building. The area at Mill is well set back from the road in a recess and the proposed dwellings are completely compatible with the existing adjacent comparatively new housing.
Of particular concern on the proposal to erect two dwelling houses at Burnside Poultry unit is the detrimental visual impact on the area, This will be particularly marked when coming from the North side from the A96. The two new proposed dwelling houses are completely incompatible with the surrounding area and existing dwellings and will be a sore blot on the landscape. There is reference in 2.4 to existing mature lodge-pine trees which will offer a degree of screening from Clinterty road, we consider this screening impact to be virtually non-existent.
Further concern to us is the access proposed from the new dwellings to the Clinterty road. Currently the road area around the proposed junction is very dangerous and of increasing concern to existing residents. The Z bend is extremely hazardous and drivers continue to approach it

recklessly from both the north and south as the road is used a regular commute and cut through. The application acknowledges there is limited visibility to the south when using the new proposed junction. We consider the increased risk associated with the proposed access both during construction and subsequent dwellings to be unacceptable. Following on from construction there will be an increased risk due the increased traffic from the new residents (as vehicular use is the only real means of transport from this remote rural location) and also from post vans, house deliveries, oil deliveries etc.

We also note that the application makes reference to this being a commercial undertaking and acknowledges there will be a residual profit from this proposed development.

MEMO

ABERDEEN CITY COUNCIL

To	Planning & Infrastructure	Date Your Ref. Our Ref.	03/05/2017 DPP 170395
From Email Dial Fax	Roads Projects chmcshane@aberdeencity.gov.uk 01224 522687		

Roads Projects
Enterprise, Planning & Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen AB10 1AB

Planning application No 170395

I have considered the above planning application and have the following observations:

1 Development Proposal

1.1 I note that the application is for erection of two detached dwellings, formation of associated private garden ground and car parking at Burnside Poultry Units, Little Clinterty.

2 Walking and Cycling

2.1 The site sits in a fairly remote location, therefore is not readily accessible by walking or cycling. The nearest cycle route, leading into the city centre, is approximately 5km away from the development site. This would deem the site to be highly dependent on vehicular access.

3 Public Transport

3.1 There are no public transport routes in close proximity to the development, with the nearest bus stop sitting approximately 1km away. In addition to this, there will be a new Park & Ride station opening approximately 4km away from the development. This facility will provide public transport into the city centre by bus. There will also be a waiting room providing toilet and shower facilities for public use. In addition to public transport, there will also be availability here to join onto the local cycle routes, and cycle stands & lockers will be available for use.

4 Parking

4.1 Parking at both properties in the development has been accounted for, with both garages and driveways providing adequate parking for the size of the properties.

5 Development Vehicle Access

5.1 The access into both properties in the development will be formed as vehicular accesses as part of the construction. As the development lies on a country road with no footway, there will be no requirement for a vehicular footway crossing to be constructed.

6 Waste Storage and Collection

6.1 No mention has been made of the refuse collection plan. Can the applicant please advise what plans are in place for this?

7 Conclusion

7.1 I have no objection to this application provided that the refuse collection plan is adequate.

Christine McShane
Technical Officer

Consultee Comments for Planning Application 170395/DPP

Application Summary
Application Number: 170395/DPP
Address: Burnside Poultry Units Little Clinterty Aberdeen AB21 0TL
Proposal: Erection of two detached dwellings, formation of associated private garden ground and car parking (Resubmission of previous application ref: 161777/DPP).
Case Officer: Robert Forbes

Consultee Details
Name: Mr Mark Nicholl
Address: Aberdeen City Council, Marischal College, Broad Street, Aberdeen AB10 1AB
Email: mnicholl@aberdeencity.gov.uk
On Behalf Of: ACC - Environmental Health

Comments
With regard to the above application the following has been assessed;

1. Mains Water Supply

As stated in the planning permission application the applicant proposes to connect to the Scottish Water mains water supply. Due to the public health risks associated with inadequate private water supply sources, associated sampling, treatment and system maintenance costs and the risk of insufficient supply during dry periods, a mains water supply is considered the most appropriate supply type.

Given the rural location of the proposal and the possibility of an alternative potentially unsuitable private water supply, I therefore request suitable demonstration by the applicant that a mains water supply has been established at the property.

I trust this information is of use.

Kind regards

Mark Nicholl
Environmental Health Officer

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Comments for Planning Application 170395/DPP

Application Summary
Application Number: 170395/DPP
Address: Burnside Poultry Units Little Clinterty Aberdeen AB21 0TL
Proposal: Demolition of redundant poultry buildings and erection of two new dwellings (Previous application ref: 161777/DPP).
Case Officer: Robert Forbes

Customer Details
Name: Ms Clare Horton
Address: Aberdeen City Council, Marischal College, Broad Street, Aberdeen AB10 1AB

Comment Details
Commenter Type: Council Employee
Stance: Customer made comments neither objecting to or supporting the Planning Application
Comment Reasons:
Comment:MEMO
Protective Services
Planning and Sustainable Development
Business Hub 15, 3rd Floor South, Marischal College, Aberdeen.
To Robert Forbes
Planning & Sustainable Development
From Clare Horton, Protective Servuces, Environmental Health & Trading Standards

Email
chorton@aberdeencity.gov.uk Date 21.04.17
Tel. 01224 523822
Fax. 01224 523887 Your Ref. 170395

Planning Reference: 170395
Address: Burnside Poultry Units, Little Clinterty, Aberdeen, AB21 0TL
Description: Demolition of redundant poultry buildings and erection of 2No new dwellings.
Applicant: Mr Graham Buchan

We have no objection to the approval of this application. Reports submitted in support of the Application have identified the presence of significant quantities of asbestos, both in the form of Asbestos Containing Material (ACM) in the remaining building structure and roof and as ACM and discrete fibres within the soils and subsoils across the site. In addition, the Stage I Site Investigation highlights that large amounts of ACM could have been buried on-site when other former buildings were demolished some time ago. A site investigation to delineate the physical

extent, both laterally and horizontally, of asbestos contamination (including fibre counting) is required to determine risks, to characterise wastes and inform the most cost effective and environmentally beneficial remedial options for the proposed development. Whilst the main focus of the site investigation should consider asbestos, if significant Made Ground, or non-natural material be identified, it may also be necessary to undertake analysis for a wider range of contaminants. We would therefore recommend that the following conditions are attached to any approval:

Condition 1A

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

Condition 1B

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.

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 ensure that the site is suitable for use and fit for human occupation

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Detailed Planning Permission
170395/DPP: Demolition of agricultural buildings and erection of 2No new dwelling houses and detached garage with associated car parking at Burnside Poultry Units
Little Clinterty
Kinellar
Aberdeen
AB21 0TL

All plans and supporting documentation available at the following link:

https://publicaccess.aberdeencity.gov.uk/online-applicaiton/applicationDetails.do?activeTab=summary&keyVal=OIHD9ZBZI6400

Please select one of the following

No observations/comments.	
Would make the following comments (please specify below).	**Y**
Would recommend the following conditions are included with any grant of consent.	**Y**
Would recommend the following comments are taken into consideration in the determination of the application.	**Y**
Object to the application (please specify reasons below).	

COMMENTS

COMMENTS

Waste Services response regarding application 161777, Burnside poultry units

As I understand, it is the development of 2 houses.

Each new property will be provided with:

- **1 x 180 litre wheeled bin for general waste**
- **1 x 240 litre wheeled bin for mixed recycling**
- **1 x 240litre wheeled bin for food and garden waste (kitchen caddy, bioliners and associated information will be provided as well)**

It is pertinent to note that these services will be provided taking account of the following:

Specific points

- All the waste containers must be presented on **the main road (B979) only** on the collection day and must be removed from the kerbside as soon as possible. No containers should be permanently stored on the kerbside.

General points

- **No excess** should be stored out with the containment provided. Information for extra waste uplift is available to residents at either www.aberdeencity.gov.uk/wasteaware or by phoning 03000 200 292.
- A **path** should be provided to the vehicle collection point which is level with bin stores. Pathways to the collection vehicles should be free of obstacles with provision of a slope should there be any gradient; so that any containment can be easily moved to the kerbside on collection days. Pathways should be suitably paved to allow bins to be moved safely.

Developers must contact Aberdeen City Council using the above details a minimum of two months before properties will be occupied. Bins MUST be on site prior to residents moving into properties.

In the final stages of completion, a representative from Aberdeen City Council's Waste team will assess the site to ensure that all of our considerations have been implemented.

Should you have any further queries or wish to discuss these comments further, please do not hesitate to contact me.

Responding Officer: Hannah Lynch
Date: 21.04.2017
Email: halynch@aberdeencity.co.uk
Ext: 89256

Please note: Unless agreed with the Case Officer, should no response be received by the expiry date specified above it will be assumed your Service has no comments to make.

Should further information be required, please let the Case Officer know as soon as possible in order for the information to be requested to allow timeous determination of the application.

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Environmental Policy team response - planning application, masterplan, and development framework consultations

PROPOSAL DETAILS

	Enter details in this column
Application / plan name	Erection of two detached dwellings, formation of associated private garden ground and car parking (Resubmission of previous application ref: 161777/DPP). at Burnside Poultry Units, Little Clinterty, Aberdeen
Application reference number / reference	170395/DPP
Planning case officer	Robert Forbes
Date of request	24/05/17
Date response required	15/05/17
Date of response	15/05/17
EP team (name of responder)	Lina-Elvira Back
Other EP team members	Anne-Marie Gauld Deb Munro
Other Services consulted by EP	Choose an item. Specify:

POLICY AND GUIDANCE

Relevant policy and legislation	**Enter text in this column**
Relevant LDP policies	NE8 - Natural Heritage D2 - Landscape D1 - Quality of Placemaking by Design NE5 - Trees and Woodlands

Relevant Supplementary Guidance/Technical Advice Note	SG/TAN; Townscape and Landscape Supplementary Guidance Natural Environment Supplementary Guidance Natural Heritage: Section 4 - Protected Species; Section 5 – Non-designated Sites; Section 6 – Principles for Protecting and Enhancing Natural Heritage Trees and Woodlands: Section 7
Other key references, e.g. ACC strategies, Local Biodiversity Action Plan, Scottish Planning Policy, National Planning Framework, TPO/Cons area/GSN GIS tool	Other Key References British Standard 5837:2012 Trees in relation to design, demolition and construction. Recommendations

COMMENTS

Topic	Comments (including compliance, non-compliance and reasoning)
Natural Heritage (Anne-Marie Gauld)	The site does not fall within an area highlighted as having habitat suitable for bats, however, the ecology and biodiversity section of the Sustainability Report states that it will be considering a number of measures including bird and bats boxes. If it is suspected that bats are using the buildings or trees within the site, then a bat survey must be conducted and reference must be made to section 7 of the Natural Heritage SG for Bats and Development. This is bird breeding season and a survey of the buildings and trees for breeding birds must be carried out. Old farm buildings can be suitable for bird species such as swallows, house martins and barn owls and, therefore, should be included in the survey as well as any trees affected by the proposed development. We welcome the consideration of measures to support the diversity wildlife that has been noted at the site and would request an ecological survey to support this and establish what is within and around the site. This will help to establish what mitigation measures and enhancement features would be best suited for the site.
Landscape (Deb Munro)	1. The site is located within a relatively flat, open, predominantly rural landscape characterised by sparsely scattered, small nucleated groups of dwellings and farm buildings, and with very infrequent, small groups of trees or shelter belts. It is highly

	visible from public roads around the area, including the A96 which is a gateway to the city. The open character of this landscape provides a setting and foreground for views to Tyrebagger Hill. 2. There appears to be little significant difference to the previous refused proposal. The dwellings are of about the same size and the garden areas reduced. The two dwelling are spaced apart along the track, and one in particular is detached from the existing cluster of properties to the south east. 3. Refer to policy D2. No reference has been made to the Aberdeen Landscape Character Assessment, and the character and sensitivities of the surrounding landscape. The reference to landscape proposals is inadequate to demonstrate how landscape impacts will be addressed. In the design statement it states briefly that '*the boundaries will be landscaped and planted to age gracefully while screening neighbouring properties without the need for tall timber fences*'. More detail is required on how this would be achieved in reality. It would not be possible to prevent future timber fences being erected around the plots, thereby urbanising the character of the landscape. 4. In conjunction with recent development in this area, the cumulative effects of increasing the size and number of groups of houses/buildings in this landscape needs to be considered. 5. If the area of stone and rubble is unsuitable for cultivation (area 1, page 7 of the Design Statement), and cannot be used for agriculture, how can this be converted to garden, which would also need cultivated ground?
Trees (Lina-Elvira Back)	As trees are present on site and within 15m of the development boundary, as per our SG, all trees within the site boundary and within 15 m of the proposed development should be surveyed; the tree survey should be undertaken to BS5837:2012 and must include a: ▪ Survey schedule; ▪ Tree Constraints Plan; ▪ Arboricultural Impact Assessment; ▪ Tree Protection Plan; ▪ Tree Planting/Landscaping Plan and, where necessary, ▪ Arboricultural Method Statements As a tree survey has not be submitted, we cannot assess the impact this development will have on trees, especially those within 15 m but outwith the site boundary.

CONCLUSION

Summary of environmental effects of concern and further information required
Natural Heritage More surveys are required to be able to assess the impact of the proposals; 1. Request an ecological survey to establish what diversity of species is there and should include surveys of bats, breeding birds (including barn owl, house martins and swallows), amphibians and invertebrates. 2. Mitigation and enhancement plans should reflect the results of the ecological survey.
Landscape Summary 1. Aside from other policy issues, e.g. Greenbelt, the current layout is not significantly different from previous refused proposals, and presents a new residential development extending, rather than clustered around, the current group of properties. 2. The development is in a relatively flat, open, predominantly rural landscape characterised by scattered, small groups of dwellings and houses. It is highly visible from public roads including the A96. 3. There is no evidence of consideration of landscape character, or an indication as to how the urbanisation of the plots through introduction of fences can be avoided in future. There is no information provided on structural landscape proposals to help integrate the development with the character of the surrounding landscape. 4. There is a potential issue of cumulative effects with other recent development in the area. 5. We query how the poor ground to the west can be cultivated as a garden when it cannot be cultivated for agriculture.
Trees Further survey is required to be able to assess the impact of the development on trees; 1. A tree survey should be undertaken to BS5837:2012 and must include a: o Survey schedule; o Tree Constraints Plan; o Arboricultural Impact Assessment; o Tree Protection Plan; o Tree Planting/Landscaping Plan and, where necessary, o Arboricultural Method Statements

EP TEAM ADMIN

Environmental Policy Team monitoring	**Enter text in this column**
Site visited?	No

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MEMO

ABERDEEN CITY COUNCIL

To	**Robert Forbes** Senior Planner Development Management CHI 01224	Date Your Ref. Our Ref.	Date 13/06/2017 x/DPP x/DPP
From Email Dial	**Anne-Marie Gauld/Lina-Elvira Back** CHI Environmental Policy amgauld@aberdeencity.gov.uk/liback@aberdeencity.gov.uk 01224 522768 / 522003		

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

Tel 01224 523470
Fax 01224523180
Minicom 01224 522381
DX 529452, Aberdeen 9
www.aberdeencity.gov.uk

PLANNING APPLICATION 170395/DPP
ERECTION OF TWO DETACHED DWELLINGS, FORMATION OF ASSOCIATED PRIVATE GARDEN GROUND AND CAR PARKING

COMMENTS FROM ENVIRONMENTAL POLICY TEAM

Dear Robert,

Bat survey report

The bat survey report has just made available for our team to review. The survey, which was conducted last August/September, and associated report would appear to be fair and we are satisfied that no bats were found during the survey.

Comments from agents

With regards to the comments from the agent, these would appear to contradict the detail in the Sustainability Report which stated "The site at Burnside boasts a diversity of wildlife which varies with the seasons, including numerous species of birds, insects and flora." It goes on to say that "The development aspires to protect and enhance the rich natural heritage of the land by creating a wildlife habitat which provides a haven for existing species and encourages other native species to become established and thrive in a bio-diverse environment."

There was no ecological report to support these statements, hence why it was asked for in our previous comments. The ecological report is required to show exactly what species are present so that it is clear what species could be impacted by the development, and to ensure that the mitigation suggested is appropriate for the potential impacts.

Whether or not we had been on site ourselves, we would not have conducted a survey and our previous response would have been the same. We have yet to see an ecological survey to support these statements and so are unable to assess this aspect of the application.

Yours sincerely

Anne-Marie Gauld
Environmental Planner

ABERDEEN
CITY COUNCIL

Marischal College Planning & Sustainable Development Business Hub 4, Ground Floor North Broad Street Aberdeen AB10 1AB Tel: 01224 523 470 Fax: 01224 636 181 Email: pi@aberdeencity.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100070835-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ☒ Applicant ☐ Agent

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Graham	Building Number:	59
Last Name: *	Buchan	Address 1 (Street): *	School Drive
Company/Organisation		Address 2:	
Telephone Number: *	[redacted]	Town/City: *	Aberdeen
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	AB24 1TH
Fax Number:			
Email Address: *	[redacted]		

Site Address Details

Planning Authority: Aberdeen City Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Burnside Poultry Unit, Little Clinterty,Kinellar,Aberdeen, AB21 0TL

Northing 811899 Easting 383317

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Demolition of redundant poultry buildings and erection of two new dwellings (Previous application ref: 161777/DPP).

Type of Application

What type of application did you submit to the planning authority? *

☒ Application for planning permission (including householder application but excluding application to work minerals).

☐ Application for planning permission in principle.

☐ Further application.

☐ Application for approval of matters specified in conditions.

What does your review relate to? *

☒ Refusal Notice.

☐ Grant of permission with Conditions imposed.

☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are a seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

In this Submission to the Local Review Body, the Applicant seeks a review of the decision to refuse planning permission. All matters which I require to be taken into account in determining the review are to be provided in a separate Supporting Statement

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? * ☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Submission to the Local Review Body of Aberdeen City Council dated 18th October 2017, SG Cladding Price Quote for Roofing Remediation Costs, Morris Senior Demolition Contractors -Demolition Price Quote, WSD Scotland - Financial Costings Appraisal , W. Michie Poultry Consultant -Feasibilty Study.Ethos Environmental Report - Condition of Asbestos Roof 2007. The Applicant also wishes to rely on all the supporting documentation, plans and drawings orginally submitted with the Planning Application

Application Details

Please provide details of the application and decision.

What is the application reference number? * 170395/DPP

What date was the application submitted to the planning authority? * 18/04/2017

What date was the decision issued by the planning authority? * 26/07/2017

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

Holding one or more hearing sessions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

The applicant believes that due to the complexity of some of the issues arising out of the submission for review, that an opportunity to present details to the Review Panel would be beneficial. Please note that a more detailed explanation for seeking a hearing is contained in the attached Written Submission

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? * ☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? * ☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. * ☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? * ☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? * ☐ Yes ☐ No ☒ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? * ☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review * ☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Graham Buchan

Declaration Date: 19/10/2017

SUBMISSION TO THE LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

BURNSIDE POULTRY UNIT
LITTLE CLINTERTY
KINELLAR

REF. No: 170395/DPP

GRAHAM BUCHAN

18th OCTOBER 2017

CONTENTS

SUBMISSION TO THE LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

PROPOSED DEMOLITION OF REDUNDANT POULTRY BUILDING AND ASSOCIATED STRUCTURES AND ERECTION OF TWO DWELLING - HOUSES AT BURNSIDE POULTRY UNIT, LITTLE CLINTERTY, KINELLAR
REF. No: 170395/DPP

Introduction

An Application for detailed planning permission was submitted under Ref No 61777/DPP and was refused under delegated powers by the appointed officer Mr Robert Forbes.

In a subsequent Application, REF No: 170395/DPP, being the subject of this Submission to the Local Review Body, detailed planning permission was submitted for the demolition of a redundant poultry building, the demolition of the substantial remains of a previous poultry building and the removal of various slurry tanks and for the erection of two dwelling houses.

The second application was made under the “free go” procedure and was broadly similar to the original application. Some changes were made in the second application, mainly in regard to the size, design and siting of one of the proposed houses in order to address issues raised by the Delegated Officer in the Report of Handling of the first application.

In this Submission to the Local Review Body, the Applicant seeks a review of the decision to refuse planning permission.
A number of issues, including transport and sustainability were cited in the reasons for refusal however the Applicant feels that the central issue to be focussed upon before any others need be examined, is the principle of development at the Burnside site.

It is evident that the main reason for refusal was the Delegated Officer’s view that, notwithstanding a recent precedent in the approval of much larger development of four houses at the nearby Clinterty Mill, that the principle of development at Burnside should not be supported at Burnside.
The Applicant seeks to show the similarities between the Mill and Burnside sites in terms of location, setting, redundant nature of structures and remediation requirements.
In considering these remarkable similarities, it is difficult, in the opinion of the Applicant and his planning advisors to reconcile how the Mill application met with approval but the

Burnside application was refused and now respectfully requests that the Local Review Body review the Application having regard to the reasons set out below.

History of the Site

The Applicant Mr Graham Buchan, operated Burnside Poultry Unit as a commercial poultry farm, producing hatching eggs and replacement layer chickens. At the time of the Applicant's entry to the Holding in 1984, only one of the original three poultry buildings remained, the other two having been partially demolished.

Due to the relatively small scale nature of the poultry rearing enterprise at Burnside coupled with the need for extensive repairs and refurbishment to the Poultry Building, poultry production ceased around 1996. The internal equipment necessary for the production of poultry was coming to the end of its useful life and as such, replacement could not be economically justified. The most significant expense would have been the replacement of the asbestos cement covered roof which even by then was in a very poor condition. The extent of water penetration through the cracked and delayered roof sheets made the use of electrical equipment dangerous. The Poultry Building has been redundant since that time.

In the intervening period, the asbestos covered roof of the remaining poultry building has deteriorated significantly and the roof structure itself is now visibly sagging in places due to water ingress to the structural timbers.

In addition to the existing redundant poultry building there is also located at the north east corner of the site, the remains of the concrete block walls of a partially demolished second poultry building.
At the north-west corner of the site are remains of the concrete floor and footings of a third poultry building. A hard standing area comprised of rubble and stones interspaced with concrete built slurry tanks makes up a large area of land to the west of the existing poultry building.

Initial Enquires Regarding Planning Permission

The Applicant initially sought advice from Mr Kristian Smith of the Council's planning department when he became aware of a grant of planning permission for four dwelling houses at the nearby site at the Mill, Clinterty. (Ref P141627)
Subsequent communications took place between the Applicant's agents Annie Kenyon Architects (AKA) and Mr Smith, where it was established that the Applicant proposed to

seek planning approval for the Burnside site on the basis of enabling development of the derelict parts of the site, similar to that at Clinterty Mill.

The Applicant was familiar with the Clinterty Mill site as it was used for poultry production around the same time as the Burnside poultry enterprise was in operation and indeed, there were significant similarities between the two sites.
Both sites were in the Green Belt, both were in a dilapidated state of repair and redundant of their former use.
Although located in the Green Belt and the Green Space Network, the site at Clinterty Mill had been approved, the justification for a departure from NE 2 (Green Belt) Policy given in the Report of Handling being using the principle of "enabling development" to cross - fund the remediation of that site. The Applicant considered that the Council would be favourably disposed to a granting similar approval for the Burnside site given the marked similarities to the Mill and precedent for departing from Green Belt Policy (NE2).

Delegated Officer's Reasons for Refusal

"Green Belt Policy: The site is not identified as an opportunity site for development or a site identified for housing development within with the Adopted Local Development Plan. It lies in open countryside within the green belt and outwith any established settlement. The proposal therefore conflicts with the Strategic Development Plan (SDP) which directs development to identified housing sites or existing settlements and identifies the need for a green belt in order to direct housing pressure elsewhere. Erection of mainstream housing at the site would conflict with NE2 (green belt) policy. No adequate justification for approval of the development contrary to the development plan is considered to exist. The development would result in suburban intrusion into open countryside contrary to the landscape protection objectives of policies D2 (Landscape), and NE2 (Green Belt)."

"The four houses which were approved at the Mill site were set within a wooded landscape context which is significantly different from that which exists at the application site, which is more open and visible from adjacent public roads and therefore potentially more visually intrusive."

It is accepted the proposal does not comply with Policy NE2, however there are strong reasons which would support departing from the policy in relation to the two proposed house plots and to apply the principle of "enabling development" and to grant approval

for the remediation of the brownfield areas within the site. This is particularly significant in light of the precedent set by the approval of the similar development at Clinterty Mill (Ref 141627)

The Burnside Report of Handling states under the heading, *Development Principle,*

" *…. .. it is accepted that the remaining building on the site is in a poor structural condition and the site has remediation constraints".*

The Officer then expresses the view that the supporting feasibility report and planning statement do not have sufficient weight to justify approval contrary to green belt policy.

The Applicant feels that the array of Reports submitted had not been properly considered nor given sufficient weight by the Delegated Officer nor is it apparent that the roof refurbishment costs given in the SG Cladding Quote were given any meaningful consideration.

Asbestos Report 2007 (Ethos Environmental)
Quotation for Re-roofing Existing Shed 2017 (SG Cladding)
Feasibility Study (Walter Michie Poultry Consultant)

The Ethos Report (2007) highlights that in 2007, 50% of the asbestos cement roofing sheets of the existing poultry building were cracked and de-layering. The Report also identified that the remainder of the asbestos sheets were in a poor condition.
In the intervening ten years, it is reasonable to assume that further deterioration in the condition of the roofing sheets has continued, allowing water ingress to the structural timbers.

Mr Robert Forbes, the Delegated Officer expressed the opinion in a meeting with the Applicant and his Agents on 13th February 2017 that the Poultry Building could be *" easily repaired "* and indeed Mr Forbes appeared to hold the view that the structure could be economically refurbished.
At the same meeting, Mr Forbes also expressed the opinion that there was a difference between the Clinterty Mill site and the Burnside site in that Clinterty Mill was comprised of " *hard standing"* and redundant buildings, inferring that the Burnside site was not.

The Planning Officer's views, both in regard to the economics of repairing the roof and to the nature of the proposed house sites at Burnside are strongly contested.

Quotation for Re-roofing Existing Shed 2017 (SG Cladding)

After the meeting with Mr Forbes and in order to determine the costs of removing and disposing of the existing degraded asbestos roofing sheets and to re- roof the building, the Applicant approached a local specialist roofing company SG Cladding, to seek a price quote for the work.
The Company subsequently tendered a quote of **£50,733** for a single skin roof covering or alternatively, if "composite roof" panels was used, the price would be **£59,296.**
This quote was lodged along with other supporting documentation which was submitted to the Council as part of the revised second Planning Application.

It is the clearly stated view of the Delegated Officer in the Report of Handling that, not only the poultry building, but the whole site is too small to be viable as an agricultural unit.

Even if it was accepted that it would make economic sense to spend nearly £60,000 on the refurbishment the poultry building roof, the Applicant contends that a far greater sum would need to be expended in fitting out the interior with equipment such as poultry feeders, watering systems, ventilation and a propane gas brooder system for raising day old chicks.

There is no dispute that the site is not economically viable for agriculture, and it is also entirely reasonable to question the Officer's bare assumption that the poultry building could be easily repaired taking into consideration the costs quoted. It is submitted that this redundant and derelict site, the main building of which continues to decay will fall into a greater degree of ruin.

The Applicant also disagrees with the distinction made by Mr Forbes between the nature of the land surfaces of the two proposed house sites.
It is agreed that the Mill site for which four houses have been approved consists mainly of *" hard standing"*, however the plans submitted by the agents for the Applicant clearly show that at Burnside, there would be no loss areas of land currently used for grazing.
Both of the proposed house plots at Burnside would be located on brownfield land, the houses being built directly over the footprint of redundant poultry buildings.
As at the Mill development, the house plots would be reclaimed from previously used brownfield land.

Feasibility Report (Walter Michie Poultry Consultant)
This report concludes that Burnside Poultry Unit is not commercially viable due to it's small size and owing to disproportionate refurbishment costs required to the poultry building. It is the Applicant's view that the Officer did not give sufficient or adequate weight to this Report.

Notwithstanding the Planning Officer's verbally stated view that the Poultry Building could be easily repaired, it has been demonstrated by the Michie Report, the Ethos Report of 2007 and the Price Quote from SG Cladding that there exists no economic or sustainable grounds which would justify the costs of remediation of a Poultry Building which is not capable of modern poultry production.
The Applicant would respectfully contend that the Delegated Officer's dismissal of the well reasoned Reports and apparent failure to give any weight to the Roofing Price Quote appear to be remiss.

Comparison - Clinterty Mill and Burnside Poultry Unit

Location, Topography and Surrounding Houses, Burnside

The Officer contends that, in contrast to the Clinterty Mill application, the Burnside site sits in open countryside, however although the Burnside site is visible from a small section of Clinterty Road from the North, it would be clear to anyone visiting Burnside, that this site sits in a sheltered valley.
Burnside is not visible to car drivers or pedestrians from the A96, whether approaching from the roundabout to the west of Blackburn or approaching from the east from the brow of the hill at Kirkhill Forest, the site being almost completely screened by trees, bunds and by the topography of the area.
The Burnside site is low lying and the profile of the proposed dwellings will not be seen on the skyline from any vantage point.
The chosen roofing materials will reproduce the effect of the agricultural roofing materials of the current and the two previous poultry buildings
Additionally, native trees were planted by the Applicant five years ago and are now at a height of approximately fifteen feet and these will continue to grow to maturity and will provide an effective visual screen for Plot One. Two large mature trees are located on the eastern boundary near Plot Two and in addition there is an established row of native hedges located on the farm track to the north of the site and, taken together form a screen which effectively breaks up the outline of the proposed house at Plot 2. The plans submitted with the Application show that the existing native tree belt at Plot One

would be extended along the whole north boundary of the site, screening both proposed dwellings.
A further objection from the Delegated Officer states that the site is out with any settlement, however no mention is made of the fact that there is a cluster of four dwellings adjacent to Burnside and a further two dwellings located a short distance from the site.

Location, Topography and Surrounding Houses, The Mill

In stark contrast, the Mill application having strikingly similar characteristics to Burnside in regard to setting in the landscape was approved.

The Burnside Delegated Report states:

"The four houses which were approved at the Mill site were set within a ***wooded landscape context*** *which is significantly different from that which exists at the application site, which is more open and visible from adjacent public roads and therefore potentially more visually intrusive."*

It is agreed that the four approved houses at the Mill will be partially screened from the B979 by existing trees, however at the time of approval of the Mill development, any member of the public walking or driving along that stretch of public road could have viewed large segments of the existing Mill buildings and parts of the site. The wooded setting referred to consists of, at the very most two or three rows of well spaced trees through which the existing Mill buildings are clearly visible.

On 17th October 2017 a few days leading up to the lodging of this Submission, the Applicant observed that a number of the trees located on the adjoining land to the south of the Mill site had been removed. The Mill site is considerably more open and almost the whole site can now be viewed from the B979.
It is clear that even with the existing screening afforded by the remaining trees that the increased massing of the new housing development will be largely visible from the public road.

Inconsistencies in Site Evaluations and Outcomes

The Delegated Report for the Mill states under the heading of *Proposal*:

"The site is relatively flat and largely enclosed by a post and wire fence or drystane dyke, with mature trees providing an effective screen from immediate and longer viewpoints , although there is a relatively open outlook to the north. To the east is Millfield House, the applicant's home and Cressbrook, with a number of other properties beyond.To the west there are other residences, largely accessed off and a short distance from the B976"

In the Delegated Report for Burnside, one of the justifications for refusal states, the site:

…. *" lies in open countryside within the green belt and out with any established settlement. The proposal therefore conflicts with the Strategic Development Plan (SDP)"*

Yet The Mill Delegated Report describes that site thus:

"there is a relatively open outlook to the" north"

The Mill proposals for four very large dwellings on a site with an open outlook to the north and also partially visible from the public road found approval but inexplicably, the Burnside proposals for only two houses with a similarly open outlook to the north and only partially visible from the public road was refused.

Notwithstanding the comments of the Delegated Officer in the Burnside Delegated Report in seeking to ascribe an altogether distinctive woodland setting for the Mill when compared to Burnside, the literal facts on the ground demonstrate that, in reality there is very little in the way of woodland setting at the Mill, and even less now that trees on adjacent land have been removed. Furthermore, the openness of the Mill site to the north is remarkably similar to that at Burnside.

In the context of the Mill site, there could not be nor can there be in the future the possibility of the imposition of planning conditions to protect existing trees owing to the fact that none of the *"woodland setting"* relied upon as a justification by the Delegated Officer for approving is under the control of the owners of the Mill site.

It is suggested that it would relatively simple and straightforward for the Council in relation to approving the Burnside proposals to attach conditions regarding the retention and protection of existing trees and any other trees that are to be planted when the proposed development is completed, as the relevant land is in the ownership of the Applicant.

It is also notable there is one less policy to have to depart from in that, whilst the Mill site is located within the Green Space Network the Burnside site is not.

Much weight was put by the Delegated Officer on the opinion that, at the Burnside site, the proposed two houses would not be connected to any existing settlement and therefore refusal should follow. There is no acknowledgement of the fact that a hamlet consisting of six dwelling-houses is sited close to Burnside.
To the eastern boundary of Burnside, two houses, Broombank Cottage and Elysium are immediately adjacent, whilst on the east side of Clinterty Road are a further two houses, Viewfield and the Gables. Slightly further along Clinterty Road are Chough Cottage and Woodside. Services such as water and electricity are already available at Burnside.

On any reading of the Mill Delegated Report, one cannot help but be struck by the extensive justification given for approval, citing as a supporting element, the existence of established housing nearby:

"The existing context must be considered in the round, and it is for the Planning Authority to determine whether it would be appropriate to direct development to this location, as being 'the right place'. In this respect, although it is not within or adjacent to an identified existing settlement, there are a number of residential properties within close proximity, and services to these properties are already in place."

When comparing the two sites, The Mill and Burnside, it is difficult to comprehend how, on the one hand the Council, whilst acknowledging the competing planning policies including Green Belt and the sustainable re-use of brownfield, have decided that in relation to the Mill, the Green Belt Policy and the Green Space Network can be departed from, but Burnside, given strikingly similar considerations, the decision was one of refusal.

Mr Forbes at the meeting on 13th February 2017 expressed the opinion to the Applicant that there was a difference between the Clinterty Mill site and the Burnside site, saying that Clinterty Mill was comprised of *"hard standing"* and redundant buildings, inferring that the Burnside site was not.

The Delegated Officer's view is strongly contested. Although both proposed house plots at Burnside are surrounded by grazing land, the proposed house plots themselves are to be located on brownfield land and directly over the footprint of redundant structures.

Plot One would be located on the footprint of a very large former poultry building, of which the concrete walls form a visible and degraded part of the site. A small area of land to the south of Plot One would be used for a garden area, however, a similar sized area of land to the west of Plot One which contains the concrete wall of the former poultry house would be remediated and returned to grazing land, therefore there would be no net loss of grazing land overall.

In regard to Plot Two, the proposed dwelling house would be located over the footprint of the existing redundant and degraded Poultry Building. Any related garden ground would be reclaimed from the areas containing hard standing to the East of and to the West sides of the proposed house, an area which is currently comprised of rubble and an assortment of slurry tanks and soakaways which are remnants of the previous use as a poultry farm.

Financial Costings Appraisal (WSD Scotland) - Burnside

The Applicant's architects, Annie Kenyon, having also been agents for the Clinterty Mill project, submitted a fully costed Financial Costings Appraisal in support of the Mill application.
It is recorded in the Report of Handling for the Mill that the Financial Appraisal was
" scrutinised by ACC's Land and Property Assets Team, who are satisfied with the case made".

Significantly, although AKA submitted a similar Financial Costings Appraisal prepared by WSD Scotland in support of the Burnside application, there is no evidence that this was in turn submitted to the Land and Property Assets Team for their scrutiny. Indeed there is no indication the WSD Appraisal was even studied or given any weight, certainly it's appraisal was not referred to in the Report of Handling.

The Mill application was afforded the scrutiny and evaluation of a Financial Costings Appraisal and this quite correctly bolstered the case for approval, however when it came to the Burnside process, there is no evidence of such scrutiny and evaluation being afforded to the Applicant.
This is but one a number of stark differences in which the Mill application and the Burnside application was viewed and processed.

Contamination Issues

The aspect of the degree of contamination and, whether such contamination immediately presents a risk to human health can be said to be a very narrow view of the redundant and derelict nature of the site and desirability of re-using a brownfield site.

The existing poultry building continues to deteriorate to the extent that the roof structure is visibly sagging.

It is argued that the Applicant wished to be pro-active and not simply delay and wait for the roof structure of the poultry building to collapse and thereby incur greater costs in cleaning up the site.

The Delegated Officer focused on his view that *" the costs associated with the maintenance/repair of the shed roof are not so exceptional to justify approval of housing.*"

The Michie Report, the Ethos Asbestos Report of 2007 and the SG Cladding Report, taken together support the Applicant's view that there is no realistic possibility of the site being returned to poultry production and clearly shows that it is neither a sustainable or economic option.

The Applicant believes that overall, a particularly restricted view has been taken by the Delegated Officer in weighing the facts of the Burnside application when compared to the justifications given by the Council when approving the Mill application.

<u>Appraisal of Extent of Structural Damage/Redundancy - The Mill</u>

Nowhere in the Mill application are there independent documented reports which would confirm the redundant nature of the buildings in terms of agricultural use or indeed any report or qualified survey which details the extent of dereliction or structural damage on that site. Nor had the Council sought confirmation, instead, there appears an uncorroborated statement in the Description of the Report of Handling:

"Currently it contains a number of large and dilapidated former agricultural and mill buildings, of utilitarian form and no particular architectural merit. It is indicated, although largely self evident, that these buildings are no longer structurally stable and in relatively urgent need of demolition."

Sustainability/ Re- Use of Brownfield Sites in the Mill Application - Relevance to Burnside

The Mill (under) Planning Policy

"The spatial strategy of the LDP recognises the benefit of redeveloping previously used sites and that these make a huge contribution to the overall sustainability aims and recognises that the city needs to expand beyond its existing edges to address the various drivers to support growth (para. 2.3).

Burnside
The proposed house plots at Burnside are previously used sites and redevelopment of such redundant and deteriorating structures can readily be described as sustainable.

In the Section titled *Reasons for Recommendation* in the Mill Report of Handling it states:

"With particular reference to 'Brownfield Sites' it notes that redevelopment is important in regeneration, removing local eyesores, bringing land back into effective use. There can be difficulties in site preparation, but generally such development is inherently sustainable – such as recycling land and helping to maintain local services (para. 2.13). Although it is noted that there is no discussion of brownfield sites within the greenbelt."

Burnside

There is no doubt that the proposed house sites at Burnside falls into the category of an eyesore in their current state and the Applicant's proposal to bring the land back into effective use resonates with the spirit of the above clause.

The Mill

"The site lies within both the identified green belt and green space network, as designated in the LDP. In this regard site specific policies NE1 (Green Space Network) and NE2 (Green Belt) relate."

Burnside

The Burnside site is located within the Green Belt but is out with the Green Space Network therefore there is less of a tension between different policies.

The Mill *(under) Other Relevant Material Considerations*

"It is important to consider the current site context and its negative impact on the value of the Green Belt. It is also appropriate to give considerations to options which would see viable alternative sustainable development facilitate/ enable addressing the impacts of the current site characteristics."

Burnside

The already derelict nature of the proposed house at Plot 1, the continuing structural deterioration of the Poultry Building along with the array of concrete footings and slurry tanks to the west of the site certainly have a negative impact on the Green Belt. It is contended that the proposal to replace these structures is indeed a viable alternative which is not only sustainable in the long term, but puts to good use previously used land that could not otherwise be economically brought back into a state befitting the locality.

The Mill *(under) Evaluation*

"In relation to the green belt location it is considered that, although the LDP policy context does not directly permit such development, that directing economically viable and sustainable development to this degraded site, which has a negative impact on amenity and the overall value of this part of the green belt, is appropriate and would enable and support its positive regeneration (Para 49)."

Burnside

Just as in the Mill application, approving the proposed Burnside development would enable and support its positive regeneration. The alternative is to allow the existing poultry building to degenerate further and fall into a greater state of structural decay and to simply abandon the other parts of the site which are blighted with large areas of derelict concrete walls and slurry tanks. Without the enabling of redevelopment and the cross funding generated thereby, the affected areas of the site cannot be effectively and appropriately utilised.

Mill *(under) Aberdeen City and Shire Structure Plan*

"The city of Aberdeen has ambitious growth plans and the delivery of housing is a core tenet of the strategy. The main route of delivering housing numbers is via significant land releases, much of which is on formerly undeveloped green belt land. However, the value of 'windfall' brownfield sites cannot be discounted and subject to such sites being considered appropriate places, and not degrading or reducing the protection of high value locations, should be supported."

Burnside

The two proposed houses would undoubtedly be regarded as " windfall" sites through re-use of degraded and unused land.

The Delegated Officer in the Report of Handling states that in terms of Design of the proposed houses at Burnside:

"It is considered that the proposed house designs are in themselves of high quality and contain features of rural character. It is considered that the finishing materials and appearance of the houses would be of an acceptable design quality in terms of the expectations of policy D1"

It is the Applicant's view that, given the support afforded by the Council to the Mill application and, considering the almost identical factors in the history and current state of Burnside that the Council should support the remediation and redevelopment proposals submitted.

The high quality of the proposed houses which has been recognised by the Delegated Officer would transform and enhance what are redundant and derelict brownfield sites within the Greenbelt.

Precedent - Refusal of Planning Permission 2003

The Delegated Officer cites precedent as a contributory factor to refuse planning permission at Burnside. Planning Permission for a dwelling house at Little Clinterty Farm was refused in 2003. The context in which that decision was arrived at however was manifestly unlike the Burnside application in that the proposed site comprised of prime agricultural land which was at the time of application in active agricultural use, being part of a working farm. That site is located immediately adjacent to the public Clinterty Road whilst the Burnside site is accessed by the privately owned farm road which itself is set well back from the public road.
No part of the proposed site could have been described as brownfield nor did it contain redundant, dilapidated or decaying structures as is evident at the two proposed house sites at Burnside, indeed the two sites are entirely dissimilar.
It is therefore submitted that the 2003 application for a house at Little Clinterty Farm, not being faintly comparable should not be regarded as a suitable point of reference in the determination of the Burnside application.

Sustainable Transport

Among issues raised by the Delegated Officer in justifying his recommendation for refusal were matters related to transport and sustainability. Although the principle of allowing enabling development at Burnside is at the heart of this Submission, where subsidiary competing policies such as sustainable transport do arise in the evaluation of the proposed development, the requirements of such competing policies can be justifiably relaxed or departed from in the context of encouraging the re-use of brownfield sites. Long term sustainability can also be demonstrated by the re-use of existing private road accesses and services, something that is unquestionably evident in Burnside proposal.

It is accepted by the Applicant that the transport provision in relation to the two proposed dwellings at Burnside will be largely car dependant. Given the previous use of the site as a working poultry farm which generated daily vehicular traffic of staff and the arrival and departure of large bulk feed and gas delivery lorries to the site to three very large poultry buildings, it is clear that any vehicular traffic will not see an increase and would consist largely of traffic on a domestic scale.

The opening of the Aberdeen Western Peripheral Route will have a significant effect in curtailing the use of Clinterty Road as a “rat-run” and it is anticipated that the volume of traffic will reduce dramatically making that road much more suitable for walking and cycling.

Comparisons can be made between the Clinterty Mill application which, although had transport issues to be reconciled, nevertheless found favour when taken in the round. The Mill development consisting of four houses is situated approximately 1.5 km from the junction of the A96 but interestingly, Burnside is only approximately 1 km away from the A96.

The B979 connecting the Mill development to the A96 is a tortuous winding road with at least five sharp bends. In many places the road has no verge having been worn away, leaving quite steep drops to the low lying areas of the forest floor. There are no footpaths anywhere along this road from the Mill site leading to the A96.
It cannot be said that, in terms of walking and cycling the B979 lends itself to the aims of connectivity and sustainable transport such as walking and cycling.

Pedestrians seeking to access bus services would need to walk from the Mill along a winding unlit road to reach the A96 in order to catch a bus travelling in the direction of Blackburn/Inverurie.
In order to catch a bus into Aberdeen, pedestrians walking from Clinterty Mill would need to negotiate crossing four lanes of the busy A96 where there are no pedestrian crossings or traffic islands.
Although the Mill development does not lend itself to readily safe and accessible public transport, the Council decided to approach the determination of the application "in the round" and reasoned that, despite these drawbacks that the regeneration of the Mill site was desirable and inherently sustainable and that these difficulties were not a barrier to approving the development.

Having considered the Council's rationale in approving the Clinterty Mill proposals, the Applicant and his agents were surprised and somewhat astonished at Delegated Officer's assessment in the Burnside Report of Handling in regard to sustainable transport:

"Although the site is located close to Blackburn, it lies in open countryside and is poorly connected to urban areas by sustainable transport means. Occupants would be required to walk about 1km along an unlit country and with no footways to access facilities at Blackburn. There is no bus service on the adjacent public road and no convenient / safe pedestrian crossing on the A96. Public transport would not be available within 400m of the site, in conflict with the Council's guidance regarding transport. Although alternative access is available via a farm track, outwith the site, this is unsurfaced and unlit and is not under the applicant's control. Although the site is claimed to be located within cycling distance of Dyce, Westhill and Kingswells, the intervening topography and high level / speed of vehicle traffic is likely to discourage cycling. Accordingly it is considered that the development would be unduly car dependent, and would therefore conflict with the objectives of policies T2 and T3 and with the SDP objective of reducing the need to travel."

At mentioned above the Applicant accepts some limitations in regard to pedestrian access at Burnside, however it is clear that the Delegated Officer appears to have been distinctly selective in compiling the facts in regard to this. Some parts of the above statement on any reading, fail to highlight fully the sustainable transport options which are in fact available from Burnside.

It is agreed that there would be a total walk of about 1 km from Burnside in order to access a bus service on the A96, however the Clinterty Road is very straight right up to the junction at Roadside Steadings.
Compared to a 1.5 km walk from the Mill along the B979 which is tortuous and contains a number of blind bends, the Burnside route is in any analysis much safer. As mentioned above, the opening of the AWPR will certainly see a huge reduction of vehicular traffic on Cinterty Road.

In order to catch a bus, a pedestrian need only walk 50 meters from where the Roadside Steading junction meets the old A96 to join a paved and lit walkway which runs from Roadside Cottage to the Clinterty Roundabout. There is a pedestrian traffic island at the Roundabout and from there a lit walkway into the village of Blackburn where a number of bus services run to Inverurie to the west and into Aberdeen.

For pedestrians or cyclists, access can also be taken along the 90 meter west arm of the farm road at Burnside leading to Little Clinterty Farm where there is a signed public footpath which also leads to the Clinterty Roundabout traffic island.The public footpath through Little Clinterty Farm is regularly used by the applicant and his family and also by local people and was constructed and is maintained by the landowner through public funding.
It is also noteworthy that the existence of this public footpath allowing pedestrian and cycle connectivity from Blackburn to Westhill will enable wider recreational opportunities in the countryside for residents of the proposed houses at Burnside.

Completely absent from the Officer's assessment of sustainable transport options were references to the underpass located at Bishopton Farm just under 1km from Burnside.

Not only is the underpass only a short walk away from the proposed dwellings at Burnside, it is also lit and has a separate footpath which leads to an official Inverurie to Aberdeen bus stop on the A96.
Pedestrians wishing to travel in the direction of Blackburn and Inverurie may access the official bus stop by way of a lit pedestrian pathway also at Bishopton Farm.
Users of bus services, whether travelling into Aberdeen or to Blackburn / Inverurie, would have no need to venture onto the A96 unlike the situation which prevails at the Mill Development where pedestrians will need to venture onto and cross four lanes of traffic in order to reach a bus stop to travel into Aberdeen.

The approval of the Mill application, notwithstanding a greater distance from the A96, a considerably tortuous B979 as the main access road and a complete absence of footpaths and underpass, demonstrates a precedent to depart from some policies when there is justification to do so.

The Applicant believes that the transport issues which have been partly relied upon by the Delegated Officer to justify refusal of the Burnside application do not present insurmountable difficulties.
This is particularly so when contrasting the even greater latitude shown by the Council in allowing the Mill to be approved.

It is submitted that any negative aspects of sustainable transport can be reconciled in the wider context of the regeneration and sustainability in bringing a redundant and brownfield site back into use as exemplified in the determination of the Mill application.

Sustainability and Re-use of Materials

The Applicant disagrees with the comments in the Burnside Report of Handling that the re-use of materials was not addressed in the Application as this was referred to in the demolition price quote provided by Morris Senior, Demolition Contractors. The specification includes for the crushing of all inert materials such as stone, concrete walling and floor pads and for them to be stored on site for use on the development.
Similarly, all wood waste was to be transported for chipping and subsequent re-use off-site. It is suggested that sustainable re-use of materials could easily be covered by planning conditions imposed by the Council.

Trees

The comments regarding the lack of references to the treatment of existing trees can, it is suggested be addressed by planning conditions, although it is drawn to the attention of the Local Review Body that extensive reference is made to the removal of a small number of Lleylandii and one self-seeded tree at Plot 1 in the detailed site plans submitted prepared by AKA on behalf of the Applicant. The preservation of the newly planted native tree belt and its extension along the entire north boundary of the site is also shown on the plans.

The Delegated Officer put great emphasis on his view the Burnside site should not be seen in the same light as the Mill because the Mill was located in a “wooded setting”.
No doubt there are existing stands of trees adjacent to the Mill site, however all of those trees are located on land out with the Mill owner’s ownership or control.

The Mill Delegated Report quite clearly states that there *“ are no notable trees”* on the site.

Whilst the Applicant indicated in the detailed plans submitted for Burnside that the majority of trees would be retained and new tree lines planted, it is clear that planning conditions could realistically be attached to protect those trees

Conversely there never could be any assurance that, in the Mill setting existing trees could be protected. Indeed it would have been impossible for the Council to attach conditions which would ensure the visual screening of the four houses at the Mill given that the majority, if not all the trees are on the property of adjacent owners.
The fact that a number of trees located on adjacent land to the south of the Mill site have very recently been cut down as highlighted elsewhere in this Submission illustrates this point.

Connection to Public Sewer v Septic Tank

In the section of the Burnside Delegated Report under the heading “ Sustainability”, it states:

“The absence of potential connection to the public sewer and proposed private sewerage arrangements are considered to be an inherently less sustainable solution than directing housing to existing settlements where such infrastructure and other facilities are available.”

The position taken by the Delegated Officer is surprising given that the proposals for sewage disposal is on “all fours” when compared to the identical private sewerage arrangements that will be necessary for the four houses approved for the Mill development.

The Applicant is very familiar with the area of housing around the Mill and there exists no public sewerage system serving the settlement of houses in its vicinity.

Although the Delegate Report for the Mill states:

"that the development would provide additional housing numbers and choice within Aberdeen City; and that it is not in itself isolated with suitable public services (water, ***sewerage****, power, etc.) available to which the development could connect."*

There in fact exists no such public sewerage system in the area around the Mill site, all houses having septic tank systems and related soakaways.

It is argued that the required drainage reports submitted with the Burnside application show that there would be satisfactory ground conditions for the installation of a private septic tank arrangement for each of the proposed houses and indeed there were no objections raised on that point.

In light of the foregoing and having regard to the approval of the much larger development of four houses at the Mill, where similar private septic tank arrangements will need to be used, it is suggested that the proposals for the use of private sewerage treatment is an acceptable and practical option for the proposed houses at Burnside.

Other Matters Raised - Impact on Nearby Houses

The Delegated Report concluded that notwithstanding objections from neighbouring occupiers " t*hat the proposed houses would be sufficiently distant from existing houses that would not be impact on residential amenity."*

Community Council

The objection received from the Community Council appears to have been made on erroneous grounds where they proceed on the belief that the precedent of the Clinterty Mill approval should not relied upon . The Community Council appear to believe that the Clinterty Mill development consists of the restoration of an historic mill, however this is not the case. The Clinterty Mill development was approved on the basis of the demolition of the existing buildings and the construction of four large houses.

Roads/Public Safety

The farm road access to the proposed house sites at Burnside is quite straight with little in the way undulations and only requires bringing up to a suitable standard by resurfacing with granite metaling or “chuckies” as is common for such private ways in the locality.
It is stated in the Report of Handling that :

“ the Council’s Road Officers have no objection to the proposal on road safety grounds and consider the access arrangements to be satisfactory.They consider that the proposal will not result in the creation / intensification of a public road safety hazard due to the conflict between traffic exiting / entering the junction with the public road and existing road users”

Conclusions

The Delegated Officer responsible for the Clinterty Mill application, throughout the Report of Handling provided extensive reasons and justifications for the approval of that proposed development.The tenor of the comments appear to be entirely supportive of the applicants desire to bring about a transformation of a redundant site.

The Applicant and his agents were to say the very least, taken aback at the response to the Burnside application. Notwithstanding exceptionally similar characteristics, completely opposite and inconsistent reasons were given as to why the the proposals should not benefit from a similar approach in assessment and determination against almost identical planning issues to those of the Mill.

Included in *Reasons for Recommendation*, the Delegated Report for the Mill states:

“Additionally there are material considerations which further allow the development to be regarded as being acceptable. These are that: there is no reasonable prospect that development compliant with the provisions of Policy NE2 would be sufficiently economically viable such that the regeneration of this degraded and derelict brown field site could be financed, without significant financial losses; that the development would provide additional housing numbers and choice within Aberdeen City; and that it is not in itself isolated with suitable public services (water, sewerage, power, etc.) available to which the development could connect.”

The above justification given in support of the Mill development, could on any fair and equitable examination be objectively applied to the Applicant's development proposals for Burnside.
There is indeed no reasonable prospect that a development which would comply with the provisions of Green Belt Policy NE2 would be sufficiently economically viable so as to provide funding for the remediation of the Burnside site.

Although the Delegated Officer states in the Burnside Report of Handling that no other type of development was suggested by the Applicant which would be acceptable in the countryside, it is evident, based on the supporting reports submitted with the application that no such options exist and that the regeneration of this degraded and derelict brownfield site can only realistically be financed by the development of housing.
It is argued that, given the Council having readily accepted that no alternative development fully compliant with Policy NE2 which could deliver regeneration was available in the context of the Mill application, that it would therefore be unequitable to set the bar at a higher standard for the Burnside proposals.

The Council accepted the case for the redevelopment of the Mill site based largely it appears on visual evidence and informal concession of the appointed officer in regard to the derelict and contaminated nature of that site.
By contrast, with Burnside, it is contended that the vast array of professionally prepared reports reinforce the common - sense view that there exists no other economically viable option by which the site can be remediated except by cross -funding by the development of the two houses.

The predominant aspect of this application and central to its determination is the principle of development at this particular location.

The Delegated Officer sought to differentiate the Burnside site from the approved Mill site by reference to the Mill site's *"wooded setting"* and the claim that the Mill was quite removed from open view on the landscape.

From the foregoing observations in this document, the Applicant believes he has shown quite clearly that fundamentally, there are no substantial differences in the setting of the two sites and, as the Council have granted approval for a much larger development of

four houses at the Mill, it would be equitable in all the circumstances to follow this precedent and approve the application for two houses at Burnside.

The Applicant submits that, in the foregoing material, he has shown that, in respect of tensions between conflicting/competing planning policies which were raised by the Delegated Officer, such policies can be justifiably departed from as exemplified in the grant of planning permission in the Clinterty Mill application.

The high quality of the proposed houses, confirmed in the opinion of the Delegated Officer and the windfall nature of an additional two dwellings whereby additional housing may be added to the area can, it is suggested be regarded as an infinitely sustainable option and bring back into use manifestly redundant and degraded brownfield sites.

It is respectfully submitted that the Local Review Body set aside the decision to refuse planning permission and to grant planning permission subject to any planning conditions as they may think suitable.

In view of the complexity of many of the issues and the amount of related supporting materials submitted, the Applicant requests a Hearing.

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ABERDEEN
CITY COUNCIL

Marischal College Planning & Sustainable Development Business Hub 4, Ground Floor North Broad Street Aberdeen AB10 1AB Tel: 01224 523 470 Fax: 01224 636 181 Email: pi@aberdeencity.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100033386-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

☒ Application for planning permission (including changes of use and surface mineral working).

☐ Application for planning permission in principle.

☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)

☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Demolition of redundant poultry buildings and erection of two new dwellings (Previous application ref: 161777/DPP).

Is this a temporary permission? * ☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place? (Answer 'No' if there is no change of use.) * ☐ Yes ☒ No

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Annie Kenyon Architects Ltd.		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	ANNIE	Building Name:	South Lediken
Last Name: *	KENYON	Building Number:	
Telephone Number: *	01464 851621	Address 1 (Street): *	Insch
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Insch
Fax Number:		Country: *	UK
		Postcode: *	AB52 6SH
Email Address: *	annie@akenyonarchitects.com		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Graham	Building Number:	59
Last Name: *	Buchan	Address 1 (Street): *	School Drive
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Aberdeen
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	AB25 1TP
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority: Aberdeen City Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing 811899 Easting 383317

Pre-Application Discussion

Have you discussed your proposal with the planning authority? * ☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☐ Meeting ☒ Telephone ☐ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Mr Smith acknowledged the principle in determination of such an application would fall to the weight which could be attached to to material considerations associated to dealing with the extant situation on site". It also acknowledged the potential for enabling development to fund an "environmental improvement" of something which is causing a blight in the Greenbelt. Comparisons were drawn from a consent granted under Ref:141627 at the nearby Mill, Clinterty.

Title: Mr Other title:

First Name: Kristian Last Name: Smith

Correspondence Reference Number: Date (dd/mm/yyyy): 12/08/2016

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area: 6385.50

Please state the measurement type used: ☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Redundant Poultry Farm

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? * ☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * ☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site? 0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? * 6

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * ☒ Yes ☐ No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

☐ Yes – connecting to public drainage network

☒ No – proposing to make private drainage arrangements

☐ Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

☒ New/Altered septic tank.

☐ Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).

☐ Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? *

☒ Discharge to land via soakaway.

☐ Discharge to watercourse(s) (including partial soakaway).

☐ Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

Please refer to Sarah McGregor drainage report.

Do your proposals make provision for sustainable drainage of surface water?? * ☐ Yes ☒ No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

☒ Yes

☐ No, using a private water supply

☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * ☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * ☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? * ☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * ☒ Yes ☐ No

If Yes or No, please provide further details: * (Max 500 characters)

Areas allocated within garages incorporate provision for the storage of waste and recycling.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? * ☒ Yes ☐ No

How many units do you propose in total? * 2

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? * ☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 * ☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * ☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * ☒ Yes ☐ No

Is any of the land part of an agricultural holding? * ☒ Yes ☐ No

Do you have any agricultural tenants? * ☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate E

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate E

I hereby certify that –

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants

Or

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants.

Name:

Address:

Date of Service of Notice: *

(4) – I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and *have/has been unable to do so –

Signed: ANNIE KENYON

On behalf of: Mr Graham Buchan

Date: 10/04/2017

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

☒ Site Layout Plan or Block plan.
☒ Elevations.
☒ Floor plans.
☒ Cross sections.
☒ Roof plan.
☐ Master Plan/Framework Plan.
☐ Landscape plan.
☒ Photographs and/or photomontages.
☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	☐ Yes	☒ N/A
A Design Statement or Design and Access Statement. *	☒ Yes	☐ N/A
A Flood Risk Assessment. *	☐ Yes	☒ N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	☐ Yes	☒ N/A
Drainage/SUDS layout. *	☒ Yes	☐ N/A
A Transport Assessment or Travel Plan	☐ Yes	☒ N/A
Contaminated Land Assessment. *	☒ Yes	☐ N/A
Habitat Survey. *	☒ Yes	☐ N/A
A Processing Agreement. *	☐ Yes	☒ N/A

Other Statements (please specify). (Max 500 characters)

Cost Report and SG-Cladding Quote to be emailed once application is validated and assigned a case officer (Confidential).

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Ms ANNIE KENYON

Declaration Date: 10/04/2017

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Proposal Details

Proposal Name	100033386
Proposal Description	Erection of 2 number dwelling houses and a separate double garage. Demolition of existing Poultry Shed.
Address	
Local Authority	Aberdeen City Council
Application Online Reference	100033386-002

Application Status

Location Plan	complete	
Form	complete	
Main Details	complete	
Certificate of Ownership	complete	
Checklist	complete	
Declaration	complete	
Supporting Documentation	complete	
Email Notification	complete	
Fee	complete	0.00
Payment Method	complete	

Attachment Details

Planning Permission	System	A4
Location Plan	Attached	A3
PL-03	Attached	A2
Asbestos Management Report	Attached	A4
Bat Survey	Attached	A4
DIA Report	Attached	A4
Sustainability Report	Attached	A4
Planning Supporting Statement	Attached	A4
Site Investigation Report Part 1 of 2	Attached	A4
Site Investigation Report Part 2 of 2	Attached	A4
Structural Survey	Attached	A4
P-02	Attached	A2
Design Statement	Attached	A4
Planning_Permission-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Planning Permission-002.xml	Attached	A0

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2146 177

TECHNICAL REPORT P6799

MANAGEMENT-LEVEL ASBESTOS SURVEY FOR THE PRESENCE OF ASBESTOS-CONTAINING MATERIALS (HSG 264):

Burnside Poultry Unit, Little Clinterty, Kinellar, Aberdeenshire AB21 0TL

Prepared for:
Mr Graham Buchan
59 School Drive, Aberdeen, AB24 1TH

Prepared by:
Ethos Environmental Ltd
Riverside House
Riverside Drive
Aberdeen AB11 7LH

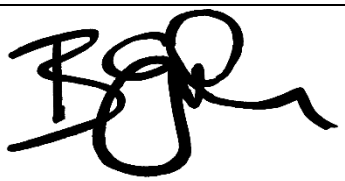
Tel: 01224-898189
E-mail: brian@ethosenvironmental.co.uk
Web site: www.ethosenvironmental.co.uk

OCTOBER 2016

PROJECT QUALITY SHEET

Please note that the UKAS Accreditation Symbols on the front cover of this report refer only to services for building surveying and sampling of the suspected asbestos bulk materials. This includes the recommendations detailed herein. It should be noted that the Risk Assessment Algorithm used in this survey is out with the scope of Ethos Environmental Ltd's inspection body accreditation.

Project Title		Burnside Poultry Unit	**Project Number**	
			P6799	
Document Title		Technical Report – Management-Level Asbestos Survey For The Presence of Asbestos Containing Materials (HSG 264)	**Survey Date**	**Issue Date**
			29 September 2016	11th November 2016

Revision	**Date Written**	**Filename**	Report	
1.0	8 November 2016	**Description**	Initial Version	
		Item	**Prepared By**	**Checked By**
		Name	B Gardner	Scott Carlin
		Signature		

Issue		**Filename**		
		Description		
			Prepared By	**Checked By**
		Name		
		Signature		

EXECUTIVE SUMMARY

Survey Type
Management-Level Asbestos Building Survey

Scope of Survey
Poultry Unit agricultural building (internal and external fabric). Note that a separate report addresses the ground contamination issues

Locations of Asbestos
External corrugated roof sheeting (~450 sq m) and associated elements (apex, flashings, roof vents etc)
Internal sheeting to underside of roof (~400 sq m)
Internal wall cladding (~170 sq m)
Some limited debris from internal asbestos fabric located on floor of concrete slab

Areas not Accessed
None

Recommended Actions
No immediate actions required while premises is not occupied. Remedial actions required if premises is to be used or occupied (see section 4).

CONTENTS

1.0 INTRODUCTION

1.1 Background

The client owns a former Poultry Shed at Little Clinterty, near Blackburn, Aberdeenshire. The structure location is shown on satellite image in Figure 1.

Figure 1. Poultry Unit Shed, Little Clinterty

The structure is currently not used for poultry and it is understood that it is unlikely to be suitable for such uses in future for reasons relating to size and economics of such activities. The structure is currently used for ad-hoc storage.

A management-level (former "Type 2") survey was undertaken of the premises for asbestos in 2008. This identified that the asbestos cement sheeting forming the roof of the structure was in poor condition in places, and recommended that - were the structure to be occupied - it would require some remedial works in the short-term to minimise the risk of further deterioration and consequent potential health risk to users arising.

In September 2016 the client requested an updated survey to assist in establishing options for future use of the structure.

The survey was carried out by B Gardner (lead surveyor) on 29th September 2016.

1.2 Details of Property

The property is assumed to have been constructed between the 1950s and 1970s. It occupies a footprint of approximately 10 x 35 m and consists of timber frame and external wall cladding. Internal walls are predominantly asbestos cement-based flat sheets (see later in report) with some plasterboard sections recently added to the front entrance areas and forming adjoining office/stores area. The external roof comprises corrugated asbestos cement sheeting (see later in report). The floor is a concrete slab

1.3 Purpose, Aims and Objectives of Survey

The purpose of the survey is to identify all surface, visible and accessible asbestos containing materials (ACMs), and to evaluate the current risk presented by these. This will enable the client make decisions regarding future usage of the site and to maintain an Asbestos Register and Asbestos Management Plan as required under the Control of Asbestos Regulations 2012.

1.4 Use of Report and Client Responsibilities

This report should be read in its entirety, including all sections, appendices, certification, plans and photographs (where applicable).

There are a significant number of report caveats, qualifications and service constraints relating to:

- ☐ Client instructions/brief
- ☐ Client information provided
- ☐ Scope of the survey
- ☐ The method of work for management asbestos building surveying
- ☐ Representative surveying and sampling strategies
- ☐ Client intentions for the building

These are necessarily associated with asbestos building surveying, and are required under our professional indemnity insurance cover.

The client should satisfy themselves as to the adequacy of this survey report within any caveats and exemptions detailed.

The client should satisfy themselves that they have provided - in advance of the survey - the surveying organisation with all information available in terms of previous surveys, history of the building, previous asbestos removal details, site and layout plans and details of hidden voids, solums, hidden access hatches/points etc.

The client's attention is drawn specifically to the distinctions between Refurbishment/Demolition and Management Surveys. Specifically, it is stressed that a Management survey should **not** be relied upon to confirm the presence/absence of asbestos in buildings prior to refurbishment, demolition or any works liable to disturb non-surface

elements of the building fabric as these may not have been included within the scope of a Management Survey. Where such work is proposed, a Refurbishment/Demolition survey is required.

It should not be assumed that Ethos Environmental Ltd is party to full information relating to the client's intentions for the building at the time of the survey commission or completion. Ethos Environmental Ltd understands that the client's requirements/project intentions are as follows:

To understand the risk presented by surface-level asbestos-containing material in order to manage the current risk and inform decision-making regarding future useage.

Where an asbestos-containing material (ACM) has been identified, the client should review the material risk assessment prepared for each ACM in light of their understanding of the nature of the building and its use by occupants and satisfy themselves that the consultant assumptions used and the risks presented by ACMs on-site are adequately risk-assessed.

Note that this report does not address issues relating to contamination of soils around this structure or elsewhere in the vicinity, with asbestos-containing materials. These are discussed in a Stage 1 contaminated land investigation report (P6799.02).

2.0 GENERAL SITE & SURVEY INFORMATION

The following information pertains to the client, site and scope of survey.

Table 1: Survey Information

The name and address of the person who commissioned the survey;	Mr Graham Buchan 59 School Drive, Aberdeen, AB24 1TH
The names of the surveyors;	Brian Gardner CCP [Asbestos]
The name and address of the premises surveyed;	Burnside Poultry Unit, Little Clinterty, Kinellar, Aberdeenshire AB21 0TL
Survey date	29/09/2016
Report issue date	08/11/2016
A description of the areas included in the survey	Agricultural shed only
A description of any areas excluded in the survey	All areas were accessed
The survey method used (this publication and/or other documented procedures)	Procedure 30 based upon HSG264
The type of survey undertaken (management, refurbishment or demolition) and, if more than one type is used, where they apply within the premises;	Management Survey
Any variations or deviations from the method	N/A
Agreed exclusions and inaccessible areas (with reasons) which should be specific to the survey and not generic.	Management-level asbestos surveys do not normally access behind surface fabric. Locations behind the internal plasterboarding erected in recent years at the front entrance could not be accessed. However the client has advised that suspect asbestos debris may be present in these areas as a result of the refurbishment works. Scope of the survey reported here does not extend to contamination of ground around the structure.

3.0 SURVEY FINDINGS

3.1 Inaccessible Areas

No areas were deemed inaccessible within the scope of a management-level asbestos building survey.

3.2 Survey Findings

3.2.1 External Fabric

The external structure comprises blockwork to 0.6m height with timber cladding external walls above this. Rainwater goods are plastic. The roof, apex and flashings etc are formed from corrugated asbestos cement sheeting (Ref: Samples 67443, Certificate A20653, Appendix 1). In places these have been patched with non-asbestos panelling. The roof apex has asbestos cement vents.

Samples were tested for water sorption capacity, to establish the category of material under the Control of Asbestos Regulations2012, and the external asbestos materials were confirmed as being classed as “asbestos cement”. Figures 2 & 3 illustrate the asbestos cement roofing elements. Figure 5a at appendix 2 shows a schematic of the extent of the roofing asbestos

Figure 2. View of barn structure from north

Figure 3. North (front) end of barn, east elevation

3.2.2 Internal Fabric

Internally the roof is supported by timber struts, forming 12 internal sections running the width of the structure. Internally the rear (ie southern) ten sections of the barn structure are clad in flat thin asbestos cement panelling to a height of 2.0m. This material has a slight yellow colouring (Ref: Sample 67445, Certificate A20653, Appendix 1). Figure 5c at appendix 2 shows a schematic of the extent of the vertical asbestos wall cladding.

The same material clads the underside of the ceiling throughout the structure, approximately 12m x 40m in area (Ref: Sample 67446, Certificate A20653, Appendix 1). Figure 4 illustrates the wall cladding and roof underside panelling. Figure 5b at appendix 2 shows a schematic of the extent of the asbestos sheeting forming the underside of the roof.

The front (north) two sections of the barn structure are clad internally with plasterboard, forming new walling and office/store areas. Access could not be gained behind this without disturbance works (outwith survey scope). The client advised that the asbestos panelling

present throughout the rest of the barn should be expected to be present here also along with some debris associated with the installation of the plasterboard walling, though this could not be confirmed within the scope of the survey.

The internal asbestos cladding is typically in 2m x 3m sections and nailed in place to timber structure behind. The asbestos internal panelling is unpainted but in relatively good condition, with limited damaged locations, such as light fittings, penetrations in ceiling panelling etc.

Figure 4. Internal view of barn looking south from entrance

Roof vents have been installed/refurbished at various locations; some debris from the asbestos panelling is evident internally on floor surfaces, and is presumed to have resulted from installation of roof vents.

Samples were tested for water sorption capacity, to establish the category of material under the Control of Asbestos Regulations 2012, and the internal wall cladding and roofing underside sheeting asbestos materials were confirmed as being classed as “asbestos cement”.

The black damp-proof course running above the block work wall and immediately below the asbestos cement cladding was sampled (Ref: Samples 67440, 67449, Certificate A20653,

Appendix 1) and found to not be an asbestos-based product itself, though there was evidence of trace potential surface contamination from the internal cladding.

Table 2 below details the location of all of the asbestos containing materials found during the Management Survey.

Table 2: Survey Findings – Asbestos-Containing Materials Identified

Sample Certificate	A20653 (part of)			Analysed By	Keith Garland	Samples Taken	4
Location	**Description of Material**	**Extent[1]**	**Accessibility**	**Condition**	**Surface Treatment**	**Identification Criteria[2]**	**Material Assessment Score[3]**	**Comments**
External roofing and associated vents, flashings, apex etc	Asbestos cement	450 sq m	Low	Fair-Poor	None	Sampled	5	None
Internal sheeting to underside of roof	Asbestos cement	400 sq m	Low	Fair	None	Sampled	4	None
Internal wall cladding	Asbestos cement	180 sq m	High	Fair	None	Sampled	4	None

[1] The extent is an approximate measurement for management purposes only. Do not use for removal purposes.
[2] Sampled/Strongly Presumed/Presumed.
[3] See Appendix 4.

4.0 ASBESTOS REGISTER AND MANAGEMENT ACTION PLAN

4.1 Survey conclusions are summarised in Table 3 below. This table should be considered as a Register and Asbestos Management Plan for the duty holder with regards to the management of their ACMs. While the premises remain unoccupied there is no immediate action required.

Table 3: Location of ACMs and Actions Required

Location/ Item	Risk Summary	Action/Timescale
External roof sheeting	Low	No action required if premises is to be unused. If premises are to be used, the roof sheeting will require a condition survey/ reinspection on a 3-yearly basis. Prior to demolition remove the asbestos sroof sheeting
Internal wall cladding	Low	If premises to be used/occupied, the internal fabric should be subject to a priority asbestos risk assessment. Restricting access of contractors/others behind plasterboard fabric to front of barn structure is prudent given the likelihood of asbestos cement debris. An "environmental clean" of all surfaces may be appropriate at this stage, depending on the nature of the occupancy, and/or encapsulation of all accessible internal surfaces. A condition survey/ reinspection will require to be undertaken on a regular basis (typically 6 or 12-monthly) depending on risk assessment. Alternatively, consideration may be given to removal outright of this material at this stage particularly if any internal refurbishment works is proposed, or activities likely to present risk of damage to wall fabric. The wall cladding will require to be removed prior to any demolition.
Internal panelling to roof underside cladding	Low	If premises to be used/occupied, this fabric should be subject to a priority asbestos risk assessment. Given the low accessibility of these surfaces and their orientation, where an environmental clean is being carried out on the internal wall cladding, an environmental clean of the roof underside surfaces and/or encapsulation of all accessible internal surfaces may, or may not, be appropriate, depending on the nature of the occupancy/risk assessment. A condition survey/ reinspection will require to be undertaken on a regular basis (typically 6 or 12-monthly) depending on risk assessment. Alternatively, consideration may be given to removal outright of this material at this stage in tandem with the wall cladding, particularly if any internal refurbishment works is proposed, or activities likely to present risk of damage to roof underside. The roof underside will require to be removed prior to any demolition

4.2 Work on these materials will not be licensable. Work on the external asbestos roofing will almost always constitute non-notifiable/non-licensable work. Work on the internal fabric will require a risk assessment to establish if this work constitutes non-notifiable/non-licensable work, or notifiable/non-licensable work.

The three main categories of "work with asbestos", are discussed in more detail in appendix 4 but can be summarised as follows:

Licensable work requires a licenced removal contractor. The removal contractor will be required to notify the HSE 14 days prior to the removal of the material. The removal contractor operatives and supervisors must be suitably trained and their training refreshed annually. A Plan of Work and Method Statement must be completed prior to the work commencing and a copy kept at the site with the ASB5 notification form.

Notifiable, non-licensable work does not require a licenced removal contractor, but it requires notification (same day) to HSE Notifiable Non-licensed Works do not require a licensed asbestos removal contractor to remove the materials and removal does not require notification to the HSE 14 days prior to commencement of the works. However, the work does need to be notified to the HSE on the day of the work, prior to commencement of the work activities. The general requirements of the *Control of Asbestos Regulations 2012* will still apply.

Personnel undertaking work on these materials must be appropriately trained for the work they are undertaking (note *"asbestos awareness"* training is not sufficient). This training should be undertaken annually. Prior to commencement of any works a suitable and sufficient Plan of Work and Risk Assessment is required and should be retained on-site. Appropriate controls on the spread of, and exposure to, asbestos should be used.

Non-notifiable, non-licensable work does not require a licenced removal contractor nor notification to HSE. However, the general requirements of the *Control of Asbestos Regulations 2012* will still apply.

Personnel undertaking work on these materials must be appropriately trained for the work they are undertaking (note *"asbestos awareness"* training is not sufficient). This training should be undertaken annually. Prior to commencement of any works a suitable and sufficient Plan of Work and Risk Assessment is required and should be retained on-site. Appropriate controls on the spread of, and exposure to, asbestos should be used.

APPENDIX 1: CERTIFICATE OF ANALYSIS

CERTIFICATE OF ANALYSIS

2146

Analysis undertaken to Ethos UKAS Accredited Documented In-House Procedure 27 based upon Appendix 2 of the Analysts' Guide (HSG248)

Ethos Environmental Ltd

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email: info@ethosenvironmental.ltd

ASBESTOS JOB NUMBER A-20653

CLIENT MR GRAHAM BUCHAN
59 SCHOOL DRIVE

ABERDEEN

AB241TH

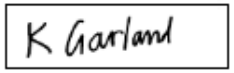
DATE OF SAMPLING 29/09/2016
DATE OF ANALYSIS 11/10/2016
SAMPLED BY Brian Gardner
SITE DETAILS: **Burnside Poultry Farm, Kinellar**

Sampling Disclaimer
Ethos Environmental Ltd. operate a UKAS Accredited documented in-house method for bulk asbestos sampling. Where samples are sent in by external clients Ethos Environmental Ltd. can accept no responsibility for samples incorrectly collected or cross contaminated. The sampling will also be outwith the scope of our UKAS Accreditation for sampling. This disclaimer should be considered when interpreting the results of the analysis below.

SAMPLE ID	SAMPLE DETAILS	CONTAINS	COMMENTS
67440	Sample 1	Chrysotile (white asbestos)	
67443	Sample 2	Chrysotile (white asbestos)	<30%w/w absorption - cement
67444	Sample 3	Chrysotile (white asbestos)	>30%w/w absorption - board
67445	Sample 4	Chrysotile (white asbestos)	<30%w/w absorption - cement

ANALYSED BY: Keith Garland
DESIGNATION: Laboratory Analyst

ANALYSED BY SIGNATURE



AUTHORISED BY: Ania Szczepanska
DESIGNATION: Senior Laboratory Analyst

AUTHORISED BY SIGNATURE

Analysis Disclaimer
All comments and opinions, including water sorption analysis, contained on this certificate are outwith the scope of our UKAS Accreditation for Analysis of Asbestos in Bulk Materials. No responsibility can be accepted for the incorrect use or misrepresentation of the information detailed in this certificate.

This certificate is invalid without an authorised signature.

Page 1 of 3

Form no	27-005
Issue	2.0
Date Issued	May-14

CERTIFICATE OF ANALYSIS

Analysis undertaken to Ethos UKAS Accredited Documented In-House Procedure 27 based upon Appendix 2 of the Analysts' Guide (HSG248)

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ASBESTOS JOB NUMBER A-20653

CLIENT MR GRAHAM BUCHAN
59 SCHOOL DRIVE

ABERDEEN

AB24 1TH

DATE OF SAMPLING 29/09/2016
DATE OF ANALYSIS 11/10/2016
SAMPLED BY Brian Gardner
SITE DETAILS: **Burnside Poultry Farm, Kinellar**

Sampling Disclaimer

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67446	Sample 5	Chrysotile (white asbestos)	<30%w/w absorption - cement
67447	Sample 6	Chrysotile (white asbestos)	<30%w/w absorption - cement
67448	Sample 7	Chrysotile (white asbestos)	<30%w/w absorption - cement
67449	Sample 8	Chrysotile (white asbestos)	

ANALYSED BY: Keith Garland
DESIGNATION: Laboratory Analyst
ANALYSED BY SIGNATURE K Garland

AUTHORISED BY: Ania Szczepanska
DESIGNATION: Senior Laboratory Analyst
AUTHORISED BY SIGNATURE

Analysis Disclaimer

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Form no	27-005
Issue	2.0
Date Issued	May-14

CERTIFICATE OF ANALYSIS

2146

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ASBESTOS JOB NUMBER A-20653

CLIENT MR GRAHAM BUCHAN
59 SCHOOL DRIVE

ABERDEEN

AB241TH

DATE OF SAMPLING 29/09/2016
DATE OF ANALYSIS 11/10/2016
SAMPLED BY Brian Gardner
SITE DETAILS: **Burnside Poultry Farm, Kinellar**

Sampling Disclaimer
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67450	Sample 9	Chrysotile (white asbestos)	>30%w/w absorption - board
67451	Sample 10	Chrysotile (white asbestos)	<30%w/w absorption - cement

ANALYSED BY: Keith Garland
DESIGNATION: Laboratory Analyst
ANALYSED BY SIGNATURE K Garland

AUTHORISED BY: Ania Szczepanska
DESIGNATION: Senior Laboratory Analyst
AUTHORISED BY SIGNATURE

Page 3 of 3

Analysis Disclaimer
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Form no	27-005
Issue	2.0
Date Issued	May-14

APPENDIX 2: SITE SCHEMATIC

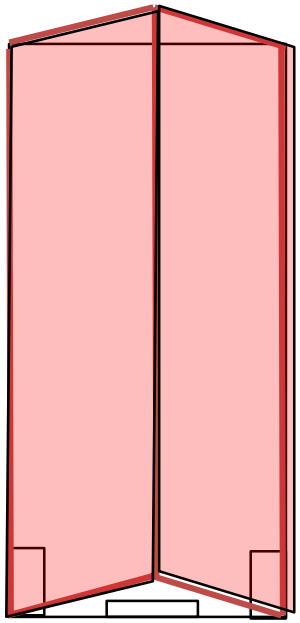

Fig 5a. Plan view showing asbestos cement roof sheeting

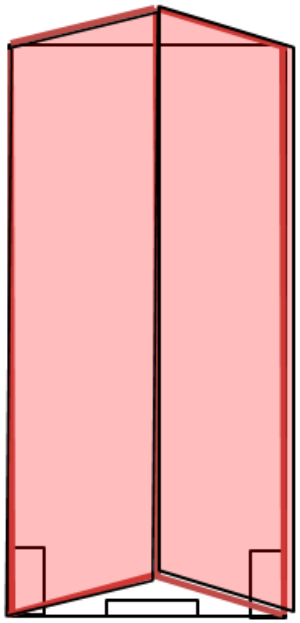

Fig 5b. Plan view showing asbestos cement sheeting to roof underside

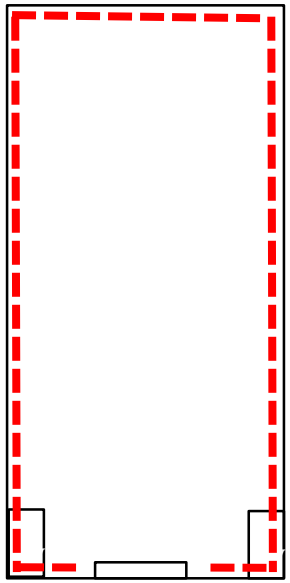

Fig 5c. Plan view showing asbestos cement cladding to internal surfaces of external walls.

North

APPENDIX 3: CATEGORIES OF WORK WITH ASBESTOS

There are three categories of work with asbestos:

- Licensable (and hence notifiable)
- Notifiable, but non-licensable (NNLW)
- Non-notifiable and non-licensable

Whether a type of asbestos work is either licensable, NNLW or non-licensed work has to be determined in each case and will depend on the type of work you are going to carry out, the type of material you are going to work on and its condition. The identification of the type of asbestos-containing material (ACM) to be worked on and an assessment of its condition are important parts of your risk assessment, which needs to be completed before you start work.

Firstly, decide if the work is exempt from licensing or not.

If the work is exempt from the need for a licence, you then need to determine if it is notifiable non-licensed work or non-licensed work. The key factors to consider are:

The type of work you are planning to do:

- **Maintenance**, e.g. drilling holes to attach fittings or pass cables through, painting, cleaning etc. Maintenance includes some removal where it is incidental to the main task, e.g. removing an asbestos ceiling tile to allow inspection; or
- **Removal**, e.g. as part of a refurbishment or redesign project; or
- **Encapsulation**, e.g. work to enclose or seal asbestos materials in good condition; or Air monitoring and control, and the collection and analysis of samples.

The asbestos type:

- **Is it friable?** - the more friable a material is, the more likely it will release asbestos fibres when worked on and the greater the risk of exposure. Work which disturbs more friable materials e.g. asbestos insulation will tend to be NNLW and work which disturbs the least friable materials e.g. asbestos cement can normally be treated as non-licensed work; and

- **How firmly is the asbestos bonded in a matrix?** (For removal work only) – Asbestos containing materials (ACMs) where the asbestos is coated, covered or contained within another material, such as cement, paint or plastic are considered to be firmly bonded in a matrix, ACMs of this type in good condition can usually be treated as non-licensed work but where they are significantly damaged, and so more likely to release fibres, they will need to be treated as NNLW.

- **The material's condition:** Has the material been damaged or is it in poor condition? – removal of ACMs in poor condition e.g. due to flood or fire damage, will normally need to be treated as NNLW; and

- **Will the materials' matrix be destroyed when worked on?** – e.g. deteriorating textured decorative coatings e.g. 'Artex' with gel or steam to remove it, will normally need to treated as NNLW.

It is the responsibility of the person in charge of the job to assess the ACM to be worked on and decide if the work is NNLW or non-licensed work. This will be a matter of judgment in each case, dependent on consideration of the above factors.

A decision flow chart is available in Asbestos Essentials sheet A0 to help you decide how work with asbestos should be categorized (see Figure A4.1 below).

To help you, examples of NNLW include, (assuming in all cases exposure is sporadic and of low intensity and will not exceed the control limit):

1 minor, short duration, maintenance work involving asbestos insulation, e.g. repairing minor damage to a small section of pipe insulation where the exterior coating has been broken or damaged;

2 minor removal work involving AIB, when short duration and as part of a refurbishment project, e.g. removing AIB panels fixed with screws following water damage;

3 entry into the roof space above an AIB tiled ceiling, when no decontamination or cleaning has taken place;

4 removal work involving textured decorative coatings where the method of removal requires deterioration of the material, e.g. where the material is treated by steam, hydrating gel etc. and scraped off the underlying surface, or where it is very badly flood-damaged;

5 removal of asbestos paper and cardboard products if not firmly bonded in a matrix;

6 removal of asbestos cement (AC) which is substantially degraded e.g. badly fire-damaged or de-laminated material, or where substantial breakage is unavoidable to achieve removal.

NNLW will not normally include the following, which will continue to be categorised as non-licensed work (which is not notifiable), (assuming in all cases exposure is sporadic and of low intensity and will not exceed the control limit):

1 short, non-continuous maintenance work involving AIB which is in good condition, e.g. drilling holes in AIB to attach a fitting or pass through a cable or pipe, cleaning light fittings attached to AIB, removing a door with AIB fire-proofing, or lifting ceiling tiles for inspection where there is no full-body entry into the roof space;

2 short, non-continuous maintenance work on asbestos cement (AC), e.g. work on weathered AC roof tiles;

3 removal of AC, which is kept virtually intact;
4 short, non-continuous maintenance work on textured decorative coatings, e.g. drilling holes, inserting screws or painting;
5 small-scale maintenance work with textured decorative coatings when this can be achieved without deterioration of the material, e.g. by careful cutting around backing sheets to achieve removal intact;
6 removal, for example, of gaskets or asbestos rope cords from heating appliances, which can be left in situ for disposal or can be lifted out virtually intact, without substantial breakage;
7 short, non-continuous maintenance work on clutch discs, brakes, friction products etc. unless significant damage is required e.g. by power tools;
8 removal of floor tiles or bitumen felt, when done with the appropriate controls, e.g. inline with Asbestos Essentials sheets A21 and A23;
9 work to enclose or seal asbestos materials that are in good condition (and that do not require a licence);
10 air monitoring and control, and the collection and analysis of samples.

The illustration of asbestos work categories chart (See Figure A4.2) gives some examples of what work falls into the categories of licensed, NNLW and non-licensed.

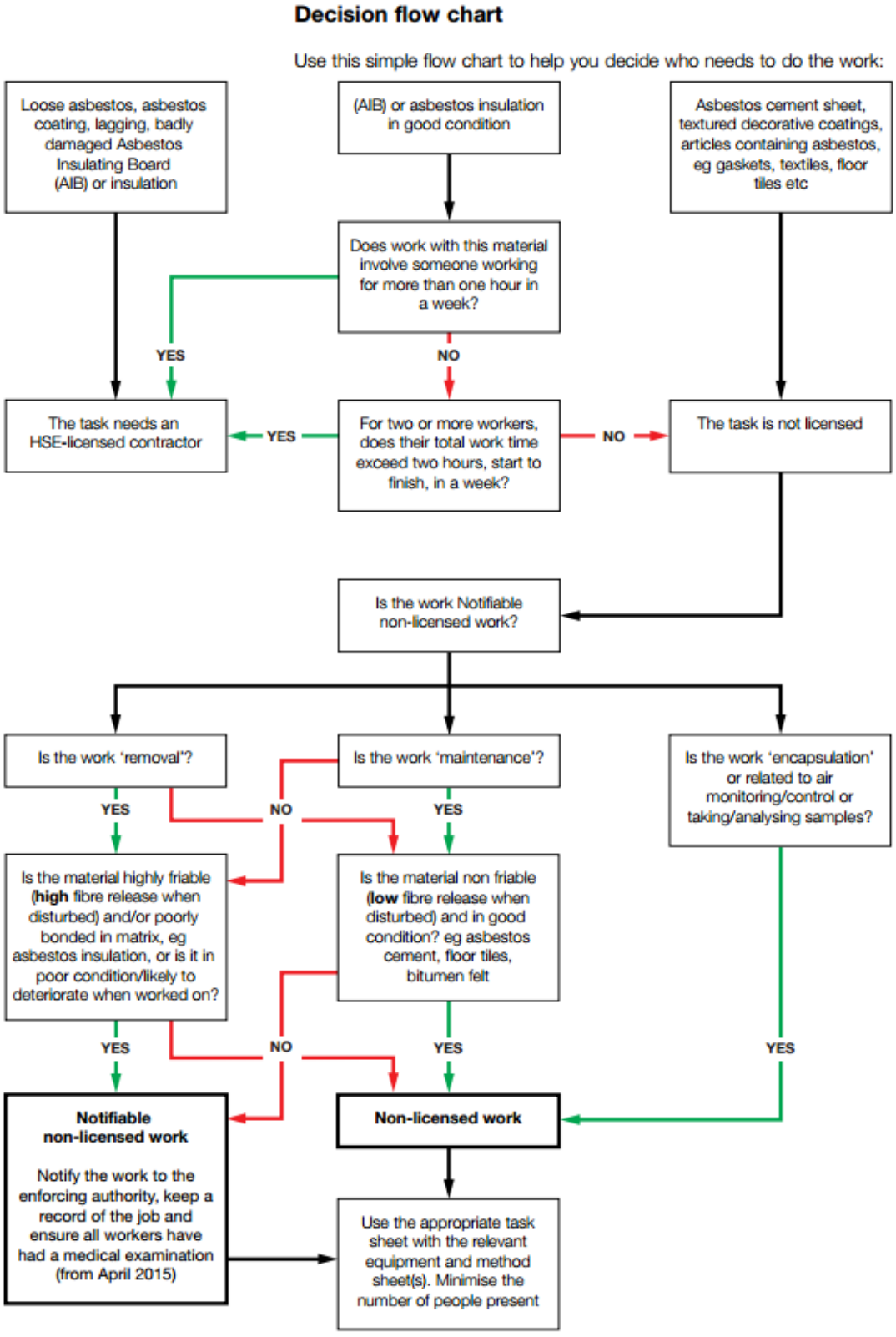
Decision flow chart
Use this simple flow chart to help you decide who needs to do the work:
Loose asbestos, asbestos coating, lagging, badly damaged Asbestos Insulating Board (AIB) or insulation
(AIB) or asbestos insulation in good condition
Asbestos cement sheet, textured decorative coatings, articles containing asbestos, eg gaskets, textiles, floor tiles etc
Does work with this material involve someone working for more than one hour in a week?
YES
NO
The task needs an HSE-licensed contractor
YES
For two or more workers, does their total work time exceed two hours, start to finish, in a week?
NO
The task is not licensed
Is the work Notifiable non-licensed work?
Is the work 'removal'?
Is the work 'maintenance'?
Is the work 'encapsulation' or related to air monitoring/control or taking/analysing samples?
YES
NO
YES
Is the material highly friable (high fibre release when disturbed) and/or poorly bonded in matrix, eg asbestos insulation, or is it in poor condition/likely to deteriorate when worked on?
Is the material non friable (low fibre release when disturbed) and in good condition? eg asbestos cement, floor tiles, bitumen felt
YES
NO
YES
YES
Notifiable non-licensed work
Notify the work to the enforcing authority, keep a record of the job and ensure all workers have had a medical examination (from April 2015)
Non-licensed work
Use the appropriate task sheet with the relevant equipment and method sheet(s). Minimise the number of people present

Figure A4.1

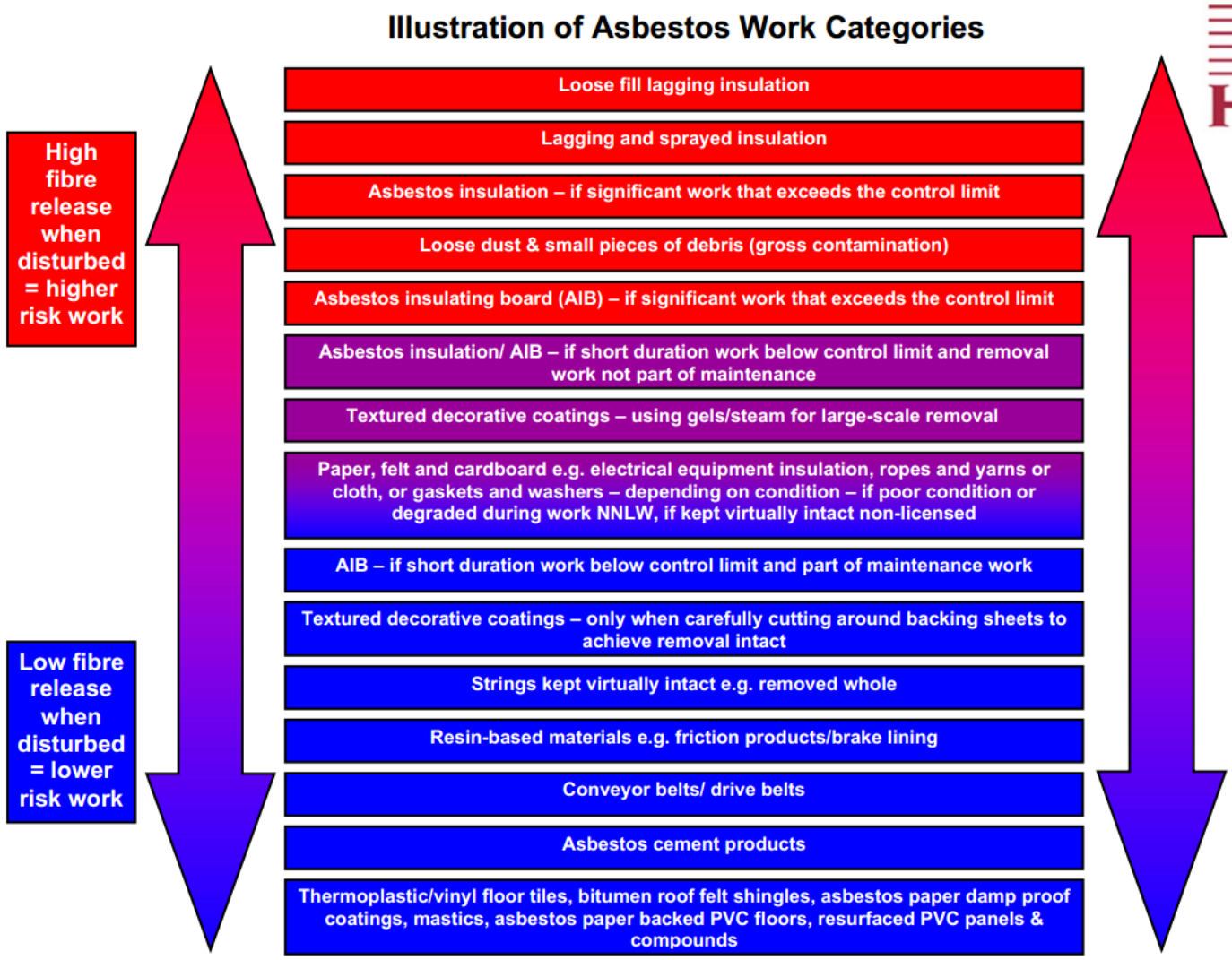

Figure A4.2

APPENDIX 4: METHODOLOGY

A5.1 Surveying

Ethos Environmental UKAS-accredited in-house Procedure 30 in accordance with HSE Guidance HSG264 was used. In each instance the conclusion as to asbestos presence/absence may be based on:

i. Specific sampling: Sampling of the actual item/element in the area indicated, confirming that asbestos is/is not present. These samples will be detailed on the certificate of analysis. Specific sampling may include two or more samples of the same material in one or more locations to assess the homogenous nature of the material both locally and in other areas.

ii. Strong presumption of asbestos presence: In the absence of sampling, visual inspection indicating that the surveyor is confident that the item does contain asbestos

iii. Presumption of asbestos **presence**: In the absence of sampling, the surveyor must make a visual inspection of a material. If the material is of such a type that was found to contain asbestos in the past, the surveyor cannot assume that the material does not contain asbestos, i.e. that the item should be assumed to contain asbestos.

iv. Presumption of asbestos **absence**: In the absence of sampling, the surveyor must make a visual inspection of a material. Some materials obviously do not contain asbestos (e.g. brick, glass, wood) and have never been known to contain asbestos. In these circumstances the surveyor can assume that the material does not contain asbestos.

A5.2 Sampling

Where sampling has been used, this has been by means of an in-house UKAS-accredited method in accordance with HSE Guidance HSG265 and HSG248.

A5.3 Analysis

All analysis was undertaken by in-house UKAS-accredited method in accordance with HSE Guidance Note HSG248

A5.4 Risk Assessment

A risk assessment is undertaken on all ACMs identified. This risk assessment is a material risk assessment only, undertaken in accordance with HSG264. The assessment relates only to the risk presented by the material in-situ: no allowance is made for other factors which the client is assumed to have a clearer knowledge of, and which may significantly change the risk, such as occupancy of room/area where ACM is present (numbers of persons and duration), likelihood that the ACM will be disturbed, and nature of any such disturbance (this is a Priority Assessment – See HSE Document HSG227).

The client is therefore advised to review the material risk assessment conclusions in light of their understanding of the nature of the building and its use by occupants.

A5.4.1 Material Risk Assessment Scoring System

Sample Variable	Score	Examples of Scores
Product Type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulating products (e.g. pipe and boiler lagging), sprayed coatings, loose asbestos mattresses and packing
Extent of Damage or Deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles, etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination: materials, sprays and thermal insulation. Visible asbestos debris
Surface Treatment	0	Composite materials containing asbestos: Reinforced plastics or resins, vinyl floor tiles or painted asbestos cement (with exposed face painted or encapsulated)
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), unsealed asbestos cement sheets, etc.
	2	Unsealed AIB or encapsulated lagging and sprays.
	3	Unsealed lagging or sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

The risk assessment score for each of the four factors is added up. The lowest score possible is 2, the highest is 12.

A5.4.2 Condition Classifications

The conditions of any asbestos-containing materials identified in the survey are classified as follows:

Good
The asbestos-based material is in sound condition and shows no signs of deterioration.

Fair
The asbestos based material, although sound is (a) sealed but showing slight signs of surface deterioration such as hairline cracks, water stains and minor blemishes; or (b), is unsealed but in otherwise good condition.

Poor
The asbestos based material is badly water stained; broken, badly cracked or fibrous materials are exposed.

APPENDIX 5: SURVEY SCOPE, QUALIFICATIONS AND SERVICE CONSTRAINTS

A6.1 Management Survey Scope

Whilst Ethos attempts to gather as much information pertaining to the building, it's current use and any intended use (where refurbishment is planned), it is not uncommon for the organisation commissioning the survey to be unaware of the planned use of the building.

This information can be essential in ensuring that the correct scope of work for the asbestos survey is undertaken. Therefore, it should not be assumed that Ethos Environmental Ltd is party to full information relating to the client's intentions for the building at the time of the survey commission or completion.

It is important that the client, should satisfy themselves that they have provided – in advance of the survey – the surveying organisation with all information available in terms of:

i. previous surveys or sampling exercises undertaken,
ii. history of the building,
iii. previous asbestos removal details,
iv. site and layout plans
v. details of hidden voids, solums or hidden access hatches/points etc.

The client should satisfy themselves that the scope and extent of the survey reported here meets their requirements. It is also stressed that the responsibility of the surveying organisation extends to the undertaking (and demonstrating of same) that reasonable steps have been taken to carry out a full and comprehensive survey.

The client's attention is drawn specifically to the distinctions between Management and Refurbishment/Demolition building surveys:

Survey Type	Survey scope	Method	Requirement	Risk Algorithm
Management	Survey of all areas of the building excluding building elements, voids etc. hidden within/behind other building fabric.	Survey based on surveyor inspection & presumptions, and sampling	Regulation 4 of Control of Asbestos Regulations 2012	Yes
Refurbishment/ Demolition	Survey of all areas of the building including building elements, voids etc. hidden within/behind other building fabric. Appropriate for buildings due for demolition or refurbishment or other works liable to disturb the building fabric	Survey based on surveyor inspection & presumptions, intrusions/penetrations and sampling	Control of Asbestos Regulations 2012	No*

A6.2 Survey Types

A Management survey involves assessing all visible surfaces of the building fabric and all readily accessible elements. Specifically, it is stressed that a Management survey should not be relied upon to confirm the presence/absence of asbestos in buildings prior to refurbishment, demolition or any works liable to disturb non-surface elements of the building fabric as these items may not have been included within the scope of a Management survey. Where such work is proposed, a Refurbishment/Demolition survey is required.

A Management asbestos survey scope does not permit intrusions within elements (e.g. behind walls, under floorboards) of the building fabric.

Surveys are necessarily representative. Given the ways in which asbestos materials were utilised in buildings, a full and comprehensive Management survey cannot warrant that all the locations of asbestos in a building have been identified. As such, it is prudent where major building disturbance works are proposed, a Refurbishment/Demolition survey is commissioned, and that site health and safety management arrangements includes for emergency procedures in the event of suspect asbestos materials being uncovered during demolition.

Whilst great care has been taken to ensure that all ACMs have been located and identified, no survey can guarantee that all asbestos present in an area has been uncovered.

The following (Table A6.3) specific caveats and qualifications are required under the company's professional indemnity cover and should be taken into consideration when interpreting the findings of this report:

A6.3 Caveats

1	**Access**
	The asbestos survey requires access to be gained to all lofts, sub-floor areas, solums, crawl spaces, roofs etc. to allow close inspection, penetration and sampling where necessary. This quotation assumes that the client has made Ethos aware of all of such spaces and either provided access to these areas or made Ethos aware of the access which will be required. Should Ethos discover an area which has not been brought to Ethos' attention, an additional charge may require to be made to gain access.
2	**Work at height**
	Survey work at heights above 2.0m (i.e. fabric above height of 4.0m) will require provision of a safe working platform. This quotation will only include for this item if the client has made Ethos aware of access restrictions. The client should either satisfy themselves that this will not be required, ensure provision of such an item(s) where necessary, or should advise the surveyor accordingly to enable review of this proposal so that we can incorporate this item into our costings.
3	**Occupancy**
	The client is advised as to the nature of a Refurbishment/Demolition survey, specifically that it involves penetrative, intrusive investigation of surface fabric in order to access and inspect underlying surfaces of the building structure. This necessarily may involve significant disturbance and damage to the building fabric. It is assumed that the client is aware that normal occupancy of the building is not usually possible during a Refurbishment/Demolition asbestos survey for reasons of health & safety primarily, but also occupant convenience and nuisance. This proposal assumes access for the purposes of surveying can be gained during normal working hours, and the surveying exercise will not be disrupted by other contractors/building occupants. The client should satisfy themselves with this restriction, or should advise the surveyor such that we can incorporate night-time/weekend working into the costing.
4	**Damage and Disturbance**
	Refurbishment/Demolition surveys necessarily involve damage and disturbance to surface building fabric such as floors, walls, ceilings and roofs. While precautions will be taken to avoid damage to suspect asbestos-containing materials (and any such damage is the responsibility of Ethos and will be cleaned up and made safe immediately), it is stressed that for the purposes of this quotation it is assumed that clean-up and cosmetic repair/ making-good **will not** normally be required for any other (non-asbestos) materials disturbed, on the basis that the building (or parts of) within the survey scope will not be occupied subsequent to the site survey work. The client should satisfy themselves with this restriction, or should advise the surveyor to the contrary, such that we can incorporate making-good etc. of penetrations, intrusions etc. into the costing. It is further assumed for the purposes of this quotation that elements of the building fabric will not be penetrated where it is considered that this will impact on the weatherproof integrity of the premises (roof primarily). If the client requires the roof to be penetrated this requires to be specifically indicated in advance of the survey site work.

5	**Electrical and Other Services**
	This quotation assumes that the survey team will not be restricted during the survey by concerns relating to live services in general, and concealed live electrical cabling in particular. Electrical switchgear, distribution boards, plant and fuse boxes requires to be opened up for a Refurbishment or Demolition survey. This quotation assumes, therefore, that electrical supply to all parts of the premises requiring survey will be isolated and certification (or similar) to that effect, by a competent electrical contractor will be available on-site prior to commencement of the survey. Should this not be available, all electrical equipment will not be accessed. Similarly, gas boilers/heaters will not necessarily be intrusively accessed unless the client has specifically requested this and indicated that the gas supply has been isolated.
6	**Concealed Spaces**
	Concealed spaces that may exist within the fabric of the premises, where the extent of these is not evident due to inaccessibility or insufficient knowledge of the structure (e.g. absence of site plans) at the time of the survey, may not be surveyed or reported on. In particular, Ethos Environmental Ltd is not responsible for accessing such areas if the location of any access hatch/door etc. is not reasonably visible, or has not otherwise been specifically indicated to the surveyor by the client in advance of the survey. The client must make Ethos aware, prior to commencement of the survey of the location of any such spaces on site.
7	**Lifts**
	Lift shafts and plant rooms are common locations for ACMs. These areas can only be accessed for surveying purposes where their presence has been highlighted in advance by the client and where the client has arranged for a competent lift engineer to be available on-site to assist.
8	**Plant and Equipment**
	A full intrusive Refurbishment/Demolition investigation requires items of plant and equipment to be accessed. Intrusive inspection may affect the functioning or integrity of the plant. This requires, however, confirmation by the client on-site or in advance of the survey as to electrical, or other isolation (for surveyor safety) and redundancy of the item (due to high risk of damage). This includes for HVAC (heating, ventilation and air conditioning) plant.
9	**Functional Integrity**
	Sampling and/or intrusive penetrations may affect the functional integrity of the item concerned, e.g. fuses within electrical distribution switch gear, certain gaskets, fire doors, anti-vibration gaiters, lift brake shoes etc. The client should indicate items where such activities are not to be undertaken, and be advised that this exclusion may impact on the scope/extent of the Refurbishment/Demolition survey. Where these have not been identified as a specific exclusion, they will be surveyed. Ethos will not be responsible for any damage to items intended for exclusion from the survey but where not notified to Ethos in advance of the survey.
10	**Insulation**
	Reasonable attempts will be made to inspect pipework which is concealed by overlying non-asbestos insulation (for the presence of underlying asbestos insulation/paper/debris etc.). However this inspection is necessarily limited: the absence of underlying asbestos debris (or similar) on pipework, which is not readily visible or inspection of which would require the removal and replacement of overlying insulation materials, cannot be assumed.
11	**Representative Sampling**
	Samples will be taken only where deemed necessary. Where a suspected material appears to be repeatedly used within an area (e.g. insulation boards, sprayed insulation, asbestos cement products), a representative number of samples only will be collected.

12	**Fillers**
	Rawl plugs and similar filler materials which may contain asbestos, the location of which is hidden by a wall coating, are extremely difficult to identify in asbestos surveys, whether management surveys or refurbishment/demolition surveys.
13	**Textured coatings**
	Reasonable attempts will be made to survey and sample textured coatings (e.g. Artex or similar) however the client is advised that these materials may be highly inhomogeneous and can vary significantly with regard to the asbestos presence/absence.
14	**Licensable Asbestos Materials**
	This quotation assumes that no licensable asbestos materials are present in locations which conceal other building fabric which may require to be accessed for the purposes of this survey. The client should satisfy themselves (e.g. by review of existing asbestos register) that this is the case, and that they have an appropriate understanding of the location of all ACMs at the Management Survey (formerly Type 2 survey) level. If it is established during the survey, that there are licensable ACMs which require to be removed in order to complete the survey, the client will be informed and a report will be issued detailing the limitations to the report. Alternatively the client can commission the licensed removal works to enable the survey to be completed in this respect, although there may be an additional charge for returning to site.
15	**Underground Services and Ducts**
	On occasion building and sites can have underground services which are unknown to the current occupier. Ethos will survey underfloor ducts and solums where safe access can be provided. However, Ethos will not investigate the site to identify the presence of underground services which have not been identified by our client or their agents.

A6.4 General Service Constraints

This report and the survey carried out in connection with the report (together the "Services") were undertaken by Ethos Environmental Ltd for the client in accordance with the terms of a contract between Ethos Environmental Ltd and the client.

The services were performed by Ethos Environmental Ltd with the skill and care ordinarily exercised by a reasonable environmental consultant authorised under the company's UKAS-accredited asbestos building surveying service for asbestos surveying, at the time the services were performed. Further, and in particular, the services were performed taking into account the limits of the scope of works required by the client, the timescale involved and the resources - including financial and manpower resources - agreed between Ethos Environmental Ltd and the client.

Other than that expressly detailed above, Ethos Environmental Ltd provides no other representation or warranty whether express or implied in relation to the services.

Unless otherwise agreed in advance, the services were performed by Ethos Environmental Ltd exclusively for the purposes of the client. Ethos Environmental Ltd is not aware of any interest of or any reliance by any party other than the client in or on the Services.

Unless expressly provided in writing, Ethos Environmental Ltd does not authorise, consent or condone any party other than the client relying upon the services. Should this report or any part of the report, or otherwise details of the services, or any part of the services, be made known to any such party, and such party relies thereon, that party does so wholly at its own and sole risk and Ethos Environmental Ltd disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent UKAS-accredited asbestos consulting laboratory and/or lawyer.

It is Ethos Environmental Ltd's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was a significant factor in determining the scope and level of the services. Should the purpose for which the report is used, or the proposed use of the site change, this report may no longer be valid, and any further use of or reliance upon the report in those circumstances by the client without Ethos Environmental Ltd's review and advice shall be at the client's sole and own risk.

Should Ethos Environmental Ltd be requested to review the report after the date hereof, Ethos Environmental Ltd shall be entitled to additional payment at the then existing rates or such other such terms as agreed between Ethos Environmental Ltd and the client.

Under the *Control of Asbestos Regulations 2012*, the duty-holder requires to implement an asbestos management system, one part of which is the undertaking of an asbestos building survey. HSG264 asbestos building surveys necessarily involve a significant degree of subjective assumption by the surveyor, as to:

- ☐ the likelihood of asbestos being present within an element,
- ☐ an appropriate sampling strategy/frequency;
- ☐ the representativeness of a sample obtained for a particular element
- ☐ The extent to which another element in the building can be considered to be the same as one already addressed.

The client should satisfy themselves as to the suitability of the survey report in terms of its scope, areas accessed and findings. Where the client has cause to question any aspect of the report, Ethos Environmental Ltd will not be held liable for any costs (financial or in kind, direct or indirect) incurred by the client or third parties, where:

A. Ethos Environmental Ltd has not been given the opportunity to review the report, and offer a remedial response within a reasonable timescale subsequent to the client raising concerns; and,

B. These costs were incurred before this response/review by Ethos Environmental Ltd.

The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could, render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of Ethos Environmental Ltd. In the absence of such advice, reliance on the report in the future shall be at the client's own and sole risk. Should Ethos Environmental Ltd be requested to review the report in the future, Ethos Environmental Ltd shall be entitled to additional payment at the then existing rate or such other terms as may be agreed in advance between Ethos Environmental Ltd and the client

The observations and conclusions described in this report are based solely upon the services which were provided pursuant to the agreement between the client and Ethos Environmental Ltd. Ethos Environmental Ltd has not performed any observations, investigations, studies or testing not specifically set out or required by the contract between the client and Ethos Environmental Ltd. Ethos Environmental Ltd is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the services.

For the avoidance of doubt, the scope of this survey type and the specific buildings/areas accessed should be reviewed by the client in conjunction with the specific caveats relating to normal access expectations for each survey type.

Whilst our site lead surveyor will usually indicate to the client (while on-site) what areas (which could normally be expected to be accessed) could in fact not be accessed due to physical restrictions (e.g. locked door, significant heavy plant/equipment preventing inspection), or safety concerns, unless the client can provide a site escort during the survey, Ethos Environmental Ltd cannot be held responsible for communicating this information to the client when on-site, or otherwise prior to completion of the report (when it will be reported). In these circumstances, Ethos Environmental Ltd will also not be responsible for costs associated with returning to site to survey areas which could not be accessed/safely accessed originally, where it would be reasonable to expect that the client would have ensured access/safe access and a safe working environment and/or a site contact to liaise with whilst on-site.

Ethos Environmental Ltd reserves the right to not undertake sampling in specific areas which are occupied. While the site surveyor will endeavour to inform the client (while on-site) of this, unless the client can provide a site escort at all times during the survey, Ethos Environmental Ltd cannot be held responsible for communicating this information to the client when on-site, or otherwise prior to completion of the report.

In these circumstances, Ethos Environmental Ltd will also not be responsible for returning to site to obtain samples from areas where this could not - in the opinion of the surveyor - be safely done originally, where it would be reasonable to expect that the client could have arranged to remove occupants prior to the survey or would provide a site contact to liaise with whilst on-site.

The services are based upon Ethos Environmental Ltd's observations of the building(s), and as detailed in any site plan/building diagram or other documentation provided by the client. The services are clearly limited by the accuracy of the documentation provided by the client. Ethos Environmental Ltd was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties during the performance of the services.

Unless agreed in writing with the client prior to commencement of the survey, site plans, building drawings or schematics of any description will not necessarily be included in the report. Ethos Environmental Ltd retains the right to use such materials in the report in specific situations where (in the opinion of the surveyor) their inclusion will assist the client in identifying the location of an ACM. Any site drawings provided in this report are not meant to be accurate plans, but are used to assist the client in establishing the general locations of ACMs.

Unless agreed in writing with the client prior to commencement of the survey, photographs will not necessarily be included in the report. Ethos Environmental Ltd retains the right to use photographs in the report for specific situations where (in the opinion of the surveyor) their inclusion will assist with reporting to the client either the nature of the element itself (e.g. extent, condition), or its actual location

This report provides information on all materials which have been found to - or are assumed to - contain asbestos. The report does not necessarily discuss elements of the building fabric which have been found to - or are assumed to - not contain asbestos

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Black Hill Ecology

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Bat Survey Report: Burnside Poultry Shed, Clinterty

CLIENT

G Buchan
School Drive
Aberdeen
AB24 1TP

Control Sheet

General Report Information	
Report title	Bat Survey Report
Client	G Buchan
Location	Burnside Poultry Shed, Clinterty
Lead ecologist	I. Mackie
Report author	Dr. I. Mackie

Black Hill Ecology has prepared this report in accordance with the instructions of their client, G Buchan, for his sole and specific use. No liability is accepted for any costs claims or losses arising from the use of this report or any part thereof for any purpose other than that for which it was specifically prepared or by any party other than G Buchan. This report was prepared by an environmental specialist and does not purport to constitute legal advice.

Contents

A Introduction

A.1 Background

Black Hill Ecology was commissioned by G Buchan to carry out a bat survey at a proposed development of the Burnside Poultry Shed, Clinterty. This report describes the works undertaken during the assessment of possible effects of the development on bats at the specified site.

A.2 Bat Ecology

There are 17 species of bat currently resident in the UK. Nine species are known from Scotland. All are believed to be in continuing decline as they face many threats to their highly developed and specialised life cycles. In general, their dependence on insects has left them vulnerable to habitat destruction, land drainage, habitat fragmentation, agricultural intensification and increased use of pesticides. Their reliance on buildings and decaying trees has also made them vulnerable to sanitation felling, repairs and the use of timber treatment chemicals.

In the UK, bats are generally active from late March to mid-October, hibernating from late October to mid March. In early summer, females gather in "maternity" roosts to give birth, normally producing a single offspring per year. This slow rate of reproduction inhibits repopulation in areas of rapid decline. Bats are generally born in June/July and are dependent on their mothers for about six weeks. In autumn and winter, male and females gather for mating. The females are able to store sperm until spring when an egg may be fertilised. In winter, bats hibernate in sites that have a cool, humid and stable climate. Bats generally return to the same roost sites every year which makes them particularly vulnerable to disturbance or destruction of these sites. Some species of bat move roost frequently and use a number of different roost sites.

A.3 Legislation

The information below is intended only as guidance to the legislation relating to these species. The Acts themselves should be referred to for the correct legal wording and legal advice sought where required.

All bats are included in Schedule 2 of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), which implement the requirements of the Habitats Directive in England, Scotland and Wales.

It is an offence for anyone without a license to:

- Intentionally or recklessly/deliberately injure, take or kill a bat;
- To possess a bat (unless obtained legally) whether alive or dead;
- Intentionally or recklessly/deliberately damage, destroy or obstruct access to any place that bats use for shelter or protection whether bats are present or not;
- Intentionally or recklessly/deliberately disturb a bat while it is occupying a structure or place that it uses for shelter or protection.
- deliberately disturb bats in such a way as to be likely significantly to affect—
  (i) the ability of any significant group of bats to survive, breed, or rear or nurture their young; or
  (ii) the local distribution or abundance of that species;

Prosecution could result in imprisonment, fines per animal affected and confiscation of vehicles and equipment used.

Exemptions can be granted from the protection afforded to bats under the Habitat Regulations, by means of an EPS (European Protected Species) Habitats Regulations licence obtained from Scottish Natural Heritage.

An 'EPS Habitats Regulations Licence' could be required for:

- Removal of trees known to be used by bats as well as tree pruning
- Significant alterations to roof voids known to be used by bats
- Road building or widening
- Bridge strengthening

There are three tests, which must be satisfied, before a licence can be issued to permit otherwise prohibited acts;

- Regulation 44(2)(e), for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment; or 44 (2) (f) for the purpose of preventing the spread of disease; or 44(2)(g) for the purpose of preventing serious damage to livestock, foodstuffs for livestock, crops, vegetables, fruit, growing timber or any other forms of property or to fisheries; subject to Scottish Natural Heritage being satisfied that the application additionally meets:
- Regulation 44(3)(a) that there is no satisfactory alternative; and
- Regulation 44(3)(b) that the action authorised will not be detrimental to the maintenance of the species concerned at a favourable conservation status in their natural range.

A European Protected Species Licence is required before the commencement of any development that requires one due to its impact on bats or their roosts.

B Survey and site assessment

B.1 Pre-existing information on the bat species at the survey site.

Within ca. 5km of the site there are six records of pipistrelle bats (*Pipistrellus* spp.), a single record of brown long-eared bats (*Plecotus auritus*) and a single record of Daubenton's bats (*Myotis daubentonii*). Although there are no records of Natterer's bats (*Myotis nattereri*) they are known from the area and may possibly be encountered[1].

B.2 Status of species that may be encountered

B.2.1 Bats which may be roosting within the site and UK Status

Common pipistrelle (*Pipistrellus pipistrellus*): Locally widespread and common. Nationally widespread and common.
Soprano pipistrelle (*Pipistrellus pygmaeus*): Locally widespread and common. Nationally widespread and common.
Nathusius' pipistrelle (*Pipistrellus nathusii*): Possibly locally widespread but rare. Possibly nationally widespread but rare.
Daubenton's bat (*Myotis daubentonii*): Locally widespread and common. Nationally widespread and common.
Natterer's bat (*Myotis nattereri*): Locally widespread but not common. Nationally widespread but not common.
Brown long-eared bat (*Plecotus auritus*): Locally widespread and common. Nationally widespread and common.

B.3 Objective(s) of survey

The survey set out to assess:

a) what species of bat were present at the site;
b) what types of bat roosts were found within the site;
c) what population levels of bats (size and importance) were present or used roosts at the site.

B.4 Survey area description

The site of the proposed development, Burnside Poultry Shed, Clinterty, is around 80m above sea level and located in a rural Aberdeenshire setting surrounded by improved and arable farmland, a considerable distance from the nearest major watercourse and a kilometre from the nearest woodland block, accessed by a farm track half a kilometre south west of Blackburn (OS LR: NJ832119). The Burnside Poultry Shed Site consists of a gable ended, single storey, timber clad, pitched sheet roofed Poultry Shed (Figures 1-4). There are a number of roof vents and the inside is lined. Plans are to demolish and new build on site.

Figure 1. The Shed from front.

Figure 2. The Shed from rear.

Figure 3. The Shed internal view

Figure 4. The Shed roof condition

B.5 Field Survey

B.5.1 Methods

On the 29th of August 2016 the site at Burnside Poultry Shed, Clinterty was surveyed for potential roost sites and signs of use by bats. An evening emergence survey was carried out on the 29th of August 2016 to observe and record any emerging bats. A dawn return survey took place on the morning of the 16th of September 2016 in order to observe and record any returning bats.

B.5.2 Timing

On 29th of August 2016 a dusk emergence survey was carried out at Burnside Poultry Shed, Clinterty. On the 29th of August 2016 an internal and external survey of Burnside Poultry Shed was carried out. On the 16th of September 2016 a dawn return survey was carried out.

B.5.3 Weather conditions

The temperature at the start of the dusk emergence survey was 15°C and it was 14°C at the time of the dawn return survey. Cloud cover was 100% on the night of the emergence survey and 100% for the return survey, there was no rain and wind speed was low during the surveys other than light rain for ten minutes starting ten minutes before sunrise on the morning of the dawn return. Bats were active during both survey periods and weather conditions were suitable for carrying out bat surveys.

B.5.4 Personnel

All work was carried out by licensed bat workers (IM and RMS : Roost Conservation Licence 44706) with the assistance of an experienced ecological surveyor (AJB) with over two decades of combined experience surveying bats.

B.6 Results

B.6.1 Day Survey

Internal
On the 29th of August 2016 no bats were seen roosting and no signs of use were observed in any of the internal space or on any internal storage items or fixtures surveyed.

External
All external areas of the Burnside Poultry Shed were surveyed for physical evidence of use by bats (Figure 4). There was no evidence of bat droppings on or under any of the sheets, ridge or pointing or any other external structure or in or around any external fixtures surveyed.

B.6.2 Dusk/Dawn Surveys

Dusk Emergence
An emergence survey was carried out to visually observe any bats emerging from roost sites and if present confirm species identity with the use of a Pettersson D1000x bat detector, D980 Bat Detector and an Ultrasound Advice U30 bat detector and recorder. Surveyors positioned themselves so the site remained in the detection envelope of the bat detectors at all times, all aspects could be observed and maintained contact with two-way radios (Motorola T80s). Thirty minutes before sunset no social calls from roosting bats could be heard from any part of Burnside Poultry Shed, Clinterty. The emergence survey began 15 mins before sunset and continued for one and a half hours after sunset. No bats were observed or recorded emerging from any part of the Burnside Poultry Shed, Clinterty.

Dawn Return
A dawn return survey was carried out to visually observe bats returning to roost sites and if present confirm species identity. The dawn return survey began one and a half hours before sunrise and continued until just after sunrise. No bats were observed or recorded returning to roost at the site at Burnside Poultry Shed, Clinterty.

Overall bat activity on site was low with only a few faint bat passes heard during both surveys.

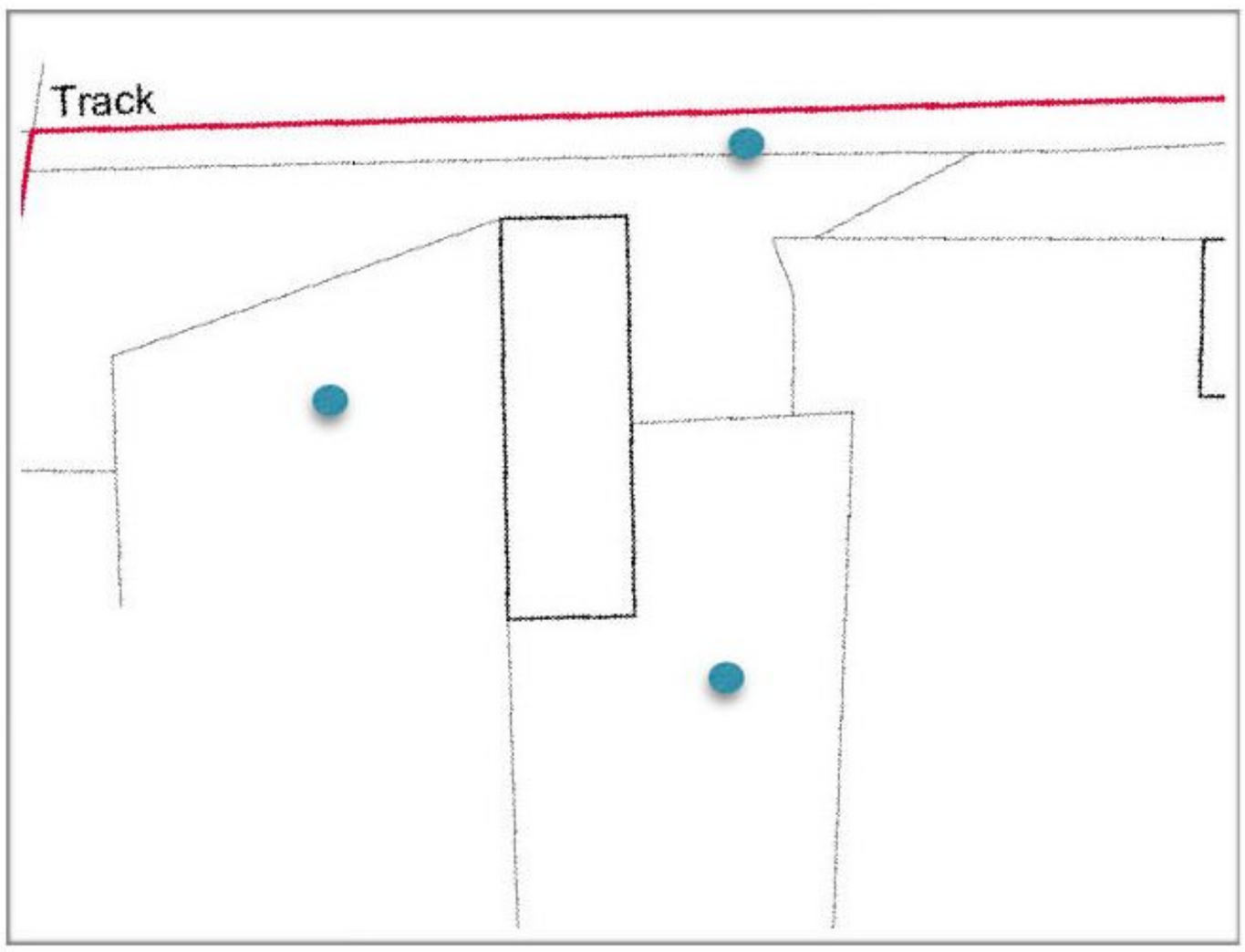

Figure 5. Plan of Burnside Poultry Shed with locations of surveyors as blue circles (original curtesy of AKA).

B.7 Interpretation and evaluation of survey results

B.7.1 Presence/absence

The survey observed no signs of use by bats and found no bats roosting in any of the physical structure of the dwelling due for development at Burnside Poultry Shed, Clinterty. The area has records of bat roosts and the inspection was carried out in detail and at close order. There was no indication from a daylight, dusk emergence and dawn return survey that the property is used by bats.

B.7.2 Site status assessment (combining quantitative, qualitative, functional and contextual factors)

There is no evidence to suggest the site is used by roosting bats despite a thorough daylight, dusk emergence and dawn return summer bat survey.

B.7.3 Constraints (factors influencing survey results)

There were no constraints to close inspection of all parts of the site externally and internally however, there are no accessible roof voids. Weather conditions were suitable for an appropriate summer dusk emergence and dawn return bat survey as per BCT guidelines.

C Conclusions

C.1 Conclusions

- **No signs** were found to indicate bats use the site at Burnside Poultry Shed, Clinterty as a roost site.
- The results indicate that **no** mitigation is required.
- The results indicate an EPS licence will **not** be required to carry out works.

However, as bats change roosts regularly there presence at the site in the future cannot be completely ruled out. In the event that bats are encountered during works, all works should cease and Scottish Natural Heritage contacted. If the period of time between this survey and commencement of development work extends to a further bats' breeding season another survey to identify possible use is recommended.

D References

Bat Records for Scotland 1970-2007. Scottish Natural Heritage[1].

Harris, S. & Yalden, D. 2008. Mammals of the British Isles. 4th Edition. The Mammal Society.

Collins, J. (2016). *Bat Surveys for Professional Ecologists: Good Practice Guidelines. 3rd Edition.* Bat Conservation Trust, London.

Mitchell-Jones, A. J. (2004) Bat Mitigation Guidelines. English Nature, Peterborough.

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BURNSIDE POULTRY UNITS, CLINTERTY, ABERDEEN **10/04/2017**

DEVELOPMENT OF 2 RESIDENTIAL UNITS

RESIDUAL GROSS PROFIT FEASIBILITY

SYNOPSIS OF FEASIBILITY		**INDICATORS**	
		% age revenue	**per PD unit**
Total Revenue	**823,400**	100.00%	411,700
Land and Associated Costs	-	0.00%	0
Construction	785,035	95.34%	392,518
Fees	82,008	9.96%	41,004
Sales and Marketing	17,968	2.18%	8,984
Total Costs	**885,011**	107.48%	442,506
RESIDUAL GROSS PROFIT (inc all Bank & Interest Charges)	**- 61,611**	-7.48%	-30,806

REVENUE

Ref	**Description**	**Area**	**£/m2**	**£/Plot**	**Total Revenue**
1	Sale of Plot 1	179	2300	411,700.00	411,700.00
2	Sale of Plot 2	179	2300	411,700.00	411,700.00
				TOTAL REVENUE	823,400.00

COSTS

Land and Associated Costs

Assumed that NIL Land Cost applies					-	
				TOTAL LAND AND ASSOCIATED COSTS	-	-
Construction Costs						
Works General to Both Sites						
Demolition of Buildings as per quote from Morris Senior (copy attached)					65,000	
Removal of Existing Trees					1,000	
Upgrqade existing Access Road					10,000	
Upgrade to Junction with Adopted Road					5,000	
House Erection Costs						
Plot 1 Construction Costs as per attached Estimate					333,326	
Plot 2 Construction Costs as per attached Estimate					333,326	
Contingency	5.0%	of	£	747,653	37,383	
				TOTAL OF CONSTRUCTION COSTS	785,035	785,035
Professional & Local Authority Fees						
Architect	5.0%	of		785,035	39,252	
Engineer	1.8%	of		785,035	14,131	
Employers Agent/ QS	1.7%	of		785,035	13,346	
Planning Applications					1,000	
Building Warrant Appl'tions					4,280	
Developer Contributions					8,000	
Sundry Fees	2		units @	£ 1,000.00	2,000	
				TOTAL OF PROFESSIONAL FEES	82,008	82,008
Sales and Marketing						
PD Sales Costs (Marketing)	2.0%		of revenue	823,400	16,468	
Solicitors Fees	2		Plots @	750	1,500	
				TOTAL OF SALES AND MARKETING	17,968	17,968

	Builderwork				
	Initial General Earthworks		Sum		5,000.00
	Substructure	129	m^2	115.00	14,835.00
	External Walls - blockwork and smooth render	85	m^2	90.00	7,650.00
	Joinerwork				
	Supply and Deliver Full Timber Kit	203	m^2	375.00	76,125.00
	Erect Timber Kit	203	m^2	120.00	24,360.00
	Crainage associated with above		Sum		2,000.00
	Timber Linings	163	m^2	80.00	13,040.00
	Supply and Fit Kitchen/ Utility Units		Sum		15,000.00
	Supply and Fit Vanity Units		Sum		4,000.00
	Roof Sheeting				
	Roof Sheeting, inc all accessories	205	m^2	85.00	17,425.00
	Electrical Work				
	Allowance per square metre	203	m^2	45.00	9,135.00
	Plumberwork/ Heating				
	Water Installation	203	m^2	15.00	3,045.00
	SVP/ Waste Water	3	Nr	600.00	1,800.00
	Allowance for Sanitaryware		Sum		7,500.00
	Hot Water Cylinder	1	Nr	1,000	1,000.00
	Boiler	1	Nr	1,500	1,500.00
	Radiators	17	Nr	400.00	6,800.00
	Gutters and Downpipes	60	m	15.00	900.00
	Wood burning Stove, Flue and Hearth	1	Nr	5,000	5,000.00

	Taping and Painting				
	Allowance per square metre	203	m^2	45.00	9,135.00
	Floor and Wall Finishes				
	Allowance for Wall Finish to Wet Areas	40	m^2	85.00	3,400.00
	External Works				
	Site Works				
	Driveway and Parking	285	m^2	45.00	12,825.00
	Paths/ Patio	75	m^2	65.00	4,875.00
	Landscaping/ Grass		Sum		3,000.00
	Fencing	112	m	15.00	1,680.00
	Drainage				
	Surface Water Drains	150	m	35.00	5,250.00
	Soakaway		Sum		3,000.00
	Foul Water Drains	120	m	35.00	4,200.00
	Septic Tank & Soakaways		Sum		7,500.00
	Services				
	Tracking Generally	200	m	25.00	5,000.00
	Electricity Connection		Sum		5,000.00
	Water Connection		Sum		1,500.00
	Sub-total				282,480.00
	Main Contractors Preliminaries		18%		50,846.40
	TOTAL CARRIED TO SUMMARY			**£**	333,326.40

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Morris Senior

Plant & Machinery Dismantlers / Asbestos Sheet Removers

F.A.O. Graham Buchan
Burnside Poultry Unit
Little Clinterty
Kinellar
ABERDEEN
AB21 0TL

25th October 2016

QUOTATION

Description	£
1. Removal of all Non-Licensed Asbestos Waste from site and Controlled Disposal to a Licensed Asbestos Landfill site.	
2. Remove all timber from the site. All timber to be sent to recycling plant for chipping.	
3. All concrete floors and walls to be crushed, and re-used on site.	
4. Move all redundant soil and re-use for site landscaping.	
Total	65.000.00

Payment Terms
30 days from date of invoice.

Muirton, Forgue, Huntly, Aberdeenshire, AB54 6BT Tel 01466 730251 / 07831 764134

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SG CLADDING

CLADDING AND INSULATION SERVICES

Good Morning Graham

I have priced up the Blackburn Project at Burnside Poultry Unit , Little Clinterty, Kinnellar , Aberdeen AB21 OTL. The job is quoted for a 40 mm thick composite panels or single skin sheeting with 150mm thick insulation rolls.

Composite Panels £59,296
Single Skin. £ 50,733

This price includes the. Following items
Health and Safety paperwork. £1000

Access Scaffolding. £4840

Asbestos Removal and disposal. £ 12,800

Hire plant. £ 2200

Roof works- £38,456

Composite includes Gable end Flashings, top ridge flashing and integral gutters.

Roof works single skin. £29,893
includes Gable end Flashings, top ridge flashing and integral gutters

If you decide to go ahead with this quotation then I can order the materials, I will do this straight away if you confirm your happy to go ahead. But I will make you fully aware that the sheets are made to order which can take between 2 - 4 week waiting time If you have any questions then please don't hesitate to get In touch.

Kind Regards
Sean Green

DIRECTOR

SG CLADDING

DESIGN STATEMENT

RESIDENTIAL DEVELOPMENT
Burnside Poultry

Clinterty, Aberdeen

aka
Annie Kenyon | Architects Ltd

Annie Kenyon Architects Ltd
South Lediken Studio
Insch
Aberdeenshire
AB52 6SH
01464 851621
www.akenyonarchitects.com

Contents

SIMPLE NOT COMPLICATED

DON'T MAKE SOMETHING
UNLESS IT'S BOTH
NECESSARY AND USEFUL;
BUT IF IT'S BOTH NECESSARY
AND USEFUL, DON'T HESITATE
TO MAKE IT BEAUTIFUL

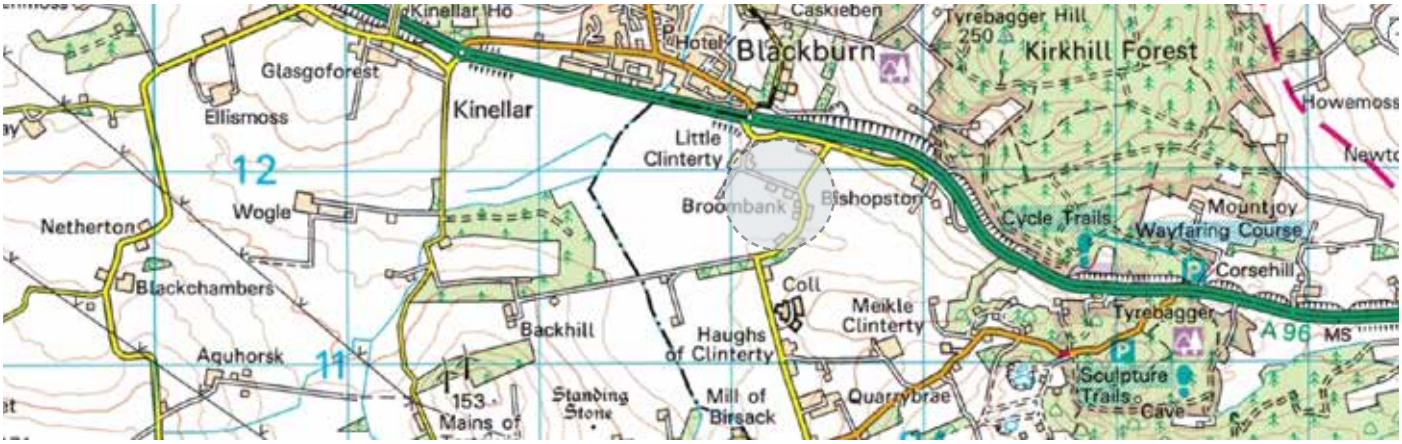
Introduction

"Introduce the application, its background and identify the context."

This document has been prepared for the site at Burnside Poultry, Aberdeen. The document aims to appraise the site, show the option identified in discussion with the client and how this has now developed further to form the planning submission.

Location in Scotland

Location in Aberdeenshire



Burnside Poultry, OS Map

Burnside Poultry, Aerial Photo

Appraisal

"Identify the environmental, infrastructure, cultural, social and economic context, identity and connectivity features."

A range of site photographs were taken that record the character of the site, the surrounding views, and mature woodlands.








Appraisal

"Identify the environmental, infrastructure, cultural, social and economic context, identity and connectivity features."

A range of site photographs were taken that record the character of the site, the surrounding views, and mature woodlands.

Appraisal

"Identify the environmental, infrastructure, cultural, social and economic context, identity and connectivity features."

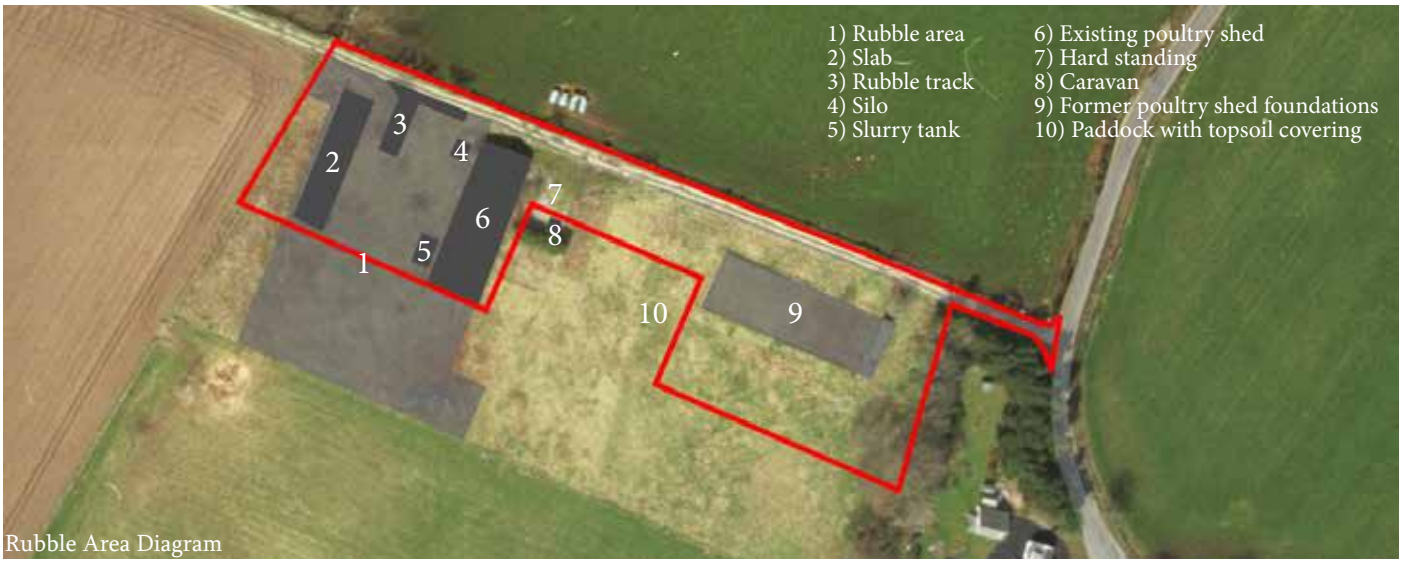
Site Analysis

A recording of the key features, opportunities and constraints of a site. The drawing is prepared prior to the design process.

Site observations and a desk top study have been used as an indicator to inform the site analysis. A number of key issues were noted as opportunities and constraints when evaluating the site analysis.

- Redundant poultry sheds to be removed from site.
- Slurry tanks to be removed.
- Hardstanding areas to be cleared (material could be crushed & re-used in development).
- Silo to be removed.
- Overhead electricity lines need to be considered.
- Fantastic long range views across farmland and towards Kirkton Forest.
- South West aspect
- Native trees planted on North to create buffer from A96

Brownfield Appraisal



Rubble Area Diagram

The area (1) in grey is comprised of stones and rubble and does not contain any clean topsoil. It is not possible to cultivate this area in its currents state as it contains so much in the way of large stones and boulders.

Two large slurry tanks constructed from concrete blocks are still present, one is located at the south - west corner of the existing shed (5) and was filled in with rubble, the other is at the south- east corner of the large concrete pad (4)and is currently fenced off but still visible.

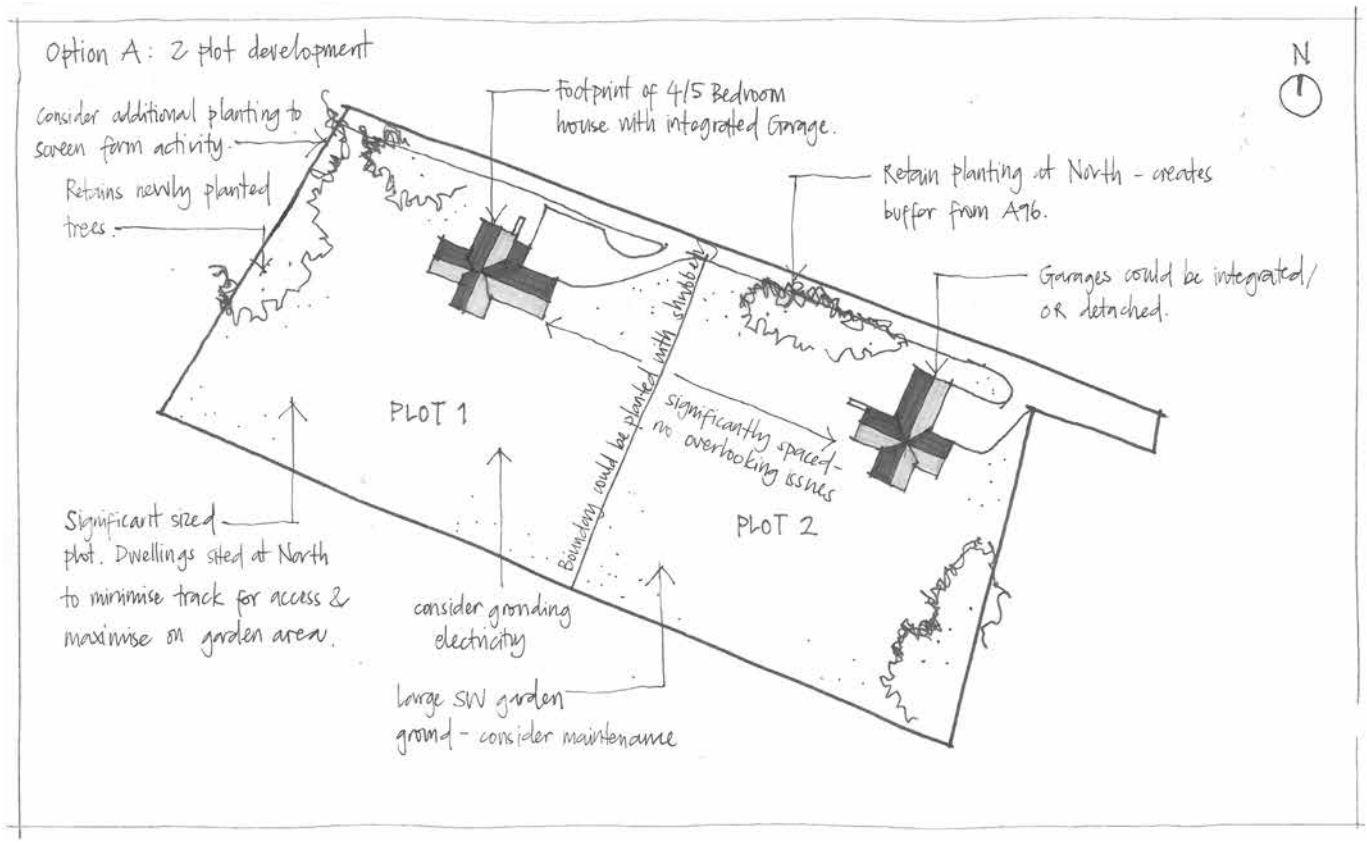
Although partially overgrown weeds, there is also an access track leading to the rear door of the existing shed, this has been made up over the years with stones and rubble. Almost the entire area in yellow (below) is not at all usable in any way for agriculture and could is currently waste ground.

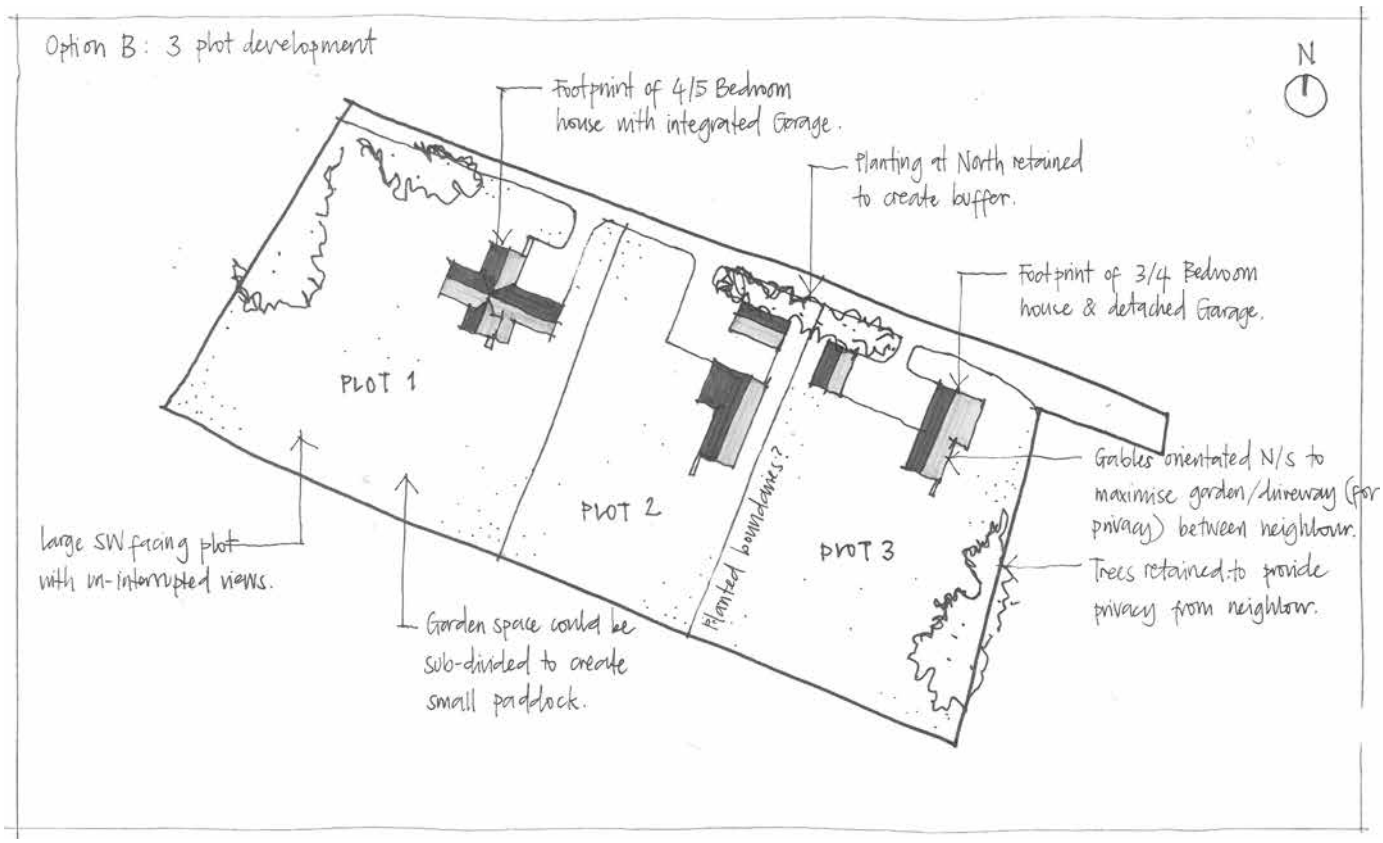

Rubble Area

Brownfield Calculation

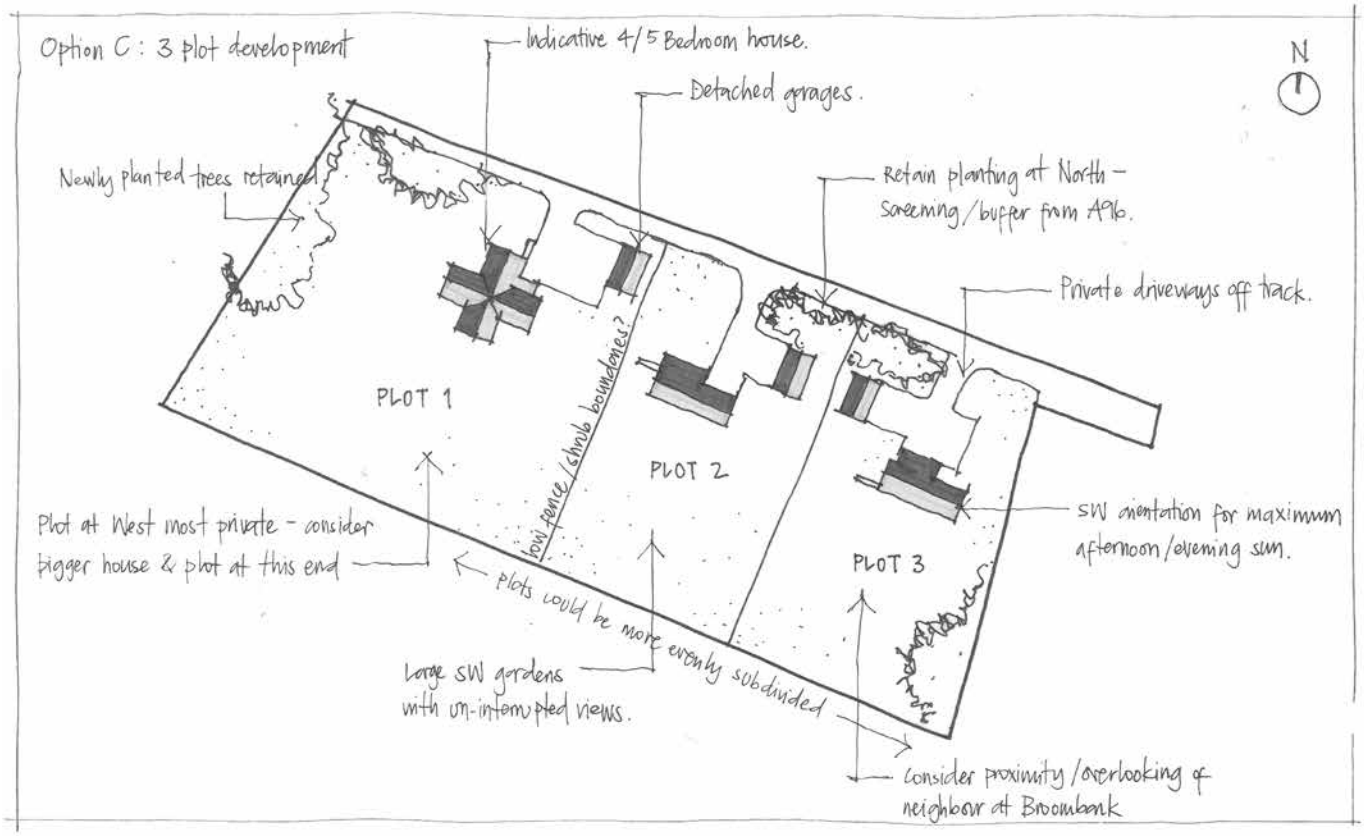
Former Poultry Building (9) =	696.77 m²
Existing Poultry Shed (6) =	445.93 m²
Slurry Tank SW (5) =	41.80 m²
Access Track (3) =	111.48 m²
Foundations (2) =	278.66 m²
Slurry Tank SE =	27.87 m²
Total =	1602.45 m²
	.16 HA
Total Site Area =	6385.5 m²
	.63 HA
Percentage of Brownfield on Site =	25.1%

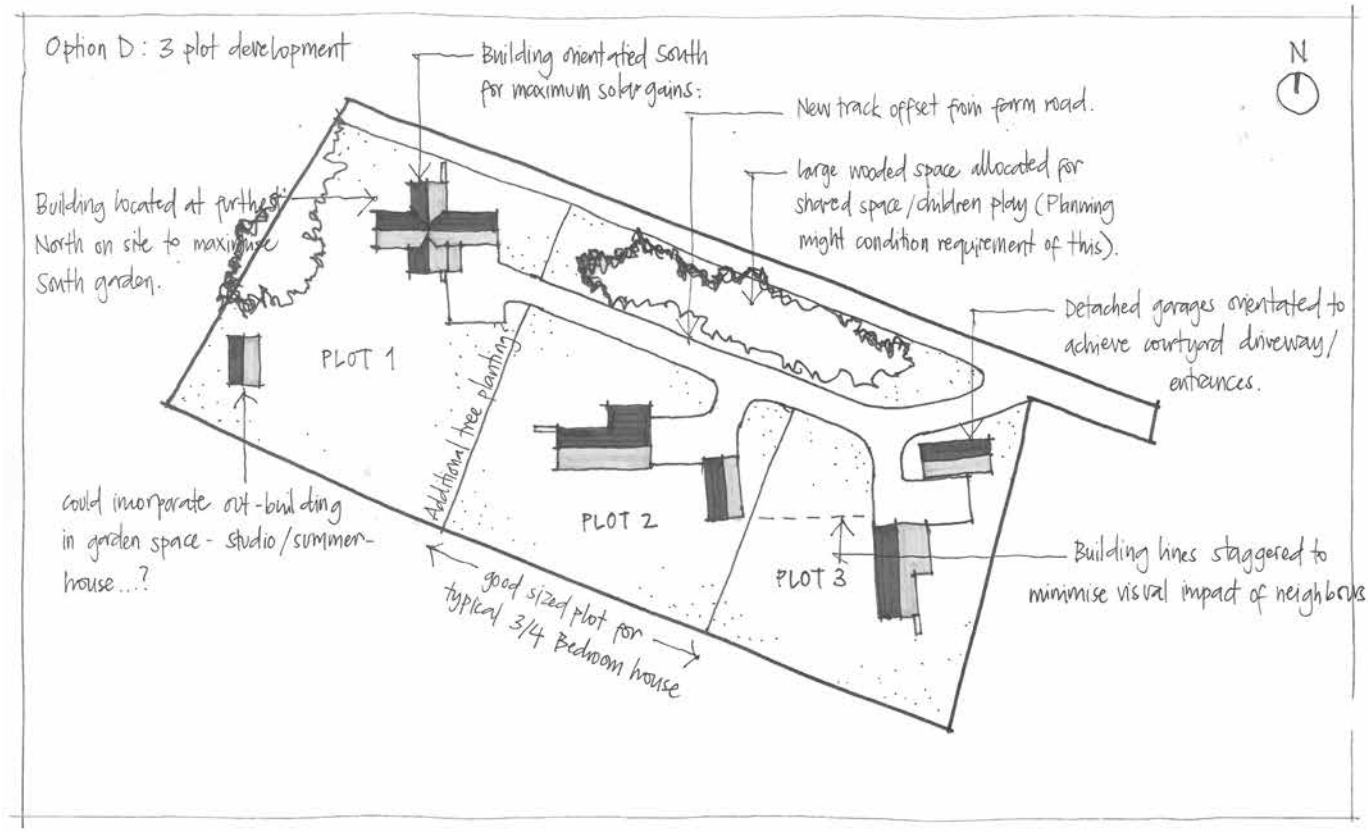
Initial Ideas





Initial Ideas

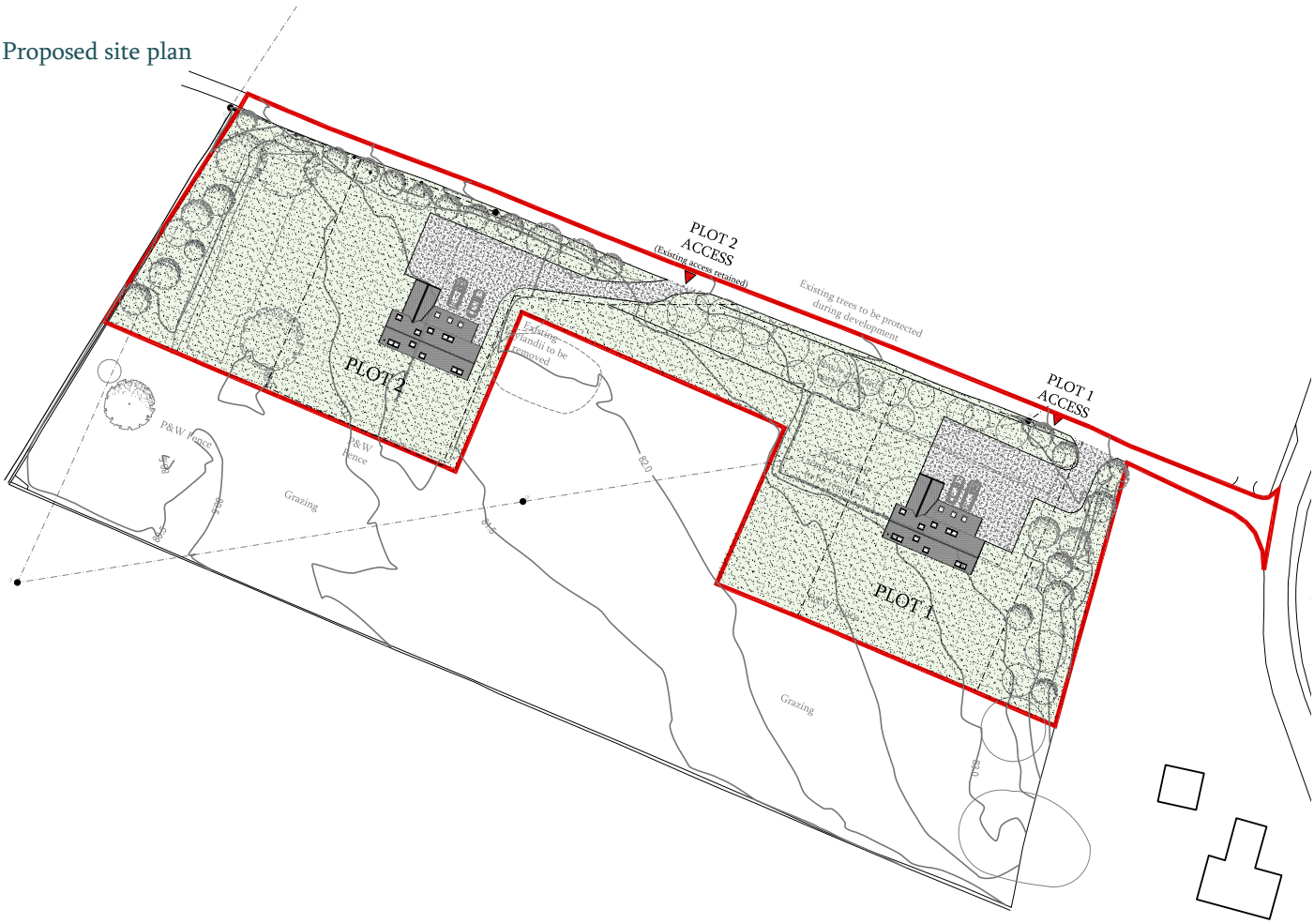




Design Solution

"How the layout, landscape, scale, mix, details, materials and maintenance will achieve the design principals identified."

Proposed site plan



Establishing design principles by studying the site and context appraisal has enabled informed decisions of rules to be applied to the site.

By studying the vernacular forms and details of the buildings in the surrounding area, it can be established which forms, proportions and materials are most appropriate. Historically these principles have been adopted due to climatic conditions, as well as materials that are available close to site. The concepts for the new design are based on these rules and aspire to re-interpret these traditional forms and ideas to achieve a contemporary solution.

We have developed proposals for 2 separate houses on the site at Burnside Poultry using a single house type. The design of this is contemporary in spirit yet rooted in traditional rural architecture. The houses have been designed to read as a whole together.

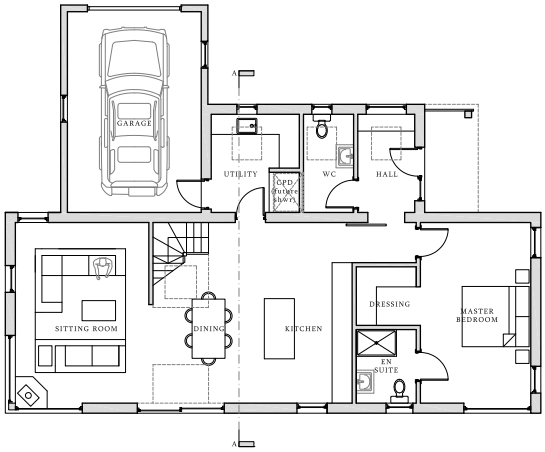
Both plots are 4 bedroom dwellings and include:-

- Carefully placed to allow uninterrupted views South.
- Individual driveways to obvious front entrances and accessing integral or detached garages.
- Everyday back doors to boot rooms and utility spaces
- Options for open plan living.
- Maximised south facing glazing with fewer North facing openings.
- Snugs and living spaces with wood burning stoves.
- Interesting and varied roof lines.
- Double height volumes with sky-lighting over feature staircases and voids.
- Master bedroom suites with prime views, dressing and en-suite facilities.

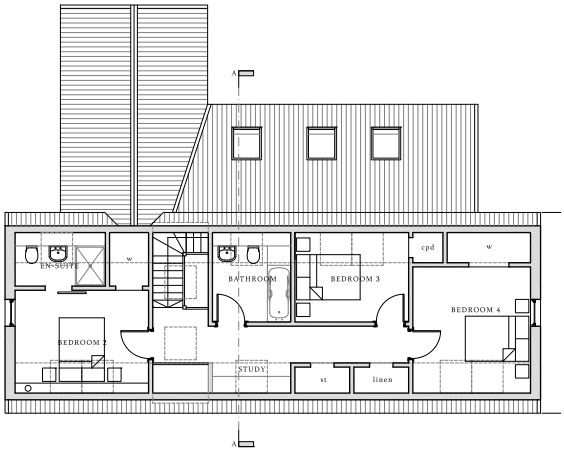
Design Solution

"Identify and evaluate options for development in response to the specific features identified."

Plot design for both dwellings

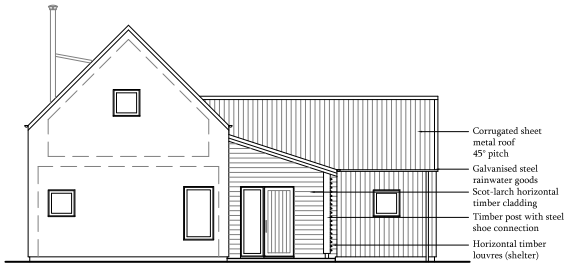


Ground floor plan

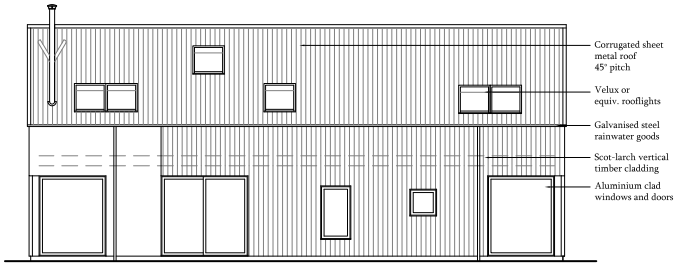


First floor plan

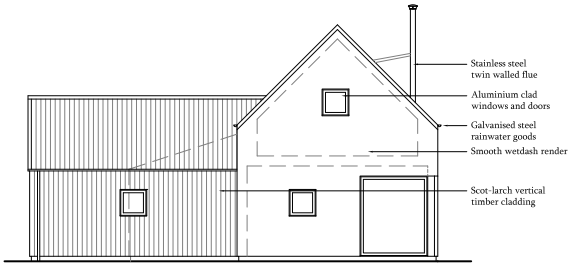
North East Elevation



South East Elevation



South West Elevation



North West Elevation

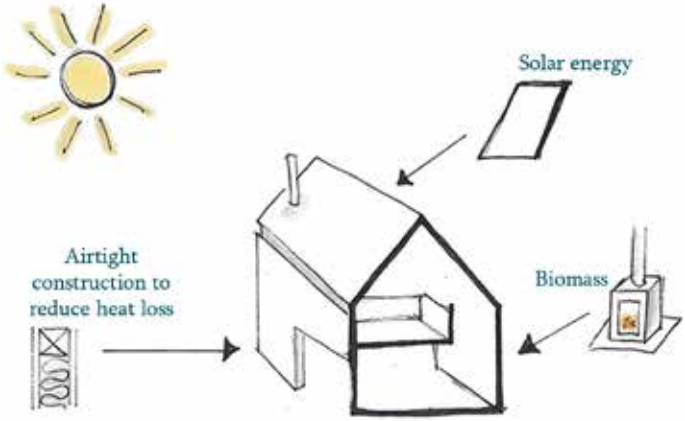
Design Solutions

"How the layout, landscape, scale, mix, details, materials and maintenance will achieve the design principals."

Identity | Sense of Place | Materials | Function

ak|a are proposing Burnside Poultry will have a simple palette of external materials which includes corrugated sheet metal, pale wet dash render and timber cladding. There may be possibilities to introduce some feature solid timber in Oak or Douglas Fir.

Through examining and understanding the traditional rural architecture of the area and reinterpreting it in a contemporary manner, we believe that the proposed designs are appropriate for the sites.



Renewables

The designs aim to combine simple gable to gable forms and lean-to additions with appropriate proportions, detailing and materials in order to provide a design which ties into the local context. It is important that we learn from the traditions and re-interpret design in a contemporary way, as to not mimic; to create a design rooted in tradition but contemporary in spirit.

Renewables | Landscaping

Boundaries will be landscaped and planted to age gracefully while screening neighbouring properties without the need for tall timber fences. The new homes will be highly sustainable and super insulated with U-values well beyond those required by current building standards.

The development aims to provide well designed timeless dwellings that create a unique sense of place, sit well in the landscape and benefit from the site orientation and views.


Natural planting of hedging


Rural post and wire fencing


Dry stone walls


Gabion baskets - mixed fill


Scottish larch cladding


Wet dash render


Profile corrugated metal roof sheeting


Natural slate

S.A. McGREGOR

GEOTECHNICAL & ENVIRONMENTAL ONSITE SERVICES

GROUND ASSESSMENT
&
DRAINAGE RECOMMENDATION REPORT

PROPOSED 2 NEW DWELLINGHOUSES
BURNSIDE POULTRY UNITS
CLINTERTY
ABERDEEN
AB21 0TT

Client:	***Agents:***
Graham Buchan	Annie Kenyon Architects
Report Issued:	31st January 2017

S. A. McGregor
Fairmead, Tough, Alford, Aberdeenshire, AB33 8EQ

CONTENTS

GROUND ASSESSMENT & DRAINAGE RECOMMENDATION REPORT

PROPOSED 2 NEW DWELLINGHOUSES BURNSIDE POULTRY UNITS CLINTERTY ABERDEENSHIRE AB21 0TT

INTRODUCTION

At the request of Annie Kenyon Architects Ltd., and on behalf of their client Graham Buchan visits were made to the proposed development site on land at Burnside, Clinterty.

It is proposed to erect 2 new dwellinghouses (4-bedrrom and 5-bedroom) on the site.

The purpose of the visit was to carry out a ground investigation in order to determine the nature of the materials underlying the site and in particular to undertake the following: -

- to carry out Percolation Testing to assess the suitability of the underground strata for the discharge of effluent from a septic tank to the ground via a designed sub-surface soakaway system
- to carry out Infiltration Testing for the design of a surface water disposal system
- to assess sub-soils ground bearing capacity for foundation design

SITE LOCATION & BRIEF DESCRIPTION

The proposed development site is on land at Burnside Poultry Units, Clinterty, on land all under the ownership of the applicants. Access to the site is from the A96 and local roads, OS NGR NJ 84511, 11149 (approx. centre of site), see Fig. 1. General & Site Location Plans in Appendix A.

The proposed development sites are partially occupied by former poultry units, now redundant, and with adjacent pasture overlain by grass.

The site is relatively level with a very gentle slope down towards the south.

The site is currently serviced by electricity, mains water supply and telephone. There is mains sewer available.

There are no wells used for the supply of potable water within 50m of the site.

SITE WORK

Trial Pits

On the 13th December 2016, a tracked excavator with a 0.50m bucket excavated trial pits to order to assess the underlying ground conditions and to carry out percolation and infiltration testing in the areas of the potential foul and surface water sub-surface soakaways.

The locations of the trial pits were determined on site taking into account the proposed site layout and the topography of the site and are indicated on Fig. 2. Proposed Site Layout & Test Location Plan in Appendix A.

Percolation Testing

Percolation testing was carried out in test holes adjacent to observation trial pits FW1 and FW2 in accordance with BS6297: 2007+A1:2008 and as described in Section 3.9 of the Scottish Building Standards Technical Handbook (Domestic), the test results are tabulated below: -

Date of Testing 13th December 2016	FW1	FW2
Average time taken for water to drain 3 times in each sump hole (middle 150mm)	4470	5370
Depth of Water Table below Ground Level (m)	>2.20	>2.20
Average Soil Percolation Value, Vp, s/mm	**29.8**	**35.8**

Infiltration Testing

Infiltration testing was only carried out in trial pits SW1 and SW2 in full accordance with BRE Digest 365, the test results are tabulated below: -

Trial Pit No.	Pit Dimensions (W x L)m	Test Zone (mbegl)	In-Fill	Soil Infiltration Rate, *f* (m/s)
SW1	0.50 x 1.50	0.50 – 1.50	Open	**1.11×10^{-5}**
SW2	0.50 x 1.20	0.50 – 1.50	Open	**9.25×10^{-6}**

GROUND ASSESSMENT

Published Geology

The British Geological Survey 1:50,000 Superficial and Bedrock maps have no record of the Quaternary deposits of the area. The site is underlain by the Aberdeen Formation (Diamicton – Psammite and Semipelite) Metamorphic Bedrock formed approximately 542 to 1000 million years ago, during the Dalradian Period.

Encountered Ground Conditions

Topsoil

The site is overlain by grass and topsoil 500mm - 800mm in thickness.

Natural Sub-Soils

The underlying natural sub-soils are loose and medium dense orange brown and grey silty to very silty sands and gravels (completely weathered rock) becoming dense and proved to the maximum investigated depth of 2.00m.

Bedrock

In-tact bedrock was not encountered during the investigation.

Groundwater Observations

Groundwater was not encountered during the investigation or observed during the monitoring period. No visual indication (no seepages or discoloration) of the seasonally high or fluctuating ground water table was seen in the strata above the encountered depths of 2.00m.

DISCUSSION

Sub-Soils
The silty sandy gravelly nature of the underlying soils and the test results confirmed the moderate draining properties of the sub-soils.

Sewage Treatment
The soil percolation values, Vp, are between 15-120 s/mm and therefore standard septic tanks are considered suitable for this development. A septic tank with a minimum capacity of 3,750 litres is suitable for a population of up to 6 persons.

Foul Water Discharge
A sub-surface stone-filled soakaway (infiltration system) is considered suitable for the discharge of foul waters from the proposed sewage treatment system.

The soakaway should comply with the Domestic Technical Handbook (para. 3.9.2) which sets out guidance on design and in accordance with the requirements of SEPA Regulatory Method (WAT-RM-04) Indirect Sewage Discharges to Groundwater.

Surface Water Disposal
The disposal of surface waters from a new development needs to be assessed in terms of both the quantity and the quality of the discharge for Building Regulations and SEPA.

DRAINAGE RECOMMENDATIONS

Foul Water Discharge
In order to comply with the Domestic Technical Handbook (para. 3.9.2) which sets out guidance on how proposals may meet the Building Standards set out in the Building (Scotland) Regulations 2004, an infiltration system must be designed and constructed in accordance with the requirements of SEPA.

Using the soil percolation values, and in accordance with the regulations the minimum base area, A, for the foul water sub-surface soakaway is derived from $A = Vp \times PE \times 0.25$, see the following table: -

Proposed Development	**Population Equivalent, PE** (as defined in BW COP:18.11/13)	**Min. Base Area (m^2)**	**With Secondary Treatment (m^2)**
Plot 1 New Dwelling House	**6** (up to 4-bedroom)	**30**	**24**
Plot 2 New Dwelling House	**7** (up to 5-bedroom)	**63**	**50**

Full details of the proposed sewage treatment system will be made available to the Building Standards Officer once it has been determined after consultation with suppliers which model is the most suitable for the proposed development and the potential population equivalent of the dwelling house.

SEPA
The final installed sewage treatment system and discharge will require to be registered with SEPA under CAR.

Surface Water Disposal

The disposal of surface waters from a new development need to be assessed in terms of both the quantity and the quality of the discharge for Building Regulations and SEPA. The quality of the discharge has been assessed using the SIA Tool as summarised below: -

Step 1	Runoff Area Land Use Description		Residential Roofing
	Pollution Hazard Level		**Very Low**
	Pollution Hazard Indices		
		TSS	0.2
		Metals	0.2
		Hydrocarbons	0.05
Step 2A	SuDS Component Description (for discharge to waterbody)	Component 1	**None**
	Aggregated Surface Water Pollution Mitigation Index		
		TSS	0
		Metals	0 No discharge to waterbody
		Hydrocarbons	0
Step 2B	SuDS Component Description (for discharge to the groundwater)	Component 1	**Infiltration Trench** (with min. 300mm depth of filter material)
	Pollution Hazard Indices		
		TSS	0.4
		Metals	0.4
		Hydrocarbons	0.4
	Groundwater Protection Pollution Mitigation Index		
		TSS	0.4
		Metals	0.4
		Hydrocarbons	0.4
Step 2C	Combined Pollution Mitigation Indices for the Runoff Area		
		TSS	0.4
		Metals	0.4
		Hydrocarbons	0.4
Step 2D	Sufficiency of Pollution Mitigation Indices		
		TSS	Sufficient
		Metals	Sufficient
		Hydrocarbons	Sufficient

The size of the proposed infiltration trench (stone-filled sub-surface soakaway) is based on the impermeable surface area of the development i.e. the new dwellinghouse roof areas.

Soakaway Design

Using the soil infiltration rates calculated the following optimum dimensions for the soakaway are shown on the following table: -

Impermeable Area (m^2)	Width (m)	Length (m)	Storage depth (m)	Half-Empty Time (Hours)
New House 1	1.00	22.7		3.59
Roof Area	2.00	12.0	1.50	6.43
Up to **155m^2**	3.00	8.2		8.22
	4.00	6.0		9.08
New House 2	1.00	35.90		4.38
Roof Area	2.00	18.00	1.50	8.14
Up to **240m^2**	3.00	12.80		10.93
	4.00	9.70		12.72
	5.00	7.70		13.67

Indicative Drainage Layout

The indicative soakaway locations are shown on Fig 3. with sketches indicating soakaway construction shown on Fig. 4 and the certificates for proposed soakaways are all attached in Appendix A.

DRAINAGE MAINTENANCE & SERVICING

Sewage Treatment System

All servicing and maintenance should be undertaken in full accordance with the manufacturer's literature or by a responsible qualified person.

The sewage treatment system should be regularly inspected and 'desludged' (emptied) when appropriate to ensure solids and silts do not 'clog' the soakaway or make their way to the discharge outlet.

Soakaways

The soakaways are designed for the life time of the proposed development as long as they are not allowed to silt up nor the pipework to be blocked.

A silt trap should be installed prior to the discharge of surface water to the soakaway and specifically designed to retain sediment in a separate zone so that the sediment will not be re-suspended. The trap should be readily easy for access for maintenance.

If a soakaway fails to due blockages or silting it should be excavated and reconstructed with fresh clean stone, new pipework and renewed terram.

During the development of the site, and in particular the excavation of the soakaways, should any field drains be found within 10m of the soakaway they should be realigned or relocated accordingly.

REGULATIONS

SEPA and Building Regulations require that infiltration systems (soakaways) are located at least:
-

- 50m from any spring, well or borehole used as drinking water supply
- 10m horizontally from any water course (including any inland or coastal waters), permeable drain (including culvert), road or railway
- 5m from a building
- 5m from a boundary *(unless the adjacent land owner under certain circumstances may legally agree to the soakaway being within 5m as long as it is not detrimental to the neighbouring property)*

FOUNDATION RECOMMENDATIONS

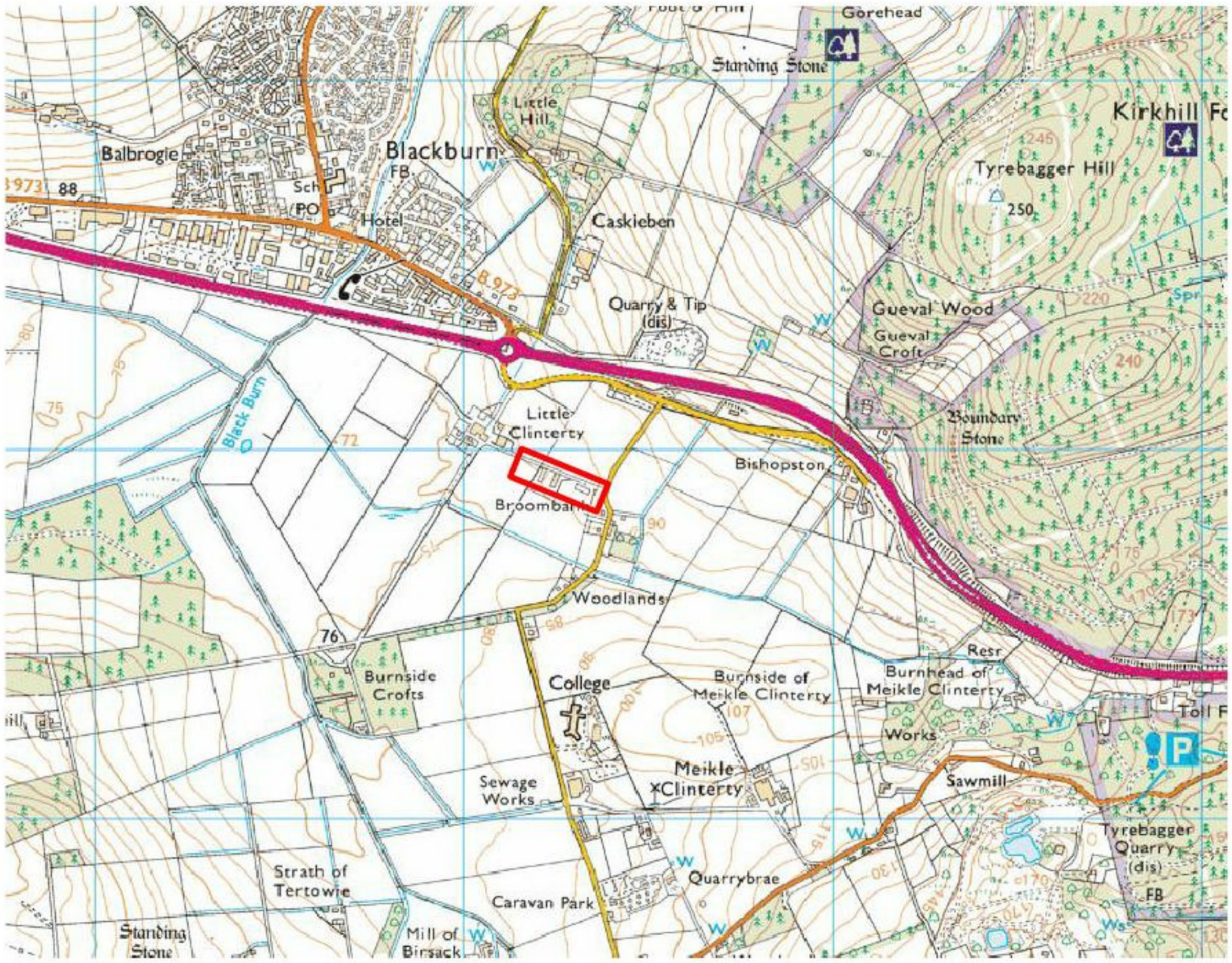
Safe Bearing Capacity

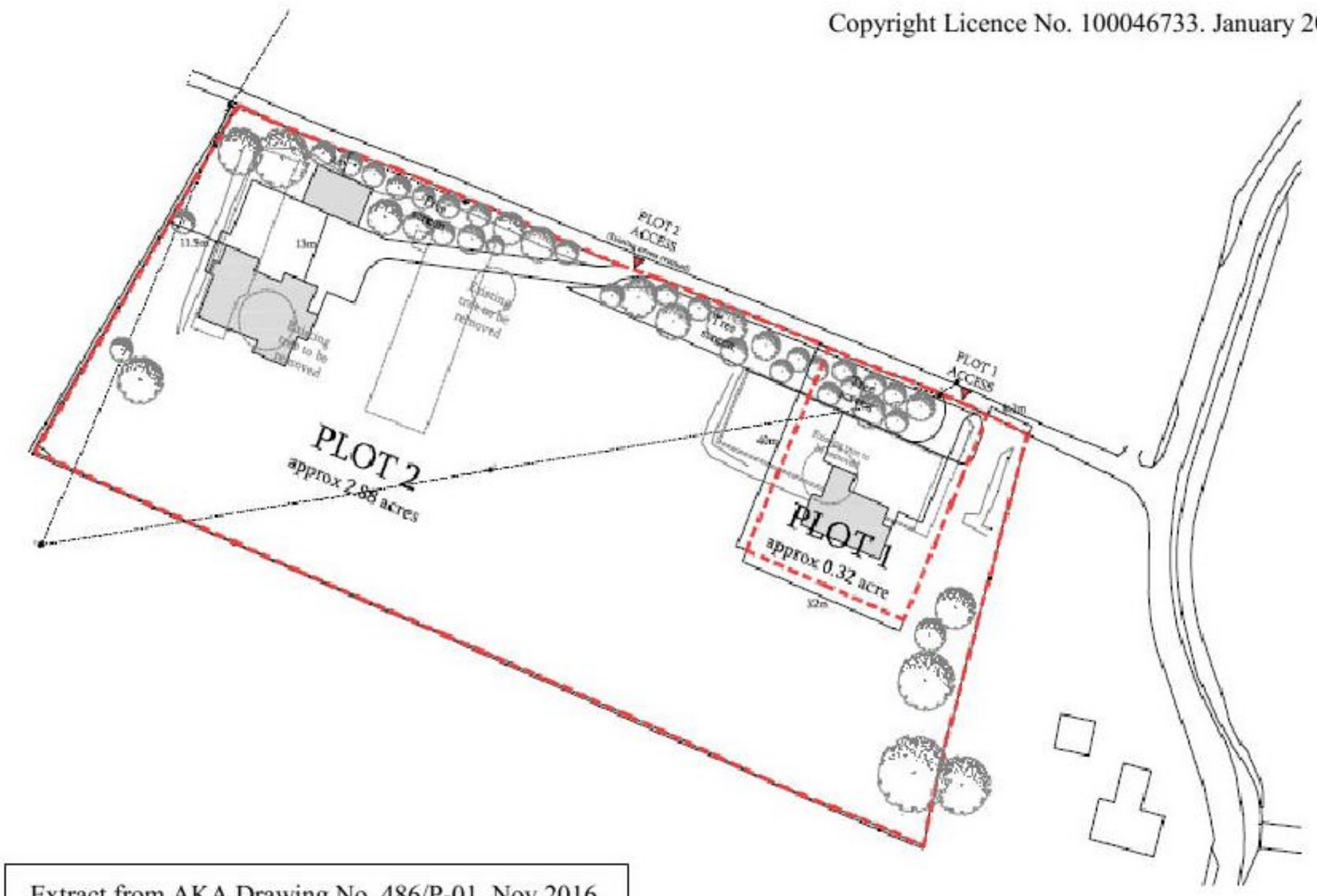
The medium dense to dense nature of the underlying silty sands and gravels have a safe bearing capacity of 150kN/m^2 for the design of standard strip footings.

APPENDIX A

Site Plans	Fig. 1 General & Site Location Plans
	Fig. 2. Indicative Site Layout & Test Location Plan
Trial Pit Logs	FW1, FW2, SW1 & SW2
Drainage	Fig. 3 Proposed Drainage Layout
	Fig. 4 Indicative Soakaway Construction Sketch
Certificates	Foul Water Discharge
	Surface Water Disposal

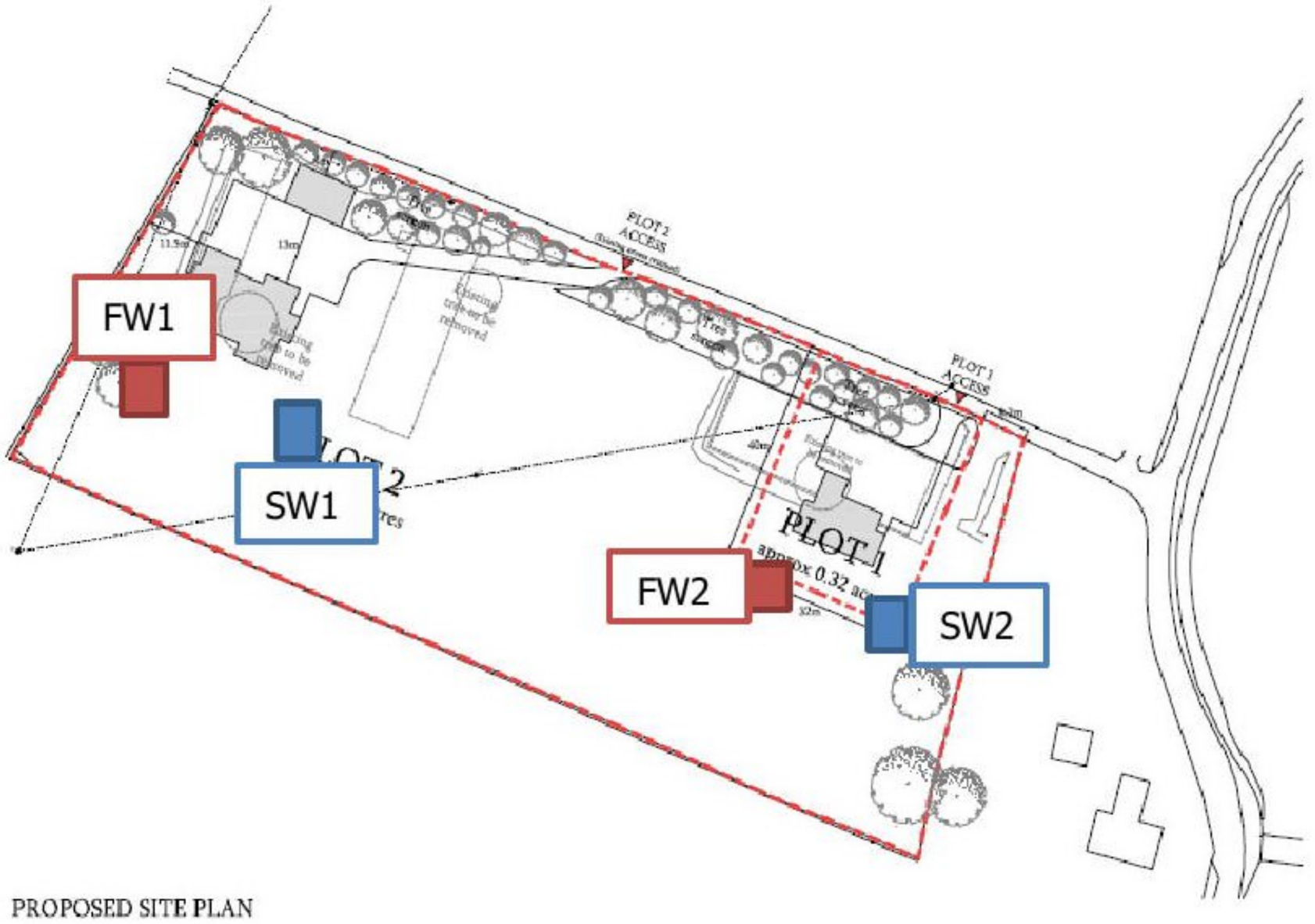
Fig. 1. GENERAL & SITE LOCATION PLANS





Extract from AKA Drawing No. 486/P-01, Nov 2016

Fig. 2. INDICATIVE SITE LAYOUT & TEST LOCATION PLAN



Extract from AKA Drawing No. 486/P-02, Nov 16

S.A. McGREGOR

Excavation Method Tracked excavator with 0.50m bucket	**Dimensions** 0.40 x 1.90m	**Ground Level (mOD)**	**Site** Burnside, Clinterty
	Location See site plan	**Dates** 13/12/2016-15/12/2016	**Client** Graham Buchan
			Architect Annie Kenyon Architects Ltd.

Trial Pit Number FW1

Job Number 1806/16

Sheet 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.50)	TOPSOIL		
					0.50	Medium dense grey very silty very gravelly SAND		
					(0.40)			
					0.90	Dense coarse orange SAND		
			Percolation testing in adjacent test holes at 1.00m		(1.10)			
			No groundwater ingress		2.00	Complete at 2.00m		

Plan

Remarks

Scale (approx)	Logged By	Figure No.
1:20	SAM	1806/16.FW1

S.A. McGREGOR

Excavation Method Tracked excavator with 0.50m bucket	**Dimensions** 0.40 x 1.80m	**Ground Level (mOD)**	**Site** Burnside, Clinterty
	Location See site plan	**Dates** 13/12/2016-15/12/2016	**Client** Graham Buchan
			Architect Annie Kenyon Architects Ltd.

Trial Pit Number FW2

Job Number 1806/16

Sheet 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.80)	TOPSOIL		
					0.80	Loose to medium dense orange brown silty very gravelly SAND		
			Percolation testing in adjacent test holes at 1.00m		(0.50)			
					1.30	Dense grey brown coarse SAND and sub-angular to sub-rounded GRAVEL		
					(0.70)			
			No groundwater ingress		2.00	Complete at 2.00m		

Plan

Remarks

Scale (approx)	Logged By	Figure No.
1:20	SAM	1806/16.FW2

S.A. McGREGOR

Excavation Method Tracked excavator with 0.50m bucket	**Dimensions** 0.50 x 1.50m	**Ground Level (mOD)**	**Site** Burnside, Clinterty
	Location see site plan	**Dates** 13/12/2016	**Client** Graham Buchan
			Architect Annie Kenyon Architects Ltd.

Trial Pit Number SW1

Job Number 1806/16

Sheet 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.60)	Grass TOPSOIL		
			Infiltration test zone 0.50-1.50m		0.60	Medium dense grey brown silty SAND and GRAVEL		
					(0.50)			
					1.10	Dense orange coarse SAND		
					(0.40)			
			No groundwater ingress		1.50	Complete at 1.50m		

Plan

Remarks

Scale (approx)	Logged By	Figure No.
1:20	SAM	1806/16.SW1

S.A. McGREGOR

Excavation Method Tracked excavator with 0.50m bucket	**Dimensions** 0.50 x 1.20m	**Ground Level (mOD)**	**Site** Burnside, Clinterty
	Location see site plan	**Dates** 13/12/2016	**Client** Graham Buchan
			Architect Annie Kenyon Architects Ltd.

Trial Pit Number SW2

Job Number 1806/16

Sheet 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.50)	Grass TOPSOIL		
			Infiltration test zone 0.50-1.50m		0.50	Medium dense orange grey brown silty SAND		
					(0.30)			
					0.80	Dense grey brown coarse SAND		
					(0.70)			
			No groundwater ingress		1.50	Complete at 1.50m		

Plan

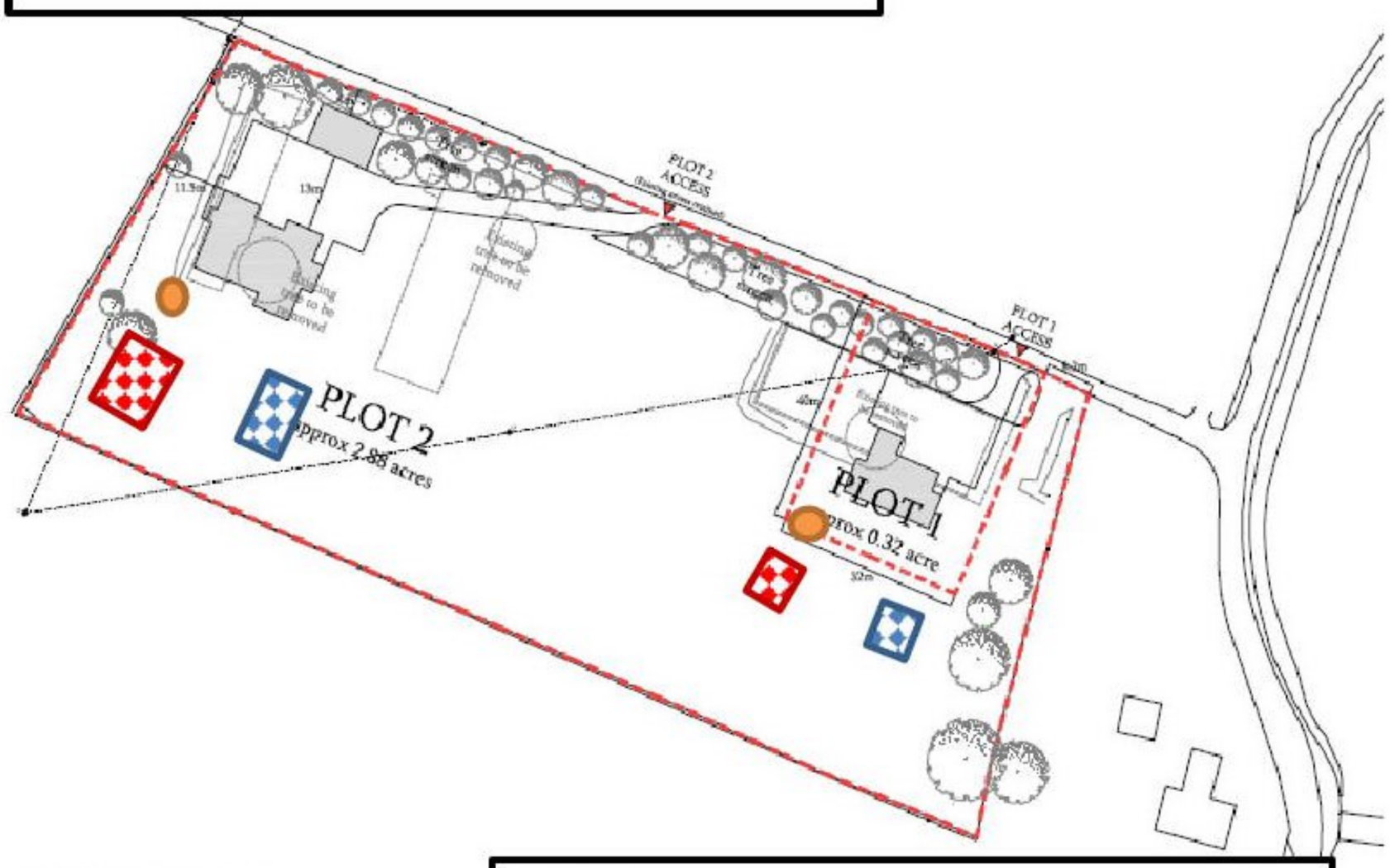
Remarks

Scale (approx)	Logged By	Figure No.
1:20	SAM	1806/16.SW2

Fig. 3. PROPOSED DRAIANGE LAYOUT

NOT TO SCALE- ALL SOAKAWAY DIMENSIONS PROVIDED ON THIS DRAWING SHOULD BE CHECKED ON A FULL-SCALE PLAN TO ENSURE THEY MEET THE REQUIRED BUILDING REGULATIONS 50m FROM WELLS & BOREHOLES, 5m FROM BUILDINGS AND SITE BOUNDARIES AND 10m FROM OTHER SOAKAWAYS, DRAINS AND WATERCOURSES

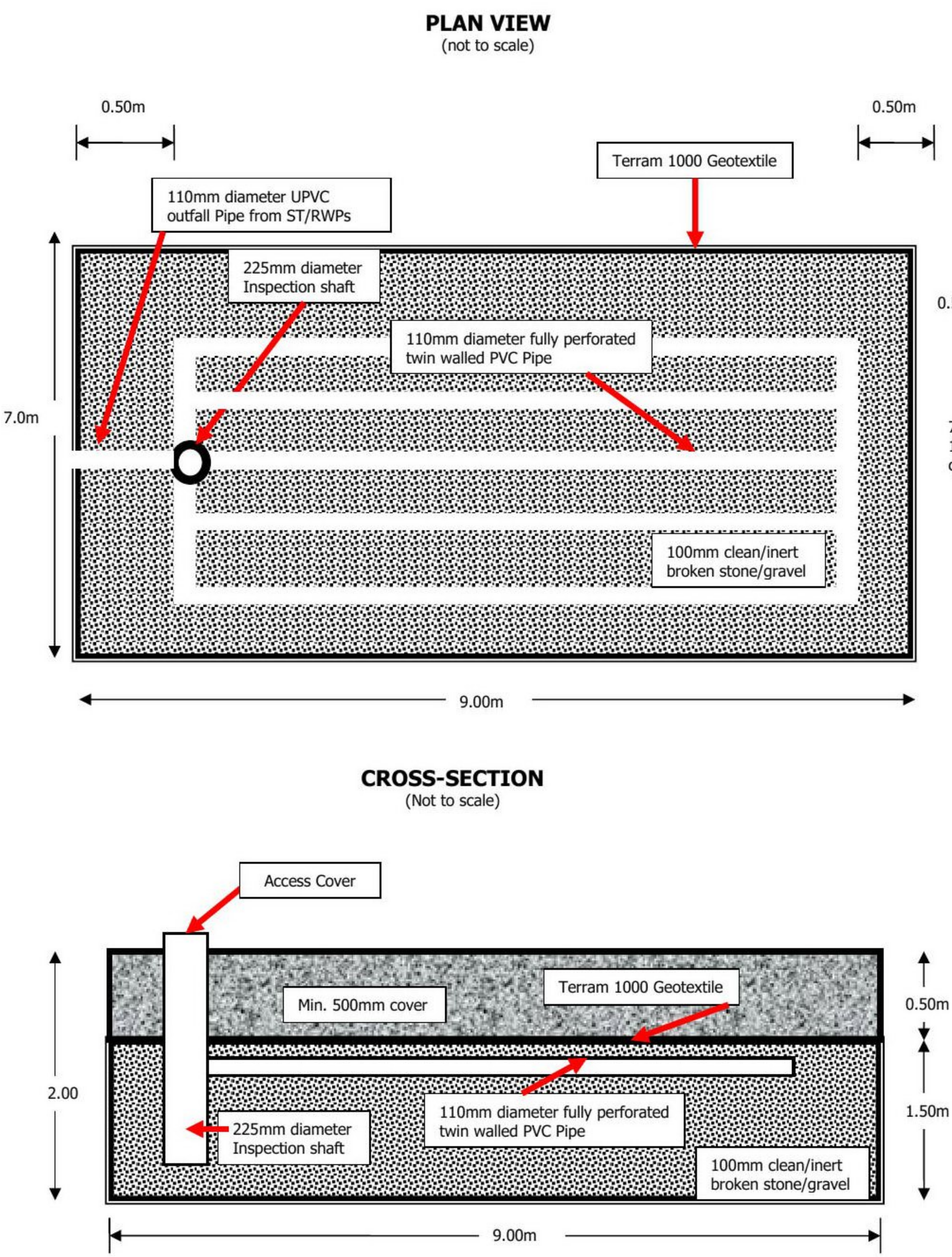
Plot 2
Septic Tank to
Foul Water Soakaway
Min. Base Area 63m^2
&
Surface Water Infiltration Trench 3.00m x 12.80m
with 1.50m depth filter stone



PROPOSED SITE PLAN

Plot 1
Septic Tank to
Foul Water Soakaway
Min. Base Area 30m^2
&
Surface Water Infiltration Trench 4.00m x 6.00m
with 1.50m depth filter stone

Fig. 4. Indicative Stone-Filled Soakaway Construction (63m²)



CERTIFICATE FOR PROPOSED FOUL WATER SUB-SURFACE SOAKAWAY

Two tests are normally required to demonstrate the suitability of the proposed drainage scheme:

1. A trial pit must be excavated to a depth of 1 metre below the proposed invert of the drain to establish whether or not the water table will interfere with the operation of the soakaway

and

2. A percolation test must be carried out to determine the area of the ground required.

Certificate

Applicant's Name Graham Buchan.....
(name of person applying for planning permission)

Address: 2 New Houses, Burnside Poultry Units, Clinterty, AB21 0TT

Date of Test:.....13th December 2016 Time:.....from 11.30 Weather: ...Raining....

Encountered Ground Conditions

Topsoil: The site is overlain by grass and topsoil 500mm - 800mm in thickness.
Natural Sub-Soils: The underlying natural sub-soils are loose and medium dense orange brown and grey silty to very silty sands and gravels (completely weathered rock) becoming dense and proved to the maximum investigated depth of 2.00m.
Bedrock: In-tact bedrock was not encountered during the investigation.

Groundwater Observations

Groundwater was not encountered during the investigation or observed during the monitoring period. No visual indication (no seepages or discoloration) of the seasonally high or fluctuating ground water table was seen in the strata above the encountered depths of 2.00m.

Wells : no wells supplying potable water within 50m of the site

Depth of Drain ...1.00m..... Depth of Excavation ...up to 2.00m.....

Percolation Test	**PLOT 1**	**PLOT2**
Time Taken (mean of three times), s	4470	5370
Soil Percolation Value, Vp, s/mm	29.8	35.8
Population Equivalent	up to 6 (4-bedroom)	up to 7 (5-bedroom)
Minimum Floor Area of Soakaway	**30m²**	**63m²**

I hereby certify that I have carried out the above tests in accordance with procedures specified in British Standard BS6297:2007+ A1 2008, and in conjunction with the full requirements set out within the Domestic Scottish Building Standards Technical Handbook (Environmental Standard 3.9 Infiltration Systems), the results of which are tabulated above, and that the proposed drainage scheme detailed on the attached plans and report has been designed taking into account the recommendations in the aforementioned standards.

Signed ... [redacted] ..... Date...31st January 2017
Name / Company S. A. McGregor
Address Fairmead, Tough Alford, Aberdeenshire, AB33 8EQ
Qualification B.Eng(Civil Engineering).

CERTIFICATE FOR PROPOSED SURFACE WATER DISPOSAL

Applicant's Name Graham Buchan.....
(name of person applying for planning permission)

Address: 2 New Houses, Burnside Poultry Units, Clinterty, AB21 0TT

Date of Test:.....13th December 2016 Time:.....from 11.30 Weather: ...Raining....

Encountered Ground Conditions

Topsoil: The site is overlain by grass and topsoil 500mm - 800mm in thickness.
Natural Sub-Soils: The underlying natural sub-soils are loose and medium dense orange brown and grey silty to very silty sands and gravels (completely weathered rock) becoming dense and proved to the maximum investigated depth of 2.00m.
Bedrock: In-tact bedrock was not encountered during the investigation.

Groundwater Observations

Groundwater was not encountered during the investigation or observed during the monitoring period. No visual indication (no seepages or discoloration) of the seasonally high or fluctuating ground water table was seen in the strata above the encountered depths of 2.00m.

Wells : no wells supplying potable water within 50m of the site

Depth of Drain ...0.50m..... Depth of Excavation ...up to 1.50m.....

Infiltration Test	**PLOT 1**	**PLOT 2**
Infiltration Test Zones	0.50 – 1.50	0.50 – 1.50
Soil Infiltration Rate, *f* m/s	**1.11×10^{-5}**	**9.25×10^{-6}**
Surface Areas of Development	up to 155m^2	up to 240m^2

Recommendation Options: -

Stone-filled Sub-Surface Infiltration Trench

PLOT 1 4.00m x 6.00m with 1.50m filtration stone storage depth

PLOT 2 3.00m x 12.80m with 1.50m filtration stone storage depth

I hereby certify that I have carried out the above tests and calculations in accordance with BRE Digest 365 and in conjunction with the full requirements set out within the Domestic Scottish Building Standards Technical Handbook. The results of which are tabulated above, and that the proposed drainage scheme detailed within this report has been designed taking into account the recommendations in the aforementioned standards.

Signed ... . Date...31st January 2017
Name / Company S. A. McGregor
Address Fairmead, Tough, Alford, Aberdeenshire, AB33 8EQ
Qualification B.Eng(Civil Engineering).

Existing Trees

Proposed New Trees

Scale 1:500 (0, 10, 20, 30, 40, 50m)

N

PLANNING

aka
Annie Kenyon Architects Ltd

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Insch
Aberdeenshire
AB52 6SH
tel/fax: 01464 851 621
www.akenyonarchitects.com
info@akenyonarchitects.com

Client: Graham Buchan			
Job Title: Burnside Poultry Units, Clinterty, Aberdeen			
Drawing Title: As Proposed Site Plan			
CAD Reference: -			
Scale at A2: 1:500	Drawn: RT	Chk: -	Date: NOV 16
Job No.: 486	Drawing No.: PL-02	Revision No.: -	

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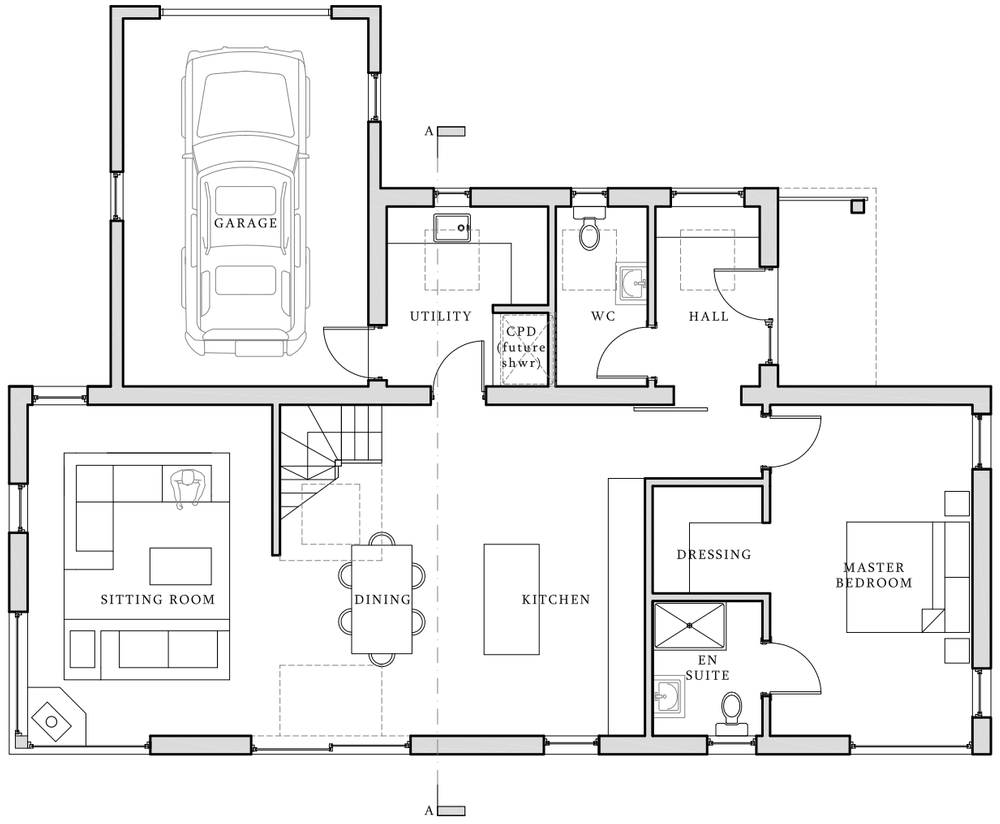
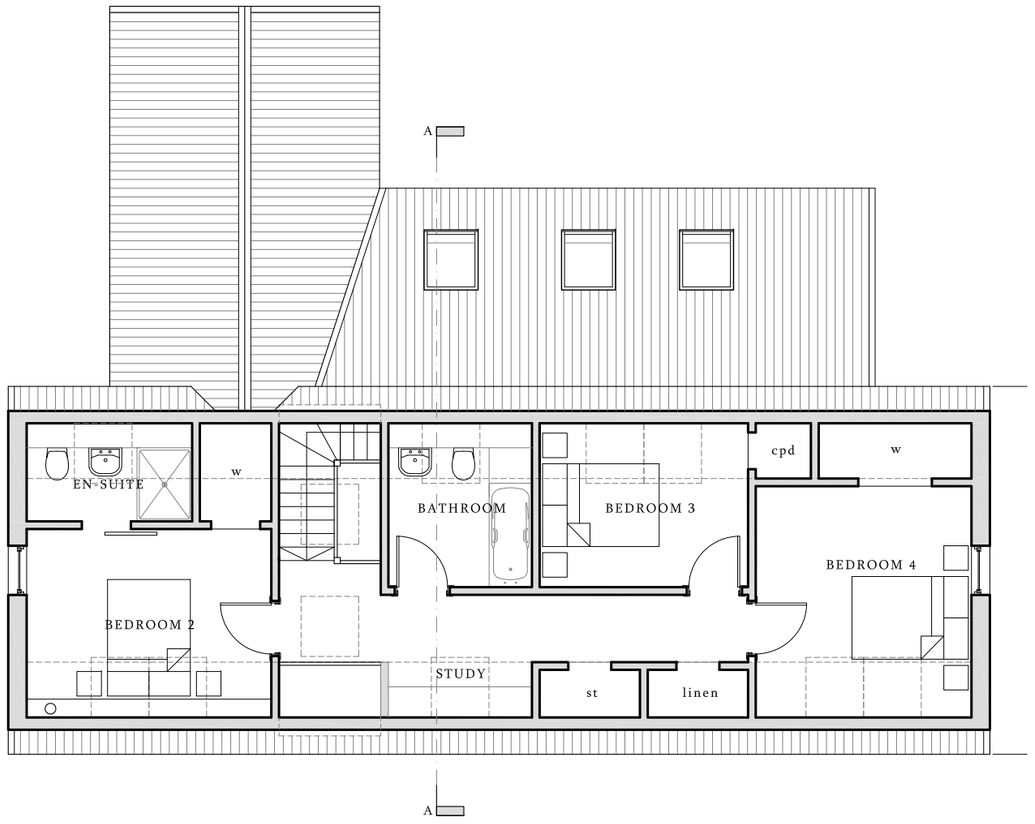
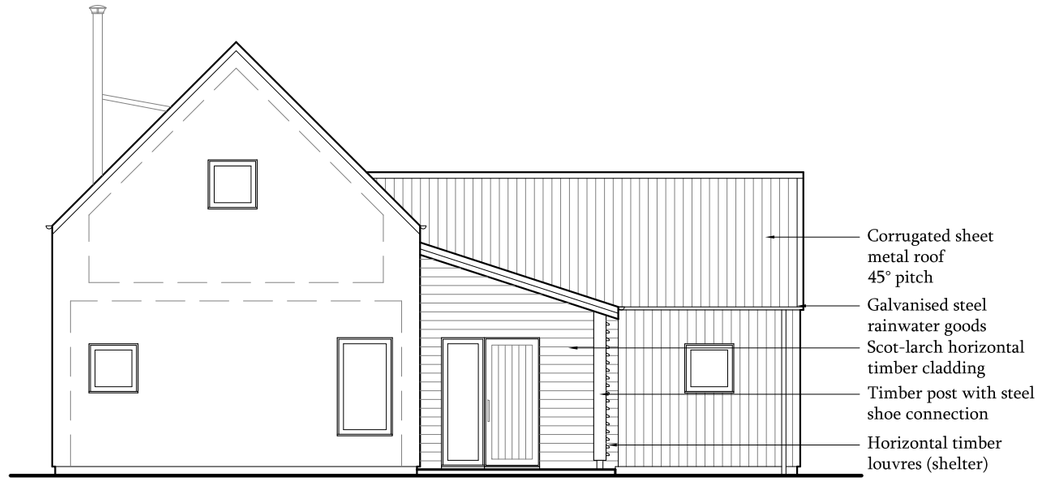


GROUND FLOOR PLAN

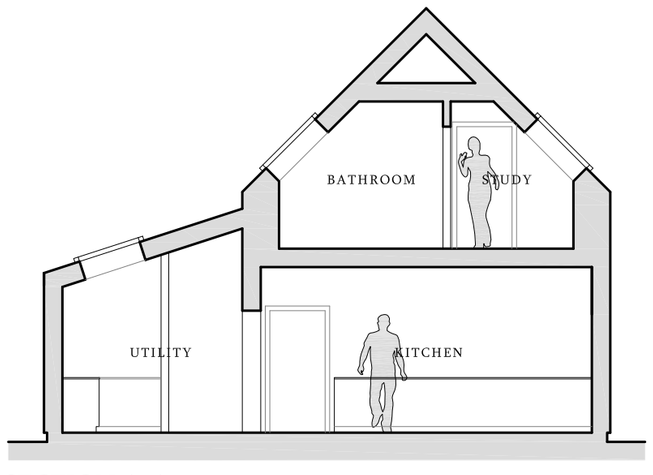


FIRST FLOOR PLAN

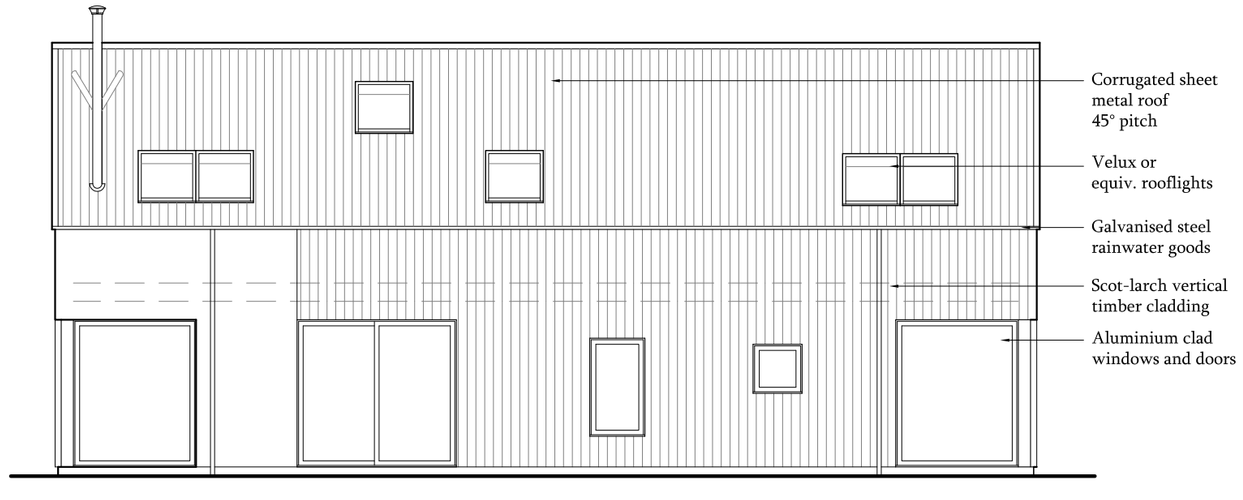
NORTH EAST ELEVATION



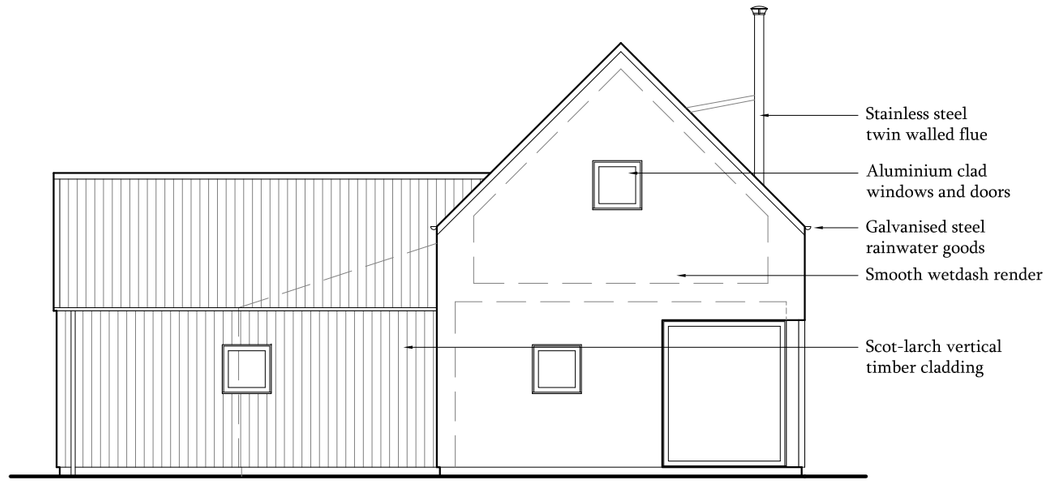
SOUTH EAST ELEVATION



SECTION A-A



SOUTH WEST ELEVATION



NORTH WEST ELEVATION

Scale 1:100 0 1 2 3 4 5 10m

PLANNING

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Client
Graham Buchan

Job Title
Burnside Poultry Units
Clinterty
Aberdeen

Drawing Title
As Proposed Plot 1 & 2
Floor Plans & Elevations

CAD Reference
-

Scale at A2	Drawn	Chk	Date
1:100	RT	-	NOV 16

Job No.	Drawing No.	Revision No.
486	PL-03	-

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PLANNING SUPPORTING STATEMENT

DEMOLITION OF REDUNDANT POULTRY BUILDINGS AND ERECTION OF TWO DWELLING HOUSES AT BURNSIDE POULTRY UNIT, LITTLE CLINTERTY, KINELLAR

MR G BUCHAN

APRIL 2017

Ryden LLP
25 Albyn Place
Aberdeen
AB10 1YL
Tel: 01224 588866

Contents

1.0 INTRODUCTION

1.1 This Planning Supporting Statement has been prepared by Ryden Property Consultants on behalf of our client, Mr G Buchan and is submitted in support of an application for Full Planning Permission for the erection of two dwelling houses to replace a redundant building and ancillary structures associated with a former agricultural use established at Burnside Poultry Unit, Little Clinterty, Kinellar, Aberdeen.

1.2 The report has been prepared in accordance with previous advice and discussions provided by Aberdeen City Council's Planning Team Leader, Mr Kristian Smith and Roads Development Officer, Gregor Whyte in response to pre-application enquires submitted by Ryden and Annie Kenyon Architects, investigating the development potential of the site. Copies of the correspondence can be found attached as Appendix 1 of this report.

1.3 The enquiry confirmed that the site and buildings/structures associated with the former poultry unit were no longer fit for purpose and redundant of their former agricultural use. Given the deteriorating condition of the buildings which detract from the character and rural setting of the Greenbelt, the enquiry confirmed the client's intention to explore the possibility of removing the existing buildings and replacing them with a sympathetic development of two dwelling houses. Previously adopted Aberdeen Local Development Plan 2012 Policy NE2 – Greenbelt was acknowledged, as was the requirement for a robust planning justification to warrant a departure from the policy should an application be brought forward.

1.4 In the Council's subsequent email response dated 12th August 2016, Mr Smith acknowledged the principle in determination of such an application would fall to the weight which could be attached to *"material considerations associated to dealing with the extant situation on site*". It also acknowledged the potential for enabling development to fund an *"environmental improvement"* of something which is causing a blight in the Greenbelt. Comparisons

were drawn from a consent granted under Ref: 141627 at the nearby Mill, Clinterty, where the principle of redeveloping former mill buildings with four new houses was accepted on the basis of the housing cross-funding the demolition and remediation costs incurred from removal of the building. Mr Smith concluded that the principle of development could not be established until such time as additional information was available for consideration, which could quantify the level of remediation and associated costs.

1.5 In response to the generally receptive response as outlined above, an application was progressed for the site in late 2016, proposing a similar redevelopment of the site for two houses under planning ref 161777/DPP. A substantial level of supporting information was submitted to demonstrate that the site was redundant, the asbestos containing buildings were in a state of continued deterioration and independent environmental evidence confirmed on-site contamination that would generate significant associated costs to remediate. In addition, a robust financial appraisal was submitted supporting the requirement to cross fund the removal of the buildings and environmental clean-up of the site through the construction of the two dwellings in a similar vain to the accepted approach at The Mill under Planning Ref: 141627.

1.6 Despite the compelling evidence put forward, disappointingly the application was refused under the Council's delegated powers by the appointed Case Officer, Mr Robert Forbes. The reasons for refusal focussed on the perceived principle of development being contrary to Greenbelt Policy, which could set an undesirable precedent, as well as concerns over design and transport issues. Unfortunately, there was no contact from the Case Officer to highlight these concerns, prior to the application being determined.

1.7 Accordingly, following the unexpected receipt of the planning refusal notice, a meeting was quickly arranged with the Case Officer which took place on 13th February 2017 to discuss the reasoning behind the decision. In addition to the principal Greenbelt Policy, suggestions were put forward in respect of revisions to the design and further clarification regarding sustainable modes of accessibility to the site.

1.8 This Planning Statement supports a slightly revised application from the proposals sought under Ref 161777/DPP, which seeks to address the concerns raised by the Case Officer. It provides a detailed description of the context of the site and the development proposed. In addition, it considers the national and local planning policy context applicable to the assessment of the proposal and provides a robust supporting justification for the development to proceed in line with these policies and other relevant material considerations. It also seeks to address ACC's reasons for refusal relating to the decision notice for ref 161777/DPP.

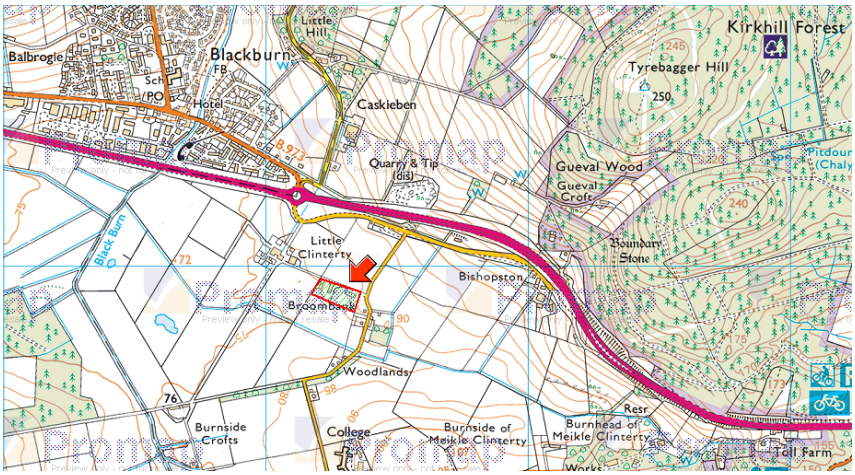
1.9 This Planning Statement should not be read in isolation, but should be read in conjunction with the planning application drawings prepared by the client's appointed architect, Annie Kenyon Architects, as well as the following additional supporting documents:

- Structural Inspection Report (Cameron & Ross)
- Bat Survey (Black Hill Ecology)
- Drainage Statement (S.A. McGregor)
- Design Statement (Annie Kenyon Architects)
- Sustainability Report (Annie Kenyon Architects)
- Asbestos Report 2007 (Ethos Environmental)
- Asbestos Report 2016 (Ethos Environmental)
- Contaminated Land Report (Ethos Environmental)
- Feasibility Study (Walter Michie Poultry Consultant)
- Financial Costings Appraisal (WSD Scotland)
- Quotation for Re-roofing Existing Shed (SG Cladding)

2.0 SITE DESCRIPTION AND PROPOSAL

2.1 The application site, extending to approximately 1.25 hectares and comprising a former poultry unit, is located at Little Clinterty on the north western outskirts of Aberdeen. The site lies to the south east of Blackburn on the opposing side of the A96, approximately 12km from Aberdeen City Centre and 4km from Dyce. Access off the A96 to the site is achieved from the southern arm of the Blackburn roundabout junction and via a private track through Little Clinterty Farm (see location plan below).

(Figure 1: Site Location Plan)



2.2 The site comprises a former agricultural shed, associated with the historic poultry enterprise at Burnside, a further shed and glasshouse, as well as remnants of two further buildings which have largely been removed from the site. The existing main shed is constructed primarily from timber weatherboards, with an asbestos roof and concrete floor. Whilst the building is relatively intact, it has experienced a degree of decay and is currently disused. An agricultural feed hopper is situated to the immediate west of the main shed in addition to below-ground footings and demolished rubble associated with a former poultry building adjacent to the western boundary. To the eastern portion of the site lies foundations of a former glasshouse structure as well as an adjoining derelict garden shed constructed in concrete blockwork and asbestos.

(Figure 2: Aerial View of Existing and Former Buildings/ Structures at Site)

2.3 The site is relatively level and benefits from open aspects to the north and south, characterised by the surrounding agricultural land which slopes gently down towards the site when approaching from the north. Two dwelling houses and a number of farm buildings are located to the north west at Little Clinterty. To the immediate south east lies a neighbouring cluster of four established residential properties of a fairly traditional style and finish, set within generous plots. A number of existing mature lodge-pole pine trees are located along the northern-eastern boundary of Broombank Cottage which offer a degree of screening from Clinterty Road.

2.4 The surrounding area is relatively rural in character, typified by a gently undulating agricultural landscape, with small pockets of housing and farm buildings located sporadically throughout.

2.5 As highlighted the site is completely redundant of its former agricultural use as a poultry unit. As such, some of the associated buildings and structures that once occupied the site have been demolished and those which still remain are dilapidated and no longer fit for purpose. Given the age and presence of hazardous asbestos materials found both within the existing buildings and spread across the site due to contamination associated with the previous down takings, the client has sought to explore a suitable means to remove the remaining structures and remediate the site. A more detailed account of the structural condition of the buildings and contamination of the site is provided within the associated supporting documents submitted as part of this application. These are discussed in greater detail under Section 5 below.

2.6 The proposal is for the demolition and removal of the existing redundant buildings and clearing the remnants of any former structures from the site. This would allow the site to be sympathetically redeveloped for two detached houses, which would be of a high quality design and finish, complementing the rural character of the surrounding locale and designated greenbelt, as well as the established built fabric of the neighbouring residential properties.

2.7 The first of the proposed new house plots, identified as 'Plot 1' on Annie Kenyon Architects Drawing No. P-02, would be positioned to the north eastern corner of the site, allowing for the erection of a 1 ½ storey property with integral garage and formation of an associated domestic curtilage. The proposed dwelling at Plot 1 seeks to replicate a similar linear layout across and east – west axis as the former glasshouse and would be partially located over its footprint. The second property, 'Plot 2', would be positioned to the north western corner of the site, adopting an identical design as Plot 1, set partially on the footprint of the existing poultry shed. A detailed critique of design is provided within Annie Kenyon Architect's supporting Design Statement and also summarised within Section 5 below.

2.8 Following appropriate site remediation measures and removal of existing structures and rubble, the remaining land out with the house plot areas will be top-soiled and reseeded to ensure it is brought back into appropriate use for pasture and grazing.

3.0 PLANNING POLICY CONTEXT

Aberdeen City & Shire Strategic Development Plan 2014

3.1 The strategic policy context for the North East region of Scotland is laid out in the Strategic Development Plan (SDP), approved by Scottish Ministers in March 2014. This document sets out a spatial strategy for the area with a clear direction for its development in the period to 2035. It details population growth targets and the subsequent development required to provide for and sustain a high quality of life for residents of the City and Shire in the context of housing and employment.

3.2 The application site at Burnside Poultry Unit lies within the Aberdeen City Strategic Growth Area (SGA) as stipulated by the SDP and as such is expected to maximise development potential in order to deliver sustainable communities whilst supporting associated infrastructure and making efficient use of the local transport network.

3.3 In order to sufficiently accommodate a rising population, the Aberdeen City SGA is required to provide 50% of all homes in the region up to 2035 equating to 31,500 houses. Land brought forward for such development must be used efficiently and development on brownfield sites is required to deliver 10,500 homes over the next 20 years.

3.4 The SDP recognises the important role the Greenbelt has in protecting the character and landscape setting of the city, whilst at the same time promoting a degree of flexibility, in recognition that it, "*will need to change to meet the growth this plan seeks to achieve*." In that regard the Greenbelt should*, "guide development to appropriate places while protecting the most important areas".*

Aberdeen Local Development Plan 2017

3.5 Aberdeen City Council adopted its second Local Development Plan (LDP) on 20th January 2017, which replaces the previous Aberdeen Local Development Plan 2012. The LDP sets out how the Council aim to work towards their vision for Aberdeen. It allocates land to meet the City's development needs to 2026 and beyond and it sets out the related planning policies to be applied in promoting the growth of Aberdeen over this period.

3.6 As promoted at national and strategic levels, the LDP recognises that *'redevelopment of previously used sites makes a significant contribution to the overall sustainability aims of the Plan'* and can '*bring land and buildings back into effective use and remediate contamination.'* Whilst the strategy and associated list of sites focuses on urban brownfield land, the LDP recognises that *'the list of brownfield sites is not exhaustive'* and *'the city needs to expand beyond its existing developed edges'* to maintain and strengthen housing and employment opportunities and attract investment.

3.7 The site is located towards the north western limits of Aberdeen City Council's boundary, within an established rural area designated as Greenbelt. As such, the principal policy consideration relates to **Policy NE2- Green Belt** of the extant LDP. The Policy seeks to maintain the identity of the Greenbelt by preventing development other than for the purposes of those essential to agricultural, woodland and forestry, recreational uses compatible with an agricultural or natural setting, mineral extraction/restoration or landscape renewal. A number of exceptions do however apply:

a) *The development is within the boundary of the existing activity;*
b) *The development is small-scale;*
c) *The intensity of activity is not significantly increased;*
d) *Any proposed built construction is ancillary to what already exists.*

3.8 It is acknowledged that the proposed development does not neatly fit into the requirements of the above policy criteria, as it is not associated with the defined agricultural/forestry/recreational uses outlined above. However, the site was previously utilised for agricultural purposes for poultry rearing and the associated buildings are no longer utilised for those purposes. The development is contained within the established boundary of said previous use and the erection of two dwellings is certainly small scale. In addition, the proposal will remove a redundant, dilapidated building and former structures, as well as undertake a costly clean-up of a contaminated site associated with the intensive former poultry use. The proposed dwellings would be of a high quality design and scale and contribute to an overall visual improvement to the run-down buildings and structures which are of no architectural merit and serve to detract from the qualities of the Greenbelt.

3.9 **Policy I1 – Infrastructure Delivery & Developer Contributions** addresses the infrastructure requirements that are needed to support new development. Supplementary guidance provides applicants with details of the levels of contributions sought from different types of development.

3.10 **Policy D1- Architecture and Place-making** promotes quality design in all new developments to ensure the city retains and enhances its unique identity for future generations. Quality of design is judged by a series of factors to ensure a consistency of approach in assessing a scheme's contribution to the city's built environment.

3.11 In the interests of sustainable economic growth, **Policy T3- Sustainable and Active Travel** encourages development that reduces reliance on the private car and utilises existing public transport provision. This policy also asks that new development enhances permeability and access to, and movement within and between, new and existing developments prioritising walking, cycling and public transport.

3.12 **Policy D2 – Landscape** recognises the importance natural topography and landscape play in Aberdeen's unique landscape setting. Development should avoid creating any significant adverse impacts to the existing landscape qualities. High quality development sought through planning applications for new development must include a landscape strategy and management plan incorporating hard and soft landscaping design specifications.

3.13 Land which has the potential to be degraded or contaminated will require site investigations and risk assessments to identify potential risk to the environment or health and safety. **Policy R2 – Degraded and Contaminated Land** requires remediation to be carried out to a level suitable for the proposed new use.

3.14 Policy R2 also stipulates, ***"The significance of the benefits of remediating a contaminated site, and the viability of funding this, will be taken into account when considering proposals for the alternative use of such sites."*** This new policy provision would pose significant material weight in the consideration of this application, which proposes the erection of two dwelling houses to cross-fund the removal of degraded buildings and effective remediation of a contaminated site. In that respect, the application should be considered alongside the substantial volume of documentation submitted in support of the application, including a Structural Survey confirming the existing building is no longer fit for purpose, as well as detailed environmental and financial costing reports detailing the extent of contamination and estimated costs to remediate the site.

4.0 MATERIAL CONSIDERATIONS

Scottish Planning Policy 2014 (SPP)

4.1 **Scottish Planning Policy**, published in conjunction with NPF3, advises that planning should *'…take a positive approach to enabling high-quality development and making efficient use of land to deliver long-term benefits for the public while protecting and enhancing natural and cultural resources'.* It promotes sustainability and place making as principal policies in order to achieve four planning outcomes with the objective of Scotland becoming a *'successful, sustainable place; a low carbon place; a natural resilient place; and, a connected place'* as set out by the NPF3.

4.2 The overarching purpose of planning, as recognised by SPP, is to create better places. This should be achieved by the planning system supporting economic growth through the creation of well-designed, sustainable places and environments. A greater emphasis is placed on the planning system directing the *'right development to the right place'* through adopting a *'design-led approach'* to ensure the creation of *'high quality places'.* It's policy principles advise *'using land within or adjacent to settlements for a mix of uses,'* in addition to *'considering the re-use or re-development of brownfield land before new development takes place on greenfield sites'.*

The Mill, Clinterty - Planning Application Ref 141627

4.3 This application proposed the demolition of former mill buildings and redevelopment of the site for 4 new dwelling houses located approximately 1.2km from the Burnside Poultry Unit site. Situated within the defined greenbelt, the application was supported by the Planning Service as a slight departure from LDP Policy NE2 – Greenbelt on the basis of material considerations brought forward within supporting information. This took the form of a financial appraisal, which concluded that the costs associated with demolition of the buildings and site remediation would require an "enabling" development of four housing units to cross fund and make the work economically viable.

4.4 In granting permission at The Mill, the Planning Service placed significant weight on additional 'sustainability' factors associated with regeneration of a degraded brownfield site and the enhancement of biodiversity value and improvement to the visual characteristics of the site. This approved development shares many common aspects to that proposed under the current application for Burnside Poultry Unit in relation to the economic viability of regenerating a contaminated brownfield site and removal of unsightly buildings. It should therefore be considered a significant material consideration in the assessment of this application as it demonstrates a similar precedent for an appropriate redevelopment of brownfield land, where the overriding benefits can be considered to outweigh LDP Greenbelt Policy.

4.5 Furthermore, the condition of the site and continued deterioration of the existing buildings and structures at Burnside Poultry Unit are more visible than those located at The Mill, which benefit from significant screening. This is particularly evident on approach to the site from the north. Therefore the proposed removal of these structures, remediation of the site and erection of two high quality and energy efficient dwelling houses would offer a significant visual improvement to the current situation and allow a redundant site to be brought 'back into effective use' as advocated at both National and Local Planning Policy levels.

4.6 The Burnside Poultry Unit site is located closer to the A96 and associated bus stops / public transport links, from the four approved houses at The Mill under ref 141627, therefore previous reasons for refusal based upon lack of compliance with policies T2 and T3 are strongly contested.

5.0 JUSTIFICATION

5.1 Section 25 of the Town & Country Planning (Scotland) Act 1997 states that all planning decisions by local authorities should be made in accordance with the extant development plan unless material considerations indicate otherwise. Within the extant Aberdeen Local Development Plan (LDP), the site is located within the defined Greenbelt, encompassing redundant land and structures associated with a former poultry unit.

5.2 As highlighted in section 1 above, pre-application advice was sought from the Planning Service's Team Leader in respect of redeveloping the site for two dwellings. The Officer acknowledged that the potential for enabling development to fund an *"environmental improvement"* of something which is causing a blight in the Greenbelt had previously been considered in respect of a nearby site at 'The Mill', Clinterty (ref 141627). Any proposal brought forward would require a sufficient planning justification, supplemented by appropriate costings etc., before the principle of such an approach could be accepted.

5.3 In light of this, the client commissioned a number of detailed site investigations and surveys to identify the following:

- The structural integrity of the former poultry shed and suitability for reuse;
- The levels of contamination at the site;
- Costs associated with demolition, clearing and remediation of the site; and
- Development appraisal reflecting overall costs against likely yields achieved through sale of two dwellings.

5.4 The above information, undertaken by appropriately qualified professionals was submitted as part of a previous application for two houses on the site under planning ref 161777/DPP. Despite setting out a compelling case for the Planning Service to approve the proposed sympathetic redevelopment of the site for two new residential properties, without forewarning the application was refused, with reasons for refusal relating to:

- Green belt Policy
- Transport / Sustainability
- Design
- Precedent

5.5 Following the receipt of the refusal notice, discussions took place with the case officer in respect of the decision and reasons for refusal. Much of this centred on the precedent set by the Mill and why greater material weight had not been placed on the information submitted in support of the application, which clearly set out the requirement for cross-funding to undertake contamination clean-up costs and site remediation measures. The discussion also focused on the approval of the application at The Mill ref 141627 as a comparative example of how Greenbelt policy had been relaxed to allow for an environmental improvement to be made to that site.

5.6 The case officer concluded that in the above case, greater emphasis had been placed on the larger scale of buildings which were to be removed from the site as the only reason why that had gained the council's support.

5.7 Transport and design were also discussed and it was highlighted the site was closer to the A96 and associated bus stops / sustainable transport nodes than the four houses approved at the Mill. In addition, the Case Officer intimated that design concerns were only in relation to previous plot 2. Should a design be brought forward similar to plot 1, this would likely alleviate any issues based on layout and design.

5.8 Accordingly, much of the following sections present a similar argument to that set out within the Planning Statement submitted in support of the previously refused application, however additional justification and clarification has been included to address the reasons for refusal.

Principle of Development

5.9 As discussed above, the site is situated on the outer fringes of Aberdeen City Council's administrative boundary and within the defined Greenbelt. The LDP applies stringent policy guidelines under NE2 - Greenbelt regarding the type of development deemed to be appropriate in the Greenbelt, focusing primarily on agricultural, woodland/forestry and recreational uses appropriate to the countryside. Whilst the proposal does not propose a use which strictly fits with the above, there are substantial material considerations which would outweigh the principal policy position of the LDP.

5.10 The application has been supplemented by a suite of information (as set out in paragraph 1.9 above) which provides a detailed account of the structural condition of the existing shed, the extent of contamination across the site, associated demolition and remediation costs, as well as costs associated with retention and refurbishment of the existing poultry building. The site ceased poultry farming operations in 1993 and since then has lain redundant of any agricultural operations. The remaining poultry shed has fallen into disuse and all other structures have either been partially removed or fallen into a state of dilapidation. As highlighted within the Michie Report commissioned in 2005, the site is too small, and the existing buildings were even at that time considered to be in a state of disrepair. It concludes that the site is no longer economically viable for poultry production.

5.11 The Structural Survey undertaken by Cameron & Ross highlights the building is in excess of 50 years old and due to continuing deterioration requires substantial repair works. Given its age and condition, the building is no longer fit for modern agricultural practices and would be uneconomical to repair. Additionally, a previous Asbestos Survey carried out by Ethos Environmental in December 2007, provides a section by section analysis of the condition of the external roof sheets of the existing poultry building. It highlights approximately 50% of the roof covering was cracked and in a poor condition. The condition of the building will have no doubt suffered further deterioration in the 9 year intervening period since the Asbestos Report was carried out.

5.12 As evidenced in the associated 2016 reports prepared by Ethos Environmental, the remaining shed contains a substantial degree of asbestos containing materials that will require to be carefully removed prior to any demolition. Furthermore, the Environmental Investigations have determined extensive contamination of surface and sub- surface ground associated with both existing and previously demolished agricultural buildings at the site.

5.13 Further investigation of the costs associated with removal of the buildings and remediation of the site have confirmed this would involve substantial sums of money. Additionally a confidential report on costings relating to repairing the roof of the existing shed has been prepared in response to Robert Forbes's suggestion it could be "easily repaired". As evidenced, significant additional costs would also be incurred in replacing purlins and in repairing/strengthening the bowed trusses. To invest such sums either to return the piece of land back to agriculture or repair a redundant building which has no prospect of ever being utilised again for its original purpose, would be neither reasonable nor financially viable for my client.

5.14 Accordingly, my client has sought to explore a sympathetic new use for the site that could be justified financially. Having explored the similar circumstances at The Mill (ref 141627), where 4 houses were approved in the greenbelt to cross fund the demolition and removal of redundant buildings, my client undertook a similar exercise, expecting the Council to adopt a consistent approach, based on the overwhelming supporting information which would constitute a similar small departure from Greenbelt Policy. Given the immediate neighbouring land use comprises an established cluster of residential properties, the development of two new dwelling houses was deemed to be the most appropriate and viable option for the site.

5.15 A robust assessment of financial feasibility has been undertaken by WSD Scotland as qualified Quantity Surveyors in support of the development proposal, which provides an intricate breakdown of the costs associated with demolishing the existing buildings and structures and redeveloping the site for new residential use. This indicates the total revenue achieved from the development, measured against the associated costs, as well as a modest residual gross profit as is expected from such a commercial undertaking. It demonstrates a financially viable option for my client to redevelop the site which should be given significant material weight to set aside the provisions of extant LDP Policy NE2 – Greenbelt. My client is happy for the financial appraisal to be forwarded to the Council's in-house Asset Management Team for further scrutiny, which does not appear to have taken place as part of the assessment of the previous application.

5.16 Additionally, the proposals are wholly compliant with PLDP Policy R2 - Degraded and Contaminated Land. The significant benefits of removing unsightly buildings and structures from the greenbelt and pursuit of a financially viable means of remediating a contaminated and currently useless site should be taken into account when considering proposals for the alternative use of such sites. The proposals represent an inherently sustainable and superior alternative to the site remaining in its current condition.

5.17 If left in its current state, the site will continue to deteriorate and detract from the character and quality associated with the Greenbelt locale. The site has no reasonable prospect of being reused or restored for agricultural or forestry purposes typical to the greenbelt given the significant costs involved, lack of financial viability and restricted size of the site, as highlighted in the Mitchie Report.

5.18 Advice provided by Morris Senior, Demolition Contractors stipulated that, in the event of poultry shed roof collapsing, any resultant asbestos debris falling to the ground will be classified as asbestos waste. Such asbestos waste would not be accepted by local licensed landfill sites. The nearest licenced landfill site which will accept such waste is located at Stirling. As the poultry shed is visibly sagging and the Ethos Report of 2007 has indicated the perilous state of the external roofing sheets, the possibility of the roof collapsing would entail significantly higher disposal costs for my client.

5.19 The proposed development allows for an economically viable means to carry out demolition and remediation through cross funding from a sympathetic development of two properties. In view of the forgoing, the principle of the development should be deemed acceptable by the Planning Service as the proposal advocates the redevelopment of brownfield land in accordance with the spirt of SPP, SDP and LDP Policy.

Design and Layout

5.20 Our client has appointed Annie Kenyon Architects to design two new dwelling houses that respond to everyday living requirements and adopt the very highest standards of design and energy efficiency, worthy of the site's associated sensitivities. The proposed house designs offer a contemporary take on more traditional North East rural vernacular.

5.21 The proposed dwellings will be entirely sympathetic to both the established surrounding residential properties immediately adjacent to the site, as well as respecting the agricultural heritage of the site and associated farm buildings which operated there in the past. In that regard, a simplistic architectural form as well as a traditional palette of materials, including larch cladding, wet harling and corrugated sheeting are proposed, which are typical of materials found in rural architecture and thus sympathetic to the existing context of the site.

5.22 A full critique of design is contained within the Design Statement prepared by Annie Kenyon Architects submitted in support of this application. It should also be noted that the proposed housetype at plot 2 has been amended to reflect the same layout and design to that promoted at plot 1. This is in direct response to concerns raised within the previous application and discussion with the case officer in respect of scale and massing previously proposed for plot 2.

5.23 Substantial glazing is also proposed on the south elevations of the two properties to capitalise on solar gain opportunities, in addition to benefiting from the setting and excellent views offered out to the surrounding landscape. A Sustainability Report has been prepared by Annie Kenyon Architects which provides further details on the measures incorporated into the site layout, design and proposed low carbon technologies to be considered within the proposed development. The proposal is therefore submitted in accordance with LDP Policy D1 – Architecture and Placemaking and Policy R7 – Low and Zero Carbon Buildings and Water Efficiency and supplementary guidance on low and zero carbon developments.

5.24 Given the relatively rural setting that will be afforded to the proposed two properties by existing trees and proposed landscaping, there will be no negative impact to the amenity of surrounding residential properties. Furthermore, the proposed properties will benefit from appropriately sized plots, private amenity space and front onto the existing private access track in accordance with LDP Policy D2.

5.25 The redevelopment of the site will bring significant benefits to the surrounding landscape through the removal of redundant and deteriorating structures and replacement with a well-balanced residential development, as well as restoration and retention of pasture land, which respects the rural landscape and improves the visual setting of the site in accordance with LDP Policy D6.

Drainage

5.26 The site is not currently served by a public sewer, therefore the proposed properties will be serviced by a private drainage system by way of foul and surface water soakaways. An independent drainage report by S. A. McGregor confirms that the ground conditions are suitable and that appropriately designed soakaways will be effective in all weather conditions and would not present a risk to local water supplies and ground water, surrounding amenity or public health. The site is not located within any floodplain nor will it increase flood risk to the surrounding area.

5.27 The proposal is therefore entirely in line with LDP Policy NE6 – Flooding, Drainage and Water Quality. This policy sets out clear provision for the use of private systems for individual properties in the event that an area is not served by a public sewer, as is the case with the proposed site.

Access & Connectivity

5.28 The site is situated within a rural locale, therefore car use cannot be completely discounted from the development. Opportunities do however exist for access into the wider countryside by walking and cycling. Whilst outwith the 400m walking distance to a bus stop as stipulated in PAN 75 – Planning for Transport, which typically relates to standards within urban areas, there does remain the opportunity to access an established and widely utilised bus route on the A96(T) to the north. There is an existing public footpath running directly from Clinterty Roundabout through Little Clinterty farm towards Westhill, which can be readily accessed from the site.

5.29 A short walk of approximately 0.9Km can be made from the site along Clinterty Road to the north towards Bishopton Farm, where a lit underpass provides safe pedestrian access onto the opposite side of the A96 to an existing bus stop for services into Aberdeen. Additionally, there is an existing pedestrian footpath leading onto the nearside of the A96 providing direct access to a bus stop for services to Inverurie and beyond to Inverness. These are established, safe and widely utilised sustainable alternative transport routes to the private car. The distances involved are perfectly acceptable and within the realms of Planning Advice

Note (PAN) 75 - Planning for Transport, which details "a maximum threshold of 1600m for walking is broadly in line with observed travel behaviour". Following the imminent completion and opening of the AWPR, vehicle movements are likely to be significantly lessened on Clinterty Road due to a reduction in “rat-running” between Dyce and Westhill.

(Figure 3: Pedestrian Underpass at A96 adjacent to Bishopton)

5.30 A paved footpath beginning at Roadside Cottage, running past Little Clinterty Farmyard, crosses the A96 via a pedestrian crossing island adjacent to the roundabout. Traffic speeds approaching and exiting the roundabout on either carriageway will generally be much slower due to vehicle deceleration on approach to the junction. The footpath continues into Blackburn where there are a number of established amenities and public transport options. Additionally, a new Park and Choose facility has recently opened at Dyce Drive, approximately 4km from the site. This offers a further sustainable transport option rather than travelling by car into the city.

5.31 Furthermore, early pre-application dialogue with ACC’s Roads Development Team on 9th March 2016, confirmed that the unadopted track serving Burnside Poultry Unit and Little Clinterty Farm, which meets Clinterty Road, is an established access that will require minor surface improvements. The Roads Officer also confirmed that “*in principle the access would be acceptable for the development you have in mind”,* when discussing the potential for two residential units (Appendix 1). No objection was raised by the Roads Development Team to the previous application for the site

ref 161777/DPP. When considering the wider sustainability benefits brought about through this rural brownfield development and proposed remediation strategy, the proposals accord with the spirit of LDP Policy T2 – Managing the Transport Impact of Development and T3 – Sustainable and Active Travel.

Ecology

5.32 As the proposals would involve the demolition of an existing building, a Bat Survey was commissioned to ascertain whether there was any presence of bats or their roosts within the disused poultry shed. Accordingly, evening emergence and dawn return surveys were carried out by Back Hill Ecology. No evidence of bats were seen utilising the building as a roost, therefore no impact would be posed to a protected species or any associated mitigation required. The proposals therefore accord with Policy NE8- Natural Heritage of the extant LDP.

5.33 The site is redundant and contains a number of disused buildings, foundations and areas of hardstanding. The proposed house plots will be sited within the footprint of the buildings once they have been demolished and removed from the site. The remaining redundant brownfield land will be remediated and returned to nature, which presents an ecological and environmental improvement offering better connectivity for species and benefiting the visual setting of the greenbelt.

Trees

5.34 In respect of trees, the proposals seek to retain existing trees on site as a landscape feature. In addition, a robust new scheme of planting along the northern, eastern and western boundaries is proposed, incorporating native species. The client would also be happy to have a condition ensuring protection of existing trees during construction and an appropriate maintenance plan to ensure the retention of newly planted trees in perpetuity. The only trees marked for removal are a number of non-native Leylandii hedges and one self-seeded ash tree located on the footprint of Plot 1 currently occupying part of the site. The proposals therefore meet the requirements of Policy NE5- Trees and Woodlands of the adopted LDP.

6.0 CONCLUSION

6.1 The proposed development is submitted in accordance with the overarching principles of sustainability advocated through National, Regional and Local Development Plan Policies. The preceding arguments demonstrate that the proposal to demolish the existing redundant and dilapidated buildings and structures associated with the former agricultural poultry use and replace them with two dwellinghouses, incorporating the highest standards of design and energy efficiency is entirely in keeping with the spirit of promoting rural brownfield development, as encouraged both by SPP, SDP and the adopted Aberdeen Local Development Plan.

6.2 The existing buildings and structures on site have been demonstrated to be no longer fit for purpose. The remaining poultry shed is constructed in timber weather boarding and deteriorating asbestos, which requires to be safely removed in its entirety from the site. In addition, asbestos materials are evidently spread across the site causing widespread contamination. The costs to demolish and remove the buildings and remediate the site are not economically viable without pursing an appropriate means of cross-funding through redevelopment of the site for a new residential use.

6.3 The proposed dwellinghouses will serve to aesthetically enhance both the site and the sensitive character of the designated Greenbelt, by incorporating a high standard of contemporary design and a traditional palette of materials to compliment the immediately adjacent residential properties. The proposed layout presents no impact to neighbouring amenity and has been sensitively sited to ensure that there would be no associated detriment to the character of the surrounding landscape.

6.4 Whilst it is acknowledged that the proposal does not fit neatly with existing policy in respect of preferred uses within the Greenbelt, it has been satisfactorily demonstrated that there are significant material considerations in this instance that would warrant a slight departure from said Policy NE2 - Greenbelt. This reflects a clear established precedent set by approval of four dwellinghouses at The Mill, Clinterty (Ref: 141627). Furthermore the proposal embraces wider aspects of sustainability, regeneration and environmental improvement of redundant land. The site can be safely accessed and is in close proximity to sustainable transport modes. The proposed dwellings have been sensitively designed to improve the visual appearance of the site and sensitive characteristics of the Greenbelt. In view of the foregoing, it is respectfully requested that the application be approved.

Appendix 1

Ryden

Michael Lorimer <michael.lorimer@ryden.co.uk>

Burnside Poultry Units, Little Clinterty, Kinellar

1 message

Michael Lorimer <michael.lorimer@ryden.co.uk> 11 July 2016 at 12:12
To: Kristian Smith <krismith@aberdeencity.gov.uk>
Cc: Rachael Walker <rachael@akenyonarchitects.com>

Good afternoon Kristian

I hope you are well?

I've been asked by my clients and their appointed architects to forward you the attached indicative drawings relating to a proposal for the small-scale redevelopment of two redundant poultry sheds at the above site. The site has lain derelict for quite a number of years and the existing buildings are no longer capable of modern farming practice, therefore my client has sought to explore the possibility of redevelopment of the site for two new dwelling houses.

Whilst I appreciate the site is located in the Greenbelt and doesn't fit neatly into current LDP Greenbelt Policy, wider policy principles contained within the SDP and SPP do promote the redevelopment of brownfield land. I also note a recent nearby example at The Mill, Clinterty (P141627), whereby delegated approval was granted by the City Council for the demolition of redundant agricultural buildings and the erection of 4 new dwellings. The assessment of that application focused on these brownfield principles, sustainable development and promoting high quality design.

The intention with the proposed site at Burnside would very much seek to follow the same principles as those adopted for the site at the Mill. Promoting the highest standards of design to regenerate a redundant site and buildings through a sustainable new development of two energy efficient dwellings, thus improving the overall visual appearance of the site and wider character of the Greenbelt.

I'd ask that you give the attached plans some initial pre-application consideration and get back to me with any comments you may have please as these would be most welcome at this stage. I understand perusal of any such application will require a robust planing justification and design statement, however any further pre-application advice would be greatly appreciated.

Look forward to hearing back from you once you have had the chance to consider.

Kind regards

Michael

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Ryden

Michael Lorimer <michael.lorimer@ryden.co.uk>

RE: Burnside Poultry Units, Little Clinterty, Kinellar

1 message

Kristian Smith <KriSmith@aberdeencity.gov.uk> 12 August 2016 at 12:25
To: Michael Lorimer <michael.lorimer@ryden.co.uk>
Cc: Rachael Walker <rachael@akenyonarchitects.com>

Michael,

Firstly apologies for the delay in responding, this lies with me during the busy summer period – and my taking of a summer holiday.

Anyway, the site is one I am vaguely aware of – the (I assume) client and subsequently ak|a having mentioned it around the time of the Mill, Clinterty (Ref: 141627) decision at the end of 2015. I don't know the context of the site or what is there however.

As you will appreciate the issue here is the material considerations associated to dealing with the extant situation on site. Essentially that in order to deal with something which is a blight in the greenbelt that enabling development is required to fund that 'environmental' improvement. As such at this point in time the quantum or detail of development is not particularly relevant, as the principle first needs to be established and should then lead on towards that quantum and detail. In effect the enabling development should be reflective of the costs of 'remediation'. In the case of the Mill/ 141627, there was a detailed planning justification which was informed and supplemented by a detailed QS report (which went through various iterations as a result of third party assessment by our in-house Asset Management surveyors) – which led to the acceptance of the principle. In terms of the design detail, details were submitted in an indicative form, but quality was to be ensured through the wording of conditions and attachment of informative notes and the Report of handling, which made clear what was expected and would be acceptable at MSC stage.

So drawing all that together, until such time as there is more detail on the context and a supporting assessment of the need for remediation and cost of doing so, it is not really appropriate to look at the detail of a development scheme. Once we have accepted the principle, we can then expand the parameters.

I hope this helps, and I would again refer you to the 141627 decision and background info for guidance on how you could progress.

We can then discuss further.

Regards

Kristian Smith

Team Leader (Development Management North)

Hi Rachel,

The unadopted track serving Burnside Poultry units and Little Clinterty Farm meets Clinterty Road at an established access. This is a priority junction with an unbound surface. The junction layout has reasonable visibility to the north and limited visibility to the south. I note the first 35 metres of the track is approximately 8 metres in width and within the developer's ownership. Improvements to the track surface and confirmation of the visibility splay may be required.

In principle the access would be acceptable for the development you have in mind.

Let me know if you require any further information.

Best regards,

Gregor.

Gregor Whyte

Engineering Officer

Roads Development Management

Communities, Housing & Infrastructure

Aberdeen City Council

Business Hub 4

Ground Floor North

Marischal College

Aberdeen

AB10 1AB

From: Rachael Walker [mailto:rachael@akenyonarchitects.com]
Sent: 02 March 2016 11:31
To: Gregor Whyte
Subject: RE: Burnside Poultry Units_roads enquiry

Hi Gregor,

Thanks for the quick response.

TECHNICAL REPORT P6799.02: STAGE 1 SITE INVESTIGATION

Burnside Poultry Unit, Little Clinterty, Kinellar, Aberdeenshire AB21 0TL

Prepared for:

Mr Graham Buchan

59 School Drive, Aberdeen, AB24 1TH

Prepared by:

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Aberdeen AB11 7LH

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PROJECT QUALITY SHEET

Project Title	Burnside Stage 1 Site Assessment	**Project Number**	
		P6799.02	
Document Title	Technical Report	**Survey Date**	**Issue Date**
		29 September2016	16th November 2016

Revision	**Date Written**	**Filename**	Technical Report	
Version 1.0	16th November 2016	**Description**	Final Version	
		Item	**Prepared By**	**Checked By**
		Name	B Gardner	S Carlin
		Signature	[redacted]	[redacted]
Issue		**Filename**		
		Description		
			Prepared By	**Checked By**
		Name		
		Signature		

CONTENTS

EXECUTIVE SUMMARY

An assessment of site contamination has been carried out for the Burnside Poultry Unit site at Little Clinterty, Kinellar Aberdeenshire AB21 0TL. This involved review of historic maps, regulatory documentation etc plus site walkover. Due to the extensive presence of asbestos materials some sampling of asbestos debris was undertaken in tandem with an asbestos building survey undertaken at the same time on the main agricultural shed standing (reported at P6799.01).

There are two standing structures with extensive asbestos cement in-situ totalling approximately 1000-1500 sq m. The internal fabric within the main shed (wall cladding and roof underside) requires to be cleaned under controlled conditions ("environmental clean") prior to any significant occupancy.

The external asbestos cement sheeting on these two existing structures does not present any risk to occupants but should be inspected for deterioration on a three-yearly basis.

Prior to demolition and re-development the in-situ asbestos should be removed under controlled conditions. The external sheeting to be removed may be sufficiently degraded to constitute "asbestos insulation board" and should be tested by water sorption test in advance to confirm appropriate category of work. The internal asbestos cement has not degraded.

There is extensive contamination of surface and sub-surface ground with asbestos in some areas of the site assumed to derive from a previously-demolished agricultural shed. The extent of this contamination requires further work in terms of delineating the contamination (ie lateral spread, depth of contamination), understanding the nature of the contamination (ie degree of degradation of material/product categorisation, free-fibre quantification). This will assist in informing the client on the most cost-effective remediation solution, depending on end-use options.

The asbestos present on-site (in-situ or ground contamination) currently presents negligible risk to human health (occupants or neighbouring community). There is a low but readily-controllable human exposure risk during earthworks for site operatives and neighbouring receptors.

There is no evidence of other potential contamination on-site excepting possible animal waste residues associated with the existing structure, however these waste residues are concluded to be sufficiently small in volume and sufficiently old to present minimal microbiological hazard, excepting during either demolition of the main shed or dust-raising activities during occupancy of the shed, in which cases there is concluded to be a low and readily-controllable risk of human respiratory health impact.

1.0 INTRODUCTION

1.1 At the request of Mr Graham Buchan (Private Client), a Stage 1 Site Investigation was undertaken at the following site:

Burnside Poultry Unit
Little Clinterty
Kinellar
Aberdeenshire
AB21 0TL

1.2 The site has one remaining structure which has recently been used for poultry farming. A survey of the structure for asbestos is separately reported (P6799.01). This report addresses the potential for ground contamination of the site itself (and adjoining areas) due to current or historical activities on the site. The scope of the report does not extend to assessment of the site for ground stability or with regard to suitability for any specific construction or development type or other planning or other considerations.

1.3 The client is considering options for the site, including development of two dwellings.

1.4 The site walkover and assessment was undertaken by Dr Brian Gardner, Senior Consultant, Ethos Environmental Limited on 29th September 2015.

2.0 METHODOLOGY

2.1 The assessment was undertaken by means of a desk-top review of the available historical and related data. The site was attended on 29th September 2016 for the purposes of a site walkover and examination of ground conditions

2.2 The site walkover was undertaken by Dr B Gardner who is a Certified Occupational Hygienist (BOHS) and has first and research degrees in Environmental Chemistry. He also holds the BOHS CCP in asbestos.

2.3 Additionally, analysis of debris materials identified on the surface of the ground was undertaken at the company's Edinburgh laboratory, accredited by UKAS to ISO17025 for asbestos analysis in building materials.

2.4 No previous site investigation report was available.

2.5 Where appropriate the site investigation and assessment work followed the requirements of the following:

- Planning Advice Note 33 (2000) and Part 11A of the Environmental Act 1990 (as inserted by section 57 of the Environment Act 1995)
- Contamination report 11 – *Model Procedures for the Management of Land Contamination* (CLR11)
- BS 10175:2011 British Standards institution *'The Investigation of Potentially Contaminated Sites – Code of Practice.*
- CIRIA *Asbestos in soil and made ground: a guide to understanding and managing risks* (C733)
- Joint Industry Working Group's Control of Asbestos Regulations 2012: *Interpretation for Managing and Working with Asbestos in Soil and Construction and Demolition (C&D) materials: Industry Guidance* (shortened name CAR-SOIL)
- Draft Analyst's Guide HSG248, Section 7, Appendix 7

3.0 SUMMARY OF FINDINGS

3.1 Site Location

3.1.1 The site is located at

Burnside Poultry Unit
Little Clinterty
Kinellar
Aberdeenshire
AB21 0TL

(National Grid Reference: 383270 811890)

3.1.2 The site comprises approximately 1.26 Hectares. A satellite image is shown in Figure 1 with site border detailed in pink.

Figure 1. Satellite image of site (in pink) and 50m perimeter (blue)

3.1.3 The site comprises one functional agricultural shed (12 x 35m) currently used for miscellaneous storage and incorporating small office/ stores area. This is shown on Figure 2 as structure A. The site also has a derelict garden shed [B], the above-ground foundations of a large glasshouse structure [C], and the below-ground footings and demolition rubble assumed to be associated with the former poultry building at the westernmost location [D].

3.1.4 There is an agricultural feed hopper at location E. Area F shows a location with no known history of building but substantial asbestos contamination assumed to derive from the demolition of the former building D (see section 3.3)

Figure 2. Satellite photograph showing site structures

3.2 Environs

The site is bordered to the north by a non-metalled road and beyond, agricultural land. To the west and south is agricultural land, and to the east there are a number of dwellings.

3.3 Site Walkover and Sampling Results

A site walkover was carried out during afternoon of 29th September 2016. There was 80% cloud cover and slight precipitation during the site visit.

A. The main existing structure is shown in figure 3. This is constructed primarily from timber and asbestos cement with a concrete slab and some plasterboard internal walling recently added. This structure is relatively intact and currently functions for storage purposes. The asbestos management risks associated with this occupied structure are discussed in a separate report (P6799.01) commissioned by the client under the *Control of Asbestos Regulations 2012*.

   Some limited debris was noted on surface ground around the structure that appeared to be associated with the corrugated roof sheeting. This debris is discussed in more detail at section F below.

Figure 3. Photograph of front entrance of Poultry Unit shed (west elevation)

B. The agricultural storage sheds remaining at the east end of the site have corrugated asbestos cement roof sheeting (approx. 40 sq m).

Figures 4 & 5 show the sheds and the roof asbestos sheeting in close-up. The structure is constructed from concrete blockwork. There is some debris associated with the sheds which has asbestos cement attached (see figure 6), and some limited ground contamination as discussed at section F

Figure 7 shows a small length of partially-buried footing to the east of the sheds, which has a section of asbestos cement forming part of the footing.

Figure 4. East Elevation of Sheds [B] to west of site

Figure 5. Asbestos cement roof sheeting to sheds [B] to west of site

Figure 6. Door frame debris with asbestos cement sheeting attached

Figure 7. Footing to unknown structure to east of B, with asbestos cement sheeting within wall.

C. The former glasshouse to the immediate west of the sheds shown at B, has visible in-situ footings present above ground as well as some associated demolition waste (glazed timber frames).

D. This is the area of a former agricultural shed demolished in the early 1990s. There is evidence of buried footings to the structure and extensive surface contamination with asbestos cement products as identified in-situ on the remaining shed [A] and discussed in more detail at section F.

E. Figure 8 shows the agricultural feed hopper located to the immediate west of the main shed [A]. This comprises sheet metal only but should be assumed to contain some residual feed.

Figure 8. Agricultural Feed Hopper, Location E

F. Area F has no history of built structures above ground and no obvious evidence of below ground footings. This area has extensive contamination of the surface and immediate sub-surface with the two main asbestos products identified in-situ in the main shed [A], the internal flat, pale yellow asbestos cement sheeting located on the wall cladding and roof underside, and the external corrugated asbestos cement roof sheeting (see Figure 9a-c). There is additionally evidence of asbestos cement downpipes (see Figure 9d).

Figure 9a. Ground Contamination (Area F)

Figure 9b. Ground Contamination (Area F)

Figure 9c. Ground Contamination (Area F)

Figure 9d. Ground Contamination (Area F)

G. General Site

Asbestos cement debris was observed on ground surfaces at a number of locations elsewhere on the site. The debris was similar in colour, thickness and morphology to that observed in-situ in the Main Shed [A] forming either the corrugated external roof sheeting or the internal flat sheeting wall cladding and roof underside.

Analysis of these samples confirmed the presence of asbestos (chrysotile) in the material. Water sorption testing of the debris sampled from ground surfaces was also carried out. This indicated that in two out of the five samples tested, the contact with soil and moisture had degraded the cement matrix sufficiently to significantly reduce the cement composition such that water sorption capacity was >30% (Refer samples 67444, 67447, 67448, 67450 and 67451, Certificate No. A20653, Appendix 1). As such it is prudent to assume until otherwise indicated that any ground debris material assumed to be asbestos debris requires to be classed under the Regulations as "asbestos insulation board". This is a more friable and risky product category than the original un-degraded in-situ product retained in the Poultry Shed structure.

The site walkover and visual inspection did not indicate any other obvious contamination, however there was significant grass vegetation/foliage inhibiting visual inspection. There was no sign of staining of soils or retardation of vegetative growth, except for areas where there was significant demolition rubble/aggregate present.

There was no evidence of site drainage save for natural drainage via the slope to the south of the site. No other significant pollutant vectors or conduits were evident.

3.4 Documentation Review/Consultations

3.4.1 The main findings from review of standard Envirocheck data (Landmark Information Group, see Appendix 2) for the site are shown in Table 1, as follows:

Table 1. Summary of Review of Envirocheck (Agency/Regulator) Data

Item		Findings
Historical Building Plans		Review of historical plans indicates no structures on the site until three poultry sheds constructed during period 1959-65. The western-most of these was removed above ground by 1994. The glazing to the easternmost structure has been removed more recently though the brick footings remain as do the sheds to the east of these though now in a derelict condition
Current Industrial Land Use		The site has been used as a poultry farm since early 1960s until this ceased in early 2000s. A landfill site has been in operation at a location approximately 287m to the north-east of the site. With the exception of a consultancy service operating out of one of the dwellings 34m to the SE of the site, all other commercial activities are >500m distance
Historical Tanks and Energy Facilities		There is no evidence from review of plans or site walkover of current or historical above-ground or underground storage tanks.
Landfill and Other Waste Sites		Registered landfill site 287m to NE, closed in 2002 containing paper mill sludges/wastes; numerous areas of potential infilled land within 50-1000m distance
Geology and Hydrogeology		Weakly permeable geology; generally considered as containing insignificant quantities of groundwater
Designated Environmentally Sensitive Sites		Sensitive land use: ancient woodland to north east and east (500m) and smaller woodlands to south and west and north also at similar distance
Flooding		Potential for flooding at surface level (BGS Flood Data)
Source Protection Zones		None within 1000m
Planning		Site is within adopted green belt, local authority development plan
Mining		None
Agency & Hydrological	Discharge Consents	Three consents within 500m in relation to septic tanks/sewage discharge to Black Burn tributary; one consent in relation to surface water from garage at Blackburn (527m, discharge to Black Burn tributary)
	Nearest Surface Water Feature	134m south-west of site

4.0 RISK ASSESSMENT

4.1 Summary of Main Findings

The client's intentions for the site were reviewed alongside the desk-top data, observations made during the site investigation, and the results from sampling of suspect asbestos debris.

4.2 In-situ Asbestos

4.2.1 In summary, asbestos cement totaling approximately 1000-1500 sq m is present in a relatively intact condition on structures at A and B as shown in Figure 2. Approximately 40% of the material is external to the structures and exposed to the elements.

4.2.2 This material does not present a risk of human or environmental exposure unless significant damage is received (eg fire, demolition etc).

4.2.3 Occupancy of the main shed presents a risk to occupants if the area is occupied without pre-cleaning (environmental clean) of the internal surfaces as discussed in Report P6799.01.

4.2.4 In the longer-term, weathering and low-level deterioration of the external materials which are exposed to the elements, may increase the extent of contamination of the ground cover in the immediate vicinity of these buildings.

4.2.5 Removal of the asbestos paneling from the internal parts of the main shed is likely to be a notifiable, non-licenced task. Removal of the asbestos intact on the external parts of the existing structures is a non-notifiable, non-licencable activity. Such work will constitute demolition and will require to be undertaken in tandem with – and in advance of - general demolition. Costs for the asbestos removal and disposal should be expected to be the major part of the overall demolition cost, and be in the range £50-100,000.

4.3 Asbestos Ground Contamination

4.3.1 It is assumed that some areas of the site have extensive surface contamination with asbestos cement debris. The contaminated material appears to have been moved around on-site to some extent but it is assumed to have derived from the most westerly of the three original agricultural sheds constructed on-site in the early 1960s.

4.3.2 It is assumed from the materials observed that this structure – while smaller in size overall - was of similar function and construction to the existing shed internally and externally and as such there may have been approximately 1000sq m of asbestos cement associated with it. It is currently unclear whether this material was buried on-site (as was commonly carried out) during demolition, or to what extent the asbestos waste was removed.

4.3.3 The contamination is concentrated in the north-west section of the site in areas E&F on Figure 2. It is considered prudent to assume that this material - while concentrated in the surface and sub-surface depths – may be present to a depth of 1.0mbgl or more until demonstrated otherwise by excavation and sampling.

4.3.4 The material appears to have become sufficiently degraded to constitute "asbestos insulation board" in many instances, and this should be the default assumption until proved otherwise. As such it presents an elevated risk of fibre release compared to the un-degraded product still in-situ.

4.3.5 It may be possible to undertake a clean-up of the soils associated with the readily-identifiable asbestos debris, as there is scope for re-use of this material on-site if suitable precautions are put in place (eg careful location, suitable capping with fresh material etc). This will require consultation in advance with the planning authority however.

4.3.6 Given the condition of the asbestos contamination and the small fragments evident (suggesting extensive historical damage) it is likely that on-site decontamination and re-use of significant volumes of this soil material will not be cost-effective and it will require to be removed off-site and disposed of as special waste. For an area of approximately 100 sq m footprint and a soil volume with depth of 1.0m, the disposal costs for hazardous soils/demolition rubble containing asbestos would be likely to be in the region of £30-50,000 (100 cubic metres)

4.3.7 Further investigations to delineate the physical extent (ie lateral and horizontal) of this contamination (including free-fibre quantification), to characterize the asbestos cement classification, and to fine-tune costs, are warranted to further inform the client's decision-making options prior to any mitigation works.

4.3.8 A conceptual model of the environmental risk presented by the asbestos ground contamination is provided at section 4.4. However it should be noted that there are other risks to the client not directly accounted for in this. These include:

a. the risk of asbestos being identified on-site during or even subsequent to construction of new development/dwelling at which point remedial mitigation can become very expensive; and
b. inadvertent removal off-site of material classed as inert waste which is subsequently identified as containing asbestos wastes, and which may contaminate other material streams, again with possible high-risk financial consequences.

4.4 Poultry Wastes

4.4.1 Historically the site has only been used – since the early 1960s – for the purposes of poultry farming. Historic poultry wastes on-site are not evident in significant volumes but are assumed to be present as residues within the shed area. These are considered to present a risk to water-courses from run-off or to constitute a hazard in the soil surfaces on the site, given the time since cessation of poultry farming on-site.

4.4.2 Recent studies have identified that there is a human respiratory health risk from exposure by inhalation to the organic dusts associated with such processes. These dusts can be a complex mixture of components including bioaerosols and various allergens, as well as ammonia. However this is considered primarily an occupational exposure risk when working in live facilities. The biological activity of the dust residuespresent in the Main Shed and externally is considered to be very low and any gaseous by-products such as ammonia will

long since have volatilised off. Nevertheless there should be assumed to remain a low risk of exposure by inhalation exclusively for persons occupying the shed (if undertaking dust-raising activities), and for operatives engaged in demolition of the shed.

4.4.3 The impact of such dusts beyond the site perimeter during demolition activities is considered to be negligible.

4.5 Environmental Risk

A formal conceptual model of the environmental risk has been developed on the basis of the asbestos ground contamination and poultry waste residues, and the possible environmental pathways available, and the ultimate pollution receptors in each instance. This is presented in Table 2.

Table 2. Conceptual Risk Model

Pollutant	Linkage	Receptor	Risk Assessment
Asbestos	Dispersion by air	Groundwater	Negligible risk
		Surface water(on-site)	Not applicable
		Surface waters (off-site)	Negligible risk
		Water supply	Not applicable
		Building foundation integrity	Not applicable
		Human exposure (site worker)	**Potential low risk (during earthworks if simple controls are not implemented)**
		Human exposure (off-site, eg neighbour)	**Potential low risk (during earthworks if simple controls are not implemented)**
		Human exposure (occupier)	**Very low risk of exposure of subsequent occupant of dwelling (eg during garden-related activities)**
		Vegetation (on-site or off-site)	Not applicable
		Ecological habitats	Not applicable
Asbestos	Physical migration through soil within site or off-site	Groundwater	Negligible risk
		Surface water(on-site)	Not applicable
		Surface waters (off-site)	Negligible risk
		Water supply	Not applicable
		Building foundation integrity	Not applicable
		Human exposure (site worker)	Negligible risk
		Human exposure (off-site, eg neighbour)	Negligible risk
		Human exposure (occupier)	Negligible risk
		Vegetation (on-site or off-site)	Not applicable
		Ecological habitats	Not applicable
Asbestos	Percolation in surface/groundwaters within site or off-site	Groundwater	Negligible risk
		Surface water(on-site)	Not applicable
		Surface waters (off-site)	Negligible risk
		Water supply	Not applicable
		Building foundation integrity	Not applicable
		Human exposure (site worker)	Negligible risk
		Human exposure (off-site, eg neighbour)	Negligible risk
		Human exposure (occupier)	Negligible risk
		Vegetation (on-site or off-site)	Not applicable
		Ecological habitats	Not applicable
Poultry Wastes	Dispersion by air	Groundwater	Negligible risk
		Surface water(on-site)	Not applicable
		Surface waters (off-site)	Negligible risk
		Water supply	Not applicable
		Building foundation integrity	Not applicable
		Human exposure (site worker)	**Low risk**
		Human exposure (off-site, eg neighbour)	Negligible risk
		Human exposure (occupier)	**Low risk**

		Vegetation (on-site or off-site)	Not applicable
		Ecological habitats	Not applicable
Poultry Wastes	Physical migration through soil within site or off-site	Groundwater	Negligible risk
		Surface water(on-site)	Negligible risk
		Surface waters (off-site)	Negligible risk
		Water supply	Not applicable
		Building foundation integrity	Not applicable
		Human exposure (site worker)	Not applicable
		Human exposure (off-site, eg neighbour)	Negligible risk
		Human exposure (occupier)	Negligible risk
		Vegetation (on-site or off-site)	Not applicable
		Ecological habitats	Not applicable
Poultry Wastes	Percolation in surface/groundwaters within site or off-site	Groundwater	Negligible risk
		Surface water(on-site)	Negligible risk
		Surface waters (off-site)	Negligible risk
		Water supply	Not applicable
		Building foundation integrity	Not applicable
		Human exposure (site worker)	Not applicable
		Human exposure (off-site, eg neighbour)	Negligible risk
		Human exposure (occupier)	Negligible risk
		Vegetation (on-site or off-site)	Not applicable
		Ecological habitats	Not applicable

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 There are two standing structures with extensive asbestos cement in-situ. The internal fabric within the main shed requires to be cleaned under controlled conditions ("environmental clean") prior to any significant occupancy. This will be notifiable, non-licensed work. Refer to Report P6799.01

5.2 The external asbestos cement sheeting on the two existing structures does not present any risk to occupants but should be inspected for deterioration on a three-yearly basis. Refer to Report P6799.01.

5.3 Prior to demolition and redevelopment the in-situ asbestos should be removed under controlled conditions. The external sheeting to be removed may be sufficiently degraded to constitute "asbestos insulation board" and should be tested by water sorption test in advance to confirm appropriate category of work. The work on the internal asbestos cement should be assumed to be classed as non-notifiable, non-licenced work.

5.4 There is extensive contamination of surface and sub-surface ground with asbestos in some areas of the site assumed to derive from a previously-demolished agricultural shed. The extent of this contamination requires further work in terms of delineating the contamination (ie lateral spread, depth of contamination), understanding the nature of the contamination (ie degree of degradation of material/product categorisation, free-fibre quantification). This will assist in informing the client on the most cost-effective remediation solution.

5.5 The asbestos present on-site (in-situ or ground contamination) currently presents negligible risk to human health (occupants or neighbouring community). There is a low human exposure risk during earthworks for site operatives and neighbouring receptors.

5.6 In addition to elevating human exposure/environmental risks, inadequate identification, assessment, segregation or disposal of soil and demolition rubbles contaminated with asbestos can result in significant commercial/project risks.

5.7 There is no evidence of other potential contamination on-site excepting possible animal waste residues associated with the existing structure, however these waste residues are concluded to be sufficiently small in volume and sufficiently old to present minimal microbiological hazard, excepting during either demolition of the main shed or dust-raising activities during occupancy of the shed, in which cases there is concluded to be a low risk of human respiratory health impact.

5.8 It is considered that sufficient information is presented in this report with regard to the in-situ asbestos materials and the poultry wastes risks, to enable the client to progress decision-making with regards to the site. In contrast, to evaluate options for future use of the site, it is however considered that there is still room for significant clarification as to the nature and extent of the asbestos ground contamination, the work categorisation for this (licensable/non-licensable etc), and the likely associated costs for remediation, removal/disposal etc.

APPENDIX 1. Certificate of Analysis (A20653)

2146

CERTIFICATE OF ANALYSIS

Analysis undertaken to Ethos UKAS Accredited Documented In-House Procedure 27 based upon Appendix 2 of the Analysts' Guide (HSG248)

Ethos Environmental Ltd

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ASBESTOS JOB NUMBER	A-20653
CLIENT	MR GRAHAM BUCHAN 59 SCHOOL DRIVE ABERDEEN AB24 1TH
DATE OF SAMPLING	29/09/2016
DATE OF ANALYSIS	11/10/2016
SAMPLED BY	Brian Gardner
SITE DETAILS	**Burnside Poultry Farm, Kinellar**

Sampling Disclaimer

Ethos Environmental Ltd operate a UKAS Accredited documented in-house method for bulk asbestos sampling. Where samples are sent in by external clients Ethos Environmental Ltd. can accept no responsibility for samples incorrectly collected or cross contaminated. The sampling will also be outwith the scope of our UKAS Accreditation for sampling. This disclaimer should be considered when interpreting the results of the analysis below.

SAMPLE ID	SAMPLE DETAILS	CONTAINS	COMMENTS
07440	Sample 1	Chrysotile (white asbestos)	
07441	Sample 2	Chrysotile (white asbestos)	<30% w/w absorption - cement
07442	Sample 3	Chrysotile (white asbestos)	<30% w/w absorption - board
07443	Sample 4	Chrysotile (white asbestos)	<30% w/w absorption - cement

ANALYSED BY:	Keith Gunston	ANALYSED BY SIGNATURE: [redacted]
DESIGNATION:	Laboratory Analyst	
AUTHORISED BY:	Anna Gorzkowska	AUTHORISED BY SIGNATURE [redacted]
DESIGNATION:	Senior Laboratory Analyst	

Analysis Disclaimer

All comments and opinions, including asbestos analysis, contained on this certificate are outwith the scope of our UKAS Accreditation for Analysis of Asbestos in Bulk Materials. No responsibility can be accepted for the incorrect use or misinterpretation of the information detailed in this certificate.

This certificate is invalid without an authorised signature.

Page 1 of 1

Form no.	27-001
Issue	2.1
Date issued	May-14

CERTIFICATE OF ANALYSIS

Analysis undertaken in Ethos UKAS Accredited Documented In-House Procedure 2* (based upon Appendix 3 of the Analysts' Guide (HSG 248)

2148

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ASBESTOS JOB NUMBER	A/20633
CLIENT	MR GRAHAM BUCHAN 79 SCHOOL DRIVE ABERDEEN AB24 1TH

DATE OF SAMPLING	29/09/2016
DATE OF ANALYSIS	11/10/2016
SAMPLED BY	Brian Gardner
SITE DETAILS	**Burnside Poultry Farm, Kinellar**

Sampling Disclaimer

Ethos Environmental Ltd. operate a UKAS Accredited documented in-house method for bulk asbestos sampling. Where samples are sent in by external clients Ethos Environmental Ltd. can accept no responsibility for samples incorrectly collected or cross contaminated. The sampling will also be outwith the scope of our UKAS Accreditation for sampling. This disclaimer should be considered when interpreting the results of the analysis below.

17449	Sample 5	Chrysotile (white asbestos)	<0.001% w/w (dry weight) - Identified
17447	Sample 6	Chrysotile (white asbestos)	<0.001% w/w (dry weight) - Identified
17450	Sample 7	Chrysotile (white asbestos)	<0.001% w/w (dry weight) - Identified
17448	Sample 8	Chrysotile (white asbestos)	

ANALYSED BY	Keith Gardner	ANALYSED BY SIGNATURE	[redacted]
DESIGNATION	Laboratory Analyst		
AUTHORISED BY	Amy Drummond	AUTHORISED BY SIGNATURE	[redacted]
DESIGNATION	Senior Laboratory Analyst		

Analysis Disclaimer

All comments and opinions, including water sorption analysis, contained on this certificate are outwith the scope of our UKAS Accreditation for Analysis of Asbestos in Bulk Materials. No responsibility can be accepted for the incorrect use or misinterpretation of the information detailed in this certificate.

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Page 2 of 3

Form no	21-001
Issue	4.0
Date issued	May-14

CERTIFICATE OF ANALYSIS

Analysis undertaken to Ethos UKAS Accredited Documented In-House Procedure 27 based upon Appendix 2 of the Sampling Guide HSG248

2146

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ASBESTOS JOB NUMBER	A-20833
CLIENT	MR GRAHAM BUCHAN 56 DONOCK DRIVE ABERDEEN AB24 4TH
DATE OF SAMPLING	28/09/2016
DATE OF ANALYSIS	11/10/2016
SAMPLED BY	Brian Gunner
SITE DETAILS	**Burnside Poultry Farm** **Kinellar**

Sampling Disclaimer

Ethos Environmental Ltd operate a UKAS Accredited documented in-house method for bulk asbestos sampling. Where samples are sent in by external clients Ethos Environmental Ltd can accept no responsibility for samples incorrectly collected or cross contaminated. The sampling will also be outwith the scope of our UKAS Accreditation for sampling. This disclaimer should be considered when interpreting the results of the analysis below.

[illegible]	Sample 6	Chrysotile (white asbestos)	<10% visible absorption - board
[illegible]	[illegible]	Chrysotile (white asbestos)	<10% visible absorption - [illegible]

ANALYSED BY	[illegible]
DESIGNATION	Laboratory Analyst
AUTHORISED BY	[illegible]
DESIGNATION	Senior Laboratory Analyst

ANALYSED BY SIGNATURE [redacted]

AUTHORISED BY SIGNATURE [redacted]

Analysis Disclaimer

All comments and opinions, including water sorption analysis, contained on this certificate are outwith the scope of our UKAS Accreditation for Analysis of Asbestos in Bulk Materials. No responsibility can be accepted for the incorrect use or misrepresentation of the information detailed in this certificate.

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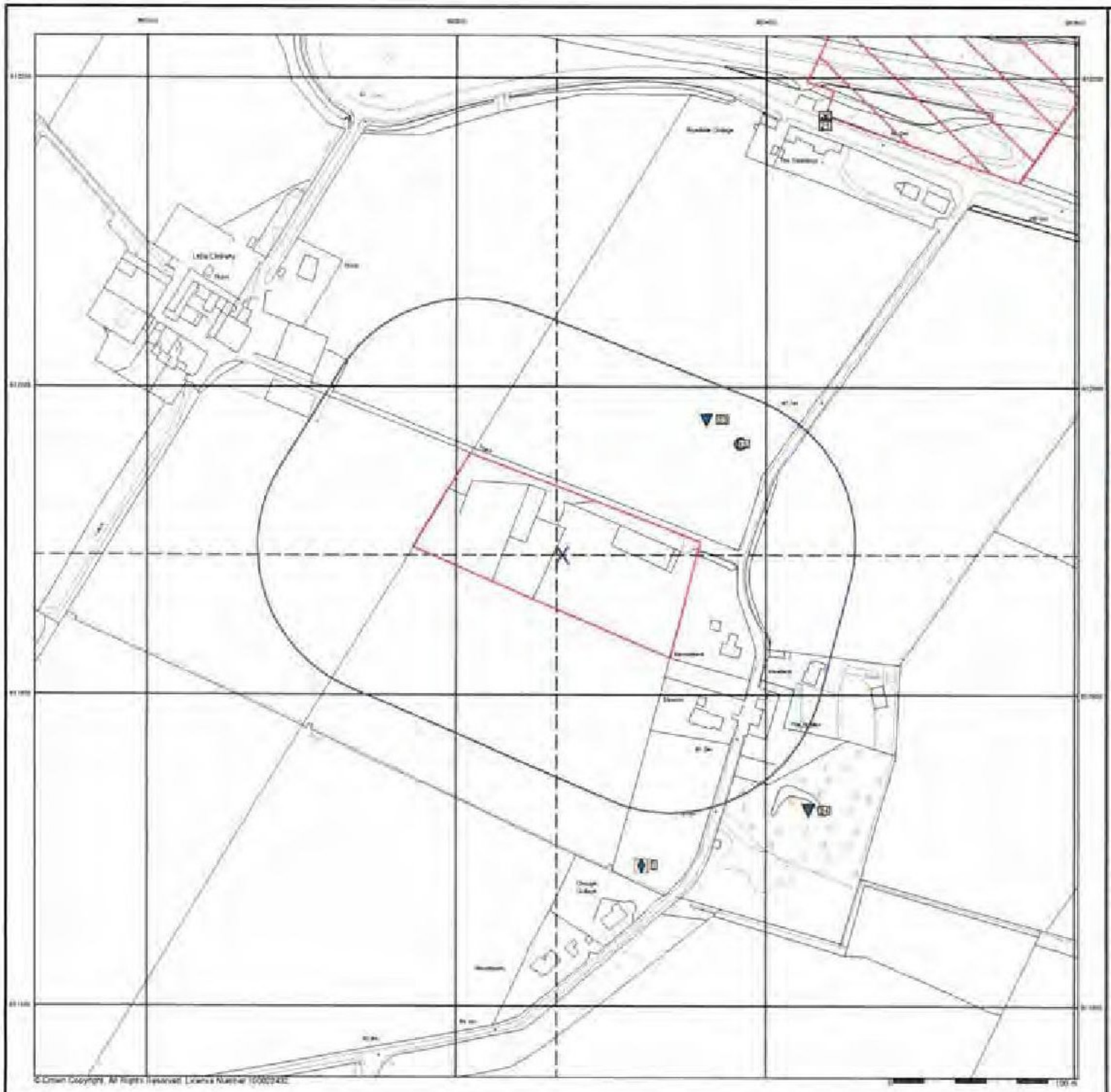
Page 1 of 1

Form no	27.003
Issue	2.0
Date issued	May 14

APPENDIX 2. Envirocheck Data



Envirocheck

LANDMARK INFORMATION GROUP

General

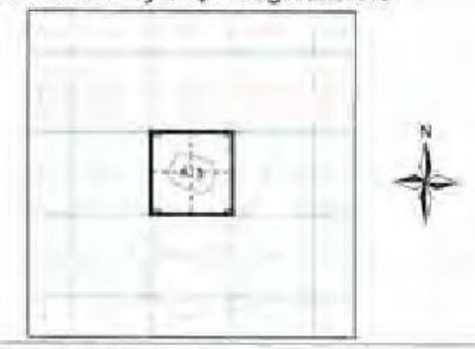
Agency and Hydrological

Waste

Hazardous Substances

Geological

Site Sensitivity Map - Segment A13

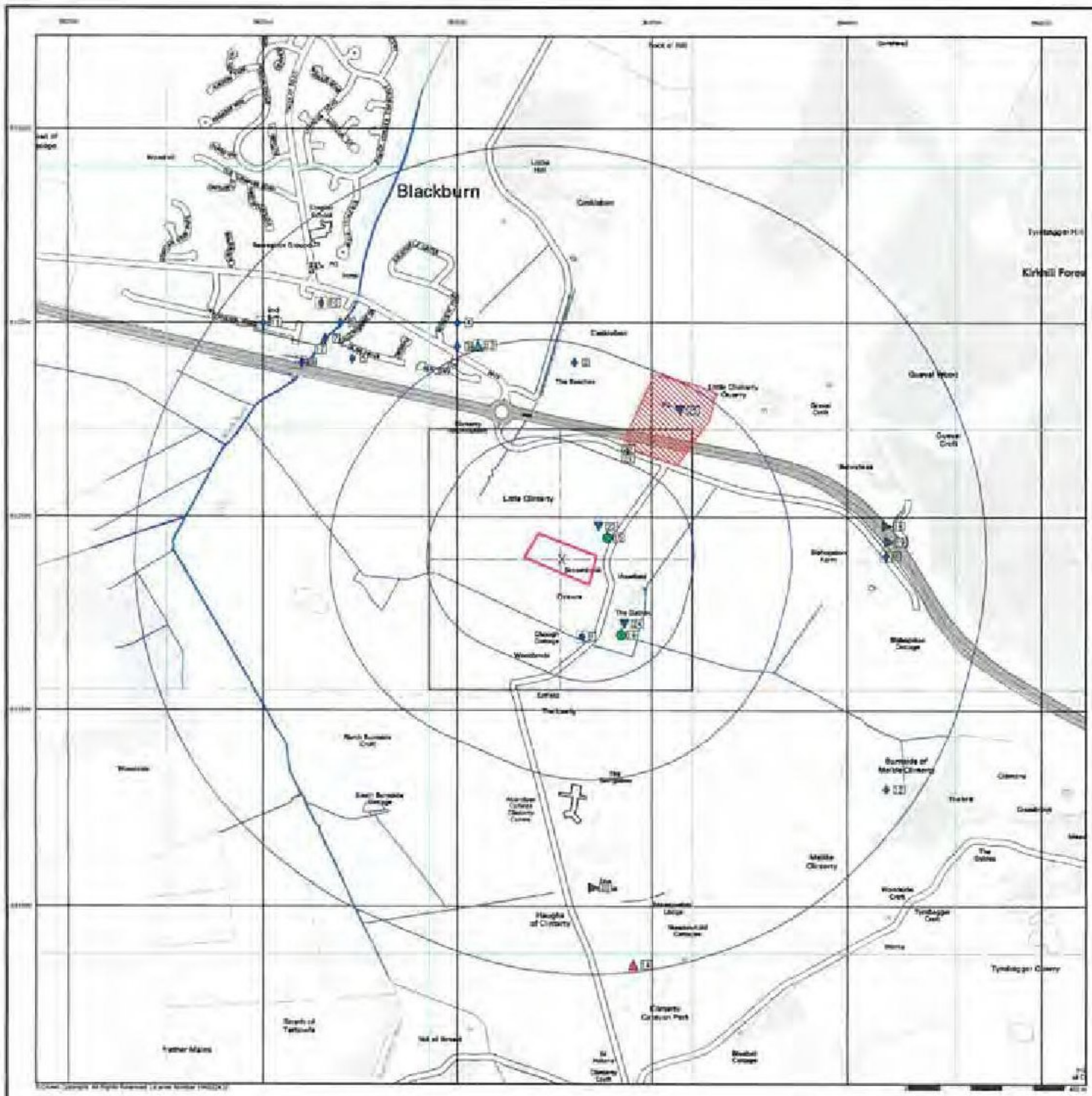


Order Details

Order Number:	104603676_1_1
Customer Ref:	P6799
National Grid Reference:	383270, 811890
Slice:	A
Site Area (Ha):	1.26
Plot Buffer (m):	100

Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL



Envirocheck

LANDMARK INFORMATION GROUP

General

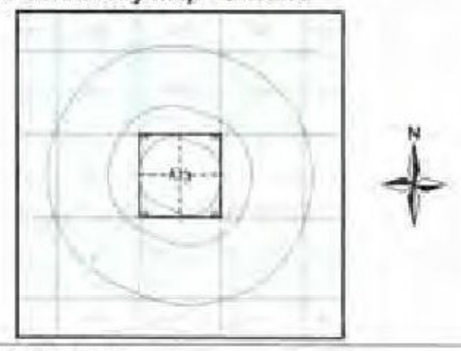
Agency and Hydrological

Waste

Hazardous Substances

Geological

Site Sensitivity Map - Slice A

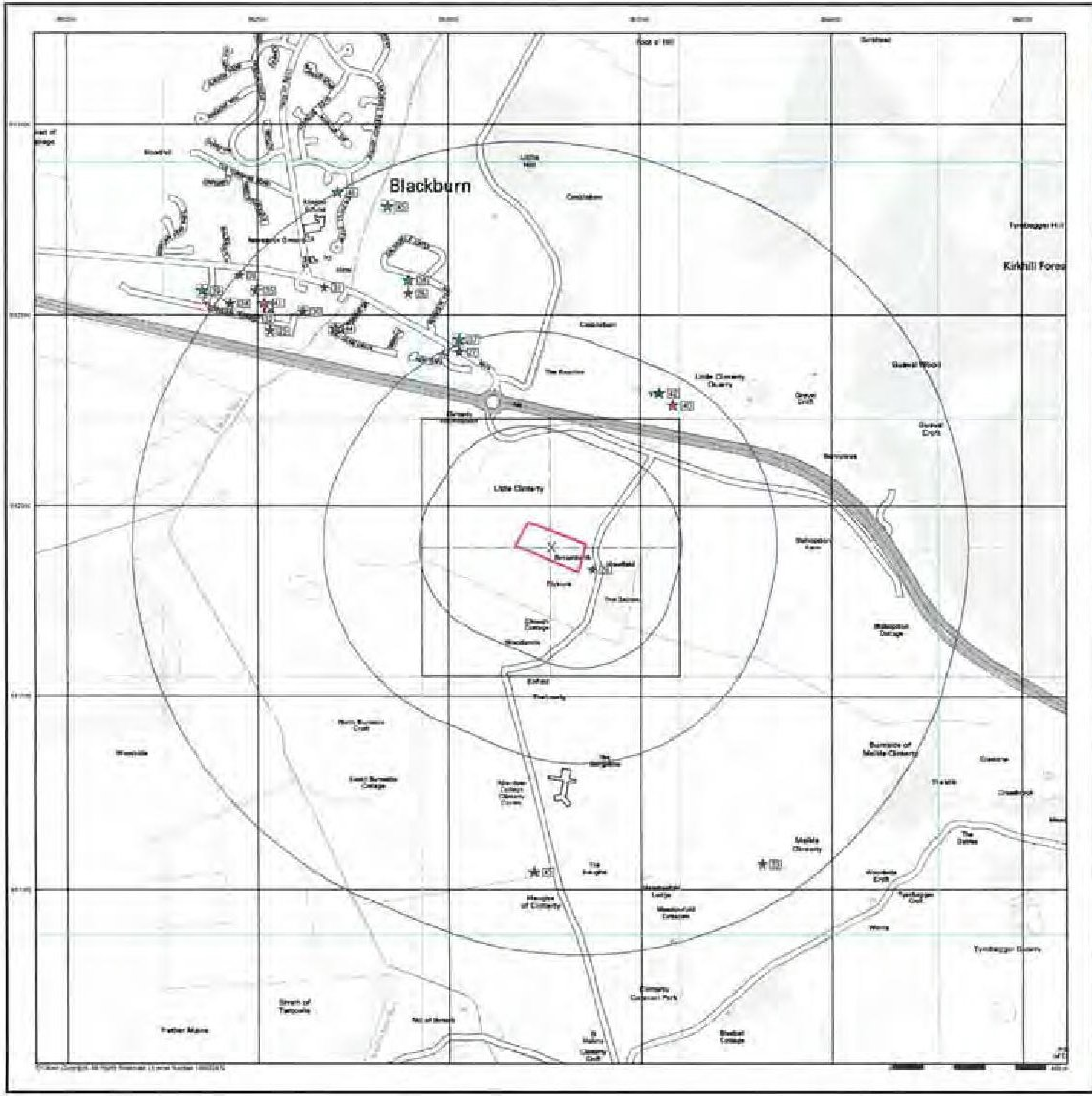


Order Details

Order Number:	104603876_1_1
Customer Ref:	P6799
National Grid Reference:	383270, 811890
Slice:	A
Site Area (Ha):	1.26
Search Buffer (m):	1000

Site Details

Burnside Poultry Unit, Little Clinterty, Kingellar, ABERDEEN, AB21 0TL



Envirocheck®

LANDMARK INFORMATION GROUP™

Industrial Land Use Map

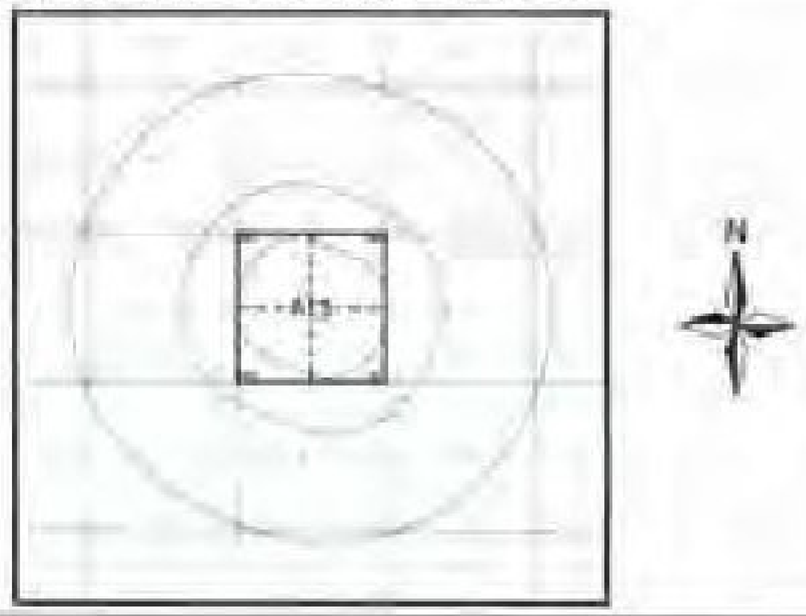
General

Specified Site
Specified Buffer(s)
Bearing Reference Point
Slice
Map ID

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Gas Pipeline
- Points of Interest - Commercial Services
- Points of Interest - Education and Health
- Points of Interest - Manufacturing and Production
- Points of Interest - Public Infrastructure
- Points of Interest - Recreational and Environmental
- Underground Electrical Cables

Industrial Land Use Map - Slice A



Order Details

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Customer Ref:	P6709
National Grid Reference:	383270, 811690
Slice:	A
Site Area (Ha):	1.26
Search Buffer (m):	1000

Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL

Landmark® INFORMATION GROUP

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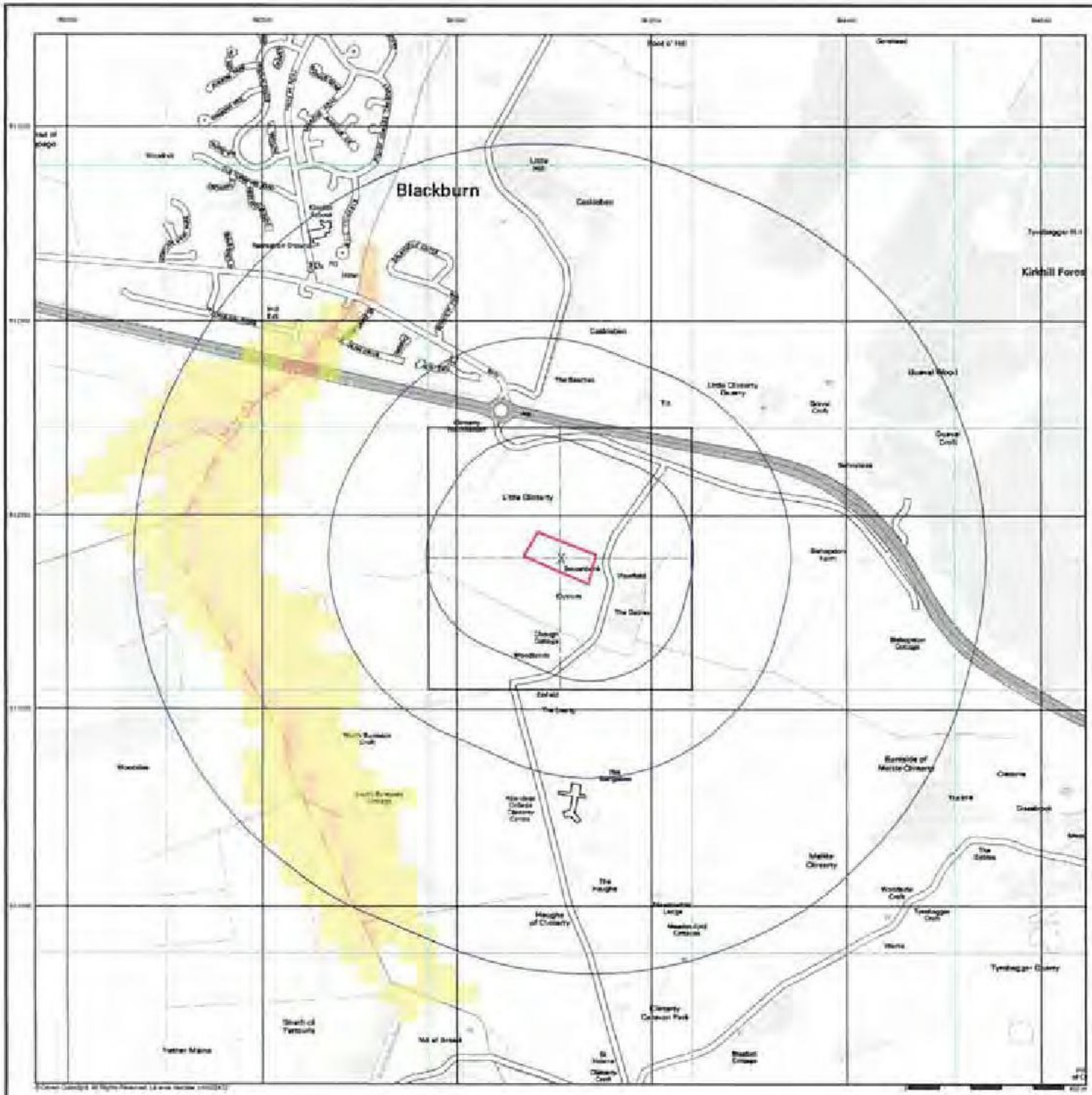
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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LANDMARK INFORMATION GROUP®

General

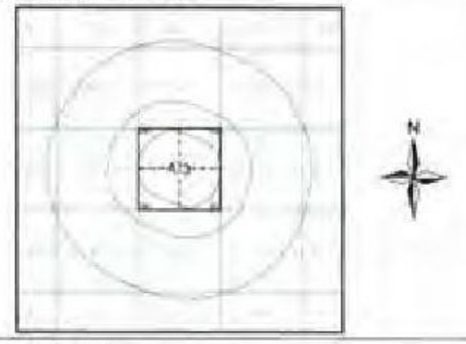
- Specified Site
- Specified Buffer(s)
- Grid Reference Point

Agency and Hydrological (Flood)

- 0 - 1m estimated 100yr flood depth
- 1 - 2m estimated 100yr flood depth
- Over 2m estimated 100yr flood depth

The flooded areas have been generated using a generalised technique and should not, by themselves, be used to infer that specific areas are or are not at risk of inundation. Flood risk at any specific location may be influenced by local factors - not least flood defences - that have not been taken into account.

Flood Map - Slice A

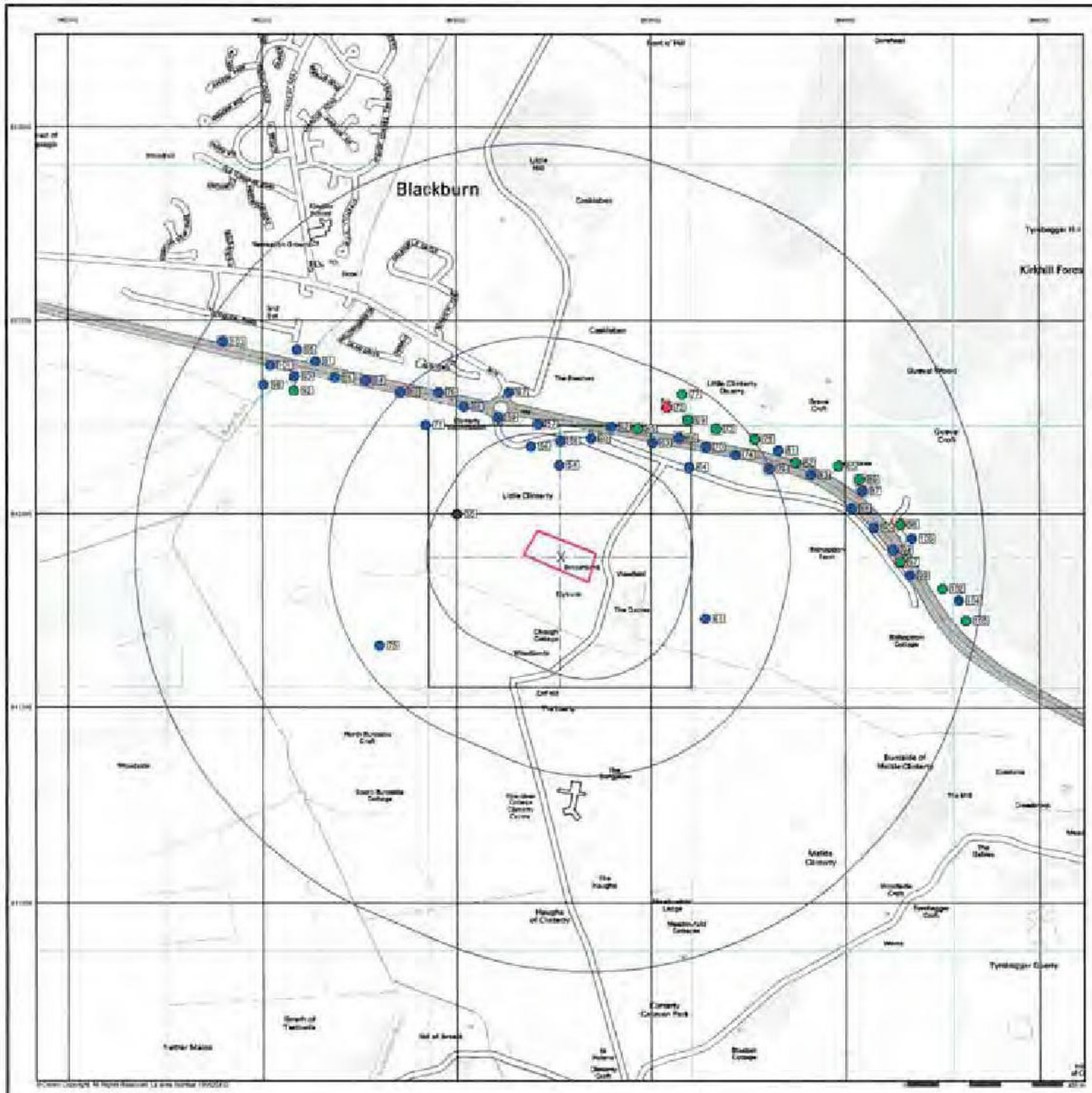


Order Details

Order Number:	104603676_1_1
Customer Ref:	P6799
National Grid Reference:	383270, 811890
Slice:	A
Site Area (Ha):	1.26
Search Buffer (m):	1000

Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL



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LANDMARK INFORMATION GROUP

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Centroid of Town or Location

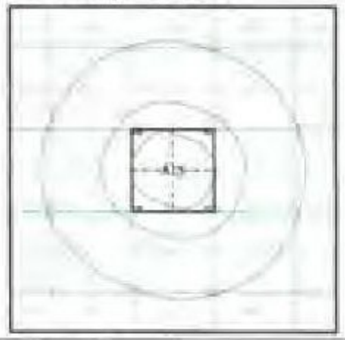
Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Groundwater
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A

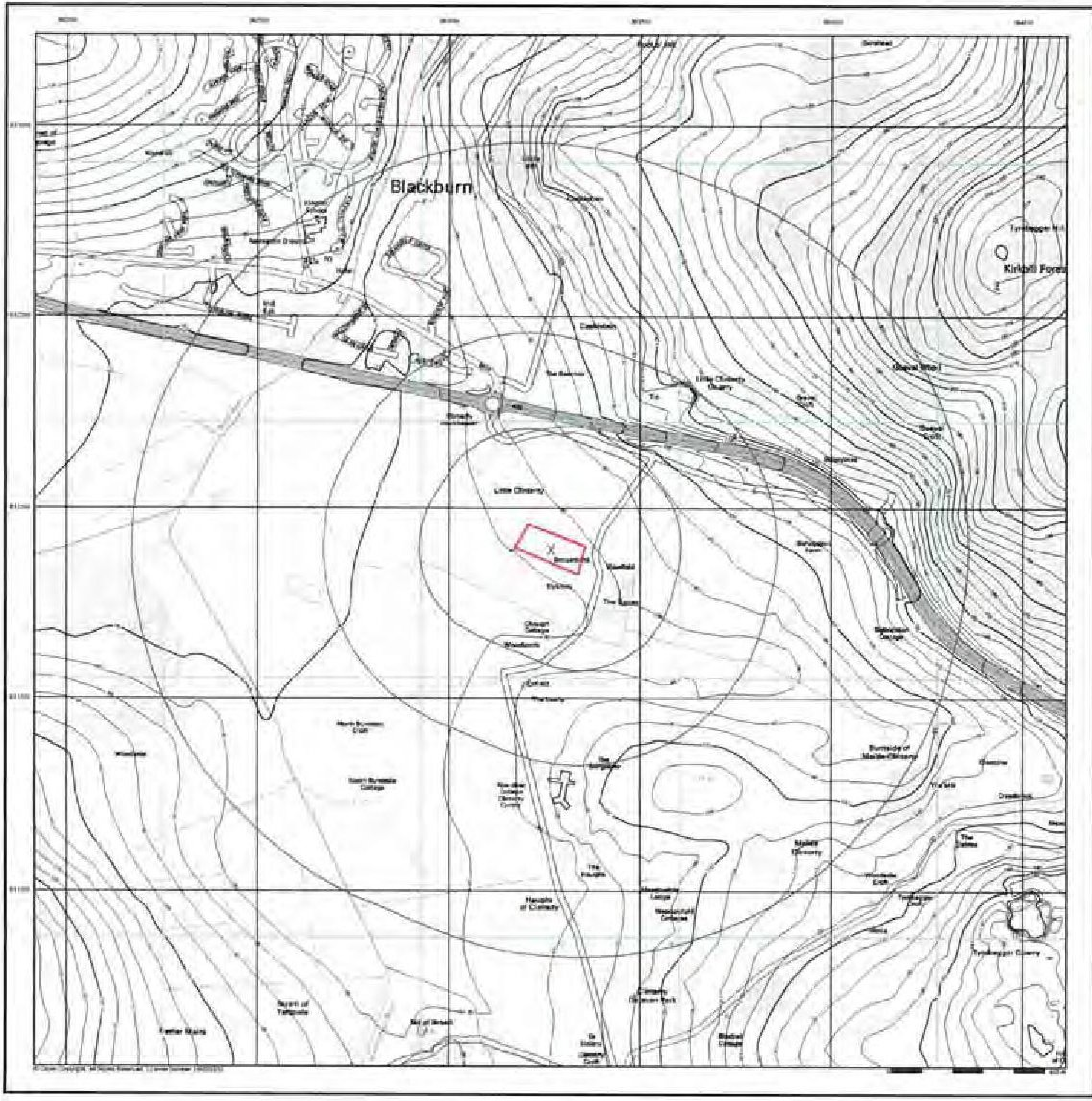


Order Details

Order Number:	104603876_1_1
Customer Ref:	P6799
National Grid Reference:	383270, 811890
Slice:	A
Site Area (Ha):	1.26
Search Buffer (m):	1000

Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL



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LANDMARK INFORMATION GROUP®

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

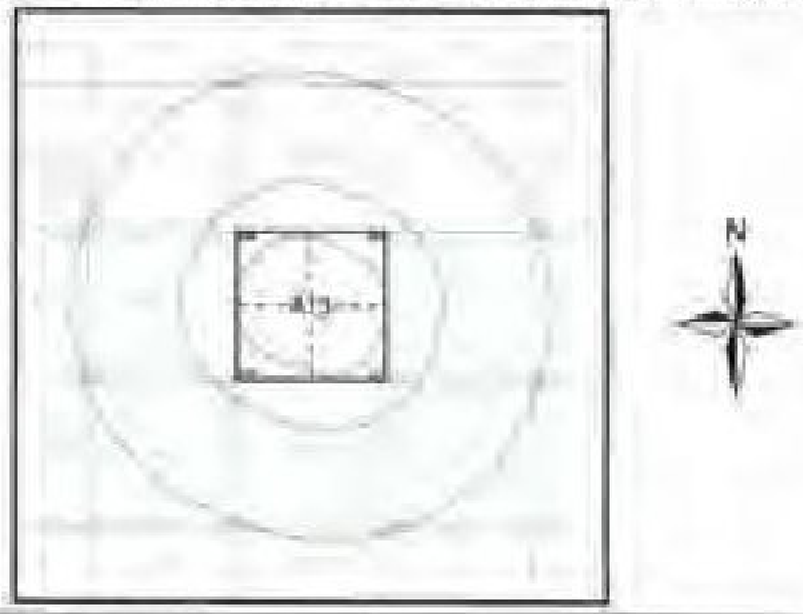
Detailed River Network Data

- Primary River
- Secondary River
- Tertiary River
- Canal
- Canal Tunnel
- Undefined River
- Lake/Reservoir
- Offline Drainage Feature
- Extended Culvert (greater than 50m)
- Underground River (inferred)
- Underground River (local knowledge)
- Downstream of High Water Mark
- Downstream of Seaward Extension
- Not assigned River feature

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height
- Mean Low Water Springs
- Mean High Water Springs

EA/NRW Detailed River Network Map - Slice A



Order Details

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Slice:	A
Site Area (Ha):	1.26
Search Buffer (m):	1000

Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL

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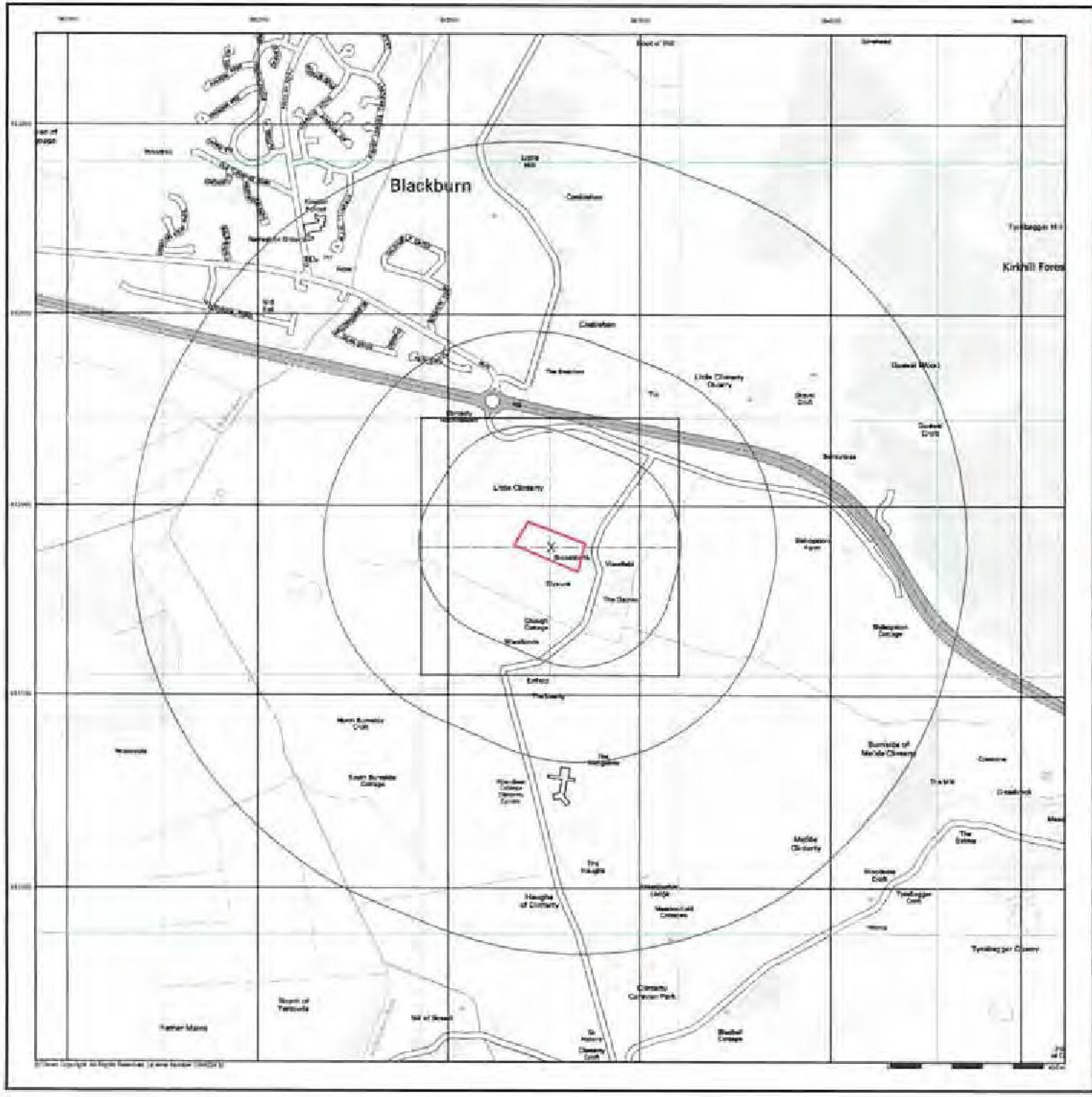

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LANDMARK INFORMATION GROUP®

General

Specified Site

Specified Buffer(s)

Bearing Reference Point

Risk of Flooding from Surface Water

High - 30 Year Return

Medium - 100 Year Return

Low - 1000 Year Return

Suitability

See the suitability map below

National to county

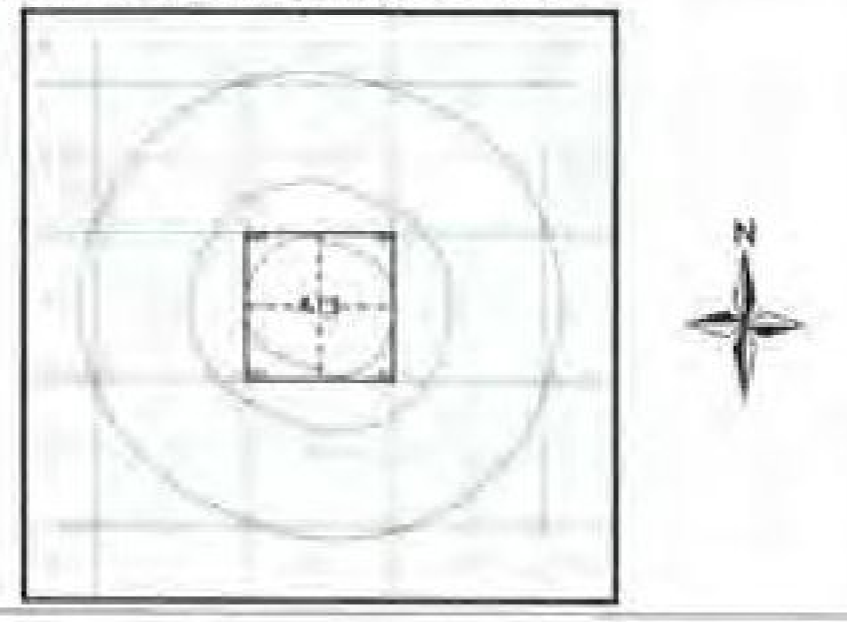
County to town

Town to street

Street to parcels of land

Property

EA/NRW Suitability Map - Slice A



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Site Area (Ha): 1.26
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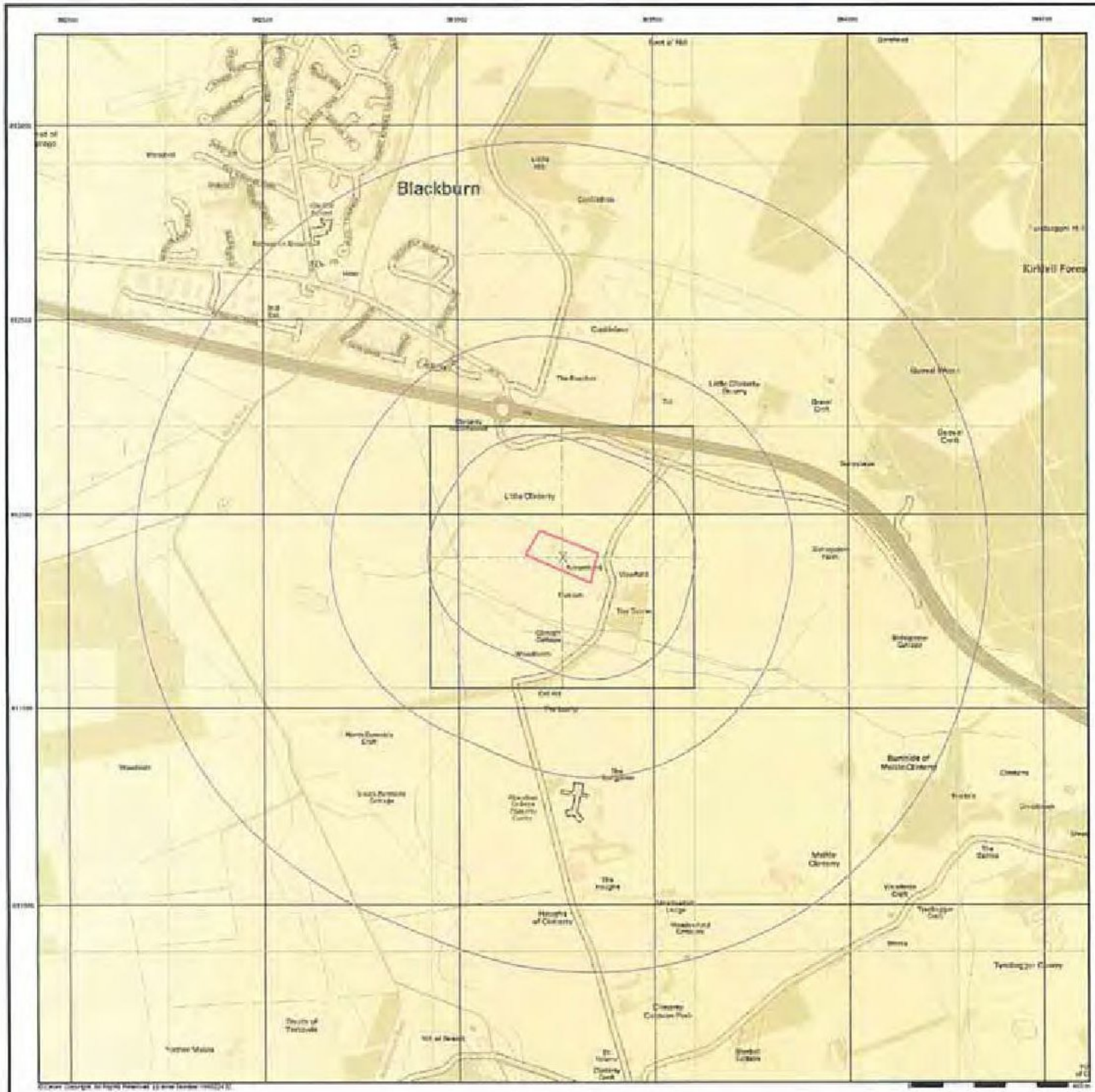
Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL

Landmark INFORMATION GROUP



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LANDMARK INFORMATION GROUP

General

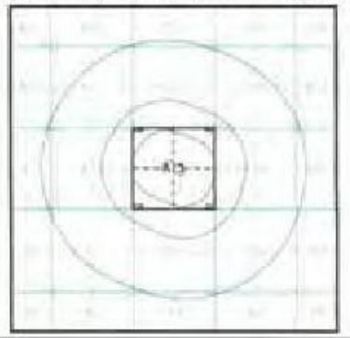
Specified Site Specified Buffer(s) Steering Performance Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg

- < 15
- 15 - 25
- 25 - 35
- 35 - 45
- 45 - 60
- 60 - 120
- > 120

Estimated Soil Chemistry Arsenic - Slice A



Order Details

Order Details:	104603876_1_1
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National Grid Reference:	383270, 811890
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Site Area (Ha):	1.26
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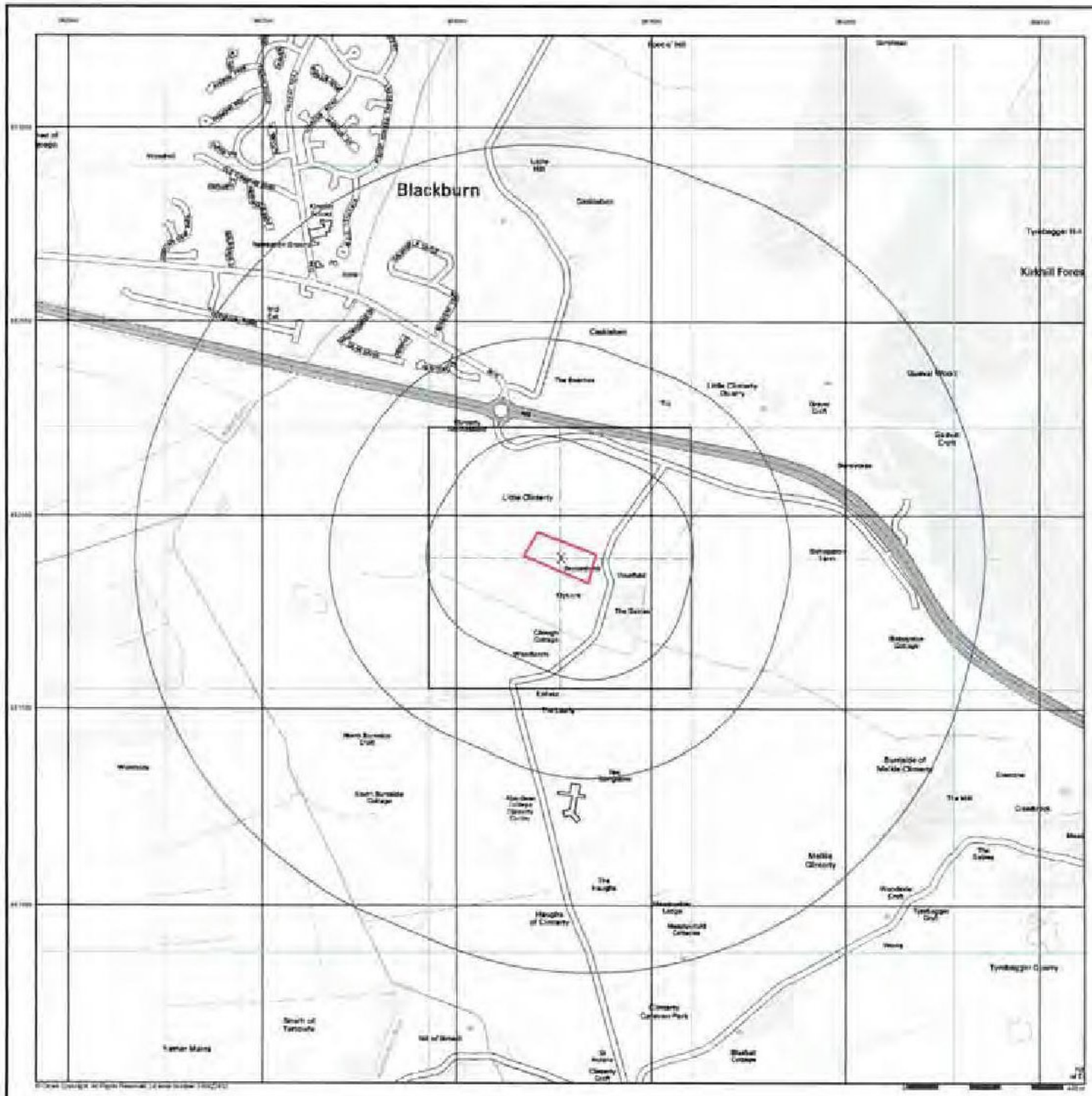
Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL



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LANDMARK INFORMATION GROUP

General

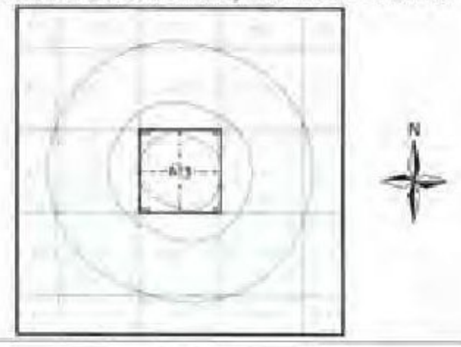
Specified Site | Specified Buffer(s) | Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentration: mg/kg

- < 1.8
- 1.8 - 2.2
- 2.2 - 3.6
- > 3.6

Estimated Soil Chemistry Cadmium - Slice A



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National Grid Reference:	383270, 811890
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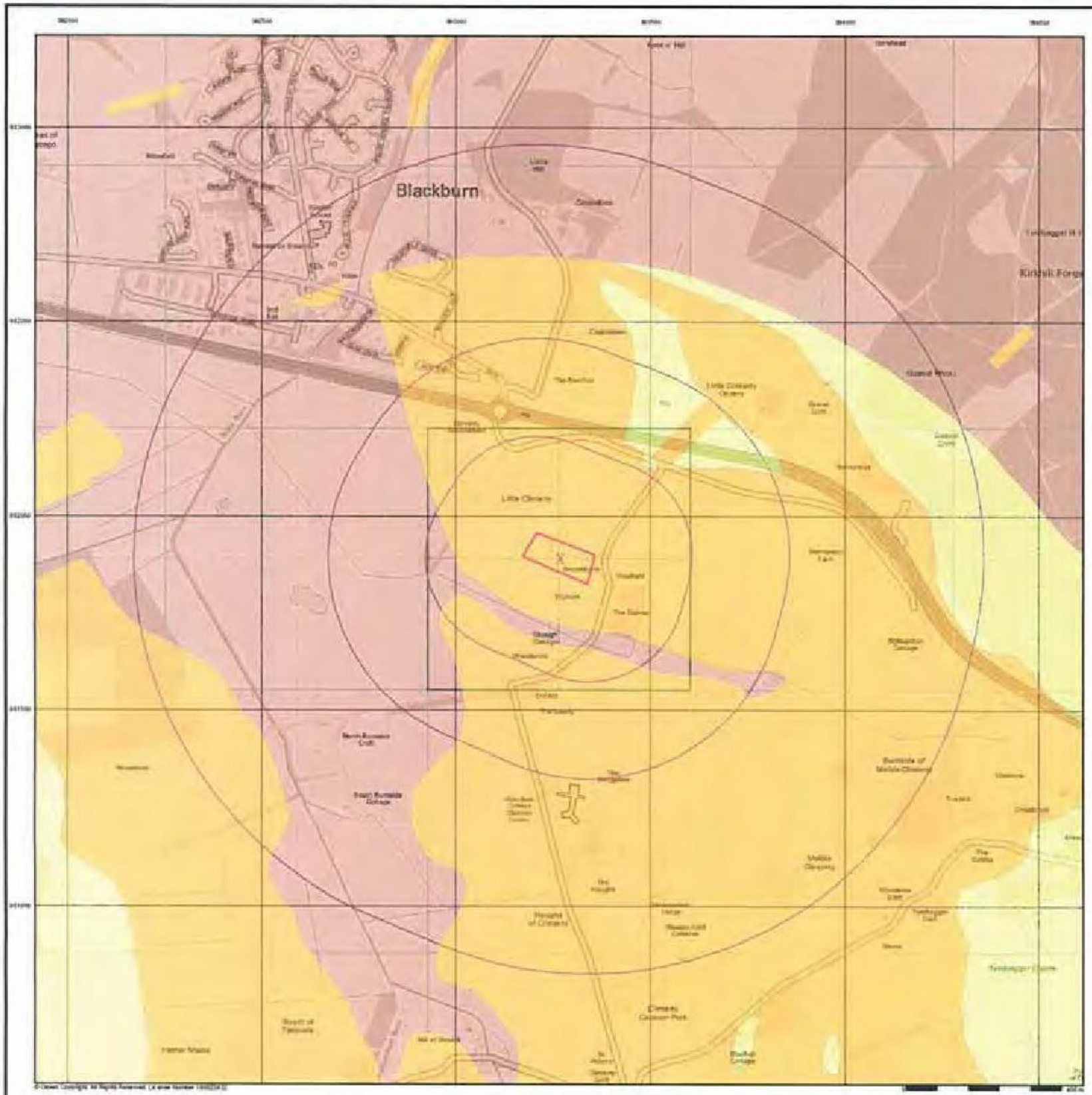
Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL



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LANDMARK INFORMATION GROUP

General

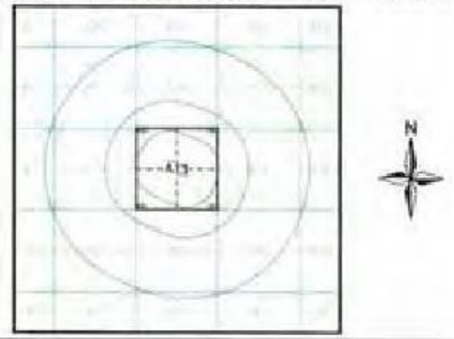
Specified Site Specified Buffer(s) Missing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg

- < 20
- 20 - 40
- 40 - 60
- 60 - 90
- 90 - 120
- 120 - 180
- > 180

Estimated Soil Chemistry Chromium - Slice A



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Order Details:	104603876_1_1
Customer Ref:	P6799
National Grid Reference:	383270, 811890
Slice:	A
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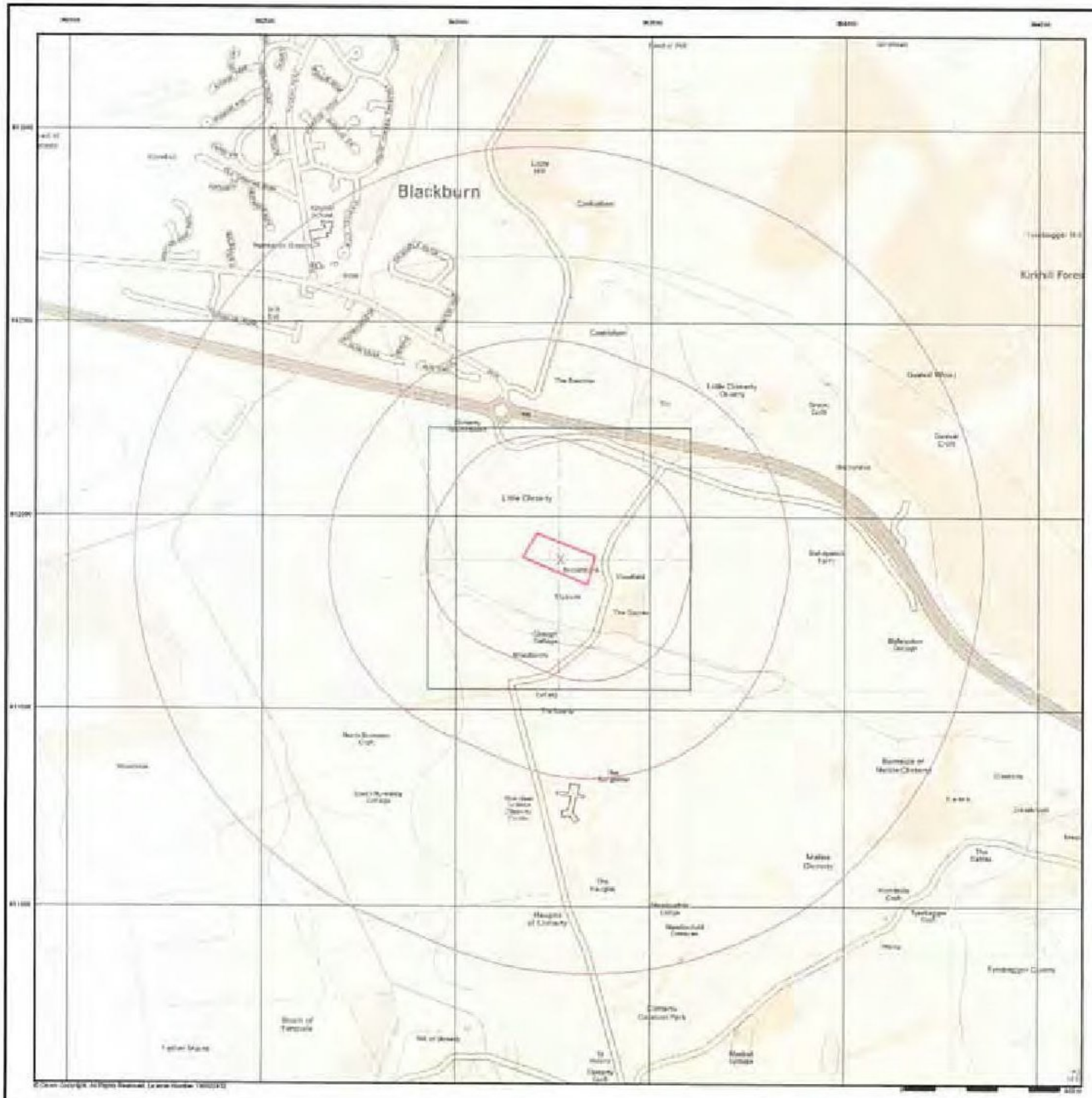
Search Buffer (m):	1000

Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL



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LANDMARK INFORMATION GROUP®

General

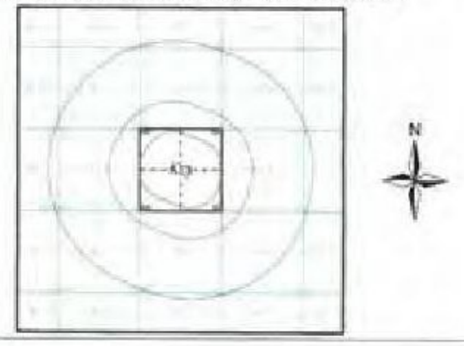
Specified Site Searched (Surface) Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg

- <100 mg/kg
- 100 - 200
- 200 - 300
- 300 - 600
- 600 - 1200
- >1200

Estimated Soil Chemistry Lead - Slice A



Order Details

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National Grid Reference:	383270, 811890
Slice:	A
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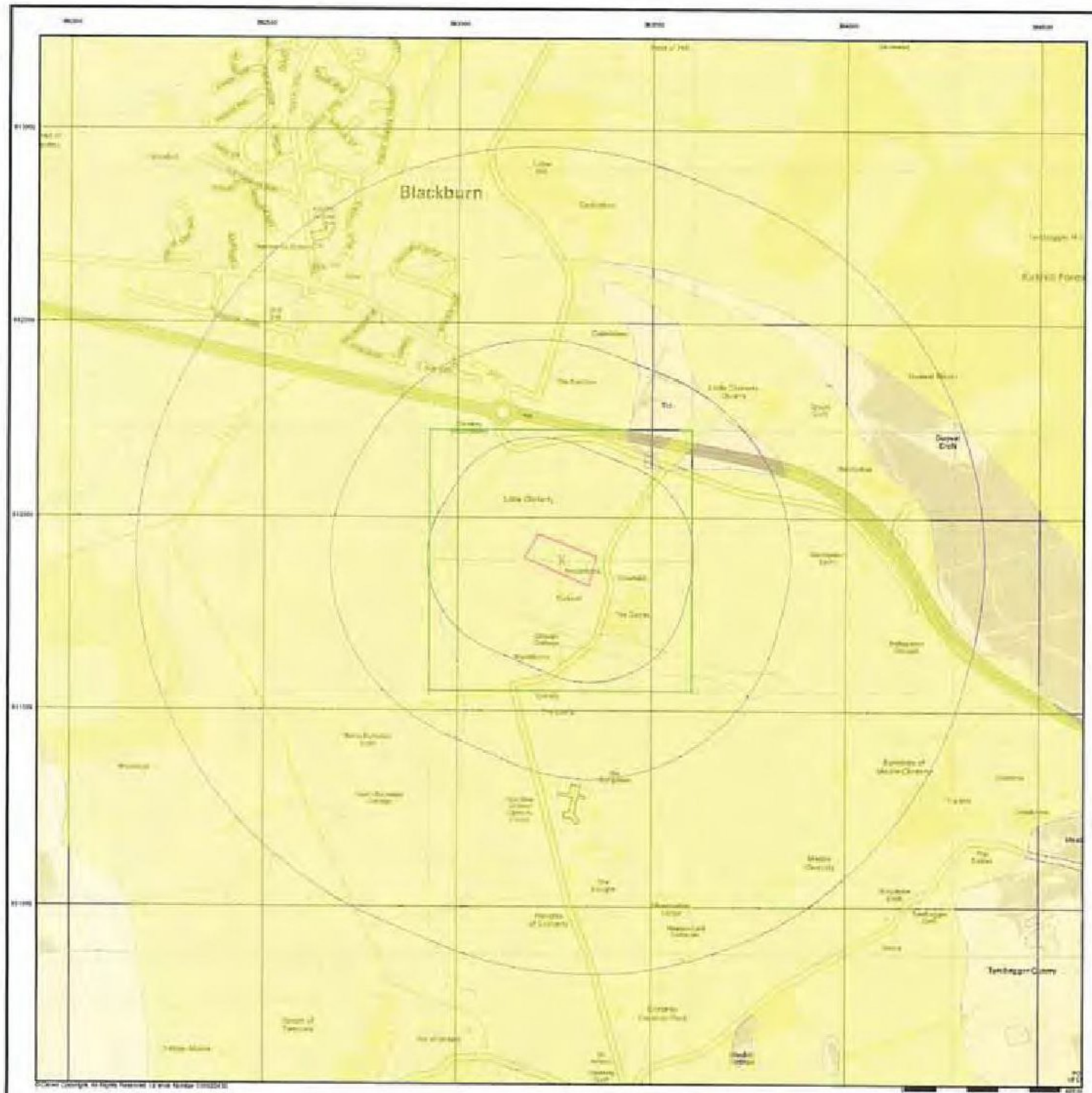
Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL



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LANDMARK INFORMATION GROUP®

General

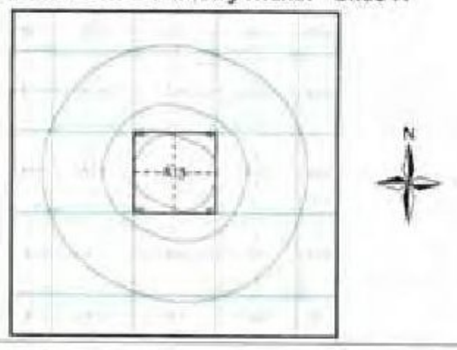
○ Specified Site ○ Specified Buffer(s) X Drawing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg

- < 15
- 15 - 30
- 30 - 45
- 45 - 60
- 60 - 80
- 80 - 100
- > 100

Estimated Soil Chemistry Nickel - Slice A



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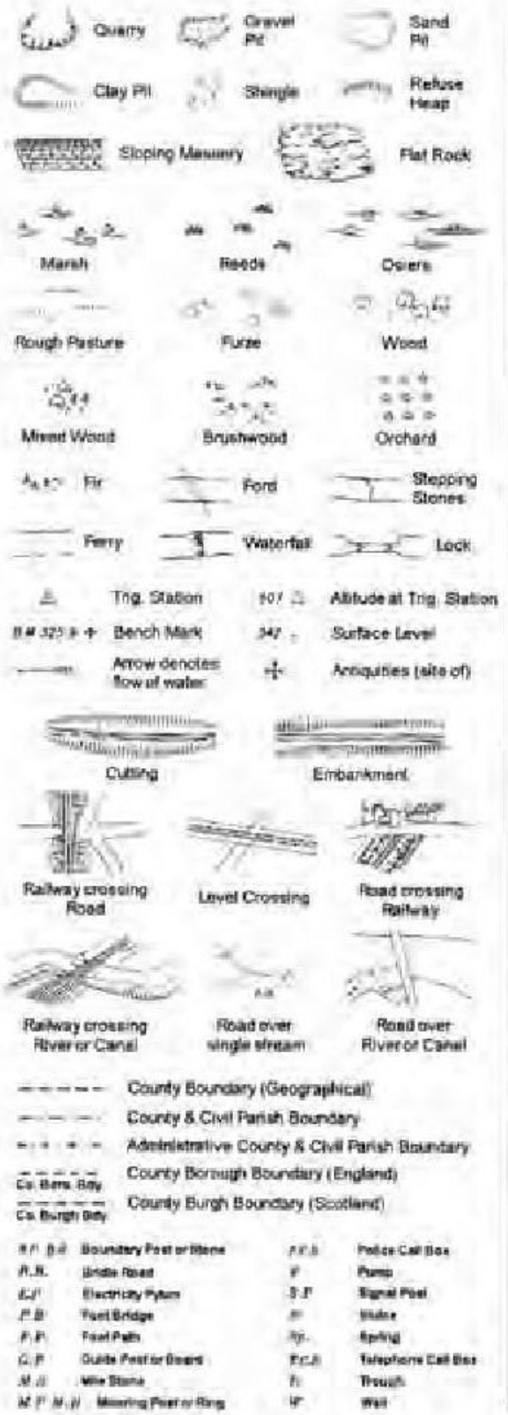
Site Details

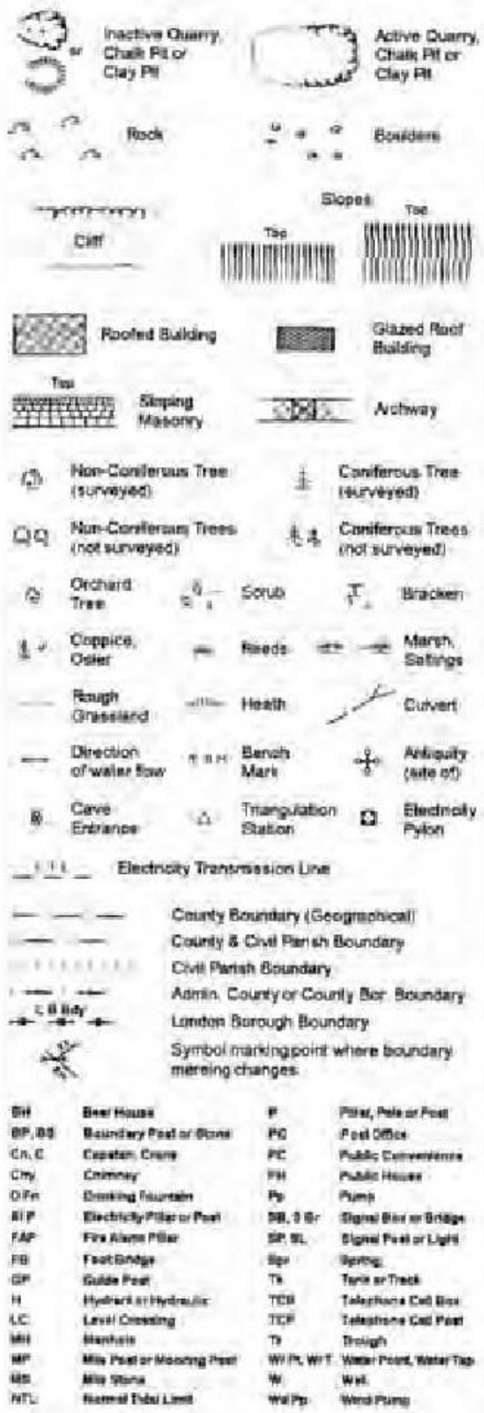
Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

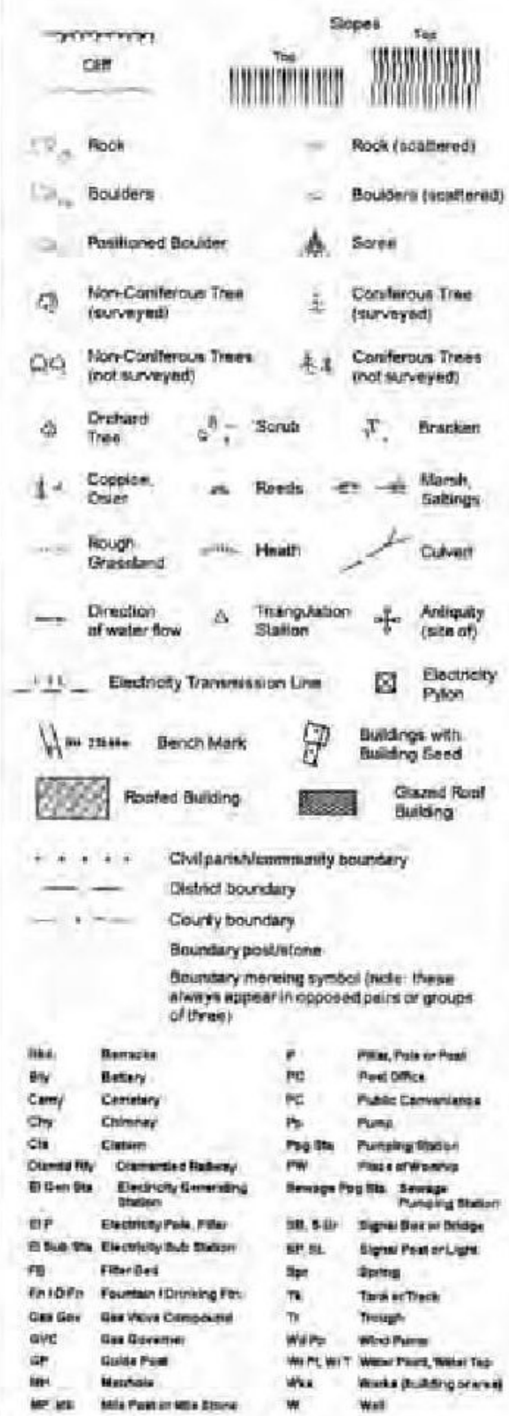


Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



BH	Bee! House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
El P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wi Pt, Wi T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250



Barr	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cem/	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Pmg Sta	Pumping Station
Clsmld Rly	Clamerdale Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Pmg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn I D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governor	Wd Pp	Wind Pump
GP	Guide Post	Wi Pt, Wi T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

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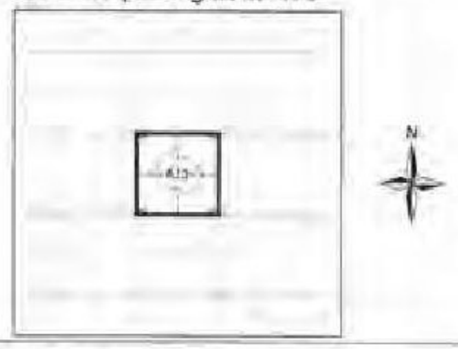
LANDMARK INFORMATION GROUP

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Aberdeenshire	1:2,500	1868 - 1869	2
Aberdeenshire	1:2,500	1898	3
Aberdeenshire	1:2,500	1958	4
Aberdeenshire	1:2,500	1867 - 1869	5
Aberdeenshire	1:2,500	1900	6
Aberdeenshire	1:2,500	1925	7
Ordnance Survey Plan	1:2,500	1965	8
Additional SIMs	1:2,500	1982 - 1984	9
Additional SIMs	1:2,500	1984	10
Additional SIMs	1:2,500	1985	11
Large-Scale National Grid Data	1:2,500	1994	12
Large-Scale National Grid Data	1:2,500	1995	13
Historical Aerial Photography	1:2,500	2001	14

Historical Map - Segment A13

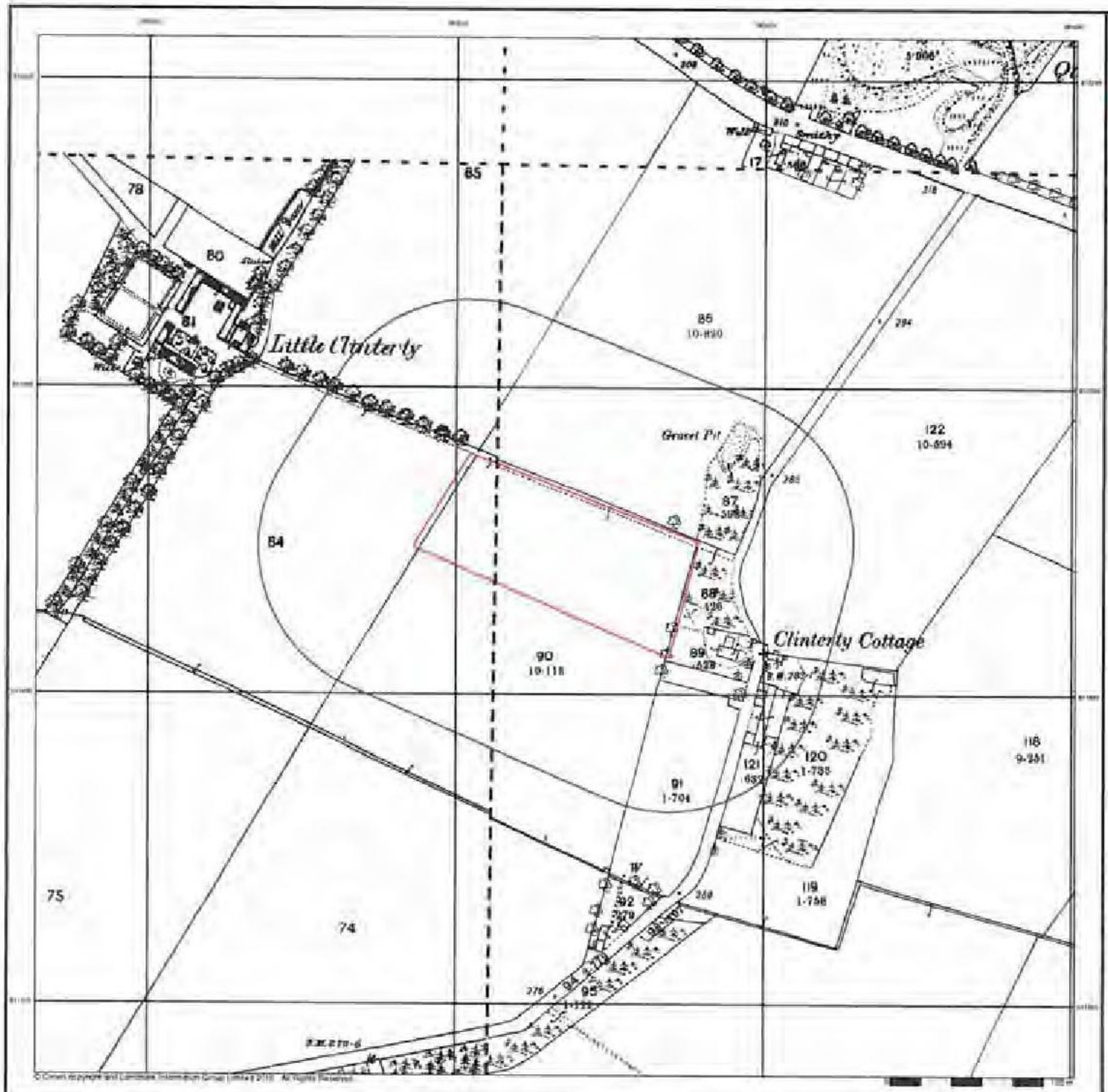


Order Details

Order Number:	104603678_1_1
Customer Ref:	P6799
National Grid Reference:	383270, 811880
Slice:	A
Site Area (Ha):	1.26
Search Buffer (m):	100

Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL



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LANDMARK INFORMATION GROUP

Aberdeenshire

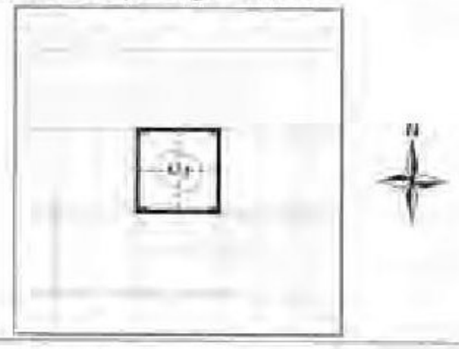
Published 1866 - 1899

Source map scale - 1:2,500

The historical maps shown were reproduced from maps published only rare at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1899 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1936, all OS maps were based on the Cassini Projection, with independent datums of a single county or group of counties giving rise to significant discrepancies in outlying areas.

Map Name(s) and Date(s)

Historical Map - Segment A13



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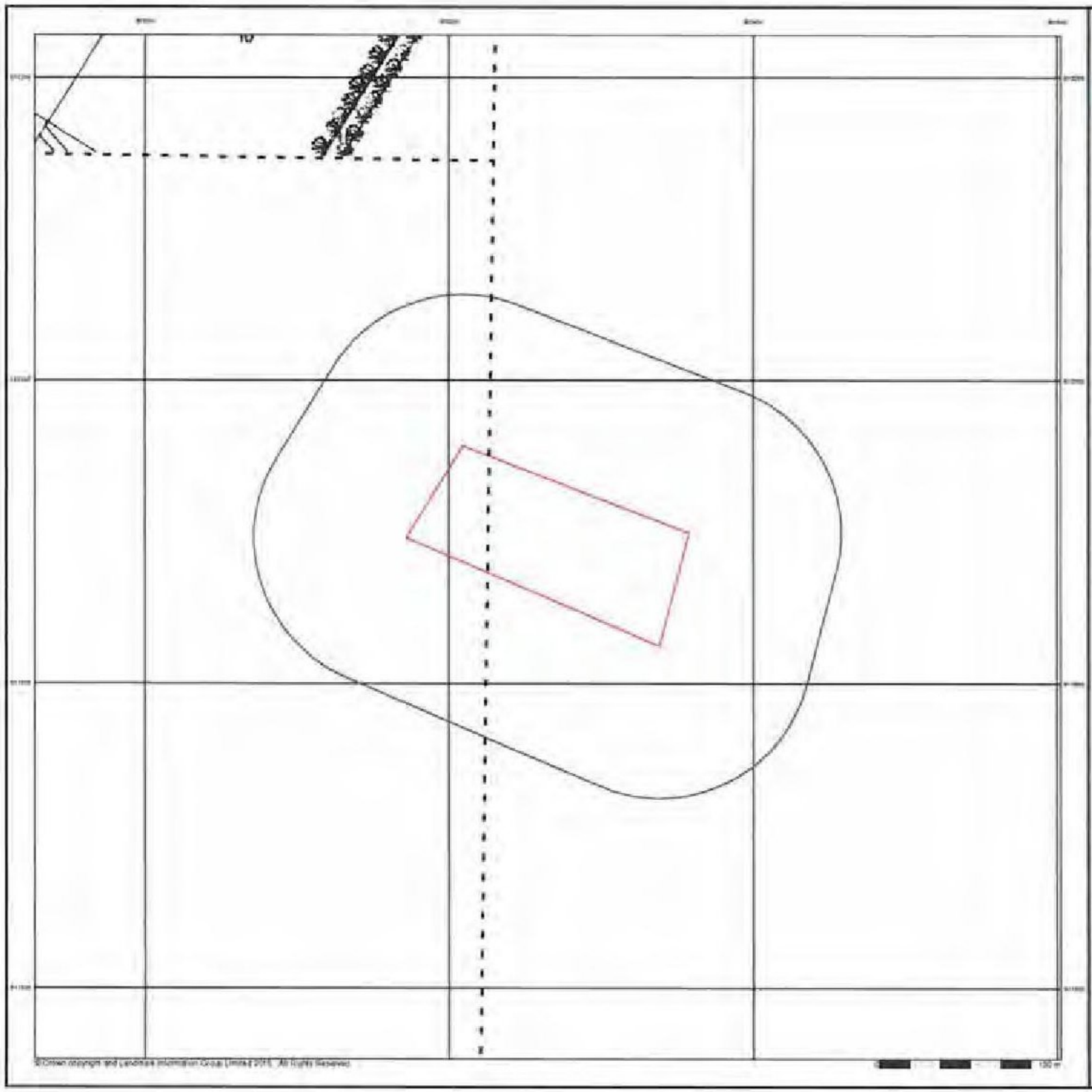
Slice:	A
Site Area (Ha):	1.26
Search Buffer (m):	100

Site Details

Burnside Poultry Unit, Little Clinterty, Kingellar, ABERDEEN, AB21 0TL

Landmark



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LANDMARK INFORMATION GROUP

Aberdeenshire

Published 1866

Source map scale - 1:2,500

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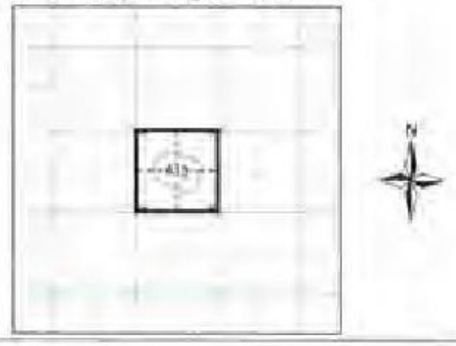
Map Name(s) and Date(s)

Historical Map - Segment A13



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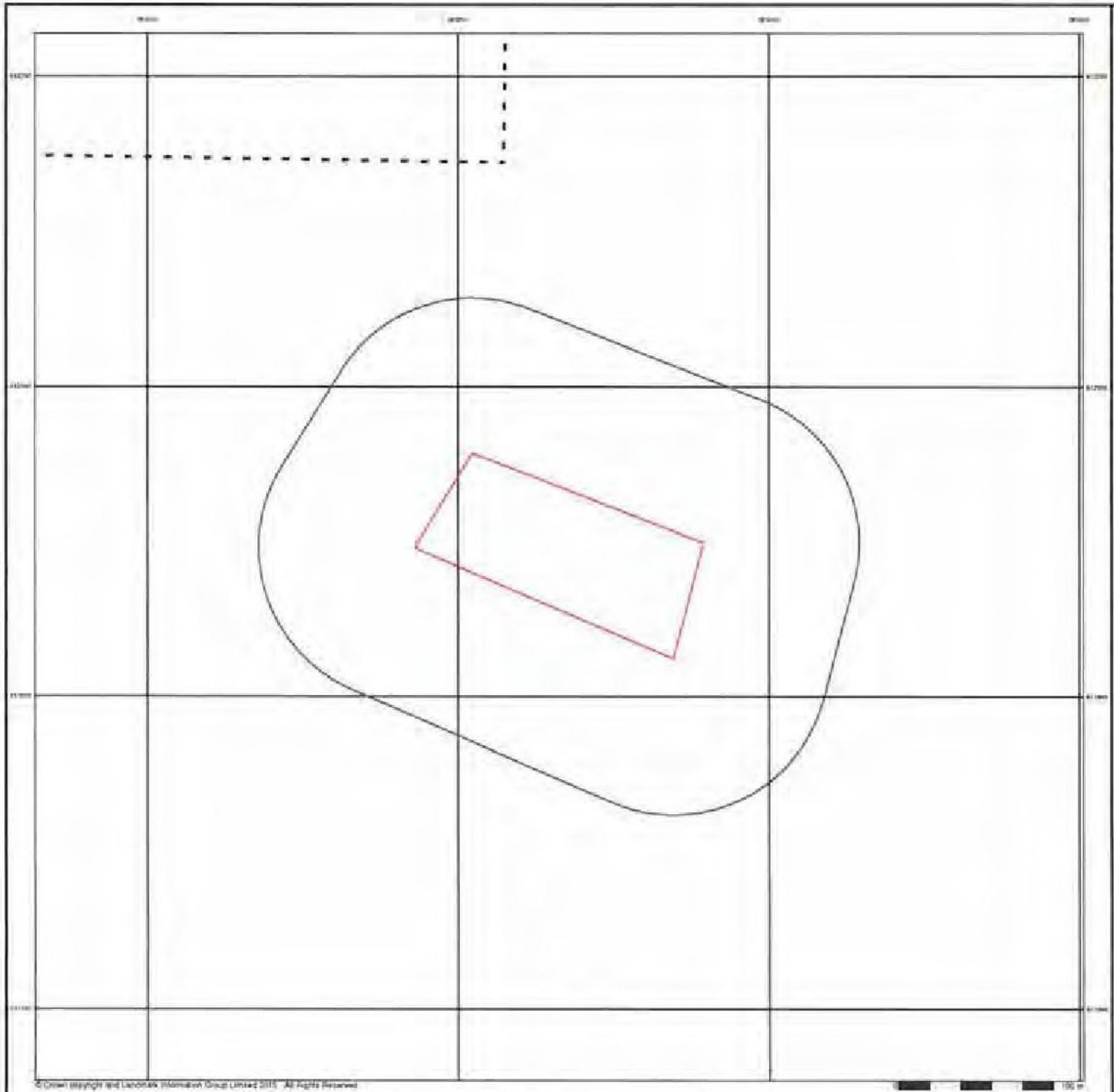

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LANDMARK INFORMATION GROUP

Aberdeenshire

Published 1866

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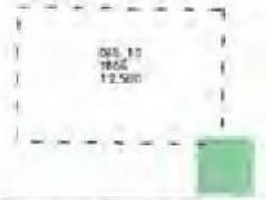
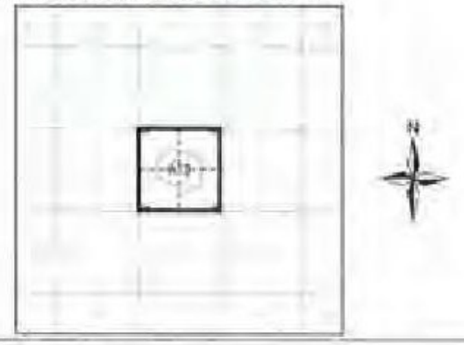


Historical Map - Segment A13



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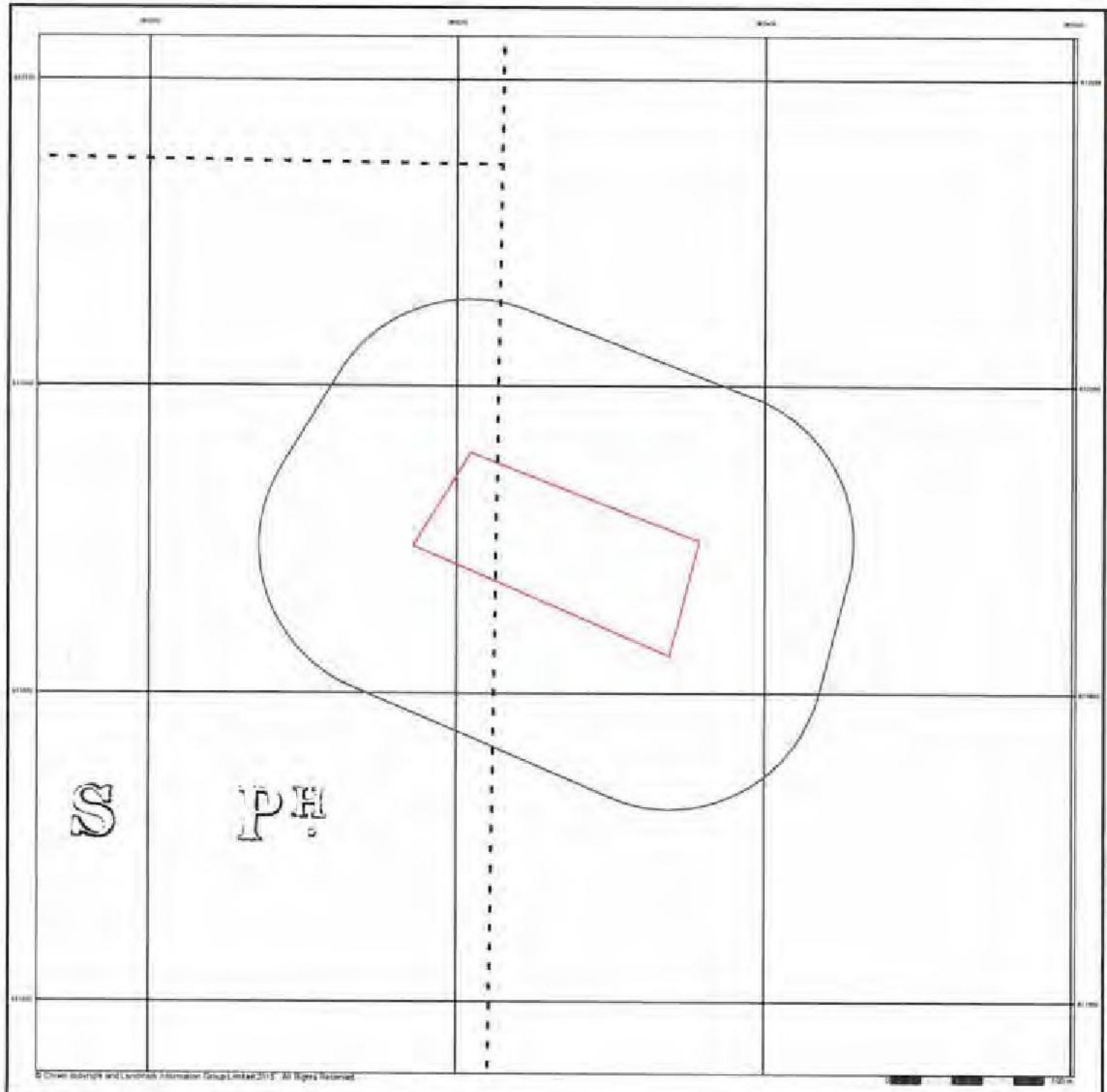

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LANDMARK INFORMATION GROUP

Aberdeenshire

Published 1867 - 1899

Source map scale - 1:2,500

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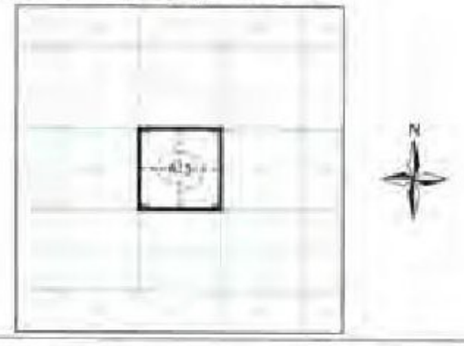
Map Name(s) and Date(s)

Historical Map - Segment A13



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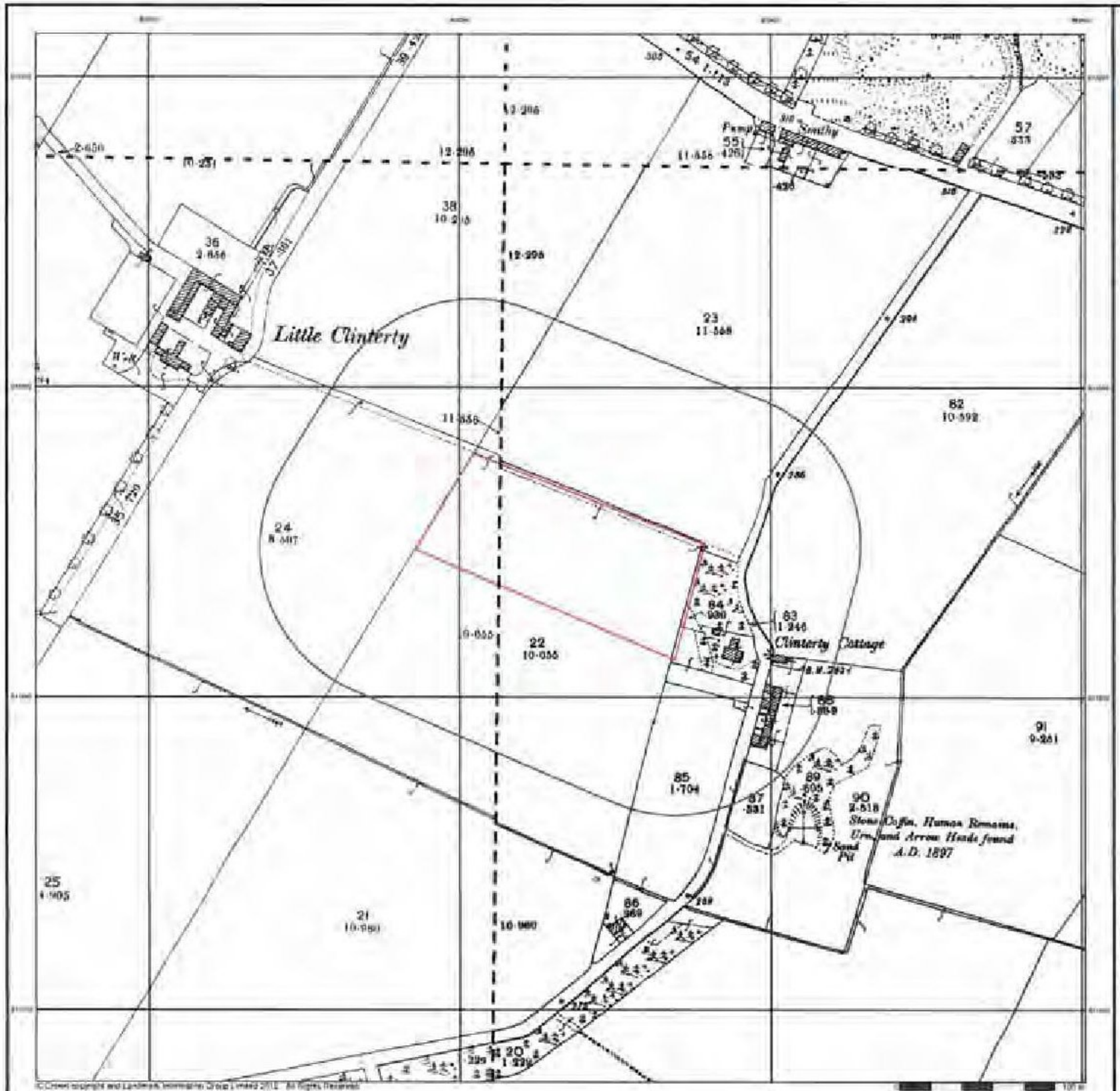
Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL



Envirocheck

LANDMARK INFORMATION GROUP

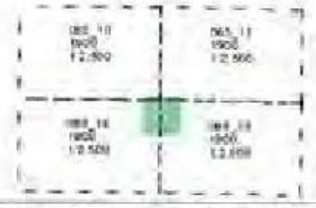
Aberdeenshire

Published 1900

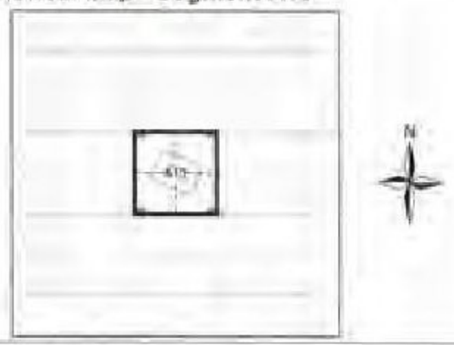
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland for the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the survey/air date. Before 1936, all OS maps were based on the Cassini Projection, with antecedent surveys of a single county or group of counties giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

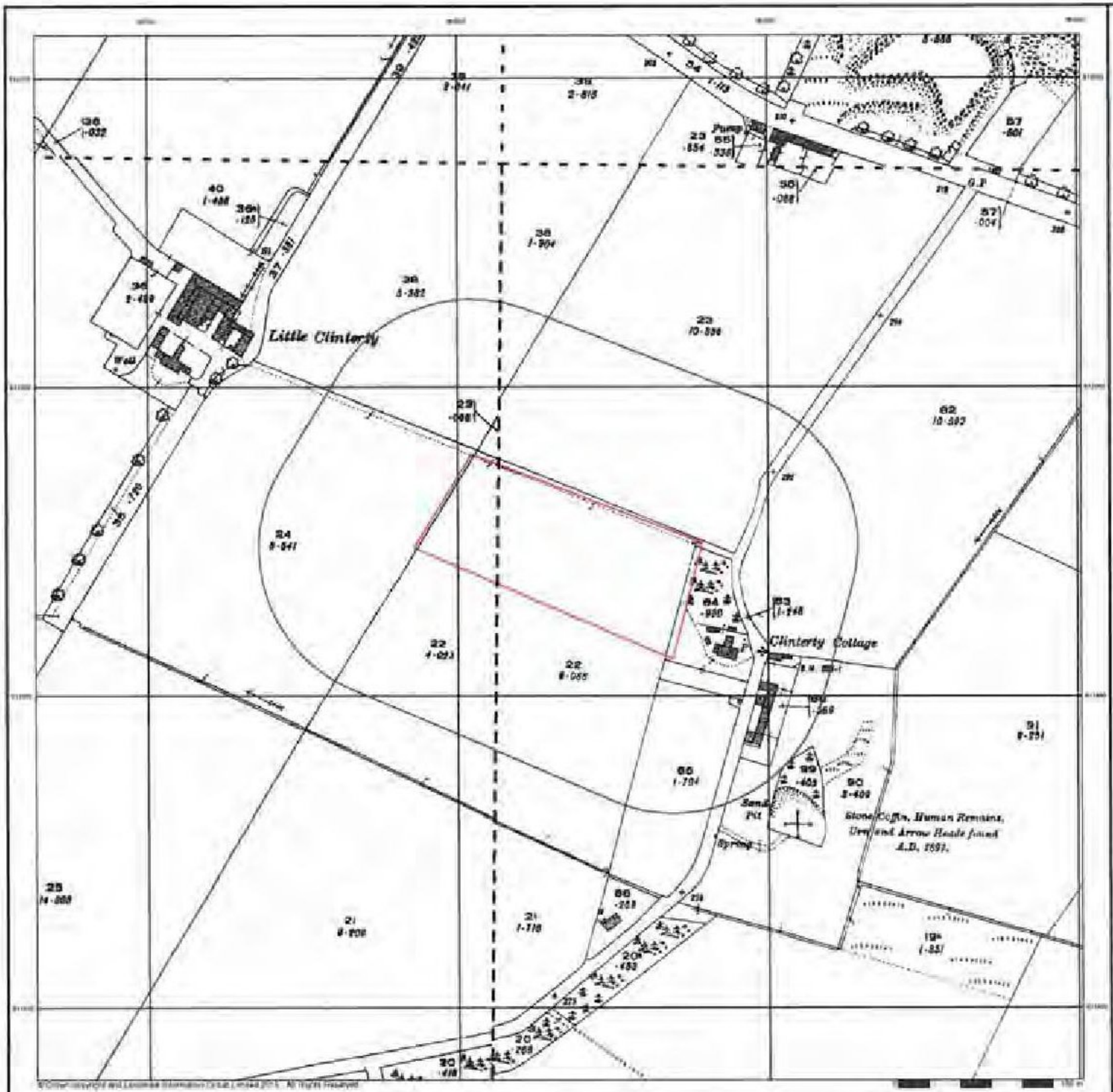


Order Details

Order Number:	1046003676_1_1
Customer Ref:	P6799
National Grid Reference:	383270, 811660
Slide:	A
Site Area (Ha):	1.26
Search Buffer (m):	100

Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL



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LANDMARK INFORMATION GROUP

Aberdeenshire
Published 1925
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what was considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1928 all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties giving rise to significant inaccuracies in outlying areas.

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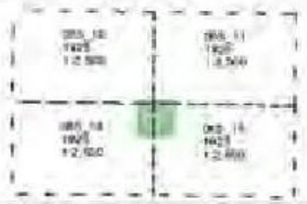

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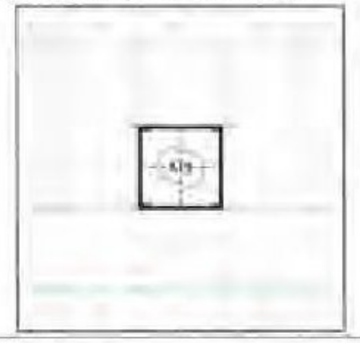

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National Grid Reference:	383270, 811890
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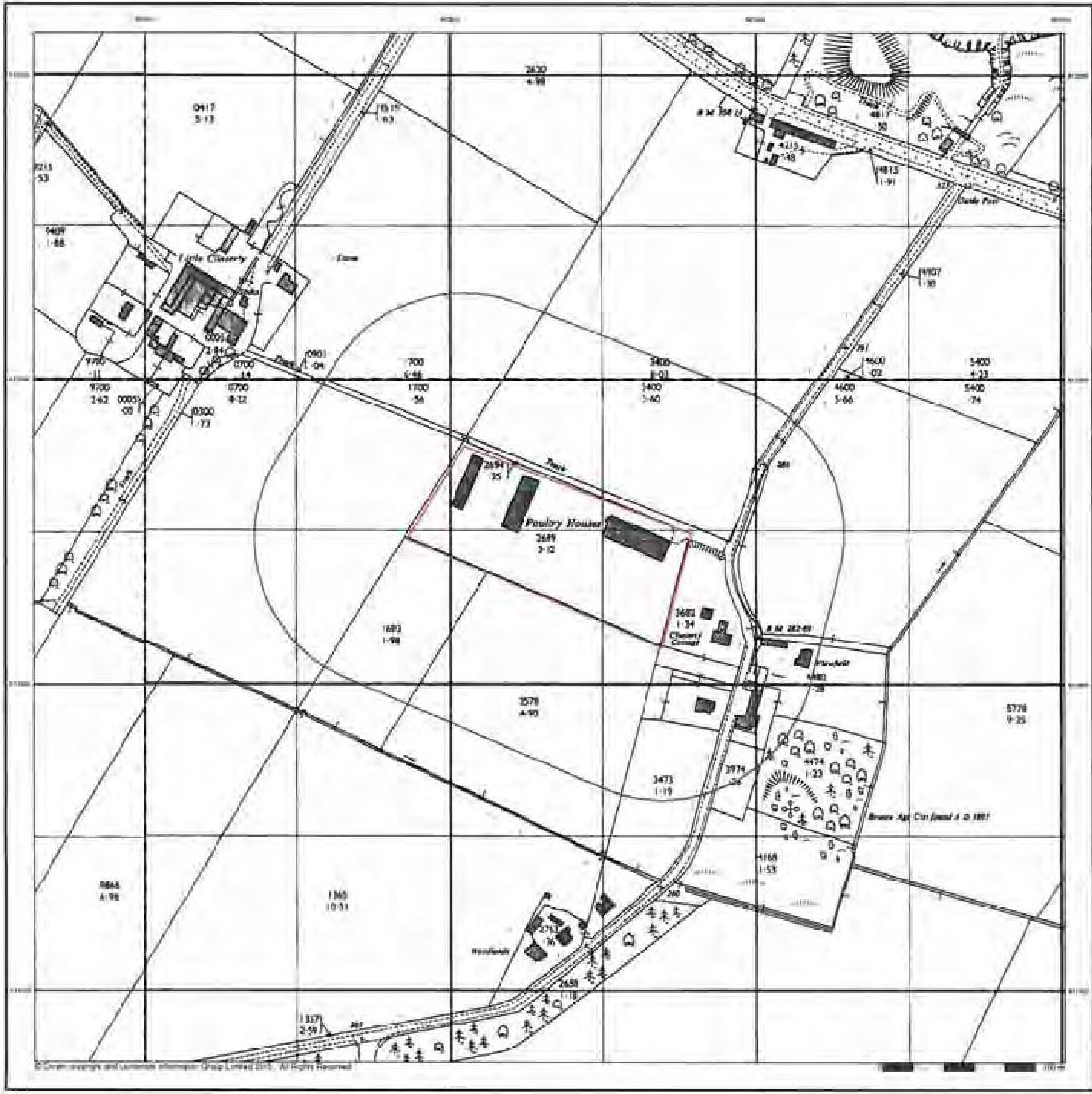
Site Area (Ha):	1.26
Search Buffer (m):	100

Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL

Landmark INFORMATION GROUP



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LANDMARK INFORMATION GROUP

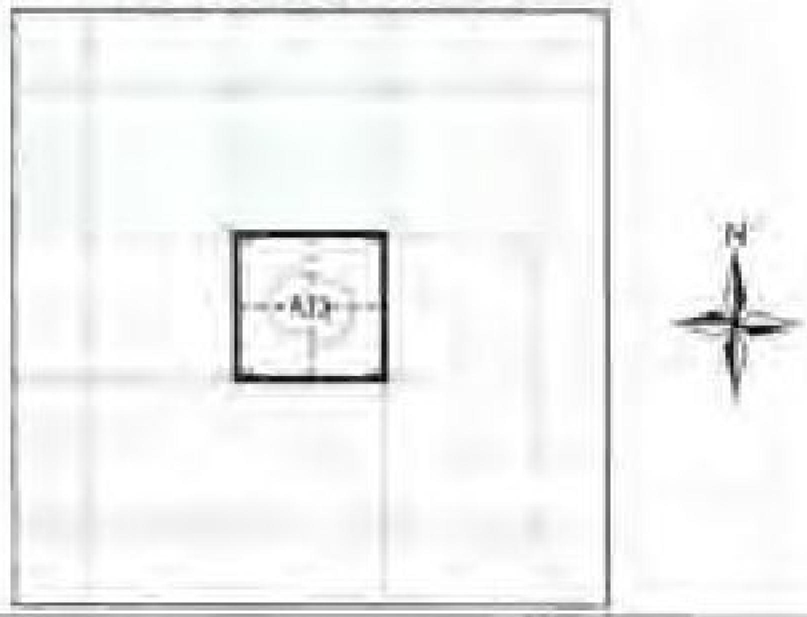
Ordnance Survey Plan

Published 1965

Source map scale - 1:2,500

Map Name(s) and Date(s)

Historical Map - Segment A13



Order Details

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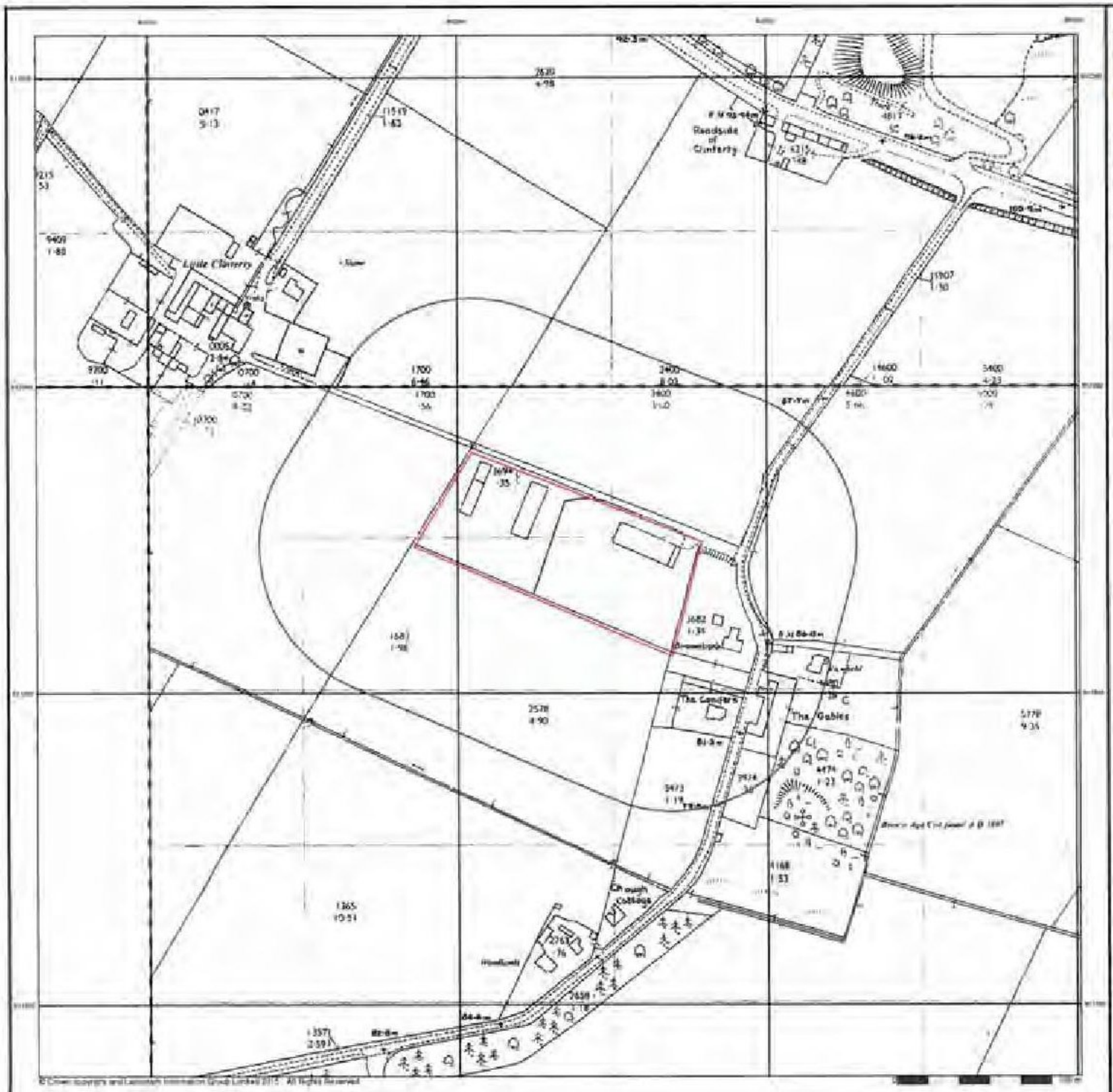
National Grid Reference: 383270, 811800
Slice: A
Site Area (Ha): 1.26
Search Buffer (m): 100

Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL

Landmark



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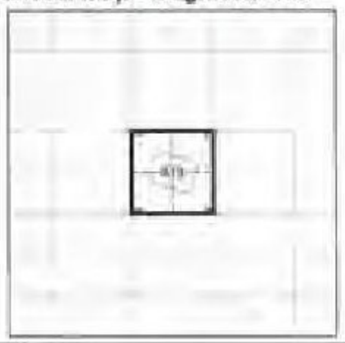
LANDMARK INFORMATION GROUP

Additional SIMs
Published 1982 - 1984
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's "Survey of Information on Microfilm") are further, minor editions of mapping which were produced and published to supplement the main editions as an area was updated. They date from 1947 to 1996 and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

Historical Map - Segment A13



Order Details

Order Number:	104603876_1_1
Customer Ref:	P6799
National Grid Reference:	383270, 811890
Slice:	A
Site Area (Ha):	1.26
Search Buffer (m):	100

Site Details

Burnside Poultry Unit, Little Cinferty, Kinellar, ABERDEEN, AB21 0TL

Landmark INFORMATION GROUP

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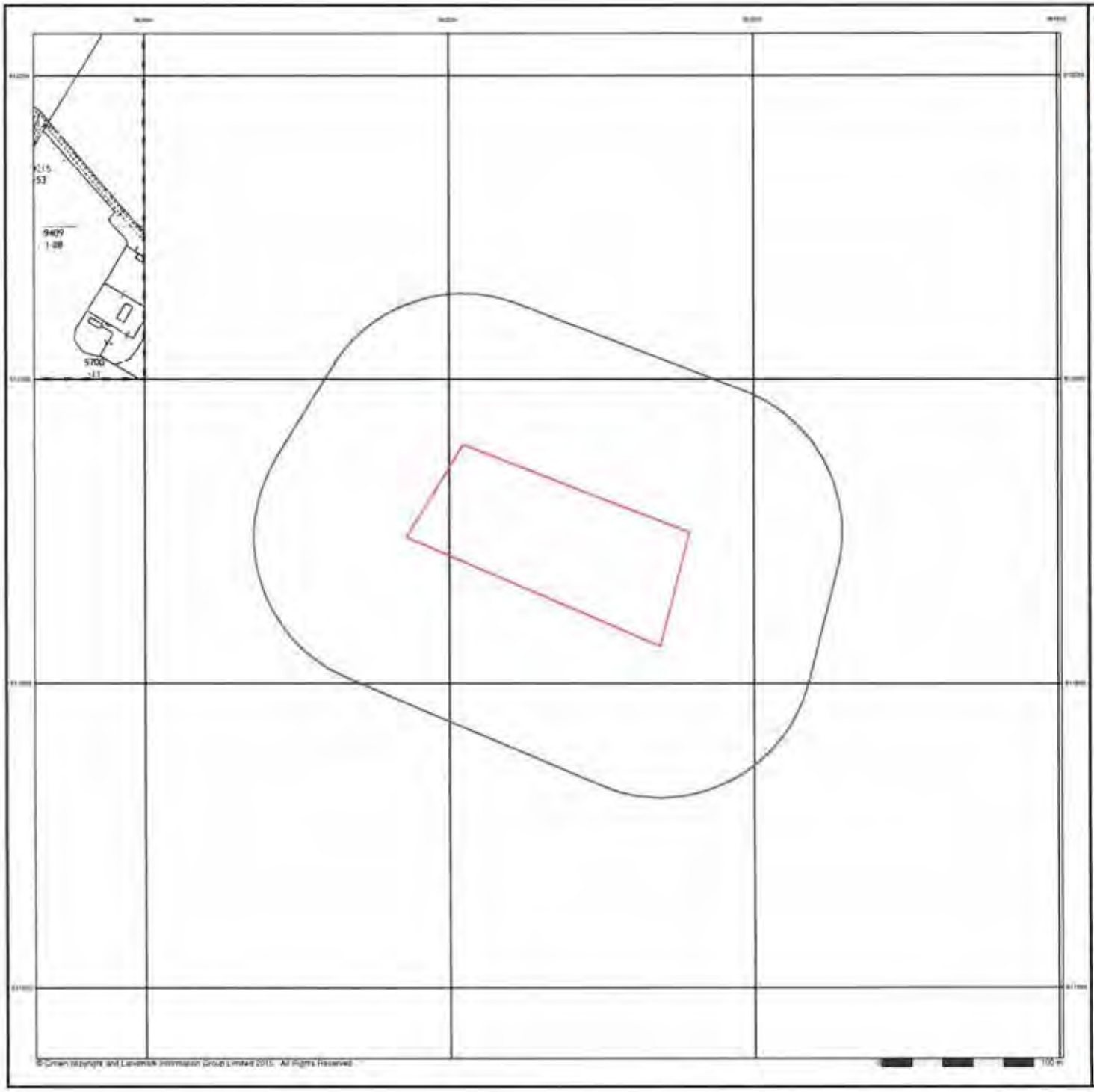

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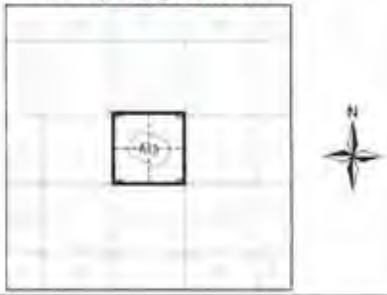
LANDMARK INFORMATION GROUP

Additional SIMs
Published 1984
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

Historical Map - Segment A13

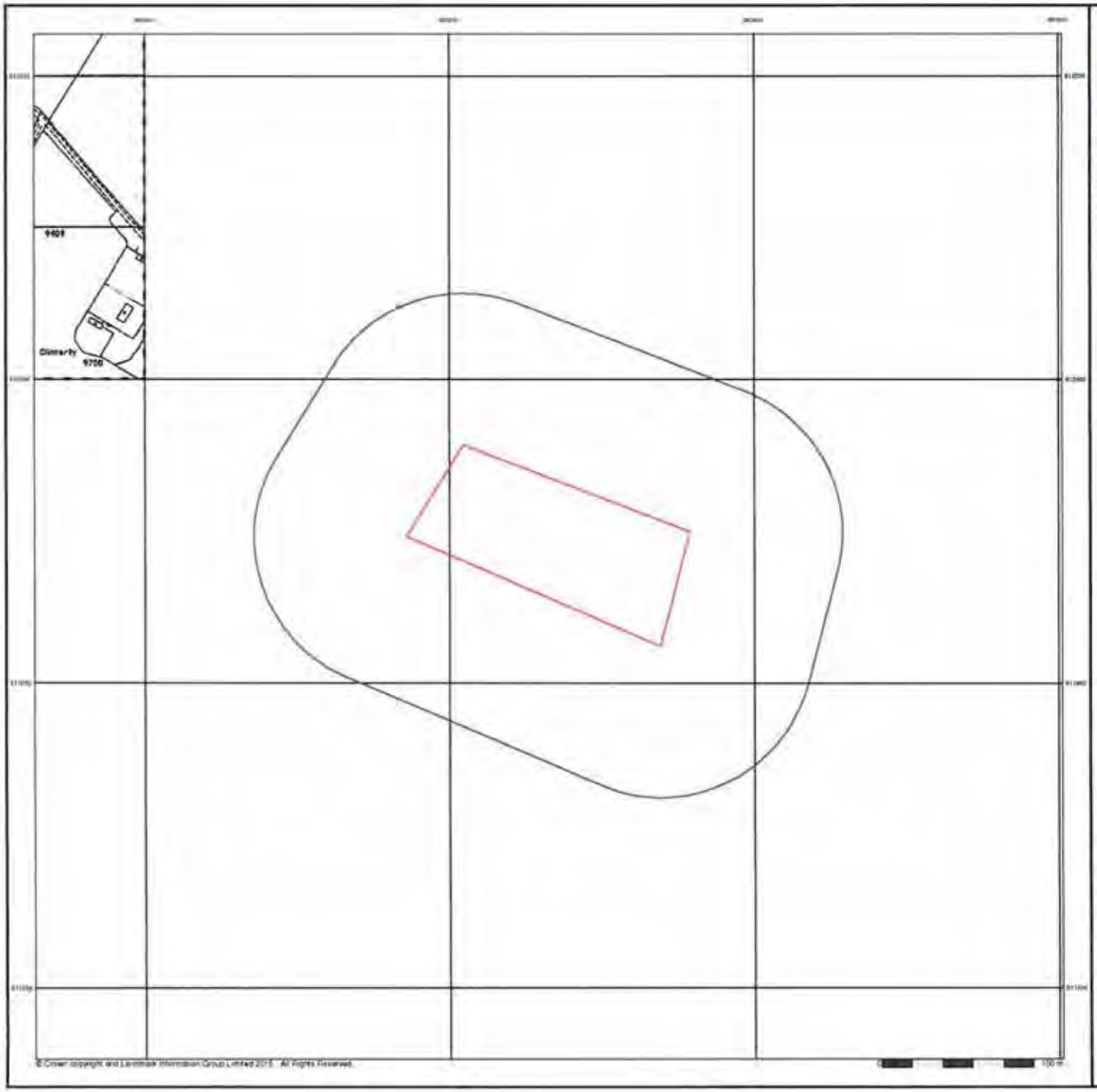


Order Details

Order Number:	104603876_1_1
Customer Ref:	P6799
National Grid Reference:	383270, 811890
Slice:	A
Site Area (Ha):	1.26
Search Buffer (m):	100

Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL



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Additional SIMs

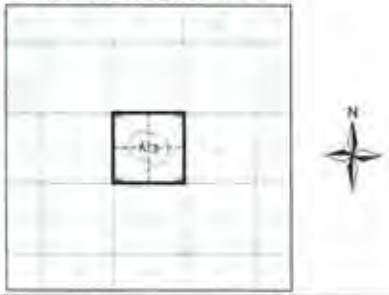
Published 1993

Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

Historical Map - Segment A13



Order Details

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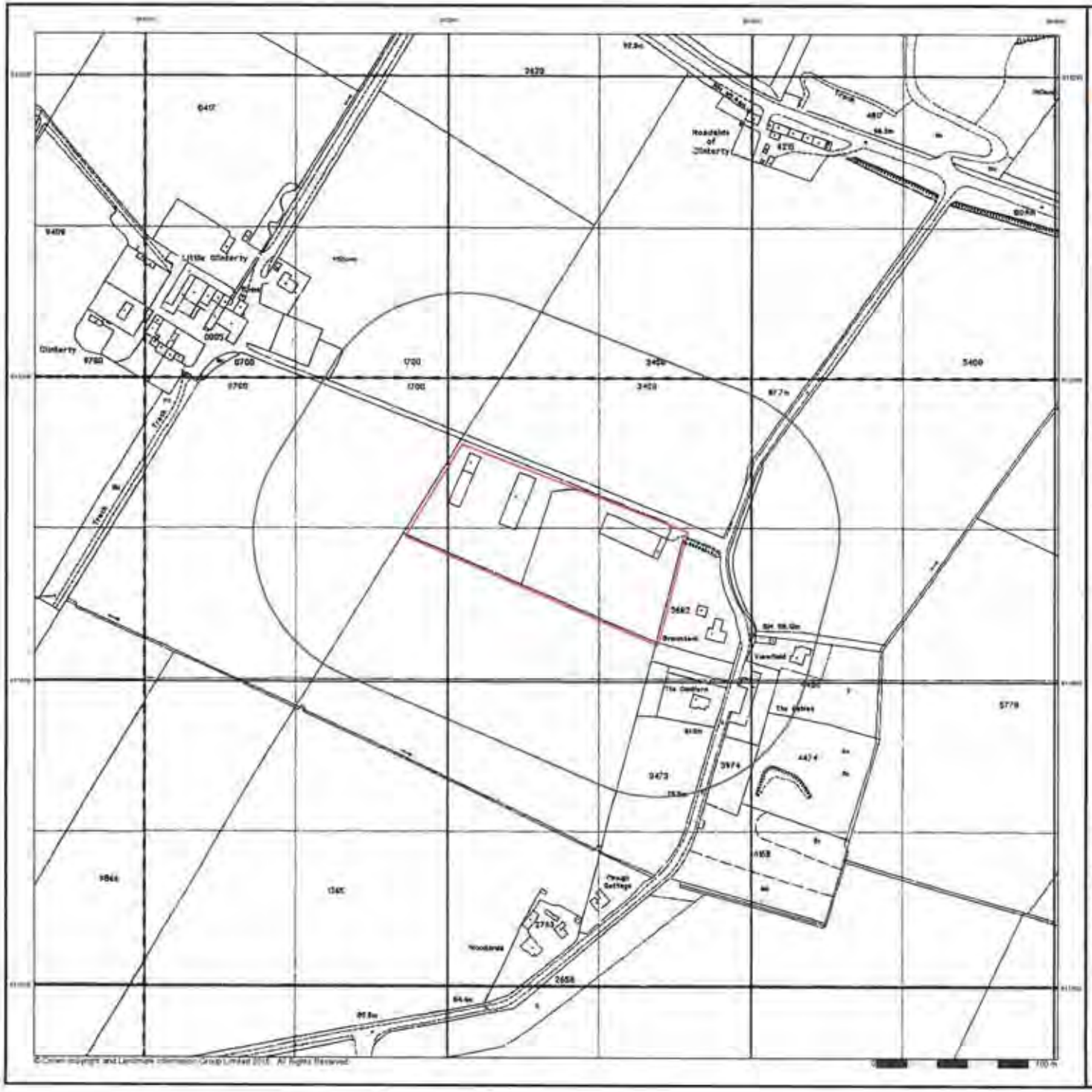
Customer Ref:	P6799
National Grid Reference:	383270, 811890
Slice:	A
Site Area (Ha):	1.26
Search Buffer (m):	100

Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL



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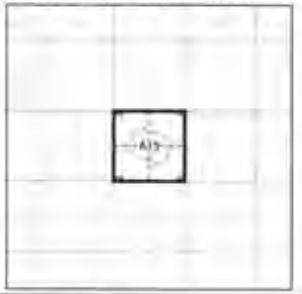
LANDMARK INFORMATION GROUP

Large-Scale National Grid Data
Published 1994
Source map scale - 1:2,500

Large Scale National Grid Data superseded SIM-cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

Historical Map - Segment A13

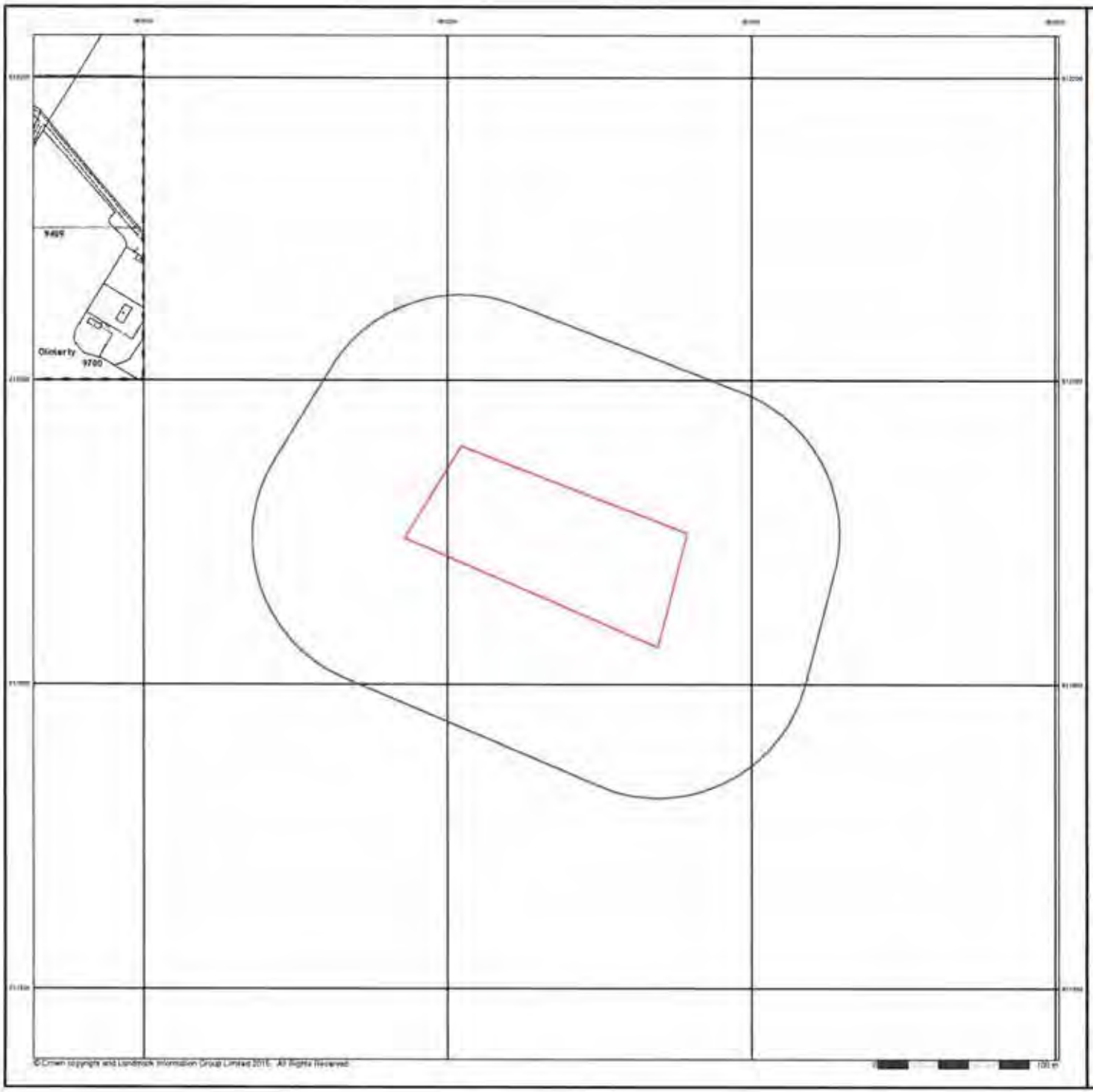


Order Details

Order Number:	104603876_1_1
Customer Ref:	P6799
National Grid Reference:	383270, 811690
Slice:	A
Site Area (Ha):	1.26
Search Buffer (m):	100

Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL



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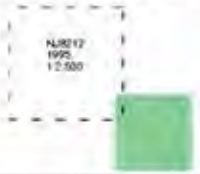
LANDMARK INFORMATION GROUP

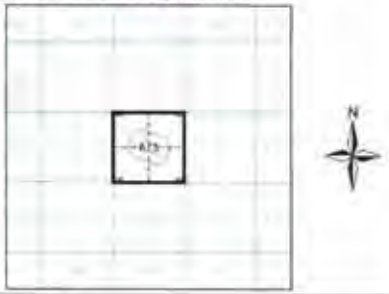
Large-Scale National Grid Data
Published 1995
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	104603876_1_1
Customer Ref:	P6799
National Grid Reference:	383270, 811890
Slice:	A
Site Area (Ha):	1.26
Search Buffer (m):	100

Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL

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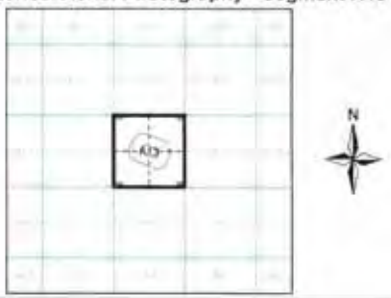
Historical Aerial Photography
Published 2001

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



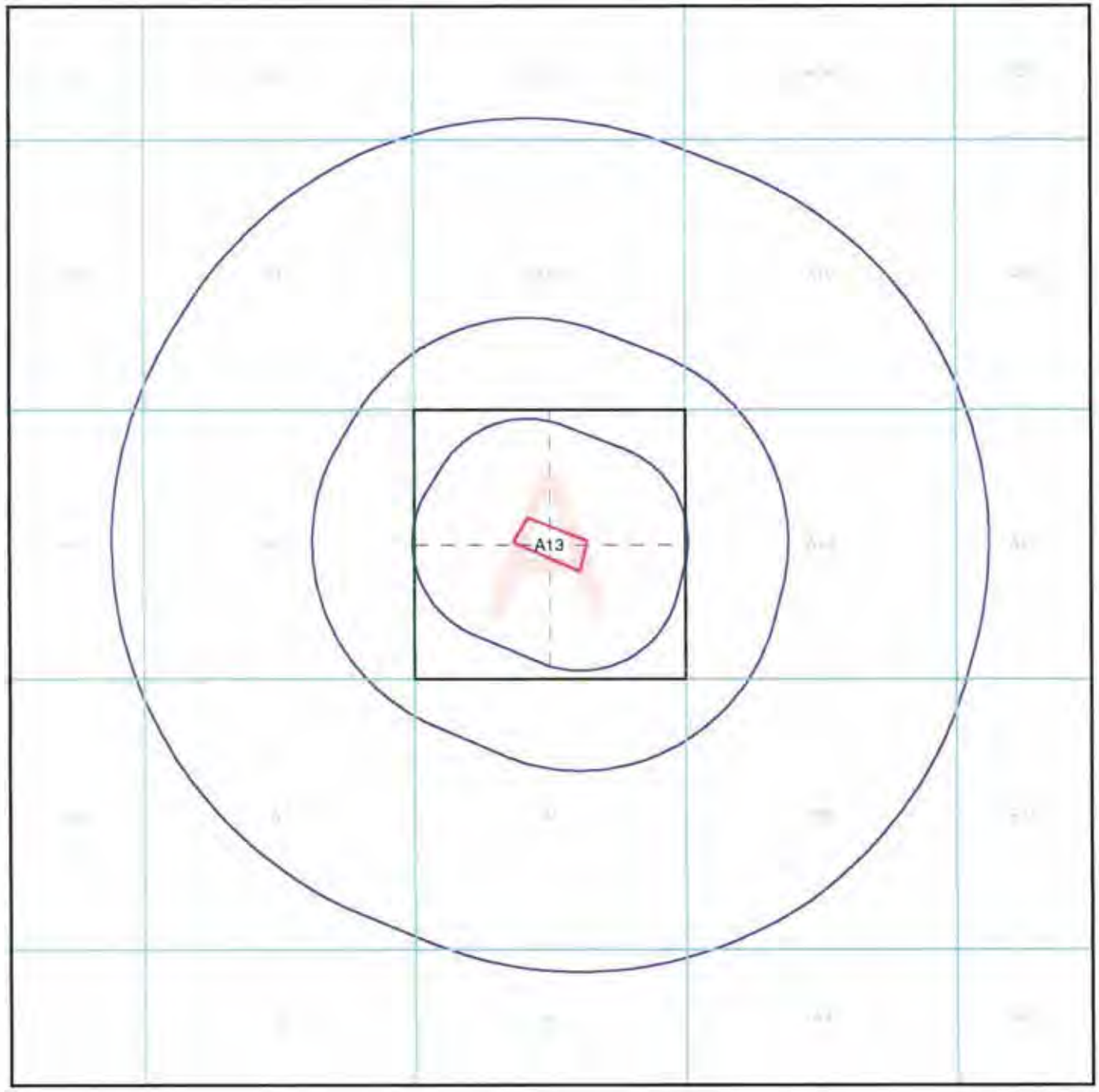
Order Details

Order Number:	104603876_1_1
Customer Ref:	P6799
National Grid Reference:	383270, 811890
Slice:	A
Site Area (Ha):	1.26
Search Buffer (m):	100

Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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LANDMARK INFORMATION GROUP

Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice
Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment
A segment represents a 1:2,500 plot area. Segments that have plot lites associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant
A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:

Map data

British Geological Survey

SEPA

SCOTTISH NATURAL HERITAGE

Envirocheck reports are compiled from 136 different sources of data

Prepared For
Mr Graham Buchan

Client Details
Dr B Gardner, Ethos Environmental Ltd, Unit M4 Rosemount Workspace, Charles Street, Glasgow, G21 1QA

Order Details

Order Number:	104603876_1_1
Customer Ref:	P6799
National Grid Reference:	383270, 811890
Site Area (Ha):	1.26
Search Buffer (m):	1000

Site Details
Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL

Full Terms and Conditions can be found on the following link:
http://www.landmarkinfo.co.uk/Terms/Show/515

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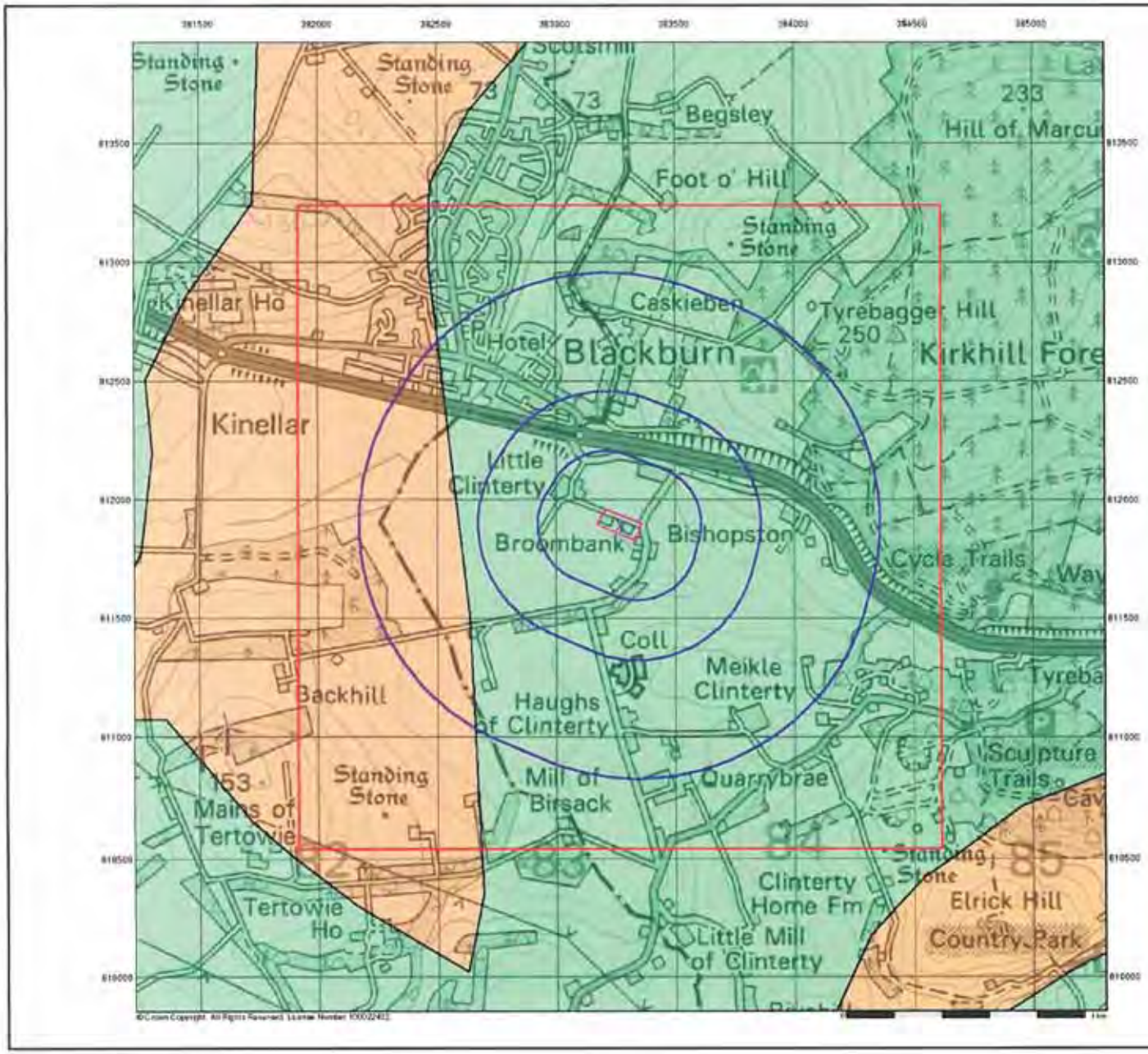
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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Groundwater Vulnerability

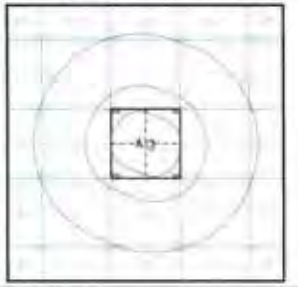
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes	Soil Classes
Highly Permeable	High
	Intermediate
	Low
Moderately Permeable	
Weakly Permeable	
Water or Sea	
Drift Deposit	

Site Sensitivity Context Map - Slice A



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National Grid Reference:	383270, 811890
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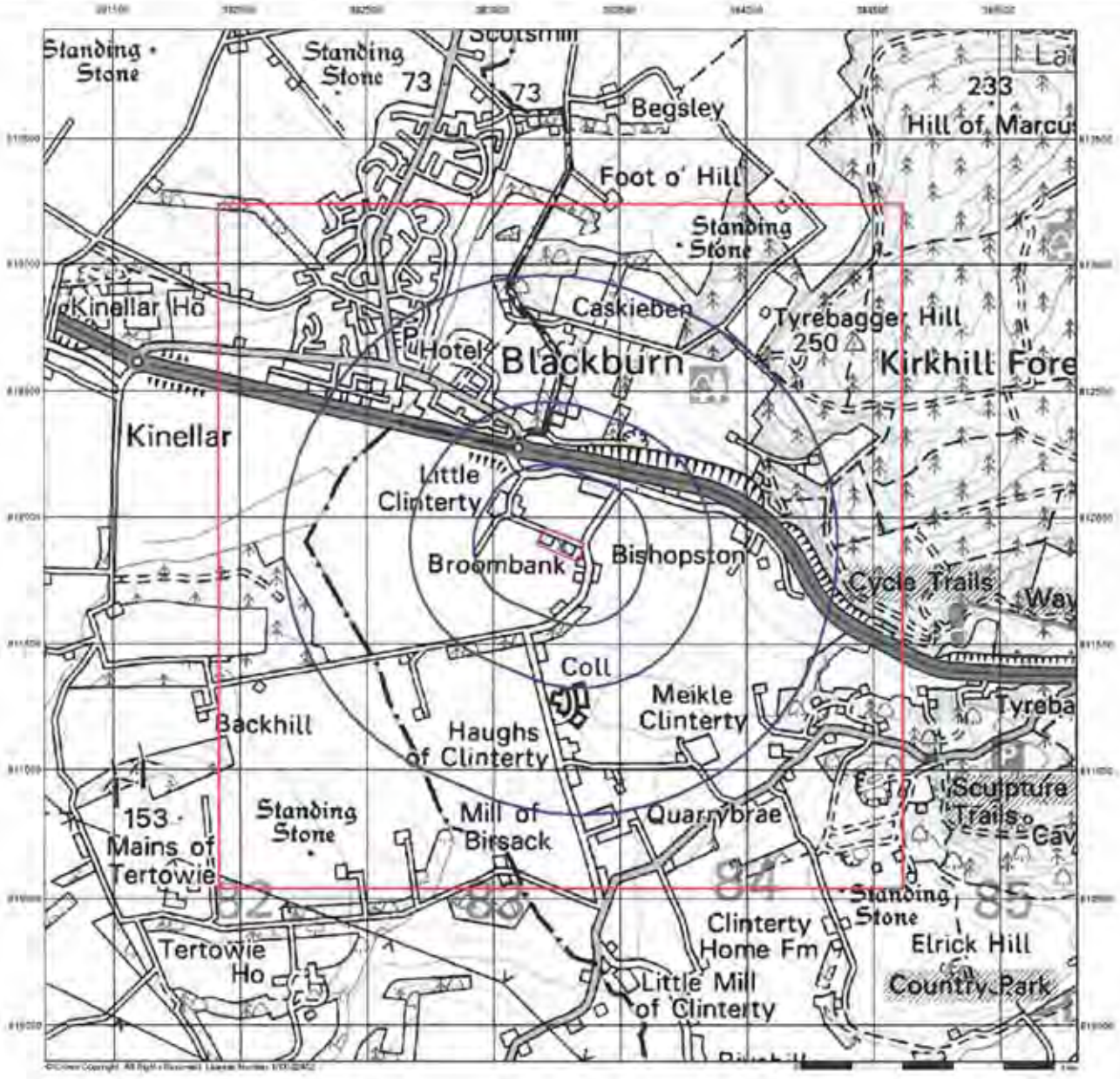
Search Buffer (m):	1000

Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL



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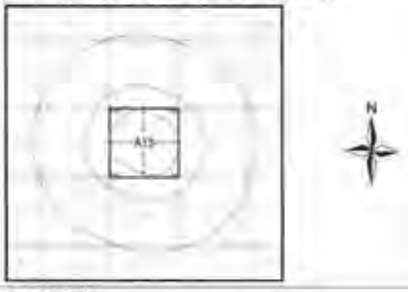
Source Protection Zones

General

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)
- Source Protection Zone Boundary

Site Sensitivity Context Map - Slice A



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Customer Ref:	P6799
National Grid Reference:	383270, 811890
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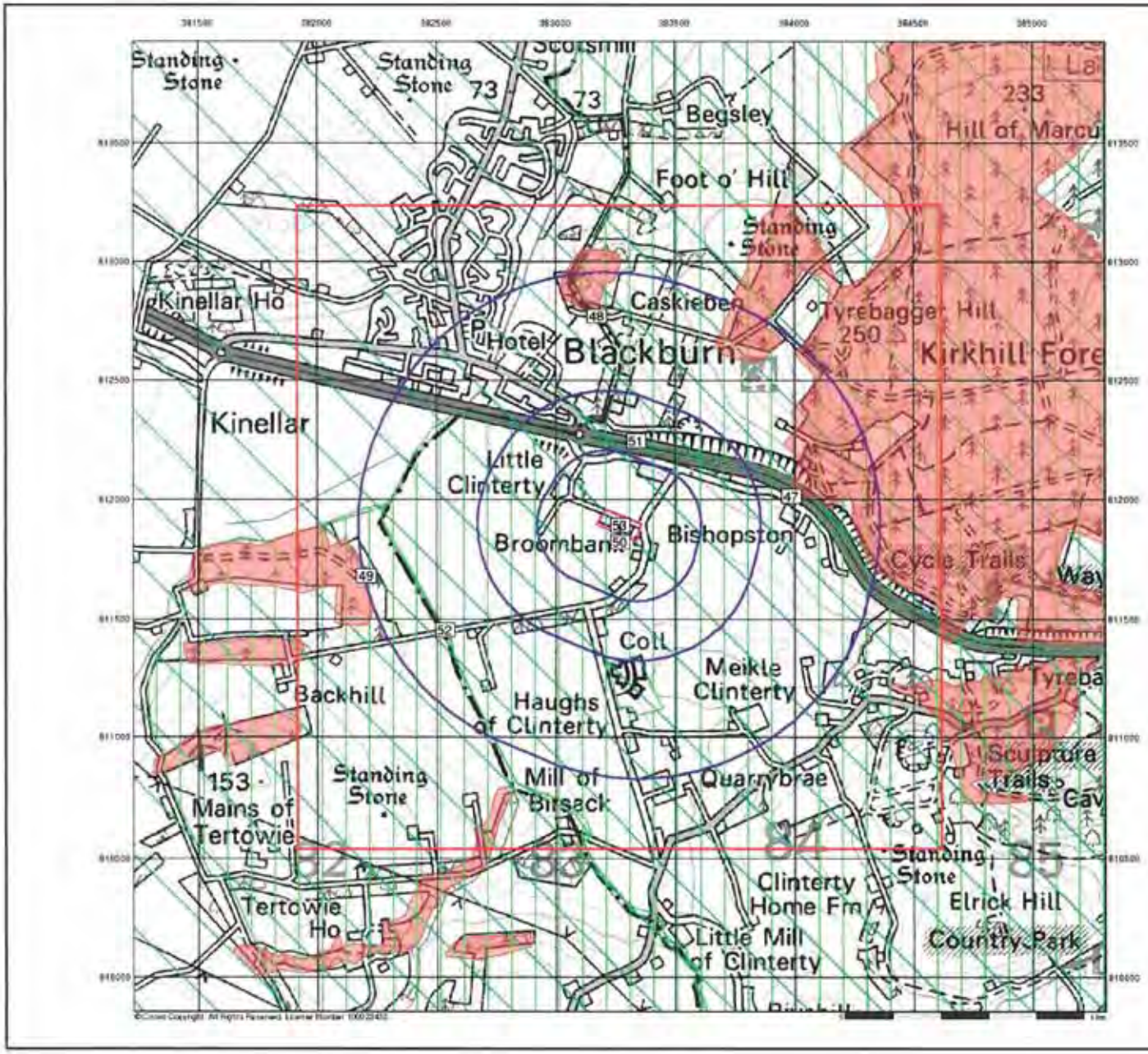
Site Area (Ha):	1.26
Search Buffer (m):	1000

Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL

Landmark INFORMATION GROUP



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LANDMARK INFORMATION GROUP

Sensitive Land Uses

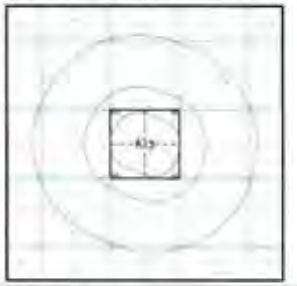
General

Specified Site | Specified Buffer(s) | Drawing Reference Point
Site | Map ID

Sensitive Land Uses

- Ancient Woodland
- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- National Scenic Area
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Sites

Site Sensitivity Context Map - Slice A



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Order Number:	104603876_1_1
Customer Ref:	P6799
National Grid Reference:	383270, 811890
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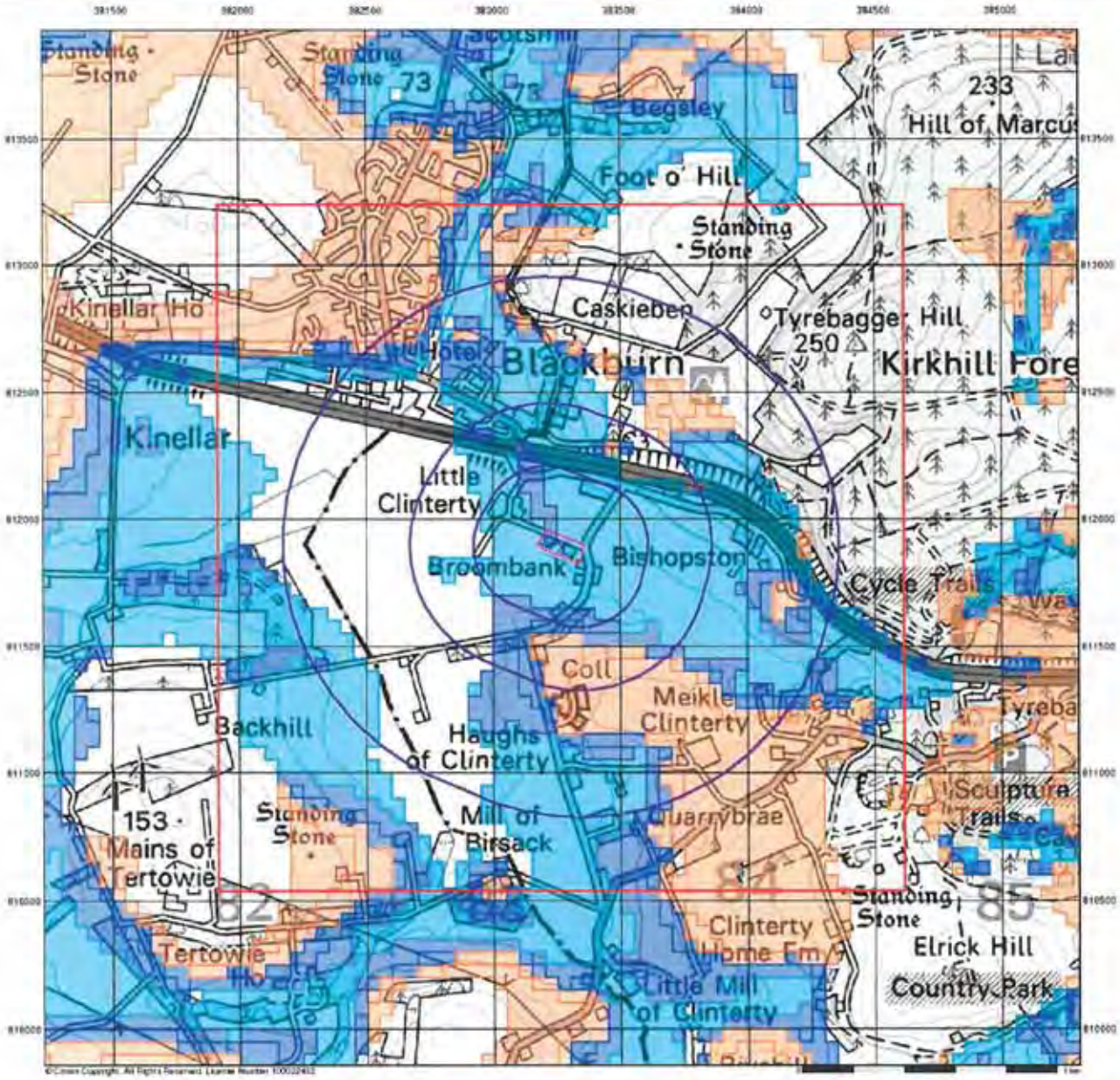
Site Area (Ha):	1.26
Search Buffer (m):	1000

Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL



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LANDMARK INFORMATION GROUP

BGS Flood GFS Data

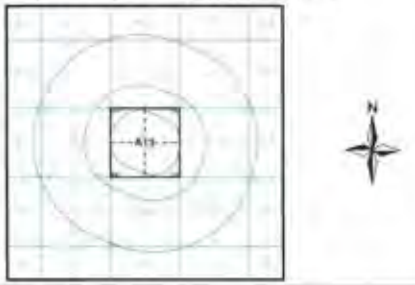
General

Specified Site Specified Buffer(s) Grading Reference Point Slice

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A



Order Details

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Customer Ref:	P6799
National Grid Reference:	383270, 811890
Slice:	A
Site Area (Ha):	1.26
Search Buffer (m):	1000

Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL

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Envirocheck® Report:

Datasheet

Order Details:

Order Number:
104603876_1_1

Customer Reference:
P6799

National Grid Reference:
383270, 811890

Slice:
A

Site Area (Ha):
1.26

Search Buffer (m):
1000

Site Details:

Burnside Poultry Unit, Little Clinterty
Kinellar
ABERDEEN
AB21 0TL

Client Details:

Dr B Gardner
Ethos Environmental Ltd
Unit M4 Rosemount Workspace
Charles Street
Glasgow
G21 1QA

Prepared For:

Mr Graham Buchan

Contents

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination.
For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities, and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

Report Version v50.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 2		2	1	15
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 6				2
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 6		Yes		
Pollution Incidents to Controlled Waters					
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances	pg 6				1
River Quality	pg 6		1		
Substantiated Pollution Incident Register					
Water Abstractions					
Water Industry Act Referrals					
Groundwater Vulnerability	pg 7	Yes	n/a	n/a	n/a
Drift Deposits			n/a	n/a	n/a
Source Protection Zones					
River Flood Data (Scotland)				n/a	n/a
Detailed River Network Lines					n/a
Detailed River Network Offline Drainage					n/a
Waste					
BGS Recorded Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Landfill Coverage	pg 8	1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)	pg 8		2		
Potentially Infilled Land (Water)	pg 8				4
Registered Landfill Sites	pg 8			2	
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					
Geological					
BGS 1:625,000 Solid Geology	pg 10	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 10	Yes	Yes	Yes	Yes
BGS Recorded Mineral Sites	pg 11		2	1	
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
Brine Compensation Area			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 11	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards	pg 11		Yes	n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 11	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 11	Yes	Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 12	Yes		n/a	n/a
Radon Potential - Radon Affected Areas	pg 12	Yes	n/a	n/a	n/a
Radon Potential - Radon Protection Measures	pg 12	Yes	n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 13		1		20
Fuel Station Entries					
Points of Interest - Commercial Services	pg 14				6
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production	pg 15			1	1
Points of Interest - Public Infrastructure	pg 15			1	1
Points of Interest - Recreational and Environmental	pg 15				5
Gas Pipelines					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland	pg 17				3
Areas of Adopted Green Belt	pg 17	1		1	1
Areas of Unadopted Green Belt					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
National Scenic Areas					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 17	1			
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NE (S)	0	2	383269 811891
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	0	2	383250 811900
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (SW)	175	2	383150 811700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (S)	225	2	383269 811600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NE (S)	275	2	383350 811550
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NE (S)	275	2	383269 811550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NE (SE)	319	2	383500 811550
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NE (S)	325	2	383350 811500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NW (S)	327	2	383150 811550
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NE (SE)	343	2	383450 811500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (N)	343	2	383400 812250
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SE (NE)	361	2	383450 812250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (NE)	379	2	383500 812250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SW (NW)	403	2	383000 812300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NE (SE)	417	2	383600 811500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A9NW (SE)	486	2	383700 811500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A19SW (NE)	491	2	383700 812250
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A19SW (NE)	497	2	383650 812300

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	**Discharge Consents** Operator: Mr James Miller Property Type: Not Given Location: House At Woodlands, Clinterty, KINELLAR Authority: Scottish Environment Protection Agency, North Region Catchment Area: Don Reference: DO/85/23 Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 29th January 1985 Revocation Date: Not Supplied Discharge Type: Septic tank Discharge Environment: Freshwater Stream/River Receiving Water: Tributary Of Black Burn **Status: Not Supplied** Positional Accuracy: Located by supplier to within 100m	A13SE (S)	131	3	383300 811700
1	**Discharge Consents** Operator: Mr Derek G Ironside Property Type: Not Given Location: Chough Cottage, By Clinterty, ABERDEEN Authority: Scottish Environment Protection Agency, North Region Catchment Area: Don Reference: DO/80/2 Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 14th February 1980 Revocation Date: Not Supplied Discharge Type: Septic tank Discharge Environment: Ditch Receiving Water: A Ditch Tributary Of The Black Burn **Status: Not Supplied** Positional Accuracy: Located by supplier to within 100m	A13SE (S)	136	3	383320 811690
2	**Discharge Consents** Operator: A J Beckett Property Type: Not Given Location: The Beeches, Kinellar, ABERDEEN Authority: Scottish Environment Protection Agency, North Region Catchment Area: Don Reference: DO/89/33 Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 2nd August 1989 Revocation Date: Not Supplied Discharge Type: Septic tank Discharge Environment: Freshwater Stream/River Receiving Water: An Unnamed Tributary Of Black Burn **Status: Not Supplied** Positional Accuracy: Located by supplier to within 100m	A18SE (N)	453	3	383300 812400
3	**Discharge Consents** Operator: Gordon Donald Property Type: Not Given Location: Blackburn Garage, Blackburn, KINELLAR Authority: Scottish Environment Protection Agency, North Region Catchment Area: Don Reference: DO/92/93/S Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 9th September 1992 Revocation Date: Not Supplied Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: A Tributary To The Black Burn **Status: Not Supplied** Positional Accuracy: Located by supplier to within 100m	A18SW (NW)	527	3	383000 812440

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	**Discharge Consents** Operator: Mr V G Mathers Property Type: Not Given Location: Garage, South View, BLACKBURN Authority: Scottish Environment Protection Agency, North Region Catchment Area: Don Reference: DO/91/178/S Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 5th November 1991 Revocation Date: Not Supplied Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Ditch Receiving Water: Ditch Tributary Of The Black Burn **Status: Not Supplied** Positional Accuracy: Located by supplier to within 100m	A18SW (NW)	583	3	383000 812500
5	**Discharge Consents** Operator: Balfour Beatty Construction Property Type: Not Given Location: Surface Water Outfall BI-B, A96 Blackburn-Kintore Bypass Authority: Scottish Environment Protection Agency, North Region Catchment Area: Don Reference: PN/DO/97/219/S Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 21st July 1997 Revocation Date: Not Supplied Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: Black Burn **Status: Not Supplied** Positional Accuracy: Located by supplier to within 100m	A17SE (NW)	660	3	382730 812410
6	**Discharge Consents** Operator: Thomas A Bisset Property Type: Not Given Location: House, Bishopston, KINELLAR Authority: Scottish Environment Protection Agency, North Region Catchment Area: Don Reference: DO/85/11 Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 6th March 1985 Revocation Date: Not Supplied Discharge Type: Septic tank Discharge Environment: Freshwater Stream/River Receiving Water: Tributary Of Black Burn **Status: Not Supplied** Positional Accuracy: Located by supplier to within 100m	A14NE (E)	743	3	384100 811900
6	**Discharge Consents** Operator: Mr T Bisset Property Type: Not Given Location: New House At, Bishopton Farm, KINELLAR Authority: Scottish Environment Protection Agency, North Region Catchment Area: Don Reference: DO/86/31 Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 18th August 1986 Revocation Date: Not Supplied Discharge Type: Septic tank Discharge Environment: Freshwater Stream/River Receiving Water: Unnamed Tributary Of Black Burn **Status: Not Supplied** Positional Accuracy: Located by supplier to within 100m	A14NE (E)	748	3	384105 811895

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	**Discharge Consents** Operator: Grampian Regional Council Property Type: Not Given Location: Private Housing Development, At Little Clinterty, BLACKBURN Authority: Scottish Environment Protection Agency, North Region Catchment Area: Don Reference: DO/92/160/S Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 18th January 1993 Revocation Date: Not Supplied Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: Black Burn **Status: Not Supplied** Positional Accuracy: Located by supplier to within 100m	A17SE (NW)	745	3	382660 812460
8	**Discharge Consents** Operator: British Telecommunications Plc Property Type: Not Given Location: Telephone Exchange, KINELLAR, Aberdeenshire , AB5 0SR Authority: Scottish Environment Protection Agency, North Region Catchment Area: Don Reference: DO/87/1 Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 11th February 1987 Revocation Date: Not Supplied Discharge Type: Septic tank Discharge Environment: Freshwater Stream/River Receiving Water: Black Burn **Status: Not Supplied** Positional Accuracy: Located by supplier to within 100m	A17SE (NW)	745	3	382700 812500
9	**Discharge Consents** Operator: Grampian Regional Council Property Type: Not Given Location: Pumping Chamber, At Industrial Development, Blackburn, ABERDEEN Authority: Scottish Environment Protection Agency, North Region Catchment Area: Don Reference: DO/90/66 Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 22nd August 1990 Revocation Date: Not Supplied Discharge Type: Sewage Effluent Discharge Environment: Freshwater Stream/River Receiving Water: Black Burn **Status: Not Supplied** Positional Accuracy: Located by supplier to within 100m	A17SE (NW)	747	3	382605 812395
9	**Discharge Consents** Operator: Scottish Office Dev Department Property Type: Not Given Location: A96 Blackburn Bypass, BLACKBURN, Aberdeenshire Authority: Scottish Environment Protection Agency, North Region Catchment Area: Don Reference: DO/97/72/S(DO) Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 20th October 1997 Revocation Date: Not Supplied Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: Black Burn **Status: Not Supplied** Positional Accuracy: Unknown	A17SE (NW)	754	3	382600 812400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
10	**Discharge Consents** Operator: Grampian Regional Council Property Type: Not Given Location: Industrial Development, BLACKBURN Authority: Scottish Environment Protection Agency, North Region Catchment Area: Don Reference: DO/90/98* Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 15th October 1990 Revocation Date: Not Supplied Discharge Type: Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: Black Burn **Status: Not Supplied** Positional Accuracy: Located by supplier to within 100m	A17SE (NW)	809	3	382655 812545
10	**Discharge Consents** Operator: Aberdeen City Council Property Type: Not Given Location: Surface Water Sewer, Blackburn Industrial Estate, BLACKBURN Authority: Scottish Environment Protection Agency, North Region Catchment Area: Don Reference: PN/DO/96/105/S Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 1st October 1996 Revocation Date: Not Supplied Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: Black Burn **Status: Not Supplied** Positional Accuracy: Located by supplier to within 100m	A17SE (NW)	816	3	382655 812555
10	**Discharge Consents** Operator: Grampian Regional Council Property Type: Not Given Location: Industrial Development, BLACKBURN Authority: Scottish Environment Protection Agency, North Region Catchment Area: Don Reference: DO/95/61/S/R Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 18th May 1995 Revocation Date: Not Supplied Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: Black Burn **Status: Not Supplied** Positional Accuracy: Located by supplier to within 100m	A17SE (NW)	816	3	382650 812550
11	**Discharge Consents** Operator: Mtm Construction(Aberdeen) Ltd Property Type: Not Given Location: 7 Factory Units, Kinellar Industrial Estate, BLACKBURN Authority: Scottish Environment Protection Agency, North Region Catchment Area: Don Reference: DO/84/26 Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 12th November 1984 Revocation Date: Not Supplied Discharge Type: Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: Black Burn **Status: Not Supplied** Positional Accuracy: Located by supplier to within 100m	A17SW (NW)	867	3	382505 812495

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
11	**Discharge Consents** Operator: Grampian Regional Council Property Type: Not Given Location: Pumping Chamber, At Blackburn Industrial Estate, BLACKBURN Authority: Scottish Environment Protection Agency, North Region Catchment Area: Don Reference: DO/84/17 Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 25th July 1984 Revocation Date: Not Supplied Discharge Type: Emergency overflow/SW Discharge Environment: Freshwater Stream/River Receiving Water: Tributary Of The Black Burn **Status: Not Supplied** Positional Accuracy: Located by supplier to within 100m	A17SW (NW)	894	3	382500 812500
12	**Discharge Consents** Operator: Mr & Mrs Bennett; Mrs Predeaux Property Type: Not Given Location: Burnside Stables, Burnside Of Meikle Clinterty, KINELLAR Authority: Scottish Environment Protection Agency, North Region Catchment Area: Don Reference: DO/94/4/S Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 12th May 1995 Revocation Date: Not Supplied Discharge Type: Sewage Effluent Discharge Environment: Freshwater Stream/River Receiving Water: An Unnamed Stream; Licence Withdrawn **Status: Not Supplied** Positional Accuracy: Located by supplier to within 100m	A9NE (SE)	925	3	384100 811300
13	**Local Authority Pollution Prevention and Controls** Name: Gordon Donald Location: Blackburn Garage, BLACKBURN, Aberdeenshire, AB36 Authority: Scottish Environment Protection Agency, North Region Permit Reference: EPA1/GDC/25 Dated: 17th December 1993 Process Type: Local Authority Air Pollution Control Description: PG1/1Waste oil burners, less than 0.4MW net rated thermal input **Status: Not Supplied** Positional Accuracy: Manually positioned to the address or location	A18SW (NW)	511	3	383030 812435
13	**Local Authority Pollution Prevention and Controls** Name: Blackburn Garage Location: Blackburn, Kinellar, ABERDEEN, Aberdeenshire, AB21 0SR Authority: Scottish Environment Protection Agency, North Region Permit Reference: Apc/N/0020073 Dated: 5th October 1998 Process Type: Air Pollution Controls (Part B Processes) Description: Not Supplied **Status: Not Supplied** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	512	3	383027 812435
	Nearest Surface Water Feature	A13SW (SW)	134	-	383107 811779
14	**Registered Radioactive Substances** Name: Clinterty Agricultural College Location: Clinterty Agricultural College, ABERDEEN, Aberdeenshire, AB2 Authority: Scottish Environment Protection Agency, Head Office Permit Reference: IPB/3/6/GC/003 Dated: 8th December 1987 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under S7 RSA for 1 or more closed sources **Status: Not Given** Positional Accuracy: Unknown	A3NE (S)	986	4	383450 810845
	River Quality Name: Not Supplied GQA Grade: River Quality A Reach: Not Supplied Estimated Distance (km): Not Supplied Flow Rate: Not Supplied Flow Type: Not Supplied Year: 1990	A13NW (NW)	105	4	383150 812043

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Groundwater Vulnerability Geological Classification: Non or Weakly Permeable Aquifer - These formations with negligible permeability that are generally regarded as containing insignificant quantities of groundwater Soil Classification: Not classified Map Sheet: Map of Scotland Scale: 1:625,000	A13NE (S)	0	4	383269 811891
	Drift Deposits None				
	River Flood Data (Scotland) None				
	Detailed River Network Lines None				
	Detailed River Network Offline Drainage None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Aberdeen City Council - Has no landfill data to supply		0	6	383269 811891
	Local Authority Landfill Coverage Name: Aberdeenshire Council - Has no landfill data to supply		354	7	383207 812311
15	**Potentially Infilled Land (Non-Water)** Bearing Ref: NE Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1992	A13NE (NE)	69	-	383384 811963
16	**Potentially Infilled Land (Non-Water)** Bearing Ref: SE Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1992	A13SE (SE)	138	-	383419 811714
17	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1959	A17SE (NW)	740	-	382649 812440
18	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1928	A14NE (E)	746	-	384099 811977
19	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1959	A14NE (E)	748	-	384104 811936
20	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1928	A8SE (S)	778	-	383344 811047
21	**Registered Landfill Sites** Licence Holder: Arjo Wiggins Fine Papers Ltd Licence Reference: WML/N/20070 Site Location: Little Clinterty, Clinterty, Aberdeen, Aberdeenshire Licence Easting: Not Supplied Licence Northing: Not Supplied Operator Location: Gateway House, Basing View, BASINGSTOKE, Hampshire, RG21 4EE Authority: Scottish Environment Protection Agency - North Region, Aberdeen Office Site Category: Landfill Max Input Rate: Small (Equal to or greater than 10,000 and less than 25,000 tonnes per year) Waste Source Restrictions: No known restriction on source of waste Status: Site Closed Dated: 11th February 2000 Preceded By Licence: 1990/01 Superseded By Licence: Not Given Positional Accuracy: Positioned by the supplier Boundary Accuracy: Moderate Authorised Waste: Brick, Stone, Concrete, Ceramics Industrial Wastes - Comprising Maximum Waste Permitted By Licence Paper Mill Sludge Paper Mill Wastes Uncontam. Soil/ Subsoil Prohibited Waste: Other Waste/Waste Not Otherwise Specified	A13NE (NE)	287	8	383438 812175

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
22	**Registered Landfill Sites** Licence Holder: Wiggins Teape Ltd Licence Reference: 1990/01 Site Location: Little Clinterty, Clinterty, Aberdeen, Aberdeenshire Licence Easting: Not Supplied Licence Northing: Not Supplied Operator Location: Stoneywood Works, Bucksburn, Aberdeen, Aberdeenshire Authority: Scottish Environment Protection Agency - North Region, Aberdeen Office Site Category: Landfill Max Input Rate: Small (Equal to or greater than 10,000 and less than 25,000 tonnes per year) Waste Source Restrictions: Waste produced/controlled by licence holder Status: Record supersededSuperseded Dated: 4th September 1978 Preceded By Licence: Not Given Superseded By Licence: WML/N/20070 Positional Accuracy: Positioned by the supplier Boundary Accuracy: Moderate Authorised Waste: Inert Building/Excavation Materials Paper Mill Sludge Paper Mill Wastes Prohibited Waste: Liable To Cause Enviromental Hazards Poisonous, Noxious, Polluting Wastes Environment Agency must give specific authorisation for this waste to be acceptedWaste requires prior approval: Wastes Of Approved Chemical Spec'N	A13NE (NE)	287	8	383438 812175

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Unnamed Igneous Intrusion, Late Silurian To Early Devonian	A13NE (S)	0	2	383269 811891
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: no data Chromium Concentration: 40 - 60 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NE (S)	0	2	383269 811891
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: no data Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SW (S)	117	2	383223 811734
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: no data Chromium Concentration: 20 - 40 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: <15 mg/kg	A13NE (NE)	264	2	383480 812132
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: no data Chromium Concentration: 20 - 40 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: <15 mg/kg	A13NE (NE)	295	2	383546 812125
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: no data Chromium Concentration: 20 - 40 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: <15 mg/kg	A18NE (N)	723	2	383551 812599
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: no data Chromium Concentration: 40 - 60 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A17SE (NW)	794	2	382688 812555

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
23	**BGS Recorded Mineral Sites** Site Name: Clinterty Gravel Pit Location: Little Clinterty, Blackburn, Aberdeen Source: British Geological Survey, National Geoscience Information Service Reference: 86828 Type: Opencast **Status: Ceased** Operator: Not Supplied Operator Location: Not Supplied Periodic Type: Quaternary Geology: Lochton Sand & Gravel Formation (Glacial) Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A13NE (NE)	77	2	383362 811980
24	**BGS Recorded Mineral Sites** Site Name: Clinterty Sand Pit Location: Broombank, Blackburn, Aberdeen, Aberdeenshire Source: British Geological Survey, National Geoscience Information Service Reference: 164746 Type: Opencast **Status: Ceased** Operator: Not Supplied Operator Location: Not Supplied Periodic Type: Quaternary, Devensian Geology: Lochton Sand And Gravel Formation Commodity: Sand Positional Accuracy: Located by supplier to within 10m	A13SE (SE)	133	2	383428 811727
25	**BGS Recorded Mineral Sites** Site Name: Little Clinterty Location: Little Clinterty, Blackburn, Aberdeen Source: British Geological Survey, National Geoscience Information Service Reference: 86968 Type: Opencast **Status: Ceased** Operator: Not Supplied Operator Location: Not Supplied Periodic Type: Ordovician Geology: Clinterty Pluton Commodity: Igneous and Metamorphic Rock Positional Accuracy: Located by supplier to within 10m	A18SE (NE)	438	2	383571 812281
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	2	383269 811891
	Potential for Collapsible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	117	2	383223 811734
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	2	383269 811891
	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	117	2	383223 811734
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	2	383269 811891
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	2	383269 811891
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	2	383269 811891

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	117	2	383223 811734
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	2	383269 811891
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (E)	0	2	383296 811883
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	2	383227 811891
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Higher probability radon area (10 to 30% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	2	383269 811891
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	0	2	383227 811891
	Radon Potential - Radon Protection Measures Protection Measure: Full radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NE (S)	0	2	383269 811891

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
26	**Contemporary Trade Directory Entries** Name: Lothian Oil Consultants Ltd Location: Broombank, Kinellar, Aberdeen, AB21 0TL Classification: Oil & Gas Exploration Supplies & Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	34	-	383375 811831
27	**Contemporary Trade Directory Entries** Name: Blackburn Garage Location: Kinellar, Aberdeen, Aberdeenshire, AB21 0SR Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	512	-	383027 812435
28	**Contemporary Trade Directory Entries** Name: E Gill Location: 5, Dairymple Circle, Blackburn, Aberdeen, AB21 0XB Classification: Road Haulage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	706	-	382894 812590
29	**Contemporary Trade Directory Entries** Name: Micron Eagle Hydraulics Ltd Location: Blackburn Industrial Estate, Kinellar, ABERDEEN, AB21 0RX Classification: Hydraulic Engineers **Status: Active** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	807	-	382569 812447
29	**Contemporary Trade Directory Entries** Name: Micron Eagle Hydraulics Ltd Location: Blackburn Industrial Estate, Kinellar, Aberdeen, AB21 0RX Classification: Hydraulic Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	807	-	382569 812447
29	**Contemporary Trade Directory Entries** Name: Cistom Engineering Location: Blackburn Industrial Estate, Kinellar, Aberdeen, AB21 0RX Classification: Chemical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	843	-	382531 812457
29	**Contemporary Trade Directory Entries** Name: In-Situ Oilfield Services Ltd Location: Blackburn Industrial Estate, Kinellar, Aberdeen, AB21 0RX Classification: Machine Shops **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	843	-	382531 812457
29	**Contemporary Trade Directory Entries** Name: Tricore Ltd Location: Blackburn Industrial Estate, Kinellar, Aberdeen, AB21 0RX Classification: Drilling & Boring Equipment & Supplies **Status: Active** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	843	-	382531 812457
29	**Contemporary Trade Directory Entries** Name: P & M International Location: Blackburn Industrial Estate, Kinellar, Aberdeen, AB21 0RX Classification: Drilling & Boring Equipment & Supplies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	843	-	382531 812457
30	**Contemporary Trade Directory Entries** Name: H O S E International Ltd Location: Blackburn Industrial Estate, Kinellar, Aberdeen, AB21 0RX Classification: Engineers - General **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	808	-	382619 812508
30	**Contemporary Trade Directory Entries** Name: Rig Control Products Ltd Location: Blackburn Industrial Estate, Kinellar, Aberdeen, AB21 0RX Classification: Oil & Gas Exploration Supplies & Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	808	-	382619 812508
31	**Contemporary Trade Directory Entries** Name: Well Intervention Technical Support Wits Ltd Location: James Cottage, Blackburn, Kinellar, Aberdeen, Aberdeenshire, AB21 0SR Classification: Oil & Gas Exploration Supplies & Services **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A17NE (NW)	815	-	382674 812571

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
32	**Contemporary Trade Directory Entries** Name: Peter Lundie Ltd Location: Woodburn Rd,Blackburn Indust Est, Kinellar, Aberdeen, AB21 0RX Classification: Oil & Gas Exploration Supplies & Services **Status:** **Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A17SW (NW)	893	-	382494 812490
33	**Contemporary Trade Directory Entries** Name: 247 Engineered Solutions Location: Unit 2, Meikle Cinterty Farm, Kinellar, Aberdeen, AB21 0TZ Classification: Mechanical Engineers **Status:** **Active** Positional Accuracy: Automatically positioned to the address	A9SW (SE)	899	-	383817 811064
34	**Contemporary Trade Directory Entries** Name: Muir Matheson Location: Aberlan House, Blackburn Industrial Estate, Kinellar, Aberdeen, AB21 0RX Classification: Electronic Engineers **Status:** **Active** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	923	-	382474 812513
34	**Contemporary Trade Directory Entries** Name: Falconers Location: Unit 7, Blackburn Industrial Estate, Kinellar, Aberdeen, AB21 0RX Classification: Engine Rebuilding & Reconditioning **Status:** **Active** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	968	-	382430 812530
34	**Contemporary Trade Directory Entries** Name: K Gill Location: Unit 6, Blackburn Industrial Estate, Kinellar, Aberdeen, AB21 0RX Classification: Engineers - General **Status:** **Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	971	-	382432 812538
35	**Contemporary Trade Directory Entries** Name: Andrews Sykes Hire Ltd Location: Unit 1 Blackburn Industrial Estate, Kinellar, Aberdeen, Aberdeenshire, AB21 0RX Classification: Air Conditioning Equipment & Systems **Status:** **Active** Positional Accuracy: Manually positioned within the geographical locality	A17SW (NW)	936	-	382487 812552
35	**Contemporary Trade Directory Entries** Name: Hydra Fluids International Ltd Location: Blackburn Ind Est, Kinellar, Aberdeen, Aberdeenshire, AB21 0RX Classification: Chemicals & Allied Products **Status:** **Inactive** Positional Accuracy: Manually positioned to the address or location	A17SW (NW)	936	-	382487 812552
35	**Contemporary Trade Directory Entries** Name: Caledonian Hydraulics Ltd Location: Excalibur Ho,Blackburn Indust Est,Woodburn Rd, Kinellar, Aberdeen, Aberdeenshire, AB21 0RX Classification: Hydraulic Systems & Equipment Manufacturers **Status:** **Inactive** Positional Accuracy: Manually positioned to the address or location	A17SW (NW)	937	-	382486 812552
36	**Contemporary Trade Directory Entries** Name: Liebherr Location: Unit 13, Blackburn Industrial Estate, Kinellar, Aberdeen, AB21 0RX Classification: Plant & Machinery Manufacturers **Status:** **Active** Positional Accuracy: Automatically positioned to the address	A17NW (NW)	996	-	382452 812603
37	**Points of Interest - Commercial Services** Name: Blackburn Garage Location: Kinellar, Aberdeen, AB21 0SR Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18SW (NW)	512	9	383027 812435
37	**Points of Interest - Commercial Services** Name: Blackburn Garage Location: Kinellar, Aberdeen, AB21 0SR Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18SW (NW)	512	0	383027 812435

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
38	**Points of Interest - Commercial Services** Name: E Gill Location: 5 Dalrymple Circle, Blackburn, Aberdeen, AB21 0XB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A17NE (NW)	708	9	382894 812590
39	**Points of Interest - Commercial Services** Name: Falconers Location: Unit 7, Blackburn Industrial Estate, Kinellar, Aberdeen, AB21 0RX Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A17SW (NW)	968	9	382430 812530
39	**Points of Interest - Commercial Services** Name: David Falconer Location: Unit 7, Blackburn Industrial Estate, Kinellar, Aberdeen, AB21 0RX Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A17SW (NW)	968	9	382430 812530
39	**Points of Interest - Commercial Services** Name: David Falconer Location: Unit 7, Blackburn Industrial Estate, Kinellar, Aberdeen, AB21 0RX Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A17SW (NW)	968	9	382430 812530
40	**Points of Interest - Manufacturing and Production** Name: Little Clinterty Quarry (Disused) Location: AB21 Category: Extractive Industries Class Code: Unspecified Quarries Or Mines Positional Accuracy: Positioned to address or location	A18SE (NE)	428	9	383566 812261
41	**Points of Interest - Manufacturing and Production** Name: Industrial Estate Location: AB21 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A17SW (NW)	900	9	382517 812531
42	**Points of Interest - Public Infrastructure** Name: Refuse Tip (Disused) Location: AB21 Category: Infrastructure and Facilities Class Code: Refuse Disposal Facilities Positional Accuracy: Positioned to an adjacent address or location	A18SE (NE)	435	9	383550 812289
43	**Points of Interest - Public Infrastructure** Name: Sewage Works Location: AB21 Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to address or location	A8SW (S)	791	9	383220 811043
44	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A17SE (NW)	717	9	382702 812463
44	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Willowgrove Drive, AB21 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A17SE (NW)	726	9	382688 812462
45	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Dalrymple Circle, AB21 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A17NE (NW)	905	9	382839 812782
45	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A17NE (NW)	907	9	382839 812784

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
46	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A17NE (NW)	1000	0	382709 812822

Sensitive Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
47	**Ancient Woodland** Name: Not Supplied Reference: 11058 Area(m²): 3230254.47 Type: Long-Established Woodland of Plantation Origin	A14NE (E)	642	10	383989 812013
48	**Ancient Woodland** Name: Not Supplied Reference: 11062 Area(m²): 45094.02 Type: Long-Established Semi-Natural Woodland	A18NW (N)	614	10	383174 812769
49	**Ancient Woodland** Name: Not Supplied Reference: 11066 Area(m²): 163301.77 Type: Long-Established Woodland of Plantation Origin	A11SE (W)	991	10	382206 811679
50	**Areas of Adopted Green Belt** Authority: Aberdeen City Council Plan Name: Aberdeen City Local Development Plans **Status: Adopted** Plan Date: 29th February 2012	A13NE (S)	0	6	383269 811891
51	**Areas of Adopted Green Belt** Authority: Aberdeen City Council Plan Name: Aberdeen City Local Development Plans **Status: Adopted** Plan Date: 29th February 2012	A18SE (N)	307	6	383337 812244
52	**Areas of Adopted Green Belt** Authority: Aberdeenshire Council Plan Name: Aberdeenshire Local Development Plan **Status: Adopted** Plan Date: 1st June 2012	A7NW (SW)	775	7	382534 811453
53	**Nitrate Vulnerable Zones** Name: Aberdeenshire, Banff, Buchan And Moray Description: Polluted Water Source: Scottish Executive, Geographic Information Service	A13NE (S)	0	11	383269 811891

Data Currency

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices		
Aberdeen City Council	July 2013	Annual Rolling Update
Aberdeenshire Council	March 2015	Annual Rolling Update
Discharge Consents		
Scottish Environment Protection Agency - North Region	February 1998	Not Applicable
Enforcement and Prohibition Notices		
Scottish Environment Protection Agency - North Region	January 2012	Not Applicable
Integrated Pollution Controls		
Scottish Environment Protection Agency - Head Office	February 1998	Variable
Scottish Environment Protection Agency - North Region	March 2002	Not Applicable
Local Authority Pollution Prevention and Controls		
Scottish Environment Protection Agency - North Region	March 2002	Not Applicable
Nearest Surface Water Feature		
Ordnance Survey	July 2012	Quarterly
Prosecutions Relating to Authorised Processes		
Scottish Environment Protection Agency - North Region	March 2007	Not Applicable
Prosecutions Relating to Controlled Waters		
Scottish Environment Protection Agency - North Region	March 2007	Not Applicable
Registered Radioactive Substances		
Scottish Environment Protection Agency - North Region	February 1998	Not Applicable
Scottish Environment Protection Agency - Head Office	January 1998	Not Applicable
River Quality		
Scottish Environment Protection Agency - Head Office	December 1990	Not Applicable
Water Abstractions		
Scottish Executive - Agriculture, Environment and Fisheries Department	December 1997	Not Applicable
Water Industry Act Referrals		
Scottish Environment Protection Agency - North Region	April 1996	Not Applicable
Groundwater Vulnerability		
Scottish Environment Protection Agency - Head Office	December 1995	Not Applicable
Drift Deposits		
Scottish Environment Protection Agency - Head Office	December 1995	Not Applicable
River Flood Data (Scotland)		
Centre for Ecology and Hydrology	September 1999	Not Applicable
Detailed River Network Lines		
Environment Agency - Head Office	September 2014	Annually
Detailed River Network Offline Drainage		
Environment Agency - Head Office	March 2012	Annually
BGS Groundwater Flooding Susceptibility		
British Geological Survey - National Geoscience Information Service	May 2013	Annually

Data Currency

Waste	Version	Update Cycle
BGS Recorded Landfill Sites		
British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Integrated Pollution Control Registered Waste Sites		
Scottish Environment Protection Agency - North Region	February 1998	Not Applicable
Scottish Environment Protection Agency - Head Office	January 1998	Not Applicable
Local Authority Landfill Coverage		
Aberdeen City Council	May 2000	Not Applicable
Aberdeenshire Council	May 2000	Not Applicable
Local Authority Recorded Landfill Sites		
Aberdeen City Council	May 2000	Not Applicable
Aberdeenshire Council	May 2000	Not Applicable
Potentially Infilled Land (Non-Water)		
Landmark Information Group Limited	December 1999	Not Applicable
Potentially Infilled Land (Water)		
Landmark Information Group Limited	December 1999	Not Applicable
Registered Landfill Sites		
Scottish Environment Protection Agency - North Region	December 2005	Not Applicable
Scottish Environment Protection Agency - North Region - Aberdeen Office	December 2005	Not Applicable
Registered Waste Transfer Sites		
Scottish Environment Protection Agency - North Region	December 2005	Not Applicable
Scottish Environment Protection Agency - North Region - Aberdeen Office	December 2005	Not Applicable
Registered Waste Treatment or Disposal Sites		
Scottish Environment Protection Agency - North Region	December 2005	Not Applicable
Scottish Environment Protection Agency - North Region - Aberdeen Office	December 2005	Not Applicable
Hazardous Substances	**Version**	**Update Cycle**
Control of Major Accident Hazards Sites (COMAH)		
Health and Safety Executive	July 2016	Bi-Annually
Explosive Sites		
Health and Safety Executive	September 2016	Bi-Annually
Notification of Installations Handling Hazardous Substances (NIHHS)		
Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements		
Aberdeen City Council - Planning and City Development Services	April 2016	Annual Rolling Update
Aberdeenshire Council - Aberdeenshire Council - Banff Area	April 2016	Annual Rolling Update
Planning Hazardous Substance Consents		
Aberdeen City Council - Planning and City Development Services	April 2016	Annual Rolling Update
Aberdeenshire Council - Aberdeenshire Council - Banff Area	April 2016	Annual Rolling Update

Data Currency

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	October 2015	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	October 2016	Bi-Annually
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	As notified
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	As notified
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	As notified
Industrial Land Use	**Version**	**Update Cycle**
Contemporary Trade Directory Entries Thomson Directories	October 2016	Quarterly
Fuel Station Entries Catalist Ltd - Experian	July 2016	Quarterly
Gas Pipelines National Grid	July 2014	Quarterly
Points of Interest - Commercial Services PointX	September 2016	Quarterly
Points of Interest - Education and Health PointX	September 2016	Quarterly
Points of Interest - Manufacturing and Production PointX	September 2016	Quarterly
Points of Interest - Public Infrastructure PointX	September 2016	Quarterly
Points of Interest - Recreational and Environmental PointX	September 2016	Quarterly

Data Currency

Sensitive Land Use	Version	Update Cycle
Ancient Woodland Scottish Natural Heritage	August 2016	Bi-Annually
Areas of Adopted Green Belt Aberdeen City Council Aberdeenshire Council	September 2016 September 2016	As notified As notified
Areas of Unadopted Green Belt Aberdeen City Council Aberdeenshire Council	September 2016 September 2016	As notified As notified
Environmentally Sensitive Areas Scottish Executive - Geographic Information Service	April 2016	Annually
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Aberdeen City Council Aberdeenshire Council	April 2016 April 2016	Bi-Annually Bi-Annually
Marine Nature Reserves Scottish Natural Heritage	February 2012	Bi-Annually
National Nature Reserves Scottish Natural Heritage	April 2016	Bi-Annually
Nitrate Vulnerable Zones Scottish Executive - Geographic Information Service	April 2016	Annually
Ramsar Sites Scottish Natural Heritage	April 2016	Bi-Annually
Sites of Special Scientific Interest Scottish Natural Heritage	April 2016	Bi-Annually
Special Areas of Conservation Scottish Natural Heritage	April 2016	Bi-Annually
Special Protection Areas Scottish Natural Heritage	April 2016	Bi-Annually
World Heritage Sites Historic Scotland	March 2016	Bi-Annually

Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	
Centre for Ecology and Hydrology	
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Peter Brett Associates	

Useful Contacts

Contact	Name and Address	Contact Details
2	**British Geological Survey - Enquiry Service** British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
3	**Scottish Environment Protection Agency - North Region** Graesser House, Fodderty Way, Dingwall Business Park, Dingwall, Highland, IV15 9XB	Telephone: 01349 862021 Fax: 01349 863987
4	**Scottish Environment Protection Agency - Head Office** Erskine Court, The Castle Business Park, Stirling, Stirlingshire, FK9 4TR	Telephone: 01786 457700 Fax: 01786 446885
5	**Centre for Ecology and Hydrology** Maclean Building, Crowmarsh Gifford, WALLINGFORD, Oxfordshire, OX10 8BB	Telephone: 01491 838800 Fax: 01491 692424
6	**Aberdeen City Council** St Nicholas House, Broad Street, Aberdeen, AB10 1BW	Telephone: 01224 522000 Fax: 01224 636181 Website: www.aberdeencity.gov.uk
7	**Aberdeenshire Council** Woodhill House, Westburn Road, Aberdeen, Aberdeenshire, AB16 5GB	Telephone: 01467 620981 Website: www.aberdeenshire.gov.uk
8	**Scottish Environment Protection Agency - North Region - Aberdeen Office** Greyhope House, Greyhope Road, Torry, Aberdeen, Aberdeenshire, AB1 3RD	Telephone: 01224 248338 Fax: 01224 248591
9	**PointX** 7 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
10	**Scottish Natural Heritage** 12 Hope Terrace, Edinburgh, Midlothian, EH9 2AS	Telephone: 0131 447 4784 Fax: 0131 446 2279
11	**Scottish Executive - Geographic Information Service** St Andrews House, Regent Road, Edinburgh, EH1 3DG	Telephone: 0300 244 4000 Email: ceu@gov.scot Website: www.gov.scot
-	**Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards** Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	**Landmark Information Group Limited** Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

Gravel Pit
Sand Pit
Other Pits
Quarry
Shingle
Orchard
Osiers
Reeds
Marsh
Mixed Wood
Deciduous
Brushwood
Fir
Furze
Rough Pasture
Arrow denotes flow of water
Trigonometrical Station
Site of Antiquities
Bench Mark
Pump, Guide Post, Signal Post
Well, Spring, Boundary Post
·285 Surface Level
Sketched Contour
Instrumental Contour
Main Roads
Minor Roads
Sunken Road
Raised Road
Road over Railway
Railway over River
Railway over Road
Level Crossing
Road over River or Canal
Road over Stream
Road over Stream
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
County Borough Boundary (England)
County Burgh Boundary (Scotland)
Rural District Boundary
Civil Parish Boundary

Ordnance Survey Plan 1:10,000

Chalk Pit, Clay Pit or Quarry
Gravel Pit
Sand Pit
Disused Pit or Quarry
Refuse or Slag Heap
Lake, Loch or Pond
Dunes
Boulders
Coniferous Trees
Non-Coniferous Trees
Orchard
Scrub
Coppice
Bracken
Heath
Rough Grassland
Marsh
Reeds
Saltings
Building
Direction of Flow of Water
Shingle
Sand
Glasshouse
Pylon
Electricity Transmission Line
Sloping Masonry
Pole
Cutting
Embankment
Standard Gauge Multiple Track
Standard Gauge Single Track
Road Under
Road Over
Level Crossing
Foot Bridge
Siding, Tramway or Mineral Line
Narrow Gauge
Geographical County
Administrative County, County Borough or County of City
Municipal Borough, Urban or Rural District, Burgh or District Council
Borough, Burgh or County Constituency
Civil Parish

BP, BS	Boundary Post or Stone	Pol Sta	Police Station
Ch	Church	PO	Post Office
CH	Club House	PC	Public Convenience
F E Sta	Fire Engine Station	PH	Public House
FB	Foot Bridge	SB	Signal Box
Fn	Fountain	Spr	Spring
GP	Guide Post	TCB	Telephone Call Box
MP	Mile Post	TCP	Telephone Call Post
MS	Mile Stone	W	Well

1:10,000 Raster Mapping

Gravel Pit
Refuse tip or slag heap
Rock
Rock (scattered)
Boulders
Boulders (scattered)
Shingle
Mud
Sand
Sand Pit
Slopes
Top of cliff
General detail
Underground detail
Overhead detail
Narrow gauge railway
Multi-track railway
Single track railway
County boundary (England only)
Civil, parish or community boundary
District, Unitary, Metropolitan, London Borough boundary
Constituency boundary
Area of wooded vegetation
Non-coniferous trees
Non-coniferous trees (scattered)
Coniferous trees
Coniferous trees (scattered)
Positioned tree
Orchard
Coppice or Osiers
Rough Grassland
Heath
Scrub
Marsh, Salt Marsh or Reeds
Water feature
Flow arrows
Mean high water (springs)
Mean low water (springs)
Telephone line (where shown)
Electricity transmission line (with poles)
Bench mark (where shown)
Triangulation station
Point feature (e.g. Guide Post or Mile Stone)
Pylon, flare stack or lighting tower
Site of (antiquity)
Glasshouse
General Building
Important Building

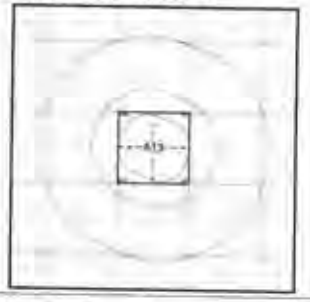
Envirocheck®

LANDMARK INFORMATION GROUP®

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Aberdeenshire	1:10,560	1899	2
Aberdeenshire	1:10,560	1901	3
Aberdeenshire	1:10,560	1928	4
Ordnance Survey Plan	1:10,000	1959	5
Ordnance Survey Plan	1:10,000	1988	6
Ordnance Survey Plan	1:10,000	1992	7
10K Raster Mapping	1:10,000	2000	8
10K Raster Mapping	1:10,000	2006	9
VectorMap Local	1:10,000	2016	10

Historical Map - Slice A



Order Details

Order Number: 104603876_1_1
Customer Ref: P6799
National Grid Reference: 383270, 811890
Slice: A
Site Area (Ha): 1.26
Search Buffer (m): 1000

Site Details

Burnside Poultry Unit, Little Cinterty, Kinellar, ABERDEEN, AB21 0TL

Landmark INFORMATION GROUP

Envirocheck

LANDMARK INFORMATION GROUP

Aberdeenshire

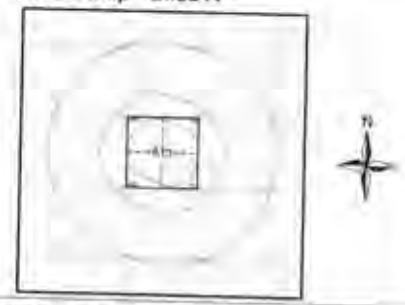
Published 1869

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly sold at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1855, all OS maps were based on the Cassini Projection, with measurement surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1840's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps showed unfinished, with all military camps and other strategic sites removed. These maps were initially superceded with the National Grid in 1945, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

Historical Map - Slice A



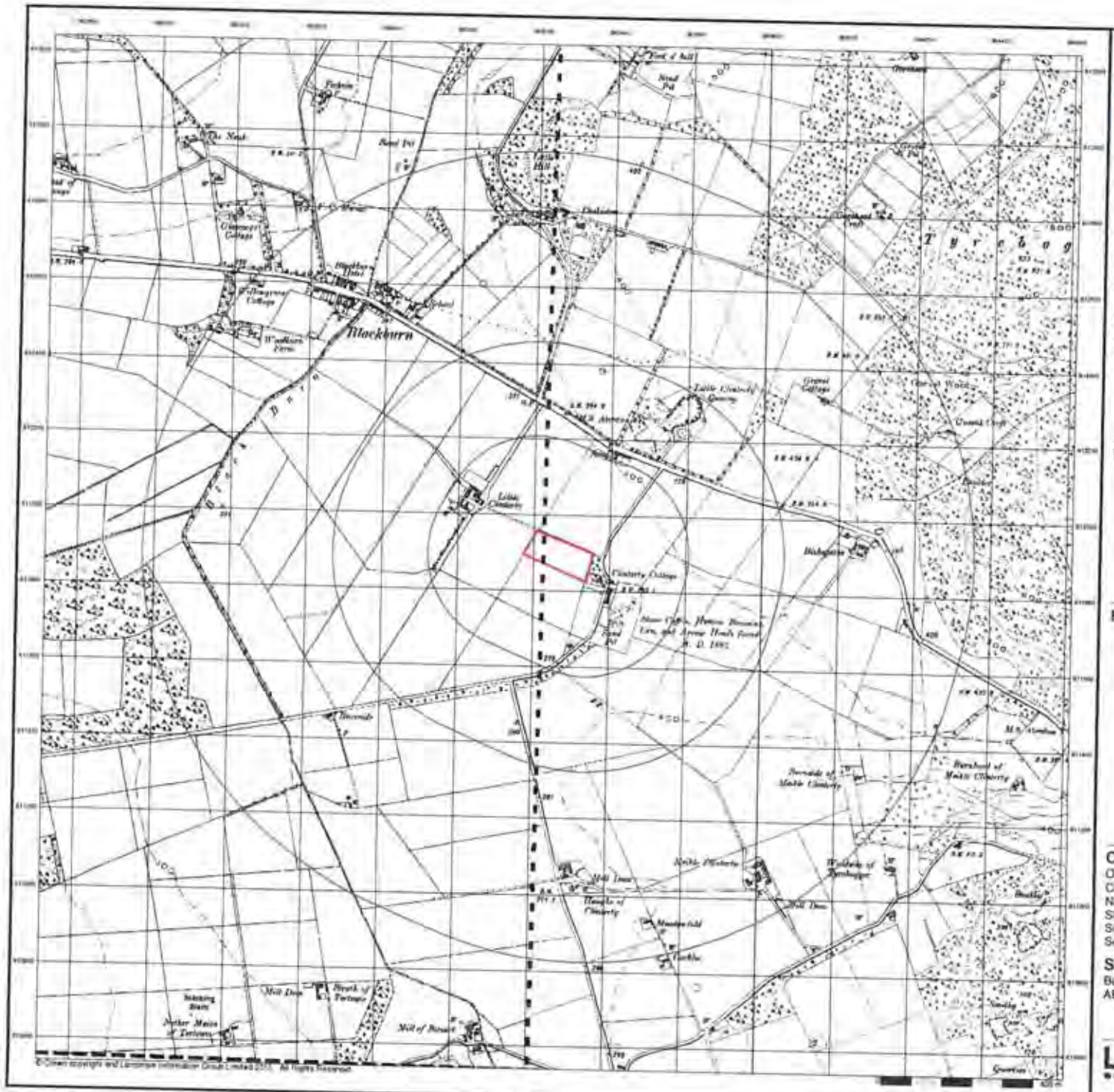
Order Details

Order Number:	104603676_1_1
Customer Ref:	P8799
National Grid Reference:	383270, 811890
Slice:	A
Site Area (Ha):	1.26
Search Buffer (m):	1000

Site Details

Burnside Poultry Unit, Little Clinterty, Kingellar, ABERDEEN, AB21 0TL

Landmark



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Aberdeenshire
Published 1901
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant discrepancies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. This revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

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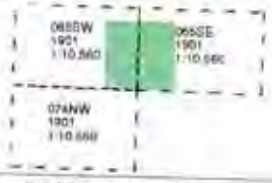

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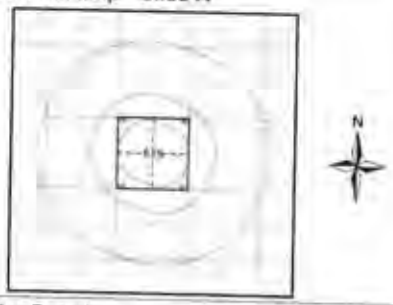

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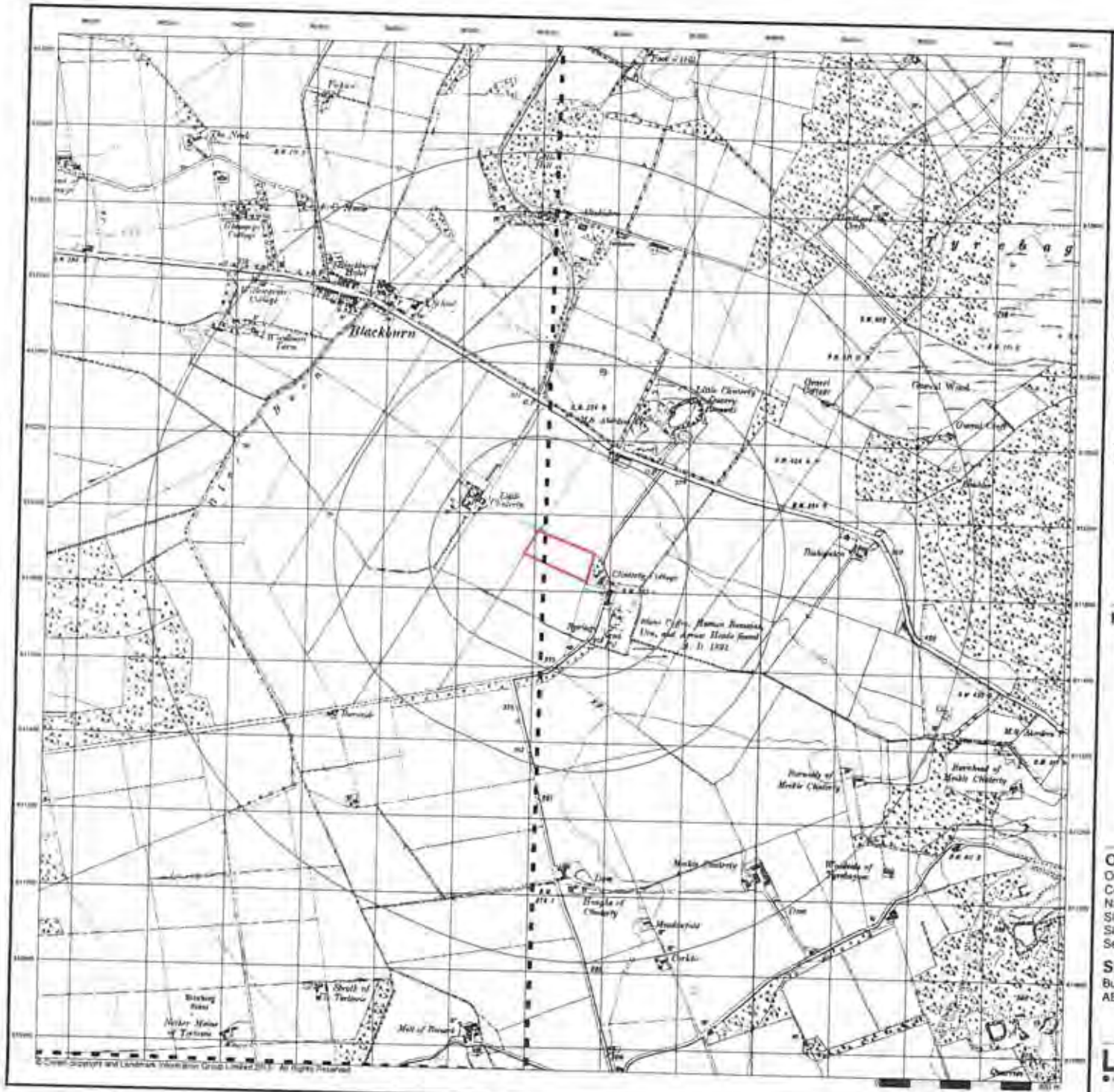
Burnside Poultry Unit, Little Cloinerty, Kinellar, ABERDEEN, AB21 0TL



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LANDMARK INFORMATION GROUP

Aberdeenshire

Published 1928

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas, these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies at outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unrevised - with all military camps and other strategic sites removed. These maps were virtually overprinted with the National Grid. In 1972, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

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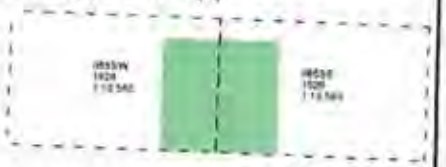

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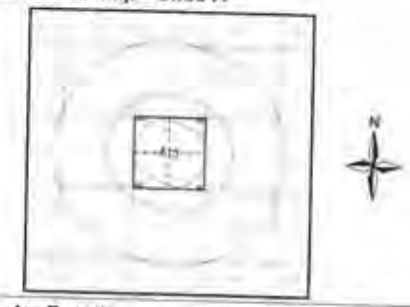

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Customer Ref:	P6799
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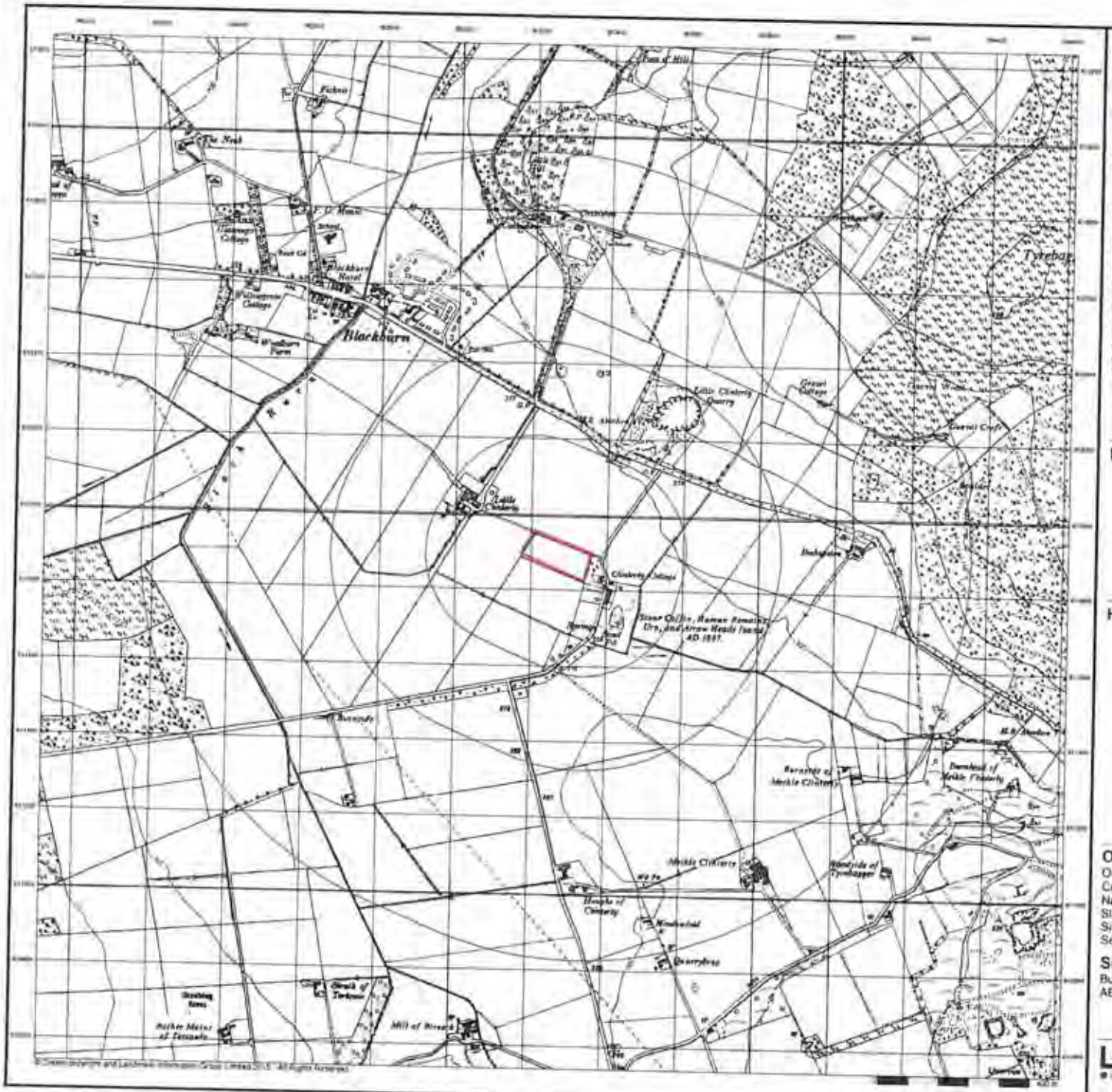
Site Details

Burnside Poultry Unit, Little Cinterty, Kinellar, ABERDEEN, AB21 0TL



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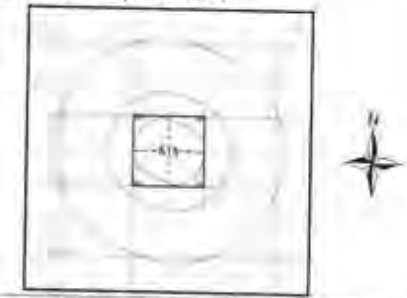
Ordnance Survey Plan
Published 1959
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unformatted - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

Historical Map - Slice A



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Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL

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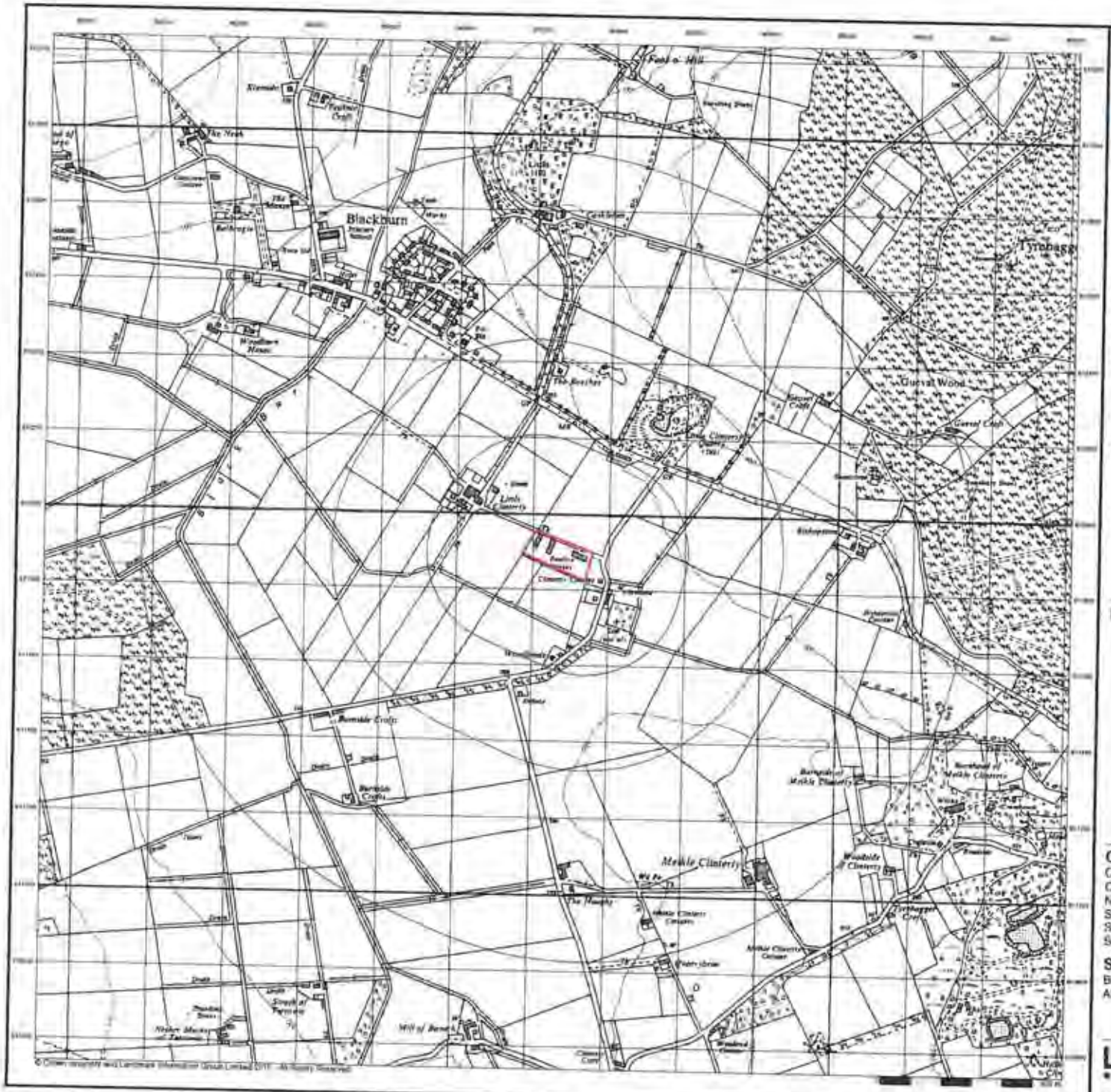

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Ordnance Survey Plan
Published 1968
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland at the 1843's. In 1854 the 1:2,500 scale was adopted for mapping urban areas. These maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1855, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1840's a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unchanged – even all military camps and other strategic sites removed. These maps were initially published with the National Grid. In 1970 the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

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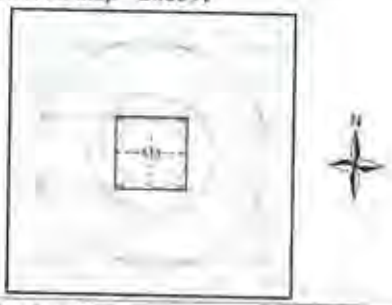

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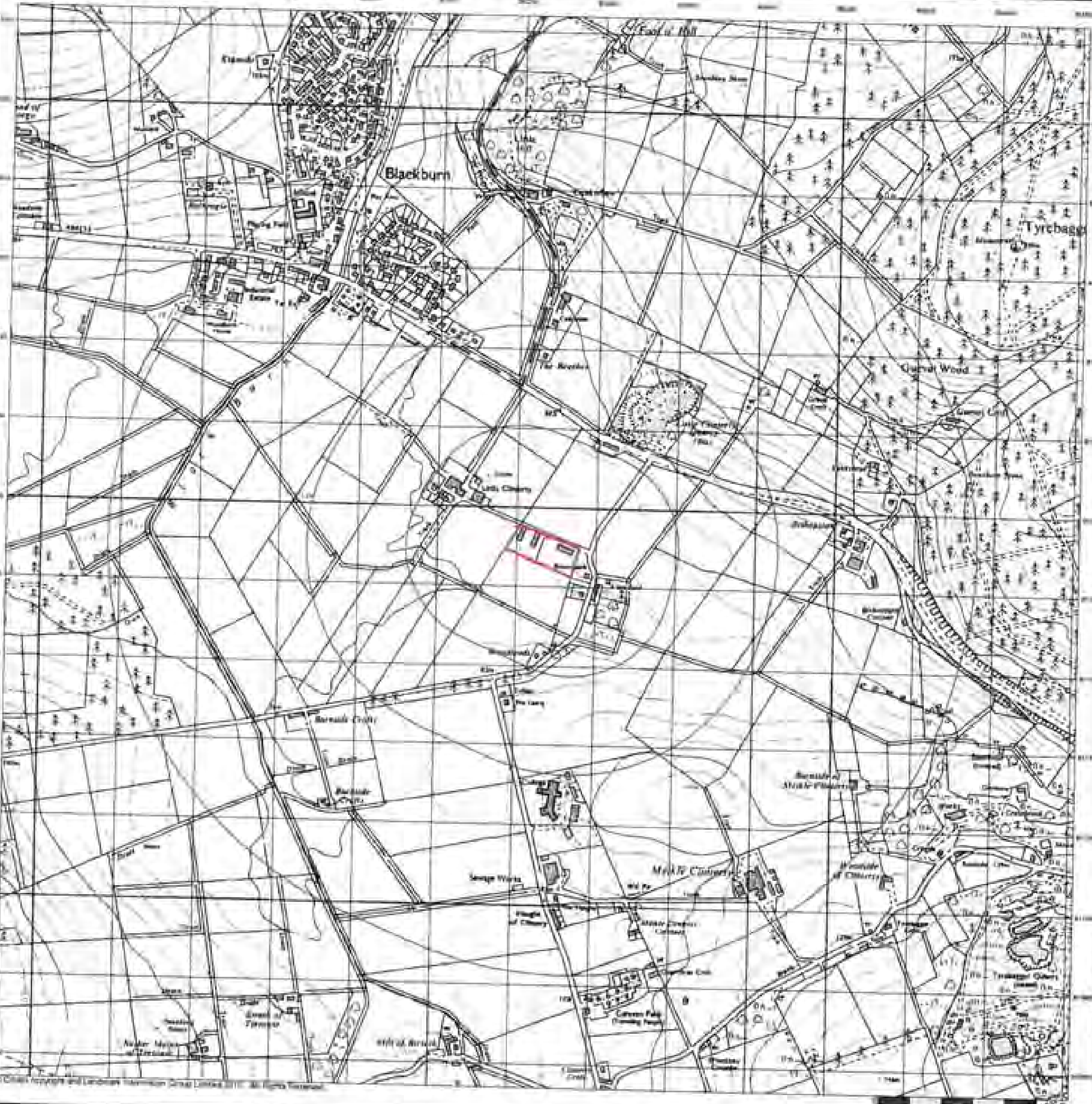
Site Details

Burnside Poultry Unit, Little Clinterty, Kingdar, ABERDEEN, AB21 0TL

Landmark



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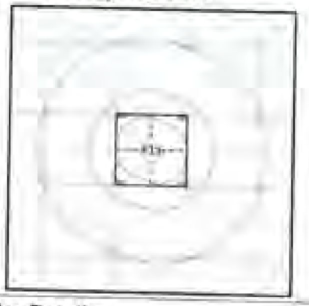
Ordnance Survey Plan

Published 1992

Source map scale - 1:10,000

Map Name(s) and Date(s)

Historical Map - Slice A



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Site Details

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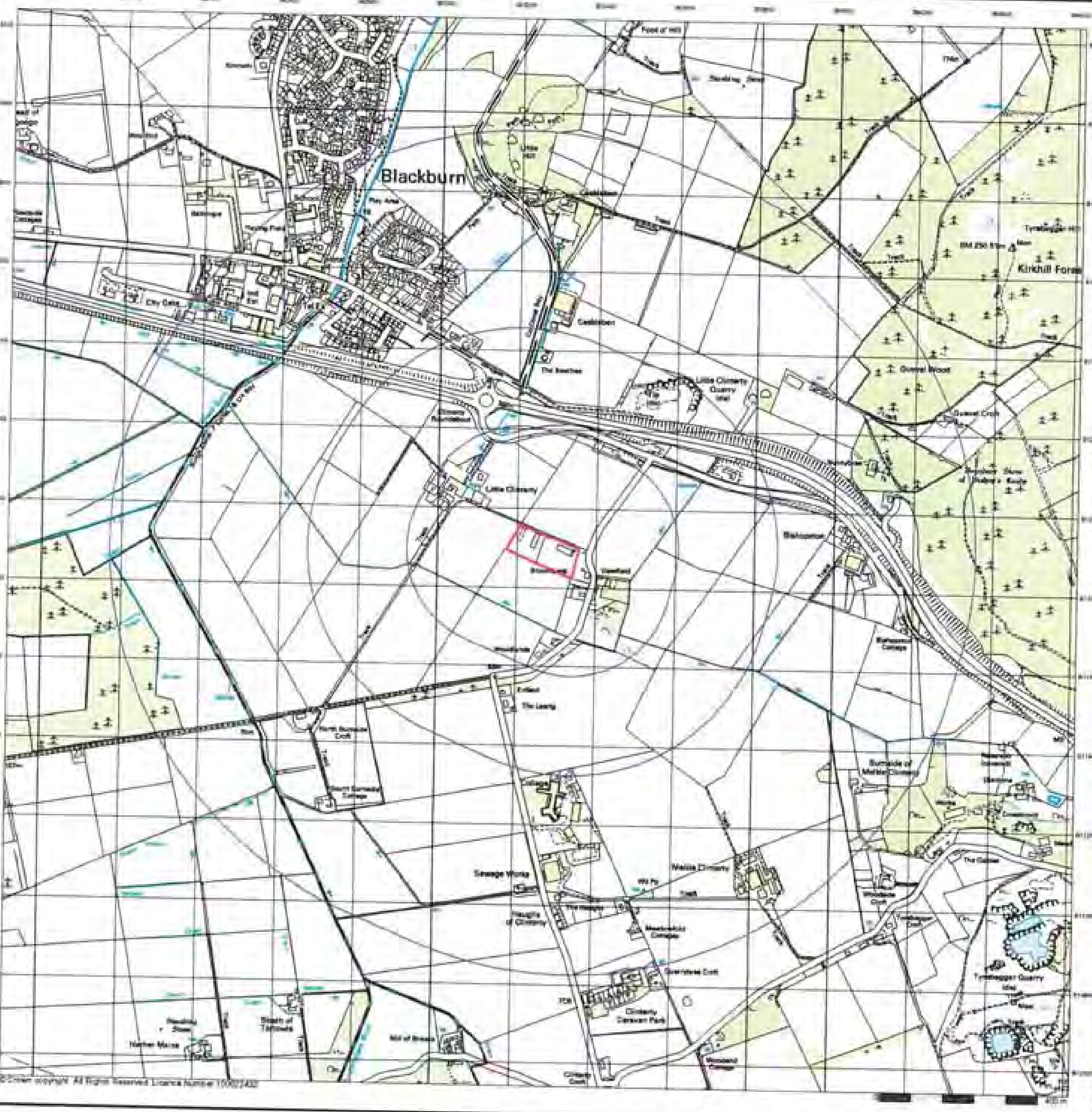

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10k Raster Mapping

Published 2000

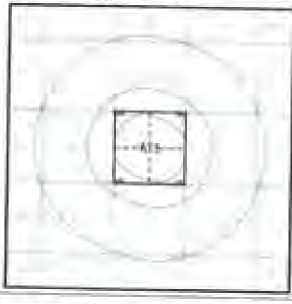
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

NJ81SW
2000
1:10,000

Historical Map - Slice A



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Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL

Landmark
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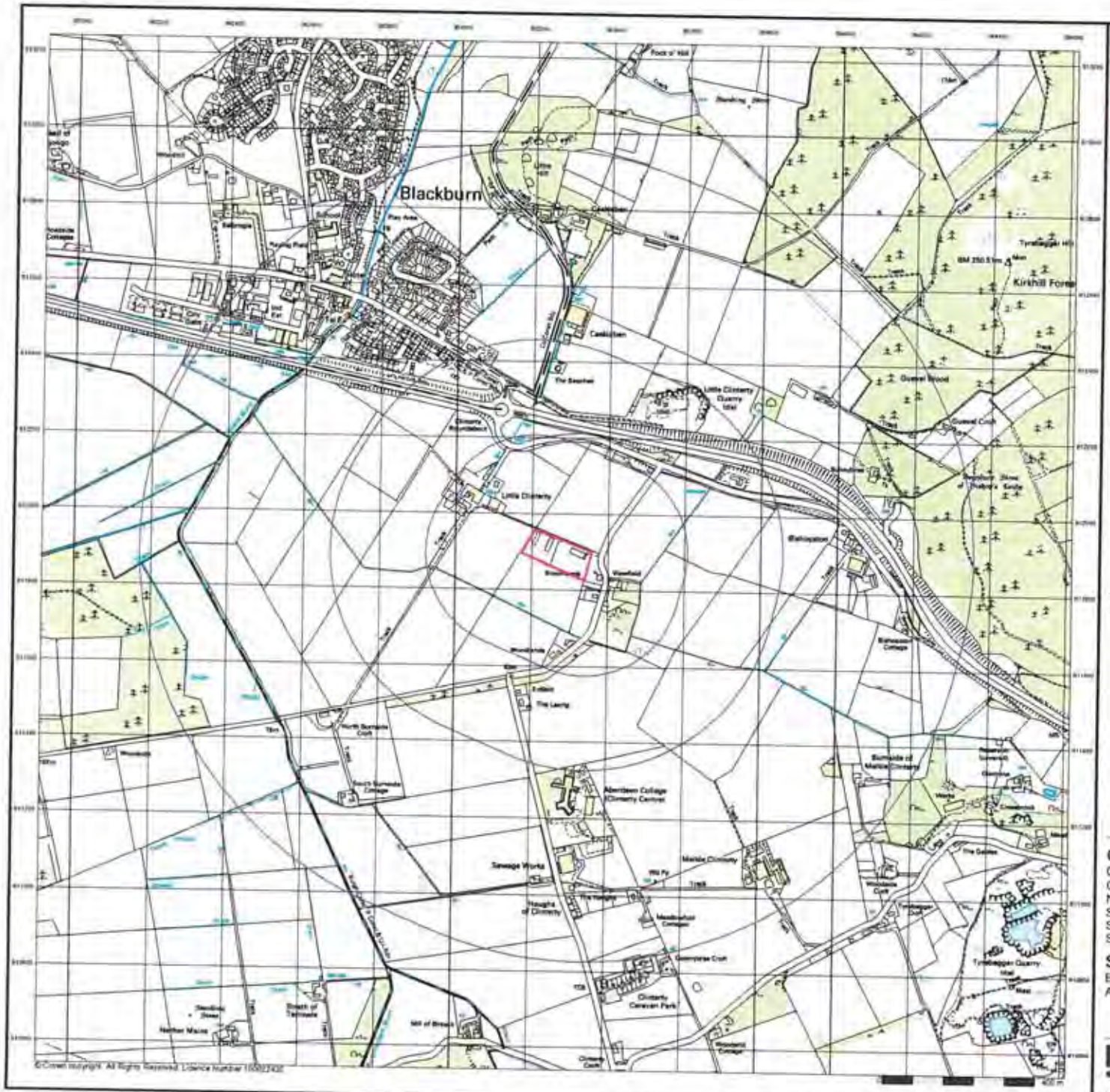

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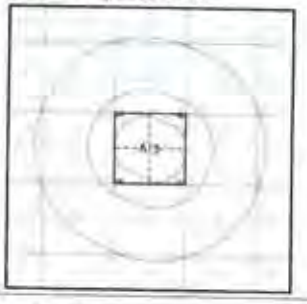
10k Raster Mapping
Published 2006
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

Historical Map - Slice A



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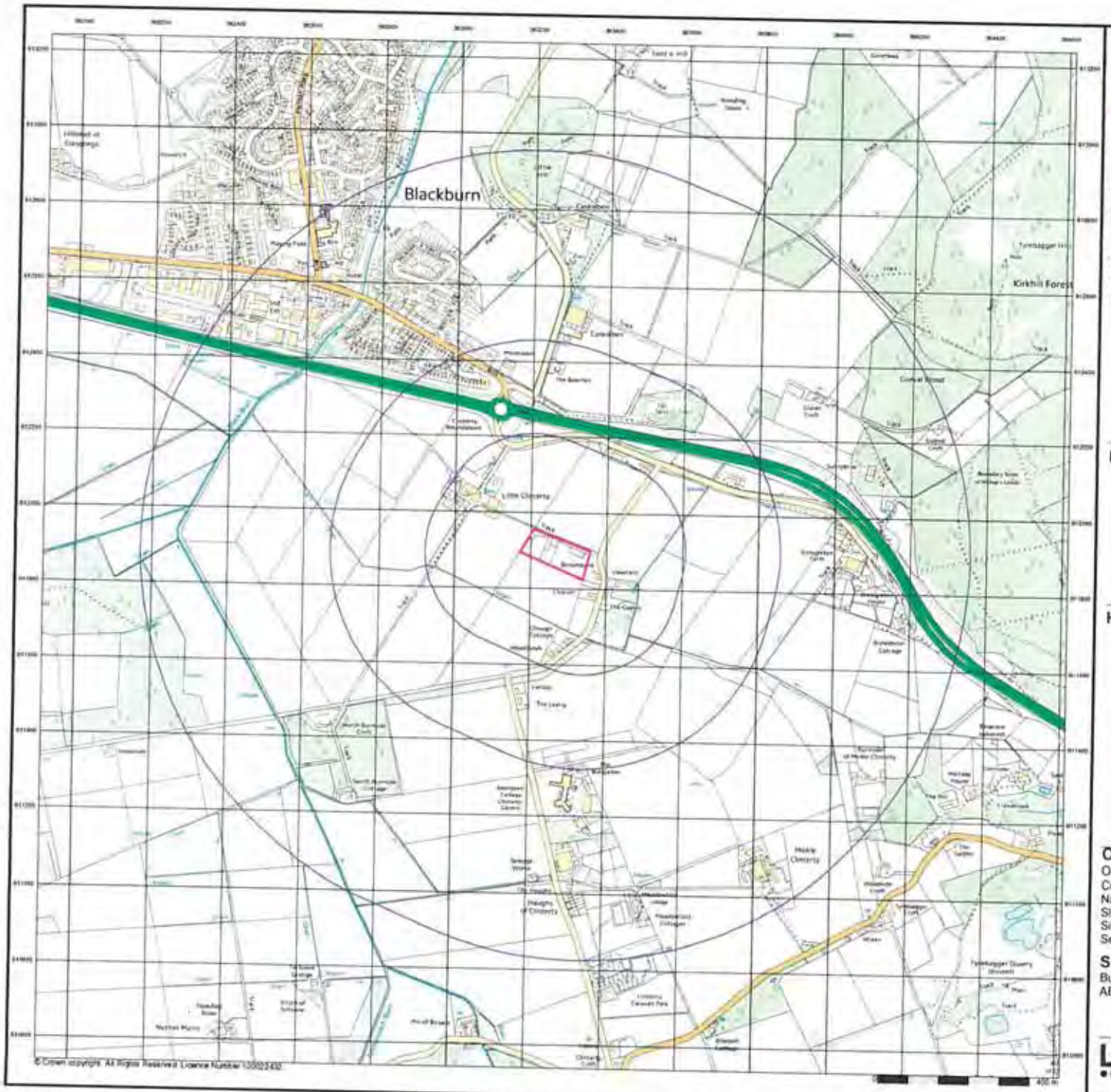

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VectorMap Local

Published 2016

Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10,000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

Historical Map - Slice A

Order Details

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Site Details

Burnside Poultry Unit, Little Clinterty, Kinellar, ABERDEEN, AB21 0TL

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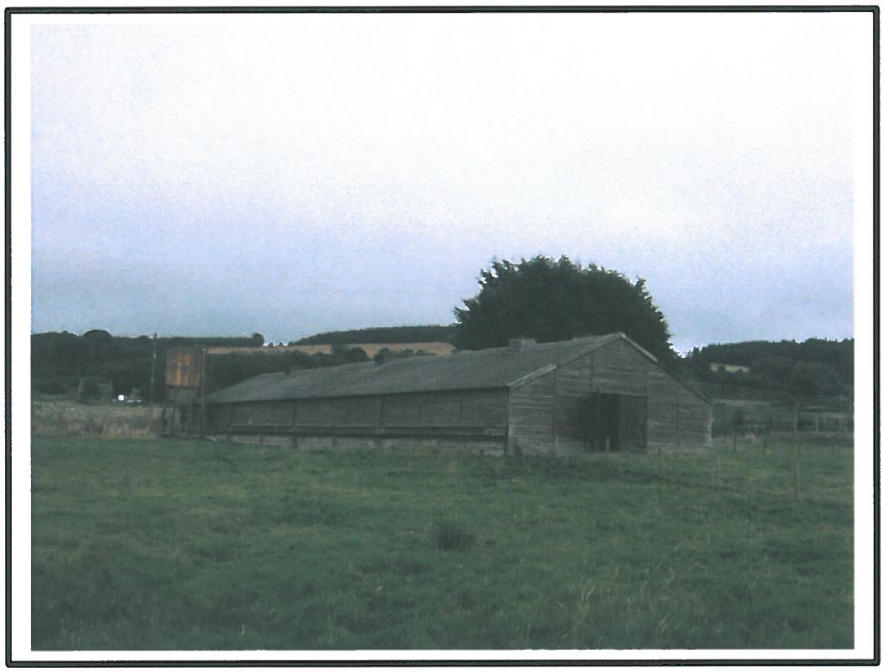
A/16677 – STRUCTURAL SURVEY OF POULTRY SHED, LITTLE CLINTERTY, CLINTERTY, ABERDEEN



STRUCTURAL INSPECTION REPORT

Prepared By:

CAMERON + ROSS,
15 VICTORIA STREET,
ABERDEEN.
AB10 1XB

Tel – 01224 642400
Email – info@cameronross.co.uk

October 2016

CONTENTS.

A/16677 – STRUCTURAL SURVEY OF POULTRY SHED, LITTLE CLINTERTY, CLINTERTY, ABERDEENSHIRE

Further to your recent request, we confirm having carried out a visual structural inspection on 13th September 2016 and record our observations and comments below.

1. INTRODUCTION

1.1. The purpose of the report is to assess the structural condition of the existing building with a view to its existing use and to give guidelines for necessary remedial actions or further investigation as appropriate.

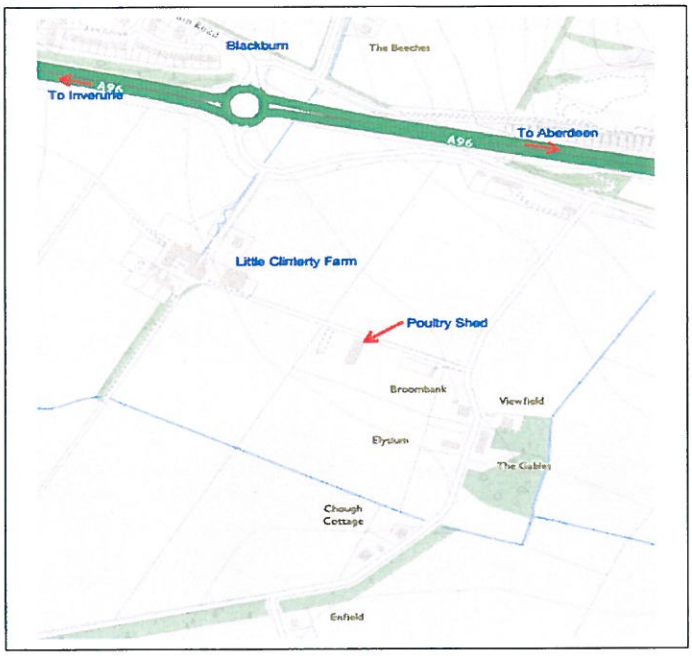
1.2. The inspection consisted of a visual examination of the interior and exterior of the property.

1.3. Unless specifically noted, finishes were not disturbed nor was any subsoil investigation or inspection of buried foundations carried out.

1.4. We have not inspected woodwork or any parts of the structure which are covered, unexposed or otherwise inaccessible and therefore we are unable to report that any such part of the property is free from defect.

2 DESCRIPTION.

2.1 The building is located at reference NJ 83246 11917 as shown on the location map below.



2.2 The poultry shed is about 11.9m wide x 36.7m long externally and is 2.4m high to the eaves with a 22° pitched roof and is over 50 years old.

2.3 The building is constructed with timber frames trusses and posts at 3.05m c/c onto a 215mm blockwork wall which is 350mm above floor level. The frame sits on the wall at this level.

2.4 The roof is of asbestos cladding onto timber purlins which span between the timber frames.

2.5 The purlins are clad on the underside with an asbestos sheeting or similar.

2.6 The walls are of timber frame, 75m thick clad with timber lining externally and asbestos sheeting or similar internally.

2.7 There are large double doors to the gables of the building.

2.8 To the North gable end of the building there are two small internal toilets and kitchen/ office rooms.

2.9 The ground floor is a concrete floor slab.

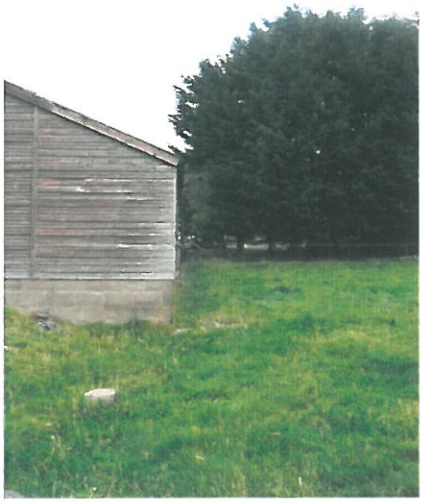
3 OBSERVATIONS & PHOTOGRAPHS.

Below are a collection of photographs taken of the property during our inspection.

3.1 West Elevation

Note evidence of sagging in roof at apex.

3.2 South Gable



3.3 East Elevation

3.4 East Elevation showing signs of bowing in wall.

3.5 North Gable

3.6 Minor Cracking in blockwork wall.

3.7 North Gable wall showing signs of deterioration at ground level.

3.8 Internal view to South gable.

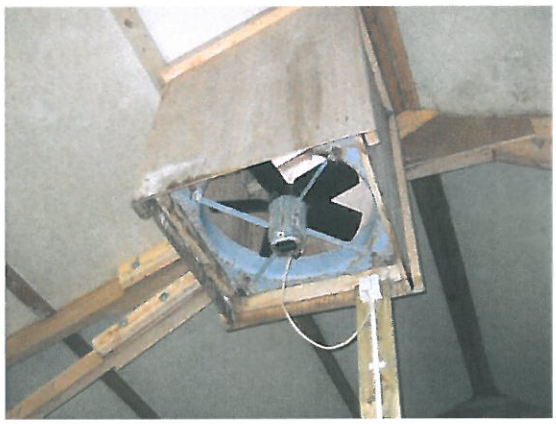
3.9 Views on truss frame






3.10 Propping to truss due to previous failure.

3.11 Strengthening to truss noted.



3.12 Evidence of water staining.

3.13 Seating for frame onto blockwork wall.

3.14 Deterioration of timber frame post at wall head.

4 RECOMMENDATIONS.

4.1 The building is in a reasonable condition for its use but does require extensive repair works.

4.2 The roof structure appears to be sagging which we understand is due to deterioration of the purlins. The building will have been exposed to moisture variations in internal temperature, and this has caused timber decay to the structural members.

4.3 There is evidence that the roof structure frame has had repairs and this may be due to the fixings and members which have had water ingress through the roof.

4.4 There is evidence that the base of the timber frames on the wall head are showing signs of deterioration.

4.5 We understand that the roof requires to be resheeted due to the condition of the roof sheeting. This would involve removal of asbestos sheeting and thereafter disposing of this in the correct manner.

4.6 There is evidence of the blockwork wall at ground level spalling and this will require further investigation and repair.

4.7 Cracks are noted in the base wall and these should be repointed.

4.8 The connection of the frames to the foundation wall requires to be installed as at present it is not connected.

4.9 The building can be considered more of a shed type structure, in that it has a lack of robustness in relation to wind and snow loading imposed onto it. Our design review of

the building is that this is lightweight to withstand snow and wind loading. We would therefore suggest that robustness detail and strengthening be carried out.

4.10 No damp proof membranes are thought to be present to walls and slab, and this should be rectified.

5 CONCLUSIONS.

5.1 The building requires remedial repairs and the cost of this work may not be financially viable as it is no longer usable.

5.2 We would suggest that extensive works are carried out to the building to extend its lifespan.

5.3 We would conclude that it may not be financially economic to carry out repairs on a basis that it would be better to remove building and redevelop the site.

END OF REPORT

Signed .....DJ Hyper.....

on behalf of CAMERON + ROSS

CAMERON + ROSS,
CONSULTING ENGINEERS,
15 VICTORIA STREET,
ABERDEEN. AB10 1XB

SUSTAINABILITY REPORT

RESIDENTIAL DEVELOPMENT

Burnside Poultry

Clinterty, Aberdeen

aka

Annie Kenyon | Architects Ltd

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AB52 6SH
01464 851621
www.akenyonarchitects.com

SUSTAINABILITY REPORT
BURNSIDE POULTRY, CLINTERTY

prepared by Annie Kenyon Architects Ltd
2017

Contents

DON'T MAKE SOMETHING
UNLESS IT'S BOTH
NECESSARY AND USEFUL;
BUT IF IT'S BOTH NECESSARY
AND USEFUL, DON'T HESITATE
TO MAKE IT BEAUTIFUL

INTRODUCTION

The proposed development at Burnside Poultry will provide an eco-development of two new homes within the area of Clinterty. The concept for the development is to achieve a showcase of best practice in low energy and ecological design.

STRATEGY FOR SUSTAINABLE DEVELOPMENT

Principles of sustainability have been applied throughout the development of the site plan and conceptual arrangement of the homes and supporting amenities. These principles are described throughout this report, and include:

- building design and materials
- low energy design and renewables
- water and drainage
- waste and recycling
- ecology and biodiversity
- transport
- community and education

The next stages of design development, specifically in relation to the buildings, offer great opportunities to address principles of low energy and sustainable design. The proposed site at Burnside provides a basis from which to achieve a highly sustainable development.

Some of the main points that were considered from the initial stages are:

- Public Transport:

  The site is located nearby a major bus route between Aberdeen and Inverurie and the bus can stop at the A96, nearby the site.

- Local Amenities:

  A range of local amenities including a shop, village hall and park are available at Blackburn nearby with more extensive facilities available in Inverurie and Dyce, which are both accessible by bus and are all within cycle distance from the site.

- Reduction of Surface water run off:

  The homes have been located outwith the 1 in 200 year flood level, and there will be a high percentage of attenuation through soft landscaping and porous surfaces.

- Recycling facilities:

  Recycling and storage areas have been included within the garages.

- Protection of Ecological Features:

  The newly planted native trees at the North will be protected throughout the construction. Additional planting has been incorporated into the proposals on the East and West boundaries.

- Private Space:

  Both homes have their own large garden space with uninterrupted views across the countryside. Separation between the properties will restrict overlooking.

Burnside Poultry can accommodate two contemporary houses reflecting the local vernacular style of architecture, these flexible designs based are on traditional forms. These would be easily adapted to suit changing lifestyle requirements and provide homes for life.

Housing design will be simple gable forms with lean-to additions, orientated to exploit sunlight with large areas of glazing facing south and small openings to the north. To enable the development to blend in with the local landscape, natural materials will be specified, including timber, local stone, and slate. Sitting well in the landscape these designs will be robust and suited to the local climate.

The houses will typically be timber framed and super-insulated using structural insulated panels. The colours and textures will give a unique sense of place to the development, which aims to promote good design and provide site specific solutions, for individual needs.

The materials used throughout the development should display a variety in colour and texture. The following materials are suggested:

- Render finish
- Natural timber cladding
- A limited variety of roof materials to add texture and colour to the development; slate | corrugated metal
- A variety of fenestration openings to add variety in scale and colour
- Hardcore and gravel
- Paving slabs



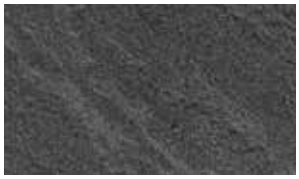
Scottish larch cladding


Natural slate



Profile corrugated metal roof sheeting


Wet dash render











The most effective way in which to reduce CO2 emissions associated with energy use is to minimise the demands for heat and electricity in the homes through well considered design, taking into account factors such as:

- orientation
- solar energy in association with thermal mass
- super insulated building envelope
- air tight construction
- daylighting
- heat recovery
- efficient services, lighting and appliances

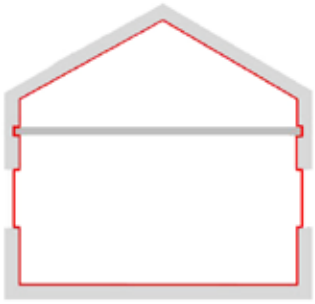
The low energy design approach at Burnside will incorporate high levels of insulation and make use of solar energy to offset heating requirements. Analysis will also be carried out to test the most effective strategy for the homes, including comparisons of passive ventilation against mechanical ventilation with heat recovery.




Once the lowest possible energy demand has been achieved through design measures, a range of renewable energy technologies will be investigated for the development and used to offset the requirement for fossil fuel energy sources on site. Detailed feasibility studies will be carried out to determine the most appropriate technologies for the site, although initial observations have identified the following as suitable for further consideration:

- solar thermal panels to produce hot water
- wood burning stoves to replace secondary heating

A detailed energy strategy for the site will be produced as part of the next stages of the design development for Burnside, and will be based on the best practice approach of an initial reduction in energy demand, followed by the application of suitable renewable energy technologies. These measures will result in very low or zero CO2 emissions from the development, which will be reflected in the achievement of high ratings for their Energy Performance Certificates.


Airtight continuous construction


Solar PV panels


Wood fuel stoves


Dual fuel boilers

WATER & DRAINAGE

Water is a resource which should be used sparingly, like any other. The proposal at Burnside will investigate the use of rain water harvesting and grey water re-use. This will work in combination with efficient water sanitary appliances to ensure a low demand for water usage. The design also includes for a provision of water butts throughout the development. This will provide non-potable water for irrigation of the soft landscaped areas and allotments.

The design of all landscaped areas will ensure the reduction of all surface water run-off. It is essential that, as a result of the development, the surface water is not made any worse as a result of the development and this will be resolved by using measures such as porous surfaces and ecological planting.



WASTE & RECYCLING

Waste and recycling are to be key considerations for all stages of the proposed development. Some possible strategies could include:

- designing around standard material sizes
- production of a Site Waste Management Plan
- use of pre-fabrication
- agreements with manufacturers to return unused materials
- “just in time” deliveries
- re-use of high value materials

Wherever possible, substitutions for building products with a higher than average recycled content will be made, so as to achieve a best practice level of recycled content for all buildings at Burnside.

Each dwelling has ample space to allow for the sorting and storage of recyclable waste. This will include segregation for all materials that can be recycled locally, including paper, cans and plastics. In addition, it is proposed that the residents have access to composting facilities to prevent biodegradable waste from being sent to landfill. This will have the additional benefit of providing a local source of compost which can be used within the garden areas.

Any existing materials on site are to be re-used and re-cycled where possible. Subject to contamination zones, concrete and rubble should be considered for crushing and re-use. Timber downtakings should also be considered for chipping and re-use in landscaping.




ECOLOGY & BIODIVERSITY

The site at Burnside boasts a diversity of wildlife which varies with the seasons, including numerous species of birds, insects and flora.

The development aspires to protect and enhance the rich natural heritage of the land by creating a wildlife habitat which provides a haven for existing species and encourages other native species to become established and thrive in a bio-diverse environment. Some examples of features currently being considered include:

- incorporation of existing ecological features in the proposed site layout
- log piles for frogs and insects
- bird and bat boxes
- limited car movement / hard landscaping around the development

The proposal at Burnside aims to improve ecological connectivity and natural countryside setting. The existing site in its redundant state (ie concrete foundations and rubble) offer little in the way of a route or habitat for wildlife. The proposal for the site has increased and improved soft landscape and substantial areas of new planting, offering a greatly improved wildlife corridor.

TRANSPORT

The rural location of the site determines that car use cannot be completely eliminated from the development. However, this is recognised to be a key issue in terms of creating a sustainable eco-development.

The site is located nearby a major bus route that runs between Aberdeen and Inverurie. The site is also located within cycling distance of Dyce 9.4km, Westhill 7.3km, Kingswells 11.2km and other areas. This in turn means that residents at Burnside would not require to have sole reliance on a private car.

The distance from the junction of the Burnside track where it meets Clinterty Road up to the bus stop at Bishopston is 0.9 km.

The road is quite straight with good visibility from Burnside up to the junction of the old A96, turning right, there is a wide double lane road up past Bishopton Farm where the underpass with a lit pedestrian footpath on each side leads to the bus stop on the new A96. (This is a dead end to traffic as the old A96 ends and only vehicles going to and from the farm and a few cottages use that road.) In addition to this there is also a bus stop on the near side of the A96 accessed by a pedestrian footway. In summary there are two bus stops with pedestrian access, one in the direction of Aberdeen and one in the direction of Inverurie.

It is also worth noting that there is no need for pedestrians to venture on the dual carriageway in order to reach the bus stop - the pedestrian rout along the existing farm track and the underpass is well used by students from the College and schoolchildren.

The alternative pedestrian route to the nearest bus stop in Blackburn village is to turn left at the end of Clinterty Road and use the pedestrian island on the west side of Clinterty Roundabout to cross the A96, this route is 1.2km. There is a footpath to the roundabout crossing which is lit.

There is an official signed public footpath with runs directly from Clinterty Roundabout through Little Clinterty farmyard to the direction of Westhill. The neighboring farm received public funding to create the footpath and continues to receive funds to maintain it.

The footpath can be accessed from the farmtrack which runs Westward from the site at Burnside Poultry. There is also a paved footpath beginning at Roadside Cottage and runs past the entrance to Little Clinterty Farm yardthen crossing on to the A96

An alternative option for transport is the new " Park and Choose" facility which is now operational - this is approx 4km from Burnside.

The new bypass is also due to open at the end of 2017 which will dramatically reduce the use of Clinterty Road as a "rat-run" for rush hour traffic.

COMMUNITY & EDUCATION

As the site is located on a major bus route and within cycle distance of nearby peripheral towns this allows for connectivity to leisure, retail and employment opportunities.

With the provision of dwellings with such great transport links to the local areas, the residents will help to supports the growth of the area by ensuring the survival of local services and facilities such as the shop, village hall and Blackburn Primary School.

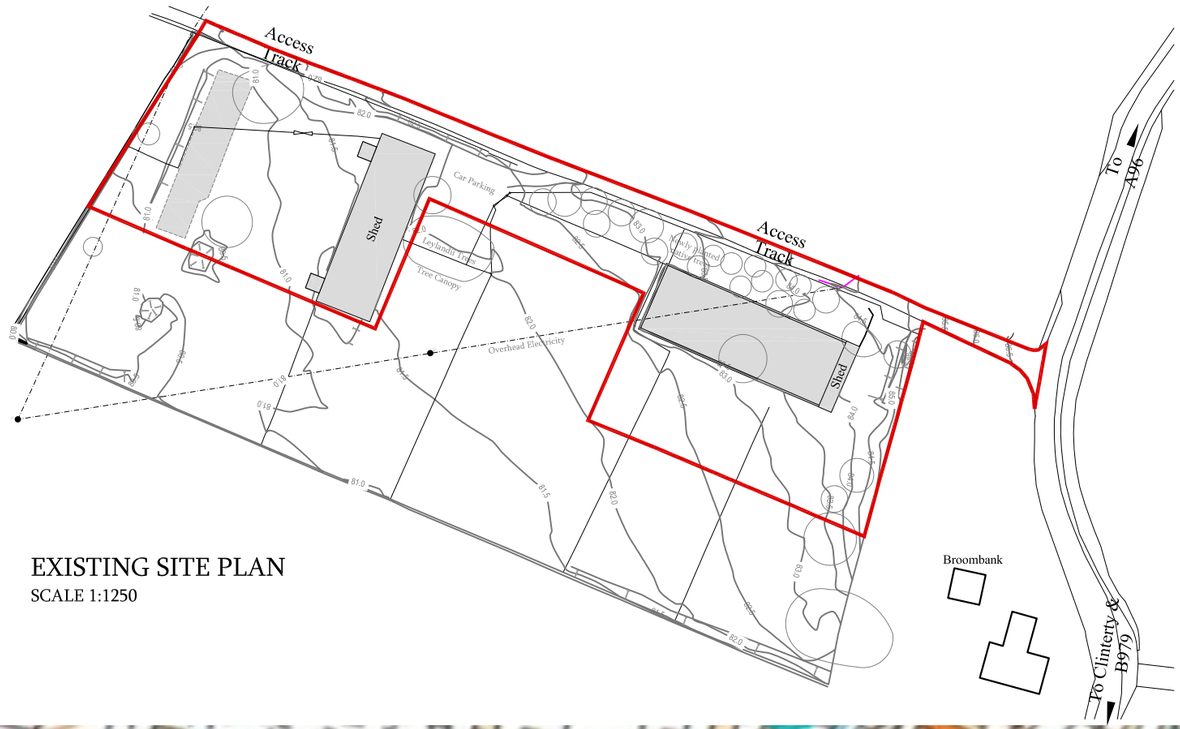
SUMMARY

The proposals for the eco-development of two new homes at Burnside Poultry have been generated using best practice principles of sustainability, and address the following key areas:

- building design and materials
- low energy design and renewables
- water and drainage
- waste and recycling
- ecology and biodiversity
- transport
- community and education

The next stages of design development will build on the sustainable features already incorporated into the site layout, and will address details of renewable energy feasibility and materials selection.

This is an opportunity for a community to build contemporary homes in a choice of suitable materials, using construction methods at the forefront of green technology. The development aspires towards creating a contemporary rural lifestyle with sustainable living at its heart.



EXISTING SITE PLAN
SCALE 1:1250

PLANNING

A	18.04.2017	Updated for Planning.	RT

aka
Annie Kenyon Architects Ltd

South Lediken Studios
Insch
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info@akenyonarchitects.com

Client
Graham Buchan

Job Title
Burnside Poultry Units
Clinterty
Aberdeen

Drawing Title
As Existing
Location and Site Plan

CAD Reference
-

Scale at A3	Drawn	Chk	Date
Various	RT	-	NOV 16

Job No.	Drawing No.	Revision No.
486	PL-01	A

LOCATION PLAN
SCALE 1:5000

Scale 1:5000 0 100 200 300 400 500m

Scale 1:1250 0 25 50 75 100 125m

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REPORT
ON A FEASIBILITY STUDY

OF

BURNSIDE POULTRY FARM, CLINTERTY ABERDEENSHIRE

Walter Michie
Poultry Consultant

November 2005

BURNSIDE POULTRY FARM, CLINTERTY

The Poultry Unit at Burnside was built in the 1960's and comprised three houses. I understand that one house was used for rearing chickens from day-old to point-of-lay (18 weeks) when they were transferred to one of the other houses where they were kept for egg production and were housed in battery cages. They would have been kept in production for around one year, after which the whole flock would have been disposed of to a poultry processor. Each house would have accommodated around 6,000 birds.

Two of the houses have been removed - the foundations are still evident. The cages have been removed from the remaining house. The house is 36.6 metres (120 feet) long and 11.59 metres (38 feet) wide. There is a small store with a sink unit in the N.E. comer. There is a bulk bin for holding food. The house is sectional, is clad with weatherboarding and has corrugated asbestos on the roof. It would have been insulated with glass fibre and is lined with asbestos partition board. It had a conventional ventilation system of side inlets and roof extraction via fans in shafts.

It appeared that the house had received little maintenance in recent years and was in a poor state of repair. Four of the fan shafts were missing and the gaps left in the roof were covered with clear corrugated plastic sheeting. The other two shafts were in a state of collapse. This would have enabled an ingress of water into the roof structures. Some of the baffles over the inlets were rotten or missing (see Appendix 1). There was evidence of vermin activity and it is likely that this would have damaged the insulation.

It appeared that the house had been last used for the floor rearing of chickens from day-old. Outside the building there was a gas brooder, bell drinker, mini drinker for chickens and troughing for a chain feeder.

The building would obviously require a major refurbishment - almost a rebuild - before it could be used for any form of poultry production. It would require to be re-equipped, probably re-insulated, re-wired re-plumbed, rotten house supports replaced/repaired and a new ventilation system installed. A level well-drained loading area would have to be provided and a collection tank for waste wash water would probably be required. If the adjoining land was used for free range production it would also require attention. The suitability of the access road for vehicular traffic for deliveries (feed and stock) and collections is questionable.

The Poultry Unit at Burnside was fairly typical of units established at that time - early 1960's. Feed would have been purchased from a feed compounder, the eggs would have been sold to a packing station and the manure (sludge) would have been taken away by a local farmer.

Due to economic pressures many of these units ceased production during the 1980's although some did expand and went on to market their own eggs.

The main problem of bringing the Poultry Unit back into production - apart from the tremendous amount of work which would have to be done to it - is its size which provides a total usable floor space of just around 400 square metres.

Various possibilities were considered from conventional broiler production (6800 birds per batch) to organic, free range egg production (1000 birds per flock). The number of birds is determined by Legislation, Codes of Practice and Farm Assurance Standards.

Apart from the condition of the poultry house - which was in a state of disrepair - and the adjoining land - which would require much attention to make it suitable for free range production - it is my opinion that the size of the Poultry Unit is far too small to make any of the possibilities which were considered to be economically viable.

Further significant factors which render an operation on the scale of the building at Burnside uneconomic, even if improved to acceptable modern standard are:-

1. The two main poultry processors in Scotland, Grampian Country Chickens (Rearing) Ltd., and Joseph Mitchell (Letham) Ltd., specify that the minimum number of birds for conventional broiler production which they would require a producer to rear in order for that producer to become a contract grower would be 30,000 birds per batch. The maximum batch capable of production at Burnside in the present facility would be 6,800.
2. For free range broiler production the minimum number required would be 18,000 birds per batch.
3. For free range egg production, the minimum number of birds required to supply eggs to a packing station would be 5,000. The house itself could accommodate 3,600 birds, but this number would be further restricted by the available land area. The subjects extend to just over 1 hectare and a grower requires to have 1 hectare available for each lot of 2,500 birds.
4. House processing of poultry is not a realistic possibility on this site given the prevailing regulations.

References

1. The Welfare of Farmed Animals (Scotland) Regulations 2000 and 2002

2. Commission Regulation (EEC) No 1538/91 of 5 June 1991
   Detailed Rules for Implementing Regulation (EEC) No 1906/90 on certain marketing standards for poultry meat.

3. The EC Egg Market and Animal Welfare Regulations
   Explanatory Leaflet: Poultry Rearing Methods - Cage, Barn, Free Range, or Organic

4. Codes of Recommendations for the Welfare of Livestock
   Meat Chickens and Breeding Chickens - Scottish Executive September 2004

5. Codes of Recommendations for the Welfare of Livestock
   Laying Hens - Scottish Executive September 2004

6. Soil Association Organic Standards: April 2005

7. SAC Farm Management Manual 2005

Walter Michie

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Aberdeenshire
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Telephone: 01975562692
e-mail: erastuswl@aol.com

PROFILE

Experience – 38 years in the Poultry Industry – Poultry Consultant/Head of Division with strong leadership, managerial interpersonal and communication skills. Commercially aware and client focussed. Committed and motivated individual with extensive range of skills and knowledge covering all areas of poultry production:- **Business strategy and policy development, stock management, research and development, education and training, consultancy on all aspects of poultry production.**

EMPLOYMENT HISTORY

Checkmate International plc (CMI) **2003 –**
Assessor (Part-time)
Carry out audits on poultry farms on behalf of CMI in connection with the Assured Chicken Production (ACP) Scheme

Scottish Agricultural College (SAC) **2001-2003**
SVQ Assessor (Part-time)
Carried out on farm assessments of Management Staff for the Scottish Vocational Qualification Level 3 and 2.

Scottish Agriculture College (SAC) **1992-96 (Retired)**
Senior Poultry Consultant
Responsible for providing a consultancy service covering all aspects of poultry production to independent poultry producers and companies in the Poultry Industry. Areas covered included:- physical and climatic environment, nutrition, stock management, health and welfare, budgeting and financial control, audit and impact assessments, staff training, lecturing diploma and degree students and supervising student projects.

Involvement in Research and Development at the SAC Poultry Science Department at Auchincruive.

North of Scotland College of Agriculture (NOSCA) **1970-1992**
Scottish Agricultural College (after re-organisation)
Head of Poultry Division (Craibstone, Aberdeen)
Responsible for planning and implementing a Research and Development programme appropriate for the needs of the Poultry Industry. Topics covered included interactions between environmental temperatures, nutrition and lighting for layers, broilers, turkeys;

whole grain feeding including choice feeding for broilers and turkeys, perchery system for layers, product quality. Main or joint author of 80 scientific papers during career.

Lecturing to graduate, undergraduate and diploma students attending courses at SAC/NOSCA and University of Aberdeen. Supervised post graduate student research projects. Was a recognised lecturer for the Univeristy of Aberdeen.

Provided training for staff of the large Companies operating in the Poultry Industry.

Responsible for the management of the Poultry Unit at Craibstone which had substantial egg, broiler and turkey enterprises.

Responsible for a team of 10 staff.

NOSCA **1965-1970**
Senior Poultry Adviser
and Manager of Poultry Unit at Craibstone, Aberdeen

NOSCA **1960-1965**
Assistant Advisory Officer in Poultry Husbandry
and Manager of Poultry Unit at Craibstone, Aberdeen

NOSCA **1958-1960**
Manager of Poultry Unit

EDUCATION/QUALIFICATIONS

1956 Scottish Diploma in Agriculture (SDA)
1957 National Diploma in Dairying (NDD)
1958 National Diploma in Poultry (NDP)

PERSONAL

Date of Birth: 1 September 1937
Marital Status: Married

- Member of Council of World Poultry Science Association, UK Branch for 9 years.
- Member of Headquarters Poultry Committee of National Farmers Union of Scotland
- Examiner and Assessor for Diploma and Certificate Courses in Poultry for SCOTVEC

1996 Presented with The Distinguished Service to the Poultry Industry Award by the British Poultry Breeders and Hatcheries Association for "meritorious service over a period of many years to the Poultry Industry of the United Kingdom."

2000 Presented with the Howie/Surgenor Cup by The Poultry Club of Scotland for Services to the Scottish Poultry Industry.

INTERESTS

- Property Convenor for Howe Trinity Parish Church, Alford
- Elder of Howe Trinity Parish Church, Alford
- Treasurer for Bennachie Sheep Dog Trials Association
- Fishing, Golf, Walking

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2146 177

DRAFT TECHNICAL REPORT P3335

EXTERNAL ROOF
BURNSIDE POULTRY UNIT

LITTLE CLINTERTY FARM
BLACKBURN

TYPE 2 SURVEY FOR THE PRESENCE OF ASBESTOS BASED MATERIALS

Prepared For

Mr. Graham Buchan
328 Morrison Drive
ABERDEEN
AB10 7EN

Prepared By

Ethos Environmental Ltd
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AB12 3LE

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DECEMBER 2007

Please note that the UKAS Accreditation marks on the front cover of this report refer only to services for building surveying and sampling of the suspected asbestos bulk materials. This includes the recommendations detailed herein. It should be noted that the Risk Assessment Algorithm used in this survey is out with the scope of Ethos Environmental Ltd's inspection body accreditation.

Technical Report Ref:	P3335
Report Type:	Asbestos Inspection Survey
Premises Surveyed and Address:	Burnside Poultry Unit Little Clinterty Farm Blackburn
Report Status	Draft report
Report Version	1.0
Client Organisation:	Graham Buchan
Client Contact Name:	Graham Buchan
Survey Date	5th November 2007
Report Issue Date:	17th December 2007
Report Author (Signature, name & title):	[redacted] Kitty Ploeger, Consultant
Report Reviewer (Signature, name & title):	[redacted] Katherine Horsell, Consultant
Technical Director (Signature, name & title):	[redacted] Dr Brian Gardner, Technical Director
Ethos Office Address:	Ethos Environmental Lauries House Altens Lorry Park Hareness Road Aberdeen AB12 3LE

Contents

1.0 INTRODUCTION

At the request of Mr Graham Buchan, Proprietor of Burnside Poultry Unit, Little Clinterty Farm, Blackburn an inspection of the buildings' asbestos cement roof has been undertaken at the following premises:

Burnside Poultry Unit
Little Clinterty Farm
Blackburn

The scope of the exercise was to establish the condition of the asbestos containing cement roof. The roof has been inspected with a boom lift (cherry picker) to establish the condition of the roof panels in 24 separate areas.

The client did not provide plans of the site. Surveyor derived plans are included in Appendix A4.

The survey was carried out by: Ms. Kitty Ploeger (Lead surveyor) and Ms Katherine Horsell (Assistant Surveyor) of Ethos Environmental Ltd, on the 5th November 2007.

2.0 USE OF THIS REPORT

2.1 This report should be read in its entirety, including all sections, appendices, certification, plans and photographs (where applicable).

2.2 There are a significant number of report caveats, qualifications and service constraints relating to:

- ☐ Client instructions/brief
- ☐ Client information provided
- ☐ Scope of the survey
- ☐ The method of work for Type 2 asbestos building surveying
- ☐ Representative surveying and sampling strategies
- ☐ Client intentions for the building

These are necessarily associated with asbestos building surveying, and are required under our UKAS accreditation and/or professional indemnity insurance cover.

2.3 The client should satisfy themselves as to the adequacy of this survey report within the caveats and exemptions detailed at appendix 2, and the following items.

2.4 The specific areas detailed below could not be accessed for the reasons given, and therefore no conclusion can be drawn with regard to the likely presence or absence of asbestos in these areas, and it should be assumed that ACMs may be present in each area. If any doubt exists as to description of areas or room elements the client should contact the company at the earliest opportunity:

- ■ **The remainder of the building has not been surveyed for asbestos containing materials.**

2.5 The client should satisfy themselves that they have provided - in advance of the survey - the surveying organisation with all information available in terms of previous surveys, history of the building, previous asbestos removal details, site and layout plans and details of hidden voids, solums, hidden access hatches/points etc

2.6 The client's attention is drawn specifically to the distinctions between type 1, 2 and 3 building surveys as discussed in appendix 2. Specifically it is stressed that a type 2 survey should not be relied upon to confirm the presence/absence of asbestos in buildings prior to refurbishment, demolition or any works liable to disturb non-surface elements of the building fabric as these may not have been included within the scope of a type 2 survey. Where such work is proposed, a type 3 survey is required.

2.7 It should not be assumed that Ethos Environmental Ltd is party to full information relating to the client's intentions for the building at the time of the survey commission or completion. Ethos Environmental Ltd understands that the client's requirements/project intentions are as follows: The creation of an asbestos register and management plan.

2.8 The client should satisfy themselves that the scope and extent of the survey reported here addresses all parts of any proposed scope of works which may cause disturbance. It is also stressed that the responsibility of the surveying organisation extends to the undertaking (and demonstrating of same) that reasonable steps have been taken to carry out a full and comprehensive survey in accordance with the survey type (e.g. 1, 2 or 3) specified.

2.9 The client should review the material risk assessment (see appendix 1) prepared for each ACM identified in light of their understanding of the nature of the building and its use by occupants and satisfy themselves that the risks presented by ACMs on-site are adequately risk-assessed.

3.0 SURVEY FINDINGS

3.1 General Building/Site Description

The building is a single storey; brick built building, with a corrugated asbestos cement roof. The internals of the building consist mainly of brick and plasterboard walls. The ceilings are clad internally with chipboard wood panels. Doors and window frames are wooden and the floor is concrete.

3.2 Summary of Asbestos-containing materials (ACMs)

The main survey findings are summarised in Table 1 below. Refer to Table 2 for a summary of the asbestos presence for each individual room. The criteria for assuming an item contains asbestos is detailed in Appendix 1 (section A1.1)

Table 1. Main Areas/Building Elements containing asbestos

Area/Element[1]	Description and Surveyor Criteria
External – Roof material	The panels on the roof were found to contain **Chrysotile** (white asbestos). The material was unsealed, in fair to poor condition and in an area of low occupancy at the present time
External – Debris surrounding the shed	Debris within the soil surrounding the building was found to contain **Chrysotile** (white asbestos). The material was unsealed, in poor condition and in an area of low occupancy at the present time. The density of this material indicates that the material can be classed as Asbestos Insulating Board (AIB).

Note 1: Area descriptions are surveyor derived

3.3 All areas surveyed

Table 2 details all areas of the building within the scope of the survey. Please refer to the plan in appendix A4 for room locations. Section 2.4 summarises the areas not accessed, along with reasons for lack of access.

Table 2. Summary of asbestos-containing materials in each area

Area [1]	Asbestos present in area? [2]	ACM Description
External		
Section 1	Yes	3/This material can be classed as asbestos containing cement material **(AC).** (cert A13761, sample 47139)
Section 2	Yes	4/ This material can be classed as asbestos containing cement material **(AC).** (cert A13761, sample 47140)
Section 3	Yes	2/ This material can be classed as asbestos containing cement material **(AC).** (cert A13761, sample 47138)
Section 4	Yes	1/ This material can be classed as asbestos containing cement material **(AC).** (cert A13761, sample 47137)
Section 5	Yes	5/ This material can be classed as Asbestos Insulating Board material **(AIB).** (cert A13761, sample 47141)
Section 6	Yes	6/ This material can be classed as asbestos containing cement material **(AC).** (cert A13761, sample 47142)
Section 7	*Presumed*	*As 1/ This material can be classed as asbestos containing cement material **(AC).** Presumed as (cert A13761, sample 47137)*
Section 8	*Presumed*	*As 1/ This material can be classed as asbestos containing cement material **(AC).** Presumed as (cert A13761, sample 47137)*
Section 9	Yes	7/ This material can be classed as Asbestos Insulating Board material **(AIB).** (cert A13761, sample 47143)
Section 10	Yes	9/ This material can be classed as asbestos containing cement material **(AC).** (cert A13761, sample 47145)
Section 11	*Presumed*	*As 1/ This material can be classed as asbestos containing cement material **(AC).** Presumed as (cert A13761, sample 47137)*
Section 12	Yes	8/ This material can be classed as asbestos containing cement material **(AC).** (cert A13761, sample 47144)
Section 13	*Presumed*	*As 1/ This material can be classed as asbestos containing cement material **(AC).** Presumed as (cert A13761, sample 47137)*
Section 14	*Presumed*	*As 1/ This material can be classed as asbestos containing cement material **(AC).** Presumed as (cert A13761, sample 47137)*
Section 15	Yes	10/ This material can be classed as asbestos containing cement material **(AC).** (cert A13761, sample 47146)
Section 16	*Presumed*	*As 7/ This material can be classed as Asbestos Insulating Board material **(AIB).** Presumed as (cert A13761, sample 47143)*

Note 1: Area descriptions are surveyor derived
Note 2: Type 2 survey method (MDHS100)

Continue. /Table 2. Summary of asbestos-containing materials in each area

Area [1]	Asbestos present in area? [2]	ACM Description
External		
Section 17	*Presumed*	*As 7/ This material can be classed as Asbestos Insulating Board material* ***(AIB).*** *Presumed as (cert A13761, sample 47143)*
Section 18	*Presumed*	*As 10/ This material can be classed as asbestos containing cement material* ***(AC).*** *Presumed as (cert A13761, sample 47146)*
Section 19	*Presumed*	*As 7/ This material can be classed as Asbestos Insulating Board material* ***(AIB).*** *Presumed as (cert A13761, sample 47143)*
Section 20	Yes	11/ This material can be classed as asbestos containing cement material **(AC).** (cert A13761, sample 47147)
Section 21	*Presumed*	*As 11/ This material can be classed as asbestos containing cement material* ***(AC).*** *Presumed as (cert A13761, sample 47147)*
Section 22	*Presumed*	*As 11/ This material can be classed as asbestos containing cement material* ***(AC).*** *Presumed as (cert A13761, sample 47147)*
Section 23	*Presumed*	*As 11/ This material can be classed as asbestos containing cement material* ***(AC).*** *Presumed as (cert A13761, sample 47147)*
Section 24	*Presumed*	*As 11/ This material can be classed as asbestos containing cement material* ***(AC).*** *Presumed as (cert A13761, sample 47147)*
Surrounding area	Yes	12/ This material can be classed as Asbestos Insulating Board material **(AIB).** (cert A13761, sample 47201)

Note 1: Area descriptions are surveyor derived
Note 2: Type 2 survey method (MDHS100)

Table 4. Condition of the material

Description of item & location [1]	Condition of the material
Section 1	60% of the material is in poor condition with visible layering and cracks in the sheets. 40% is in fair to medium condition with layering of the sheets
Section 2	50% of the material is in poor condition with visible layering and cracks in the sheets. 50% is in fair to medium condition with layering of the sheets.
Section 3	10% of the material is in poor condition with visible layering and cracks in the sheets. 90% is in fair to medium condition with layering of the sheets.
Section 4	100% of the material is in fair to medium condition with layering of the sheets.
Section 5 **Asbestos Insulating Board**	50% of this section has been replaced with new corrugated sheets. 50% of the material is in fair to medium condition with layering of the sheets.
Section 6	100% of the material is in poor condition with visible layering and cracks in the sheets.
Section 7	90% of this section has been replaced with new corrugated sheets. 10% of the material is in fair to medium condition.
Section 8	90% of this section has been replaced with new corrugated sheets. 10% of the material is in fair to medium condition.
Section 9 **Asbestos Insulating Board**	100% of the material is in poor condition with visible layering and cracks in the sheets.
Section 10	100% of the material is in fair to medium condition with layering of the sheets.
Section 11	90% of this section has been replaced with new corrugated sheets. 10% of the material is in fair to medium condition.
Section 12	100% of the material is in poor condition with visible layering and cracks in the material.
Section 13	100% of the material is in fair to medium condition with layering of the sheets.
Section 14	100% of the material is in fair to medium condition with layering of the sheets.
Section 15	100% of the material is in poor condition with visible layering and cracks in the material.
Section 16	100% of the material is in poor condition with visible layering and cracks in the material.
Section 17	20% of the material is in poor condition with visible layering and cracks in the material. 80% of the material is in fair to medium condition.
Section 18	100% of the material is in poor condition with visible layering and cracks in the material.
Section 19	100% of the material is in poor condition with visible layering and cracks in the material.

Note 1: Area descriptions are surveyor derived
Note 2: Type 2 survey method (MDHS100)

Cont. / Table 4. Condition of the material

Description of item & location [1]	Condition of the material
Section 20	60% of the material is in poor condition with visible layering and cracks in the material. 40% of the material is in fair to medium condition.
Section 21	60% of the material is in poor condition with visible layering and cracks in the material. 40% of the material is in fair to medium condition.
Section 22	60% of the material is in poor condition with visible layering and cracks in the material. 40% of the material is in fair to medium condition.
Section 23	60% of the material is in poor condition with visible layering and cracks in the material. 40% of the material is in fair to medium condition.
Section 24	60% of the material is in poor condition with visible layering and cracks in the material. 40% of the material is in fair to medium condition.

Note 1: Area descriptions are surveyor derived
Note 2: Type 2 survey method (MDHS100)

4.0 RISK MANAGEMENT

Table 5 (below) summarises the risk management requirements and recommendations.

Table 5. Risk Management

Description of item & location [1]	Comment
Surrounding Area **Debris in soil**	Asbestos debris was found within the soil surrounding the building. This material is classed as Asbestos Insulating Board (AIB) and shows visible asbestos fibres. This material poses a **medium-high** risk with regards to the release of fibres to any occupants working within the area. (risk rating 64) It is strongly recommended that this asbestos containing material is removed from the area in the short term **(3 months).** To remove the material, 5-6 inches of top soil should be removed reaching 2-3 feet away from the building. After 3 feet, fractions of asbestos cement debris can be lifted and disposed of as asbestos containing material. **Work on this type of material will invoke the *Asbestos Licensing Regulations* and requires the use of a licensed asbestos removal contractor working in accordance with the *Control of Asbestos Regulations 2006*.** It should be noted that this material must be treated as asbestos containing waste.
Poor condition material (layering and cracks are present within the panels, visible asbestos fibres are present)	This material poses a **medium** risk with regards to the release of fibres to any occupants working within the area. (risk rating 52) In section 5 and section 9 this material was found to be Asbestos Insulating Board (AIB). It should be presumed that the material in poor condition is classed as AIB material. It is strongly recommended that these asbestos containing materials are removed from the area in the short term **(3-6 months).** **Work on this type of material will invoke the *Asbestos Licensing Regulations* and requires the use of a licensed asbestos removal contractor working in accordance with the *Control of Asbestos Regulations 2006*.** It should be noted that this material must be treated as asbestos containing waste.

Note 1: Area descriptions are surveyor derived
Note 2: Type 2 survey method (MDHS100)

Table 5. Risk Management

Description of item & location [1]	Comment
Fair to medium condition material (layering is present within the panels, visible asbestos fibres are present)	This material poses a **medium** risk with regards to the release of fibres to any occupants working within the area. (risk rating 48) The material can be classed as asbestos cement. It should be presumed that the material in fair to medium condition is classed as asbestos cement material. It is strongly recommended that these asbestos containing materials are removed from the area in the short to medium term **(6-12 months).** Work on this type of material will not invoke the *Asbestos Licensing Regulations* and does not require the use of a licensed asbestos removal contractor. However the individuals working with this type of material should be suitably trained to work with asbestos and work in accordance with the *Control of Asbestos Regulations 2006*. It should be noted that this material must be treated as asbestos containing waste.

Note 1: Area descriptions are surveyor derived
Note 2: Type 2 survey method (MDHS100)

4.1 General Advice

The extent of defective (AIB) roof panels can only be established if each individual panel is sampled and analysed. Therefore the information collected is based on the surveyors' experience and presumptions. The roof is generally in fair to poor condition. The protective layer has been washed off and visible asbestos fibres are present. The cement sheets in place will continue to absorb water and disintegrate.

The roof material on section 5 and section 9 are classed as Asbestos Insulating Board (AIB), which in wet weather conditions will further disintegrate and is likely to cause further water damage to the internal structure of the building. It is strongly recommended that these panels are replaced at the soonest possible opportunity.

All panels that were found in fair and poor condition show visible asbestos fibres. In wet weather conditions it is likely that asbestos fibres will be released from the materials matrix.

The roof sheets that are classed as fair condition material are starting to disintegrate (i.e. layering) and will need to be replaced in the near future.

APPENDIX A1. METHODOLOGY

A1.1 Surveying

An in-house UKAS-accredited method in accordance with HSE Guidance Note MDHS 100 was used. In each instance the conclusion as to asbestos presence/absence may be based on:

- ☐ Specific sampling
  Sampling of the actual item/element in the area indicated, confirming that asbestos is/is not present

- ☐ General sampling
  Sampling of a visually identical item in another area of the same building confirming that asbestos is/is not present

- ☐ Strong presumption of asbestos presence
  In the absence of sampling, visual inspection indicating that the surveyor is confident that the item does contain asbestos

- ☐ Presumption of asbestos presence
  In the absence of sampling, visual inspection indicating that the surveyor cannot assume that the material does not contain asbestos, i.e. that the item should be assumed to contain asbestos

- ☐ Presumption of asbestos absence
  In the absence of sampling, visual inspection of certain obvious materials - which have never been known to contain asbestos [e.g. brick, glass, wood] - indicating that the surveyor can assume that the material does not contain asbestos.

A1.2 Sampling

Where sampling has been used, this has been by means of an in-house UKAS-accredited method in accordance with HSE Guidance Notes MDHS 100 and HSG248.

A1.3 Analysis

All analysis was undertaken by in-house UKAS-accredited method in accordance with HSE Guidance Note HSG248

A1.4 Risk Assessment

A risk assessment is undertaken on all ACMs identified. This risk assessment is a material risk assessment only, undertaken in accordance with MDHS100. The assessment relates only to the risk presented by the material in-situ: no allowance is made for other factors which the client is assumed to have a clearer knowledge of, and which may significantly change the risk, such as occupancy of room/area where ACM is present (numbers of persons and duration), likelihood that the ACM will be disturbed, and nature of any such disturbance.

The client is therefore advised to review the material risk assessment conclusions in light of their understanding of the nature of the building and its use by occupants.

A1.4.1 Material Risk Assessment Scoring System

Sample Variable	Score	Examples of Scores
Product Type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulating products (e.g. pipe and boiler lagging), sprayed coatings, looses asbestos mattresses and packing
Extent of Damage or Deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles, etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination: materials, sprays and thermal insulation. Visible asbestos debris
Surface Treatment	0	Composite materials containing asbestos: Reinforced plastics or resins, vinyl floor tiles or painted asbestos cement (with exposed face painted or encapsulated)
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), unsealed asbestos cement sheets, etc.
	2	Unsealed AIB or encapsulated lagging and sprays.
	3	Unsealed lagging or sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

The risk assessment score for each of the four factors is added up. The lowest score possible is 2, the highest is 12.

A1.4.2 Priority Assessment Parameters

Assessment Parameter	Score	Examples of Score Variables
Normal Occupant Activity		
Main Type of Activity	0	Rare disturbance (e.g. infrequently used storeroom)
	1	Low disturbance activities (e.g. office type activity)
	2	Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs
	3	High levels of disturbance (e.g. fire door with an AIB sheet in constant use)
Secondary Activity	0	Rare disturbance (e.g. infrequently used storeroom)
	1	Low disturbance activities (e.g. office type activity)
	2	Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs
	3	High levels of disturbance (e.g. fire door with an AIB sheet in constant use)
Likelihood of Disturbance		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to $100m^2$
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent Amount	0	Small amounts or items (e.g. strings or gaskets)
	1	> 10 m^2 of material or 10 m pipe run
	2	> 10 ⩽ 50 m^2 or > 10 ⩽ 50 m pipe run
	3	> 50 m^2 or > 50m pipe run
Human Exposure Potential		
Number of Occupants	0	None
	1	1 - 3
	2	4 - 10
	3	> 10
Frequency of Use	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average Time Each Use	0	< 1 hour
	1	> 1 - < 3 hours
	2	> 3 - < 6 hours
	3	> 6 hours

Continued. /

Assessment Parameter	Score	Examples of Score Variables
Maintenance Activities		
Type of Maintenance Activity	0	Minor disturbance (possible contact when gaining access)
	1	Low disturbance (e.g. changing light bulbs in AIB ceiling)
	2	Medium disturbance (e.g. lifting one or two AIB ceiling tiles to access a valve)
	3	High levels of disturbance (e.g. removing a number of AIB ceiling tiles to replace a valve or for re-cabling)
Frequency of Maintenance	0	ACM unlikely to be disturbed for maintenance
	1	⩽ 1 per year
	2	> 1 per year
	3	> 1 per month

A1.4.3 Condition Classifications

The conditions of any asbestos-containing materials identified in the survey are classified as follows:

Good
The asbestos-based material is in sound condition and shows no signs of deterioration.

Fair
The asbestos based material, although sound is (a) sealed but showing slight signs of surface deterioration such as hairline cracks, water stains and minor blemishes; or (b), is unsealed but in otherwise good condition.

Poor
The asbestos based material is badly water stained; broken, badly cracked or fibrous materials are exposed.

A1.4.4 Priority Factors

In addition to assessment of material condition, the locations of suspect asbestos materials relative to personnel, and parameters likely to influence deterioration were taken into account when assessing the risk of exposure and providing recommendation options. An additional factor is the likelihood of further damage (accidental or otherwise).

On the basis of material condition and priority classifications, the exposure risks presented by the asbestos-containing materials are categorised as detailed below:

High Risk (75 to 100)

Materials in this category may be in poor condition and present a strong potential to expose personnel to airborne asbestos fibres. This material type should be dealt with in the short term, i.e. typically less than 3 months. In the shorter term, access to areas containing these materials should be restricted and tasks which might disturb such materials should only be carried out under controlled conditions. Remedial action will normally entail removal of material classed in this manner.

No areas were found which required access to be restricted in the short-term. If this is not reasonably practicable, such materials remaining should be inspected for deterioration on a 3-monthly basis.

Medium-High Risk (60-74)

These materials may be in poor condition although the human exposure potential is lower, i.e. less people occupy the area for less time. The material should be dealt with in the short term, i.e. typically 3 months. Access to the area may need to be restricted.

Medium Risk (35 - 59)

Suspect asbestos-based materials classed in this category are in fair condition and will not normally present a significant risk of exposing personnel to airborne asbestos fibres. However, the material may deteriorate over a period of time or may be located in a position where impact damage may occur. These materials should be dealt with in the medium term (3 - 6 months). Remedial action could involve removal, or encapsulation works with subsequent regular inspection of condition. Medium risk materials remaining should be inspected for deterioration on a biannual basis.

Low-medium risk (20-34)

These materials may be in good to fair condition although the human exposure potential may be a little higher than the low risk material, i.e. more people occupy the area for more time although the condition of the material is good. The material should be dealt with within 6-12 months.

Low Risk (0 - 19)

These materials are in good condition and do not present any significant risks, with regard to airborne asbestos fibre exposure. It will not be necessary to remove or seal these materials. However, the condition of the material should be inspected for deterioration and damage.

Low risk materials remaining should be inspected for deterioration every year.

Risk Assessment Algorithm Raw Data

Sample Number/Material	Material Assessment				Occupant Activity		Likelihood of Disturbance			Human Exposure Potential			Maintenance Activity		Total Risk Rating (out of 40)	% Rating
	Product Type	Extent of damage	Surface Treatment	Asbestos Type	Normal Occupant Activity	Secondary Occupant Activity	Location	Accessibility	Extent	No. of Occupants	Freq. of Use	Average Time Each Use	Type	Frequency		
FAIR	1	3	1	1	1	2	0	2	3	1	3	1	1	0	**20**	**48**
POOR	2	3	2	1	1	2	0	2	3	1	3	1	1	0	**22**	**52**
DEBRIS	2	3	2	1	2	3	0	2	3	1	3	1	2	2	**27**	**64**

APPENDIX A2. SURVEY SCOPE, QUALIFICATIONS AND SERVICE CONSTRAINTS

A2.1 Type 2 Survey Scope

A2.1.1 It should not be assumed that Ethos Environmental Ltd is party to full information relating to the client's intentions for the building at the time of the survey commission or completion.

A2.1.2 The client should satisfy themselves that they have provided - in advance of the survey - the surveying organisation with all information available in terms of previous surveys, history of the building, previous asbestos removal details, site and layout plans and details of hidden voids, solums, hidden access hatches/points etc.

A2.1.3 The client's attention is drawn specifically to the distinctions between type 1, 2 and 3 building surveys:

Survey Type	Survey scope	Method?	Requirement	Risk Algorithm
Type 1	Survey of all areas of the building excluding building elements, voids etc. hidden within/behind other building fabric. Only appropriate where a Type 2 (sampling) survey is not possible for specific reasons.	Survey based on surveyor inspection & presumptions: no sampling permitted	Regulation 4 of Control of Asbestos Regulations 2006	Yes
Type 2	Survey of all areas of the building excluding building elements, voids etc. hidden within/behind other building fabric.	Survey based on surveyor inspection & presumptions, and sampling	Regulation 4 of Control of Asbestos Regulations 2006	Yes
Type 3	Survey of all areas of the building including building elements, voids etc. hidden within/behind other building fabric. Appropriate for buildings due for demolition or refurbishment or other works liable to disturb the building fabric	Survey based on surveyor inspection & presumptions, intrusions/penetrations and sampling	Control of Asbestos Regulations 2006	No

A2.1.4 A Type 2 survey involves assessing all visible surfaces of the building fabric and all readily accessible elements. Specifically it is stressed that a type 2 survey should not be relied upon to confirm the presence/absence of asbestos in buildings prior to refurbishment, demolition or any works liable to disturb non-surface elements of the building fabric as these items may not have been included within the scope of a type 2 survey. Where such work is proposed, a type 3 survey is required.

A2.1.5 A Type 2 asbestos survey scope does not permit intrusions within elements (eg behind walls, under floorboards) of the building fabric.

A2.1.6 Surveys are necessarily representative. Given the ways in which asbestos materials were utilised in buildings, a full and comprehensive Type 2 survey cannot warrant that all the locations of asbestos in a building have been identified. As such, it is prudent where major building disturbance works are proposed that a Type 3 survey is commissioned, and that site health and safety management arrangements includes for emergency procedures in the event of suspect asbestos materials being uncovered during demolition.

A2.1.7 The client should satisfy themselves that the scope and extent of the survey reported here meets their requirements. It is also stressed that the responsibility of the surveying organisation extends to the undertaking (and demonstrating of same) that reasonable steps have been taken to carry out a full and comprehensive survey.

A2.1.8 Whilst great care has been taken to ensure that all ACMs have been located and identified, no survey can guarantee that all asbestos present in an area has been uncovered. The following specific caveats and qualifications are required under the company's professional indemnity cover and should be taken into consideration when interpreting the findings of this report:

- ☐ Lift shafts, plant room equipment or similar which would require the attendance of a specialist engineer have not been accessed.
- ☐ Electrical switchgear has not been opened.
- ☐ Access cannot be gained to areas (eg ceiling voids) with access hatches (or similar) at height above ground more than 3.0 m unless the client can provide a safe means of access.
- ☐ Surface materials which are presumed to contain asbestos (eg asbestos insulation boarding) will not be disturbed in order to access areas behind (eg behind asbestos insulation wall boarding, above asbestos ceiling tiles). Such areas may therefore have to be assumed to contain asbestos or be separately surveyed.
- ☐ Areas such as ceiling voids will receive a limited inspection from the access point from ladders to 1.5m working height but will not be accessed unless the client can provide assurance as to the safety of the flooring in the area, either prior to the survey or on-site.
- ☐ Internal elements at height greater than 5.0m above ground will not normally be accessible for sampling unless the client was requested in advance by the company to provide details of such areas on-site and either was not able to, or indicated erroneously (in either instance this facility will not have been priced for at the proposal stage for provision by Ethos), and is otherwise not able to provide a safe working facility for this on-site for our surveyor with minimal time delay on-site.
- ☐ External elements at height greater than 4.0m above ground will not normally be accessible for sampling unless the client was requested in advance by the company to provide details of such areas on-site and either was not able to, or indicated erroneously (in either instance this facility will not have been priced for at the proposal stage for provision by Ethos), and is otherwise not able to provide a safe working facility for this on-site for our surveyor with minimal time delay on-site.
- ☐ Concealed spaces that may exist within the fabric of the premises, where the extent of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey, have not been reported on.
- ☐ No responsibility is accepted for the presence of asbestos containing materials in voids (under-floor, wall, ceiling, or roof) other than those opened during the survey. Ethos Environmental Ltd is not responsible for accessing such areas if the location of the access hatch/door etc is not reasonably visible, or has not been indicated to the surveyor by the client in advance of the survey.
- ☐ Sampling and/or intrusive penetrations have not been taken where the act of sampling would endanger the Surveyor.
- ☐ Sampling and/or intrusive penetrations have not been taken where the act of sampling would affect the functional integrity of the item concerned, e.g fuses within electrical distribution switch gear, certain gaskets, fire doors, anti-vibration gaiters etc.

- ☐ A limited inspection only has been carried out on pipe work concealed by overlying non-asbestos insulation. Inspection of pipe work has been restricted primarily to the insulation visible. The presence of underlying debris on pipe work, which is not readily visible or would require the removal and replacement of overlying non-asbestos insulation, has been considered outwith the scope of this survey.
- ☐ Samples were taken only where deemed necessary. Where a suspected material appeared to be repeatedly used within an area (e.g. insulation boards, sprayed insulation, asbestos cement products), a representative number of samples only will have been collected in most situations.
- ☐ Samples have not been taken where specifically prohibited or prevented by the Client, occupant or their representative.
- ☐ Any quantities stated within this survey report are based upon our Surveyors' estimates and should not be used for contractual purposes.
- ☐ Contamination of other nearby surfaces which may have occurred during application or removal of asbestos - such that the original ACM is effectively removed - may not be detected during the survey.
- ☐ The use of asbestos in rawl plugs (used prior to plastic) the location of which is hidden by a wall coating is extremely difficult to identify and may not be confirmed by any survey type (1, 2 or 3).
- ☐ Electrical fuse boxes may contain asbestos. These are not normally accessed as part of the survey, unless the client can certify it is isolated in person during the on-site survey.
- ☐ Fire doors may contain a layer of asbestos materials. The presence of this is difficult to confirm without causing significant damage. Sampling is not normally undertaken in these circumstances, unless the client specifically requests this in advance.
- ☐ Items of plant and equipment will not be accessed unless the client can certify that they are isolated during the on-site survey. Even then, intrusive investigations are limited unless the client has specifically indicated that the item is redundant and damage is acceptable.
- ☐ Textured coatings are highly inhomogeneous and may vary significantly with regard to their asbestos composition/absence. As such it is prudent to assume for buildings constructed before about 1985 that these materials contain asbestos, or to tailor the sampling strategy specifically to the immediate location of any proposed disturbance activities (where the client feels they have a good understanding of the location of these activities).

A2.2 General Service Constraints

A2.2.1 This report and the survey carried out in connection with the report (together the "Services") were undertaken by Ethos Environmental Ltd for the client in accordance with the terms of a contract between Ethos Environmental Ltd and the client.

A2.2.2 The services were performed by Ethos Environmental Ltd with the skill and care ordinarily exercised by a reasonable environmental consultant authorised under the company's UKAS-accredited asbestos building surveying service for asbestos surveying, at the time the services were performed. Further, and in particular, the services were performed taking into account the limits of the scope of works required by the client, the timescale involved and the resources - including financial and manpower resources - agreed between Ethos Environmental Ltd and the client.

A2.2.3 Other than that expressly detailed above, Ethos Environmental Ltd provides no other representation or warranty whether express or implied in relation to the services.

A2.2.4 Unless otherwise agreed in advance, the services were performed by Ethos Environmental Ltd exclusively for the purposes of the client. Ethos Environmental Ltd is not aware of any interest of or any reliance by any party other than the client in or on the Services. Unless expressly provided in writing, Ethos Environmental Ltd does not authorise, consent or condone any party other than the client relying upon the services. Should this report or any part of the report, or otherwise details of the services, or any part of the services, be made known to any such party, and such party relies thereon, that party does so wholly at its own and sole risk and Ethos Environmental Ltd disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent UKAS-accredited asbestos consulting laboratory and/or lawyer.

A2.2.5 It is Ethos Environmental Ltd's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was a significant factor in determining the scope and level of the services. Should the purpose for which the report is used, or the proposed use of the site change, this report may no longer be valid, and any further use of or reliance upon the report in those circumstances by the client without Ethos Environmental Ltd's review and advice shall be at the client's sole and own risk. Should Ethos Environmental Ltd be requested to review the report after the date hereof, Ethos Environmental Ltd shall be entitled to additional payment at the then existing rates or such other such terms as agreed between Ethos Environmental Ltd and the client.

A2.2.6 Under the *Control of Asbestos Regulations 2006*, the duty-holder requires to implement an asbestos management system, one part of which is the undertaking of an asbestos building survey. All MDHS 100 asbestos building survey types (1, 2 and 3) necessarily involve a significant degree of subjective assumption by the surveyor, as to:

- ☐ the likelihood of asbestos being present within an element,
- ☐ an appropriate sampling strategy/frequency;
- ☐ the representativeness of a sample obtained for a particular element
- ☐ The extent to which another element in the building can be considered to be the same as one already addressed.

The client should satisfy themselves as to the suitability of the survey report in terms of its scope, areas accessed and findings. Where the client has cause to question any aspect of the report, Ethos Environmental Ltd will not be held liable for any costs (financial or in kind, direct or indirect) incurred by the client or third parties, where:

A. Ethos Environmental Ltd has not been given the opportunity to review the report, and offer a remedial response within a reasonable timescale subsequent to the client raising concerns; and,

B. These costs were incurred before this response/review by Ethos Environmental Ltd.

A2.2.7 The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could, render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of Ethos Environmental Ltd. In the absence of such advice, reliance on the report in the future shall be at the client's own and sole risk. Should Ethos Environmental Ltd be requested to review the report in the future, Ethos Environmental Ltd shall be entitled to additional payment at the then existing rate or such other terms as may be agreed in advance between Ethos Environmental Ltd and the client

A2.2.8 The observations and conclusions described in this report are based solely upon the services which were provided pursuant to the agreement between the client and Ethos Environmental Ltd. Ethos Environmental Ltd has not performed any observations, investigations, studies or testing not specifically set out or required by the contract between the client and Ethos Environmental Ltd. Ethos Environmental Ltd is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the services.

A2.2.9 For the avoidance of doubt, the scope of this survey type (MDHS100 - Type 1, 2 or 3) and the specific buildings/areas accessed should be reviewed by the client in conjunction with the specific caveats relating to normal access expectations for each survey type.

A2.2.10 Whilst our site lead surveyor will usually indicate to the client (while on-site) what areas (which could normally be expected to be accessed) could in fact not be accessed (e.g. locked rooms), unless the client can provide a site escort at all times during the survey, Ethos Environmental Ltd cannot be held responsible for communicating this information to the client

when on-site, or otherwise, prior to completion of the report. In these circumstances, Ethos Environmental Ltd will also not be responsible for returning to site to survey areas which could not be accessed originally, where it would be reasonable to expect that the client would have arranged access and/or a site contact to liaise with whilst on-site.

A2.2.11 Whilst our site lead surveyor will usually indicate to the client (while on-site) what areas (which could normally be expected to be accessed) could in fact not be accessed due to safety concerns, unless the client can provide a site escort during the survey, Ethos Environmental Ltd cannot be held responsible for communicating this information to the client when on-site, or otherwise prior to completion of the report (when it will be reported). In these circumstances, Ethos Environmental Ltd will also not be responsible for returning to site to survey areas which could not be safely accessed originally, where it would be reasonable to expect that the client would have ensured safe access and a safe working environment and/or a site contact to liaise with whilst on-site.

A2.2.12 Ethos Environmental Ltd reserves the right to not undertake sampling in specific areas which are occupied. While the site surveyor will endeavour to inform the client (while on-site) of this, unless the client can provide a site escort at all times during the survey, Ethos Environmental Ltd cannot be held responsible for communicating this information to the client when on-site, or otherwise prior to completion of the report. In these circumstances, Ethos Environmental Ltd will also not be responsible for returning to site to obtain samples from areas where this could not - in the opinion of the surveyor - be safely done originally, where it would be reasonable to expect that the client could have arranged to remove occupants prior to the survey or would provide a site contact to liaise with whilst on-site.

A2.2.13 The services are based upon Ethos Environmental Ltd's observations of the building(s), and as detailed in any site plan/building diagram or other documentation provided by the client. The services are clearly limited by the accuracy of the documentation provided by the client. Ethos Environmental Ltd was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties during the performance of the services.

A2.2.14 Unless agreed in writing with the client prior to commencement of the survey, site plans, building drawings or schematics of any description will not necessarily be included in the report. Ethos Environmental Ltd retains the right to use such materials in the report in specific situations where (in the opinion of the surveyor) their inclusion will assist the client in identifying the location of an ACM. Any site drawings provided in this report are not meant to be accurate plans, but are used to assist the client in establishing the general locations of ACMs

A2.2.15 Unless agreed in writing with the client prior to commencement of the survey, photographs will not necessarily be included in the report. Ethos Environmental Ltd retains the right to use photographs in the report for specific situations where (in the opinion of the surveyor) their inclusion will assist with reporting to the client either the nature of the element itself (eg extent, condition), or its actual location

A2.2.16 This report provides information on all materials which have been found to - or are assumed to - contain asbestos. The report does not necessarily discuss elements of the building fabric which have been found to - or are assumed to - not contain asbestos

APPENDIX A3. CERTIFICATE OF ANALYSIS (3 PAGES)

APPENDIX A4. SITE PLANS (1 PAGE)

Ethos Environmental Ltd
Standard Terms of Business

1. The quotation of our fees and expenses for this commission is provided in the proposal. It is for a fixed sum and remains valid for three months from the date of submission unless otherwise stated. In the case of commissions covering a period greater than three months we reserve the right to apply an increased level of fees after each three month period to take account of inflation. Work in addition to our proposal will be notified in advance to the client and will be charged at these agreed rates.

2. Please note that our payment terms require settlement of outstanding accounts within 30 days of the date of dispatch of the invoice. If you fail to pay on the due date any amount which is payable, without prejudice to any other rights you may have, that amount shall bear interest at 2% per month from the due date until the payment is made in full.

In the event that you fail to pay an invoice within 60 days of the due date, then we reserve the right to suspend our services until the outstanding amount, together with any interest accrued, has been received. We accept no liability for any loss, damage or consequential loss, however suffered, by virtue of the suspension of our services.

3. All our consultants and associate staff are employed under contract, which ensures that confidential information given to us is respected and is not made available to third parties.

4. It is a condition of the engagement in any commission that neither the client, nor any company associated with the client, will offer employment to any of our consultants concerned in this commission, without prior agreement of Ethos Environmental Limited.

5. All recommendations and forecasts whether in the proposal or in subsequent reports are made in good faith on the basis of information given and their achievement depends among other things on the effective co-operation of the client's staff. The client shall satisfy himself that the information received from the client's delegates, upon which our survey, assessment or investigation report is based, are representative and appropriate. In consequence, no statement in any letter, proposal or report is to be deemed a representation, undertaking, warranty or contractual obligation. Ethos Environmental Limited will not be liable to the client for any direct, indirect or consequential losses including (but not limited to) loss of revenue, profits or claims by third parties.

6. Our services may be terminated on either side by one month's notice in writing except that we reserve the right to terminate our services without notice where the client fails to meet payments as they fall due, or where the client commits any act of bankruptcy, goes into liquidation or suffers the appointment of a receiver.

From: Bob Baxter
Sent: 01 November 2017 16:55
To: LocalReviewBody
Subject: LRB/170395 Objection - Review for application 170395, Burnside Poultry Units,

I would still like to object to this application on the grounds that if approved after 2 Planning rejections it would make a mockery of the Green Belt Procedure, there are literally thousands of new houses being built in and around Aberdeen at this moment in time, why do we require more houses on Green Belt Land.

The question also has to be asked, why are the two planned houses at either end of the Plot, could this be leaving space in the middle for a further house application in the future.

regards
Bob Baxter

Elysium
Clinterty Kinellar
Aberdeen AB21 0TL

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From: Graham Buchan
Sent: 07 November 2017 10:47
To: Allison Swanson
Subject: Re: Notice of Review 170395 - Burnside Poultry Units - Notification of Additional Comment

Dear Miss Swanson,

In regard to the additional email comments made by Mr Bob Baxter, Elysium,Clinterty and dated 1st November 2017 my replies are as follows:

Mr Baxter raises the question as the proposal to use *"green belt land"* for the erection of the two houses, however the Application / Review concerns the remediation and the re-use of two degraded and derelict brownfied sites situated within the green belt. The proposed houses would be located largely over the footprints of the partly demolished poultry building at Plot 1 and of the remaining derelict and redundant poultry building at Plot 2.

The Approval for four large houses at the Clinterty Mill site was justified in part for the very reason that the development was based on the re-use of a degraded and derelict site.

The Delegated Report for the Clinterty Mill quotes the Aberdeen City and Shire Structure Plan:

"The city of Aberdeen has ambitious growth plans and the delivery of housing is a core tenet of the strategy. The main route of delivering housing numbers is via significant land releases, much of which is on formerly undeveloped green belt land. However, the value of 'windfall' brownfield sites cannot be discounted and subject to such sites being considered appropriate places, and not degrading or reducing the protection of high value locations, should be supported."

Mr Baxter refers to other housing developments being built in the area, however, the Aberdeen and Shire Structure Plan clearly supports the windfall value of these additional brownfield house sites, which augment the local housing supply. The same conditions prevailed at the time of the approval of the Clinterty Mill development in that new housing sites had been approved or were in the process of construction in the City and neverthless the Council welcomed these four additions to the housing stock.

There is no dispute that the two houses proposed for Burnside are well designed and are of a high quality/specification containing elements of local, venacular materials and indeed, the Delegated Officer has confirmed this in the Report of Handling.

Mr Baxter also raises the question as to why the two planned houses are to be located at either end of the Burnside site and appears to assume this is " *leaving space in the middle for a further house application in the future*".

The reason why the proposed houses are located at either end of site is because that is where the partly demolished and the existing degraded poultry buildings and rubble/slurry tanks are located.

As can be seen from the theme running throughout the Application documentation, the aim is to remediate and re-use derelict/redundant brownfield land at Burnside and conserve the remaining grazing areas.

Regards
Graham Buchan