

# Public Document Pack



To: Councillor Boulton, Convener; Councillor Stewart, the Depute Provost, Vice Convener; and Councillors Allan, Cooke, Copland, Cormie, Greig, Malik and MacKenzie.

Town House,  
ABERDEEN 14 April 2021

## PRE-APPLICATION FORUM

The Members of the **PRE-APPLICATION FORUM** are requested to meet in **Virtual - Remote Meeting** on **THURSDAY, 22 APRIL 2021 at 2.00 pm.**

FRASER BELL  
CHIEF OFFICER - GOVERNANCE

### **BUSINESS**

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

### **MINUTES**

- 2 Minute of Previous Meeting of 24 September 2020 - for approval (Pages 7 - 12)

### **PRE APPLICATION REPORTS**

- 3 Proposal of Application Notice for Major development for erection of battery-based energy storage facility at site at Farburn Place Dyce Aberdeen - 201599 (Pages 13 - 26)

To access the Service Updates for this Committee please use the following link:  
<https://committees.aberdeency.gov.uk/ecCatDisplayClassic.aspx?sch=doc&cat=13450&path=0>

Website Address: [www.aberdeency.gov.uk](http://www.aberdeency.gov.uk)

Should you require any further information about this agenda, please contact Lynsey McBain, email [lymcbain@aberdeency.gov.uk](mailto:lymcbain@aberdeency.gov.uk) or tel 01224 522123

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

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

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

### **GUIDANCE FOR MEMBERS**

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

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

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

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

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

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

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

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

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## PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 24 September 2020. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM. Present:- Councillor Boulton, Convener; Councillor Stewart, the Depute Provost, Vice-Convener; and Councillors Cooke, Copland, Cormie, Greig, MacKenzie and Malik.

**The agenda and reports associated with this minute can be found [here](#).**

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

### INTRODUCTION AND PROCEDURE NOTE

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

**The Forum resolved:-**

to note the procedure note and guidance for members.

### MINUTE OF PREVIOUS MEETING OF 20 AUGUST 2020

2. The Forum had before it the minute of its previous meeting of 20 August 2020, for approval.

**The Forum resolved:-**

to approve the minute as a correct record.

### FORMER CRAIGHILL PRIMARY SCHOOL, HETHERWICK ROAD ABERDEEN - 200850

3. The Forum had before it a report by the Chief Officer – Strategic Place Planning, on a submission of a Proposal of Application Notice by JLL (Glasgow) on behalf of their client Aberdeen City Council, for a major residential development of approximately 105 units, associated streets, parking and external amenity at the land of the former Craighill Primary School, Hetherwick Road Aberdeen, 200850.

The report advised that the site was previously occupied by Craighill Primary School in Kincorth and was a brownfield site. All buildings had been removed from the site, and it was now vacant. It had an irregular shape and extended to 1.61 hectares. The site was bounded by Hetherwick Road to the north, Gardner Road to the east and south, and Gardner Drive to the west. A block of three storey flats was located immediately to the south west, with a single bungalow set in the school grounds along the southern

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boundary. There was a cluster of mature trees in the south east corner. The western half of the site, excluding the area of playing fields to the east, was allocated as Opportunity Site 57 in the 2017 Aberdeen Local Development Plan for residential use and this allocation was proposed to be the same in the 2020 Proposed Aberdeen Local Development Plan. The remainder of the site was shown as residential zoning.

The report also explained that full details of the proposals were still being prepared, although an indicative site layout showed a total of 99 units, split into 15 terraced houses and 74 flats. The flatted blocks would be 3 and 4 storeys in height, with the terraced properties being 2 storeys. Vehicular access would be taken from Gardner Road to the south and Hetherwick Road to the north, with additional pedestrian entrances into the site from Gardner Drive to the west. The proposals include a walled garden with community orchard, external amenity areas serving the flats and parking courts.

The Forum heard from Dineke Brasier, Senior Planner who addressed the Forum and provided details regarding the planning aspects of the application.

Ms Brasier explained that as part of the application, the applicant had been advised that the following information would need to accompany the formal submission:-

- Pre Application Consultation Report;
- Design and Access Statement, including visualisations;
- Planning Statement;
- Transport Assessment/ transport Statement;
- Travel plan
- Drainage Impact Assessment
- Tree Survey and Arboricultural Impact Assessment;
- Landscape Strategy

The Forum then heard from the applicant/agent and the presenters were as follows:-

- Mark Thompson – JM Architects
- Henry McKeown – JM Architects
- Andrew Low – Faithful and Gould
- Ewan Scott – Ramsay and Chalmers
- Colin Doig – Aberdeen City Council

Mr Thompson began the presentation and advised that they aimed to make the development a pedestrian focused neighbourhood with placemaking at the heart of their ideas and vision. There would be apartment blocks with courtyard space for amenity, community led amenity space, an orchard within the walled garden and the existing tree cluster would remain.

Mr Thompson explained there would a real emphasis on design and some of the key design criteria being used to ensure quality habitable spaces for residents included (a) Housing for Varying Needs standards applied throughout; (b) dementia friendly design



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which would utilise dual-aspect internal layouts; (c) large windows to flood internal spaces with natural light and ventilation; (d) gold standard level of energy efficiency; and (e) large provision of wheelchair accessible units which would be 29% of site total, with the target 15%.

The 99 proposed units would be made up of 18 wheelchair accessible one bedroom flats, 48 one bedroom flats, 6 three bedroom wheelchair accessible properties and 12 three bedroom flats, as well as 5 three bedroom terraced houses which would be wheelchair accessible and 10 three bedroom terraced properties.

Mr Thompson advised that the principles underlying the approach for the applicant and design quality objectives were:-

- Incorporate the latest design principles of good practice as promoted by Scottish Government and Architecture and Design Scotland;
- Be energy and cost efficient and sustainable for both Aberdeen City Council maintenance and tenants' living costs;
- To develop sites that require minimal Aberdeen City Council maintenance requirements and reduce whole life cost; and
- To develop a uniform and standardised approach to new housing to aid maintenance, repair, and future refurbishment, whilst enhancing place making and the social environment.

Mr Thompson also indicated that the aim was for the residential streets to provide an environment in which people can safely interact with each other and take pleasure in their surroundings. The combination of buildings, street, and open space would create local identity and positively contribute to the character of the community.

Mr Ewan Scott also provided information on the principles of the road designs and how they hoped to have changes in surfaces, sharp corners to keep drivers thinking and also a design which would not encourage extra traffic, however it would be an accessible site for residents.

Members then asked a number of questions of both the applicant and the case officer and the following information was noted:-

- In regard to the proposed balconies, the applicant/agent were communicating with Police Scotland about design and safety and the standards and minimums that were to be adhered to;
- There would be general clusters for bike storage and also driveways for the terraced houses;
- There would be capacity in 50% of the parking spaces for electric charging points, with the infrastructure in place to increase this in the future;
- There was no provision on site for a local shop as shopping facilities were within walking distance of the development;
- Every apartment block would be private so the amenity space could only be used by the residents;

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- The proposed open space would be low maintenance and a flexibility with resident involvement in the walled garden;
- Aberdeen City Council were working with community teams in order to hold discussions around resident involvement with amenity projects; and
- A play park would form part of the next design stage with the landscape architect.

### **The report recommended:-**

That the Forum –

- (a) Note the key issues identified;
- (b) If necessary, seek clarification on any particular matters; and
- (c) Identify relevant issues which they would like the applicant to consider and address in any future application.

### **The Forum resolved:-**

- (i) to request that the applicant consider the key points above; and
- (ii) to thank the presenters for their informative presentation.

## **FORMER KINCORTH ACADEMY – KINCORTH CIRCLE, KINCORTH – 200989**

4. The Forum had before it a report by the Chief Officer – Strategic Place Planning, on a submission of a Proposal of Application Notice by Atkins Architects, on behalf of their client Aberdeen City Council, for a major residential development for approximately 213 units comprising a mix of unit types, associated streets, parking and amenity spaces, at the former Kincorth Academy site Aberdeen, 200989.

The report advised that the site was previously occupied by Kincorth Academy and associated playing fields, and all buildings had been removed to leave a vacant site. The site had an irregular shape extending to 3.9 hectares and was bound by Deevale Gardens, Kincorth Circle and Kincorth playing fields to the north, with existing three storey flats fronting onto Auldearn Place to the east. Cairngorm Drive had predominantly two storey terraced houses to the south; and three storey flats facing out on Cairnvale Terrace to the west. Mature trees were located along the north and parts of the southern boundary, and a high mature hedge along the western boundary and part of the southern boundary. There was a distinct change in levels between the eastern part of the site, which used to house the school buildings, and the western half of the site, where the playing fields were, with the latter set at a significantly higher level. The entire site, including the playing fields to the west, was allocated as an opportunity site – OP105 in the 2017 Aberdeen Local Development Plan and it was proposed that this allocation be repeated in the 2020 Proposed Local Development Plan.

The report explained that the proposed application was for a major residential development of approximately 215 residential units, associated streets, parking and amenity spaces. An indicative site layout submitted as part of the Proposal of

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Application Notice showed a layout with a total of 213 units, as 27 houses and 186 flats. The flatted blocks would generally be two and three storeys in height, and would predominantly be located in the west, south and east parts of the site, with the terraced properties located along the north boundary. Vehicular access would be taken from Kincorth Circle and Deevale Gardens to the north, Cairnvale Terrace to the west and Cairngorm Drive to the south. A central linear open space through the site would run in a north-south direction, roughly where the existing banked change in levels was.

The Forum heard from Dineke Brasier, Senior Planner who addressed the Forum and provided details regarding the planning aspects of the application.

Ms Brasier explained that as part of the application, the applicant had been advised that the following information would need to accompany the formal submission:-

- Pre-Application Consultation Report;
- Design and Access Statement including visualisations;
- Planning Statement;
- Transport Assessment;
- Travel Plan;
- Drainage Impact Assessment;
- Tree Survey and Arboricultural Impact Assessment;
- Landscape Strategy;
- Land Contamination Assessment

The Forum then heard from the applicant/agent and the presenters were as follows:-

- Ricky Connell – Atkins Architect
- Stephen McGarrity – Atkins Architect
- Colin Doig – Aberdeen City Council

Mr Connell began the presentation and explained that the Kincorth Housing Project was part of the wider Aberdeen City Council Housing Programme 2022. The purpose of the wider housing programme was to address a long-term shortage of affordable social rented housing in the city. The supply of affordable private rented sector housing had increased significantly within the city since 2014 and efforts were now needed to concentrate on addressing the continuing shortage of affordable social rented housing.

Mr Connell advised that within the development there would be 125 one bedroom flats, 32 three bedroom flats, 12 three bedroom semi-detached houses, 14 three bedroom houses for varying needs, and 1 five bedroom bungalow for varying needs.

Mr Connell provided details on the concept of Home Zones which would be explored on all sites, where people and vehicles share the whole of the street space safely, and on equal terms, and where the quality of life takes precedence over the ease of traffic movement. As well as addressing the traffic aspects, Home Zone schemes can also aid a greater pride and responsibility in residents for the care and wellbeing of their

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surroundings. There would also be bicycle stores and bins and aimed to have 40% of the development as open space. They were also looking at large window formats.

In terms of consultation with the public, they were looking to hold an online electronic event in collaboration with the Craighill application, due to their proximity to each other.

Members then asked a number of questions of both the applicant and the case officer and the following information was noted:-

- Discussions were underway with Aberdeen City Council about progressing an initiative such as a Men's Shed or a Community Hub;
- 22% of the application site would be the building footprint, which would leave plenty consideration for open space;
- It was the intention for all properties to be fitted with the capability for Fibre Broadband;
- 35 to 40% of the ground floor housing would be wheelchair accessible; and
- In regards to the allocation policy for housing, the commitment to veteran housing would be incorporated.

### **The report recommended:-**

That the Forum –

- (c) Note the key issues identified;
- (d) If necessary, seek clarification on any particular matters; and
- (c) Identify relevant issues which they would like the applicant to consider and address in any future application.

### **The Forum resolved:-**

- (iii) to request that the applicant consider the key points above; and
- (iv) to thank the presenters for their informative presentation.

- **Councillor Marie Boulton, Convener**



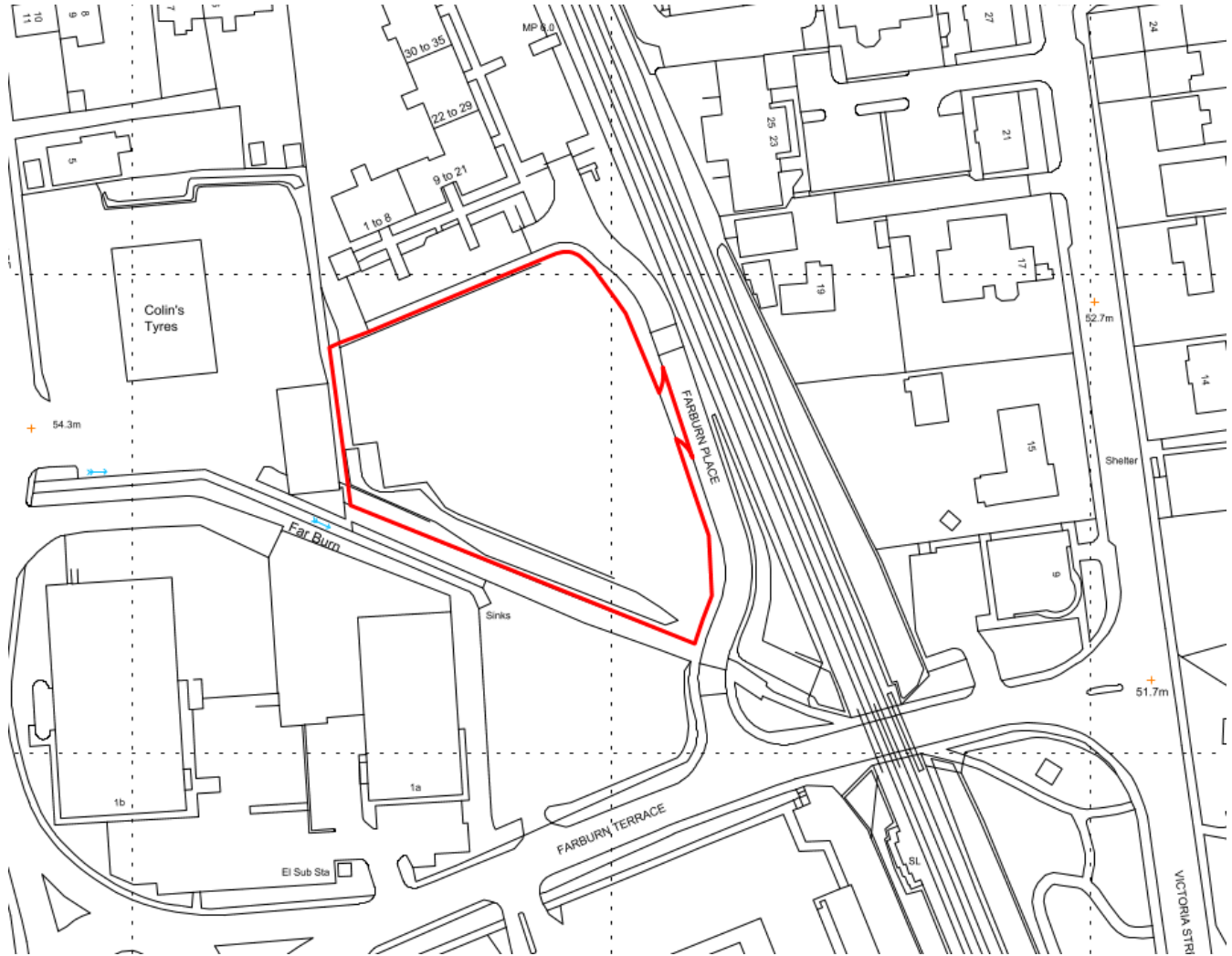
## PRE-APPLICATION FORUM

22<sup>nd</sup> April 2021

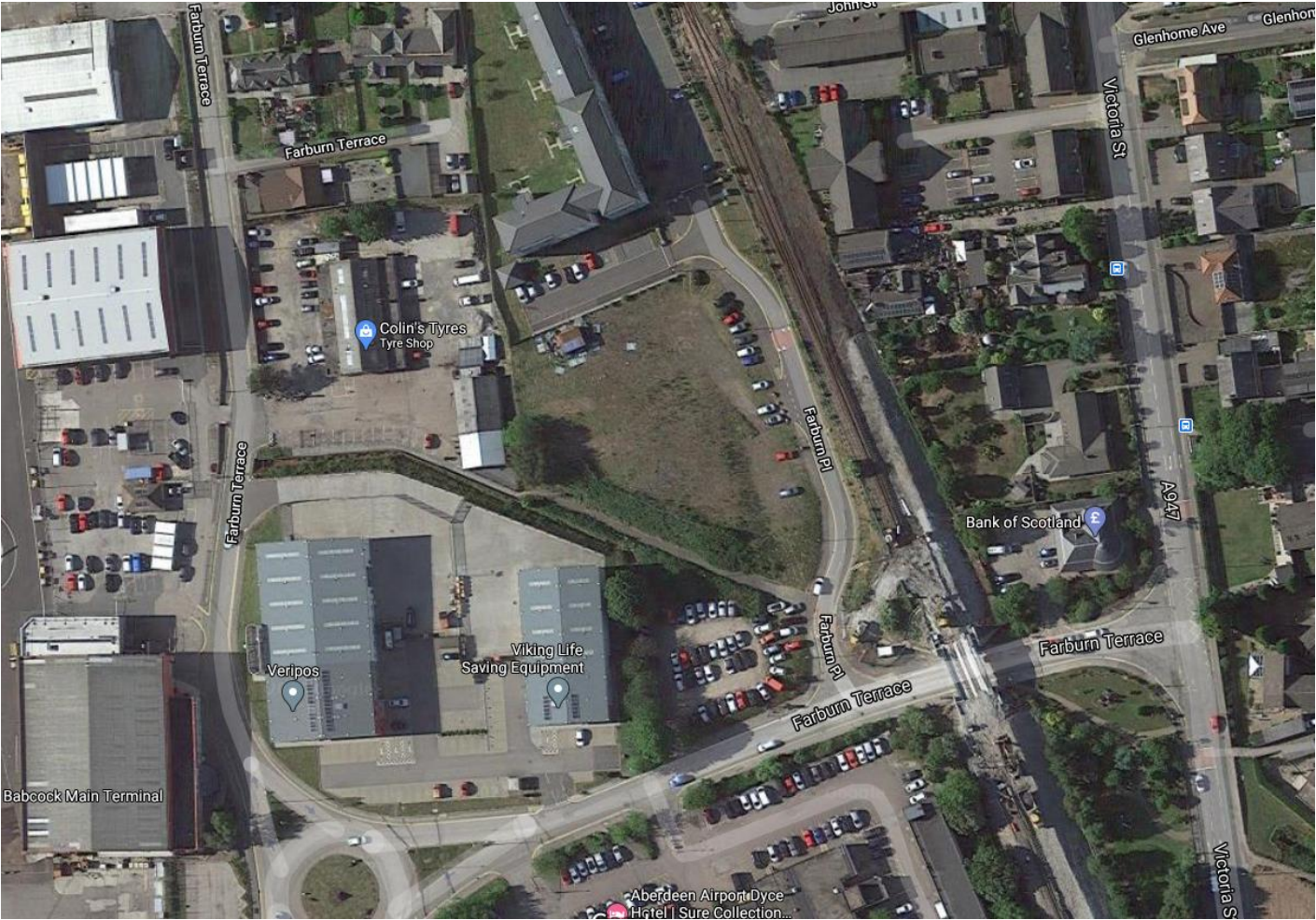
Major development for erection of battery based energy storage  
facility

Site at Farburn Terrace, Dyce, Aberdeen  
Proposal of Application Notice Ref: 201599/PAN

# Location Plan



# Aerial Photo



# ALDP allocation – H2 – Mixed Use Areas





# Site Photos



# Site Photo



## Pre-application Consultation

- Requirement to hold a public consultation event. If necessary, this can be virtual
- Event to be advertised at least 7 days in advance
- Copies of notice to be issued to addresses in the local area, specified by the planning authority
- If possible, copies of notice to be displayed in various public places at least 7 days in advance
- A 'Pre-Application Consultation (PAC) Report' is required to accompany application – this details the extent of public consultation, feedback received, and any changes made in response to that feedback

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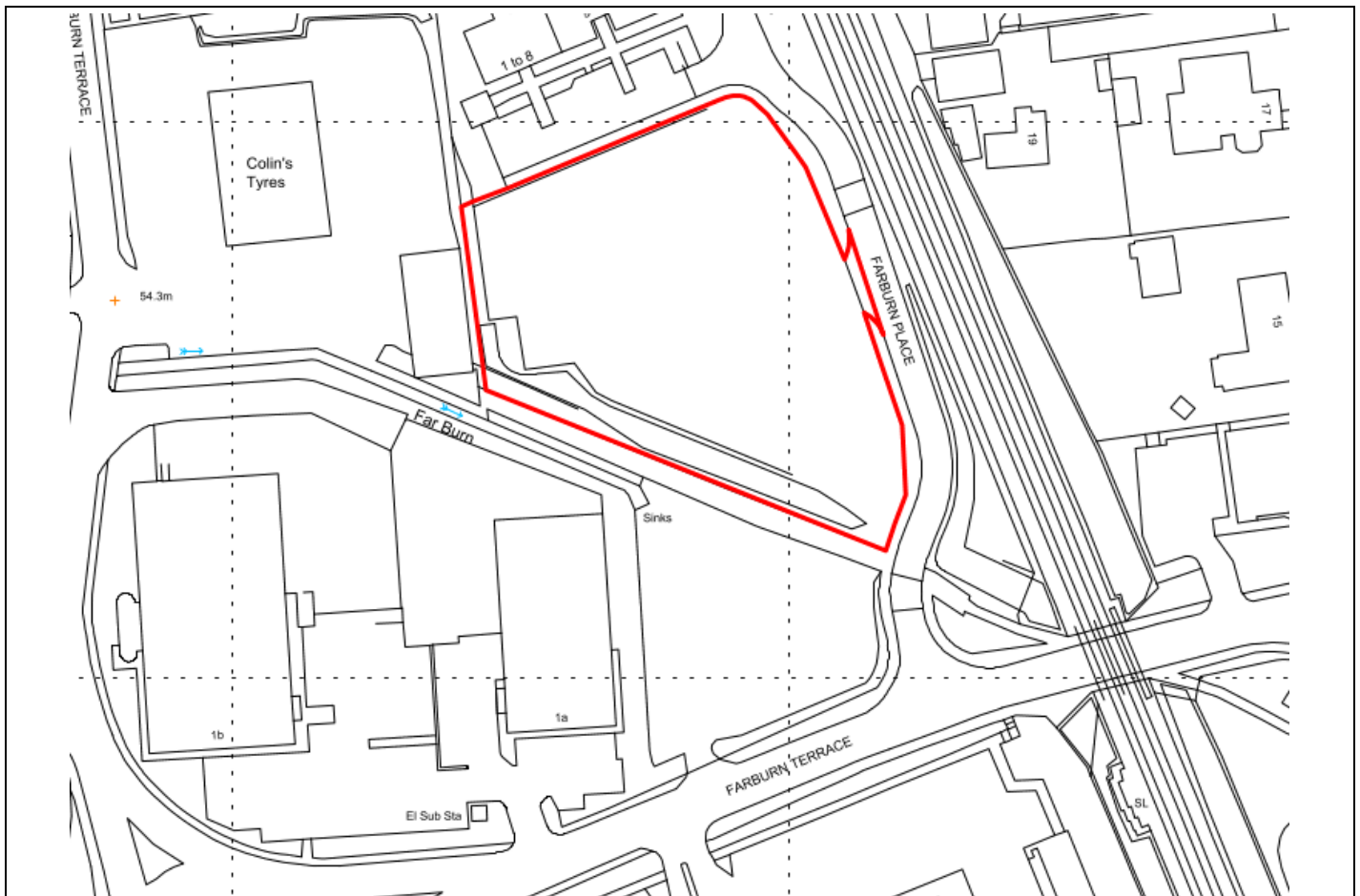


## Pre-Application Forum

Report by Development Management Manager

**Meeting Date: 22<sup>nd</sup> April 2021**

<b>Site Address:</b>	Site at Farburn Place, Dyce, Aberdeen, AB21 7GP.
<b>Description of Proposal:</b>	Major development for erection of battery-based energy storage facility
<b>Notice Ref:</b>	201599/PAN
<b>Notice Type:</b>	Proposal of Application Notice
<b>Notice Date:</b>	17 December 2020
<b>Applicant:</b>	Peak Reserve Power Ltd
<b>Ward:</b>	Dyce/Bucksburn/Danestone
<b>Community Council:</b>	Dyce and Stoneywood
<b>Case Officer:</b>	Gavin Clark



## **APPLICATION BACKGROUND**

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### **Site Description**

The site comprises an area of vacant land located adjacent to the main Aberdeen-Inverness rail line and approximately 0.5km to the south of Dyce Station. The site comprises vacant, flat land and its access is taken off Farburn Place to the east. For the past two years the site has been utilised for ad-hoc parking without the benefit of planning permission. The Far Burn runs along the southern site boundary within a culvert.

The site lies to the east of Aberdeen Airport. The land to the north of the site is occupied by residential flats and associated parking areas. These are 4 storeys in height and overlook the application site. There are existing residential properties to the east of the railway line. There are a mix of commercial uses in the surrounding area.

### **Relevant Planning History**

Planning permission (Ref: 20121/DPP) was refused in June 2020 for a change of use from amenity land to form temporary car parking with associated landscaping, paths and works.

Planning permission (Ref: 130326) for the erection of 4 storey office accommodation (4345sqm<sup>2</sup>, office space), formation of associated car parking and ancillary structures and opening section of culvert of Farburn crossing site and re-directing to the west. This was withdrawn in April 2015.

## **MATERIAL CONSIDERATIONS**

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### **Legislative Requirements**

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

### **National Planning Policy and Guidance**

- Scottish Planning Policy (SPP)

### **Aberdeen Local Development Plan (2017)**

- Policy H2: Mixed Use Areas
- Policy T2: Managing the Transport Impact of Development
- Policy T3: Sustainable and Active Travel
- Policy T5: Noise
- Policy B4: Aberdeen Airport
- Policy D1: Quality Placemaking by Design
- Policy D2: Landscape
- Policy NE6: Flooding, Drainage and Water Quality
- Policy NE8: Natural Heritage
- Policy I1: Infrastructure Delivery and Developer Obligations
- Policy R2: Degraded and Contaminated Land
- Policy R6: Waste Management Requirements for New Development
- Policy R7: Low and Zero Carbon Buildings, and Water Efficiency

### **Proposed Aberdeen Local Development Plan (PALDP)**

- Policy WB3: Noise
- Policy NE2: Green and Blue Infrastructure
- Policy NE3: Our Natural Heritage
- Policy D1: Quality Placemaking
- Policy D2: Amenity

- Policy D4: Landscape
- Policy R2: Degraded and Contaminated Land
- Policy R5: Waste Management Requirements for New Development
- Policy R6: Low and Zero Carbon Buildings and Water Efficiency
- Policy H2: Mixed Use Areas
- Policy T2: Transport
- Policy T3: Sustainable Transport
- Policy B3: Aberdeen International Airport and Perwinnes Radar

### **Supplementary Guidance (SG)**

- Landscape
- Transport and Accessibility
- Noise
- Natural Heritage
- Flooding, Drainage and Water Quality
- Resources for New Development

## **EVAULATION**

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### **Principle of Development**

The site is zoned as H2 (Mixed Use Areas) in the Aberdeen Local Development Plan. Policy H2 advises that applications for development or change of use within such areas must take account of the existing uses and character of the surrounding area and avoid undue conflict with the adjacent land uses and amenity. Where new industrial, business, or commercial uses are permitted, development should not affect the amenity of people living and working in the area.

### **Layout, Scale and Design**

Issues of layout, scale and design will need to be considered against Policy D1 – Quality Placemaking by Design and Policy D2 – Landscape. Policy D1 advises that all development must ensure high standards of design and have a strong and distinctive sense of place which takes into account the context of the surrounding area and will be required to offer opportunities for connectivity which take in to account the character and scale of the development. Developments that contribute to placemaking will help sustain and enhance the social, economic, environmental, and cultural attractiveness of the city. Proposals will be considered against six essential qualities: distinctive, welcoming, safe and pleasant, easy to move around, adaptable and resource efficient.

### **Landscape**

Policy D2: Landscape outlines that new developments will have a strong landscape framework that improves and enhances the setting and visual impact of the development, unifies urban form, provides shelter, creates local identity, and promotes biodiversity. To secure high quality development, new development should include a landscape strategy and management plan incorporating soft and hard landscaping design specifications. The level of detail required will be appropriate to the scale of development. Given the development would be highly visible from the public road and surrounding properties, landscaping around the edges of the site is likely to be required.

### **Transport and Accessibility**

With regards to sustainable and active travel, Policies T2 - Managing the Transport Impact of Development and T3 - Sustainable and Active Travel will be used to assess the development. Policy T2 requires all new developments to demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel. A Transport Statement will be required to support the proposal. Parking requirements are also outlined in the Transport and Accessibility Supplementary Guidance and will depend on the floor area of the proposed development.

In terms of Policy T3, new developments must be accessible by a range of transport modes, with an emphasis on active and sustainable transport. In addition, links between residential, employment, recreation and other facilities must be protected or improved for non-motorised transport users, making it quick, convenient, and safe for people to travel by walking and cycling. Links to the site should be looked at from the surrounding path and road networks.

### **Noise**

It is anticipated that the proposed development will introduce new noise sources which may impact on the amenity of existing noise sensitive receptors. Other matters to consider include the cumulative effects of numerous battery/ equipment containers and any continuous low frequency noise emissions. A Noise Impact Assessment will be required to support the application to address these concerns.

### **Natural Heritage**

Policy NE8 advises that direct and indirect effects on sites protected by natural heritage designations, be they international, national or local, are important considerations in the planning process and will need to be carefully considered in any future planning application. The applicant will be required to submit a Preliminary Ecological Assessment in support of any planning application. Further surveys may be required depending on the findings of this report.

### **Drainage**

As per the requirements of Policy NE6: Flooding, Drainage and Water Quality, a Drainage Impact Assessment will be required for new development proposals comprising 250 square metres or more of non-residential floor space. The assessment should detail how surface water and wastewater will be managed.

An area to the south-west, outwith the application site, shows that there is a risk of river and surface water flooding from the Far Burn. As such, the applicants will be required to provide a Flood Risk Assessment where a development is likely to result in a material increase in the risk of flooding. As such, a Flood Risk Assessment will be required in support of this proposal.

### **Waste/Refuse**

The requirements of Policy R6 – Waste Management Requirements for New Development advise that all new developments should have sufficient space for storage of general waste, recyclable materials, and compostable waste where appropriate. Details of storage facilities and means of collection will be required as part of any planning submission.

### **Sustainable Development**

Policy R7 - Low and Zero Carbon Buildings, and Water Efficiency advises that, in terms of low and zero carbon, buildings must meet at least 20% of the building regulations carbon dioxide emissions reduction target applicable at the time of the application through low and zero carbon generating technology. With regards to water efficiency, all new buildings are required to use water saving technologies and techniques.

### **Contaminated Land**

Given uses in the surrounding area and previous uses there is potential for the application site to contain some contamination, as per the requirements of Policy R2 – Degraded and Contaminated Land, in the event that an application is submitted further information may be required in this regard and agreed prior to commencement of development.

### **Airport**

The site falls within the safeguarding area of Aberdeen Airport and as such Policy B4 – Aberdeen Airport applies. B4 advises that there will be a presumption in favour of compatible uses that are required for the effective and efficient operation of the airport, and which have a functional



requirement to be located there. Aviation impacts should be considered as part of the design and the proposed development may impact upon obstacle limitation surfaces, communication navigation systems; bird hazards and lighting and should be considered prior to submission of an application.

### **Proposed Aberdeen Local Development Plan**

The development has been reviewed in relation to the relevant allocation and policies contained within the Proposed Aberdeen Local Development Plan 2020 and these substantially reiterate these in the adopted Local Development Plan.

## **PRE-APPLICATION CONSULTATION**

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The applicants undertook a Public Consultation Event via an online event on the 31<sup>st</sup> March 2021, which provides an opportunity to join live chat sessions with the project team in four separate sessions taking place at 10am, 1pm, 4pm and 7pm. Further information is/ was also provided on a dedicated website at: [www.dyce-energy-storage.consultationspace.com](http://www.dyce-energy-storage.consultationspace.com). The proposal was advertised in the local press, local Councillors, Dyce Community Council and other stakeholders including neighbouring residential properties, businesses and Network Rail were made aware of the event and invited to attend.

## **NECESSARY INFORMATION TO SUPPORT ANY FUTURE APPLICATION**

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As part of any application, the applicant has been advised that the following information would need to accompany the formal submission –

- Location Plan, Site Plan, Elevations, Floor Plans, Building and Site Sections
- Design and Access Statement
- Pre-Application Consultation Report
- Landscaping Plan, including Management Plan
- Transport Statement, including Swept Path Analysis for emergency and refuse vehicles (if appropriate)
- Noise Impact Assessment
- Drainage Impact Assessment and SUDS Details
- Flood Risk Assessment
- Details of Refuse Storage and Collection
- Preliminary Ecological Survey; and
- Scheme of Investigation – Contaminated Land

## **RECOMMENDATION**

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It is recommended that the Forum –

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

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