

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 13 May 2021

PRE-APPLICATION FORUM

The Members of the **PRE-APPLICATION FORUM** are requested to meet remotely on **THURSDAY, 20 MAY 2021 at 2.00 pm.**

FRASER BELL
CHIEF OFFICER - GOVERNANCE

In accordance with UK and Scottish Government guidance, meetings of this Committee will be held remotely as required. In these circumstances the meetings will be recorded and available on the Committee page on the website.

BUSINESS

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

MINUTES

- 2 Minute of Previous Meeting of 22 April 2021 - for approval (Pages 7 - 10)

PRE APPLICATION REPORTS

- 3 Proposal of Application Notice - major residential development of approximately 350 units (at least 25% affordable) with associated infrastructure, open space and landscaping - Land to West of B997 Scotstown Road, Causewayend, Bridge of Don, Aberdeen - 201365 (Pages 11 - 26)

Planning Officer – Gavin Evans

- 4 Proposal of Application Notice - major residential development comprising conversion and erection (approximately 90 units) and associated infrastructure - site at Quattro House, Wellington Circle Aberdeen - 210225 (Pages 27 - 44)

Planning Officer – Alex Ferguson

EHRIs related to reports on this agenda can be viewed [here](#)
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McBain, email lymcbain@aberdeencity.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 28th of November, 2014.

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

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

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

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

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

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

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

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PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 22 April 2021. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM.
Present:- Councillor Boulton, Convener; and Councillors Allan, Copland, Cormie, Greig, Henrickson (as substitute for Councillor Cooke) MacKenzie and Malik.

Also present as local members: Councillors Al-Samarai and MacGregor.

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 24 SEPTEMBER 2020

2. The Forum had before it the minute of its previous meeting of 24 September 2020, for approval.

The Forum resolved:-

to approve the minute as a correct record.

SITE AT FARBURN PLACE DYCE ABERDEEN - 201599

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 RPS Consulting on behalf of their client Peak Reserve Power Ltd, for a major development for the erection of a battery based energy storage facility at site at Farburn Place, Dyce Aberdeen, 201599.

The report advised that the site comprised an area of vacant land located adjacent to the main Aberdeen-Inverness rail line and approximately 0.5km to the south of Dyce train station. The site comprised vacant, flat land and access was taken off Farburn Place to the east. It was noted that for the past two years the site had been utilised for ad-hoc parking without the benefit of planning permission. The Far Burn ran along the southern site boundary within a culvert.

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It was noted that the site lay to the east of Aberdeen Airport. The land to the north of the site was occupied by residential flats and associated parking areas. The buildings were 4 storeys in height and overlook the application site. There were existing residential properties to the east of the railway line. There was also a mix of commercial uses in the surrounding area.

The Forum heard from Mr Gavin Clark, Senior Planner who addressed the Forum and provided details regarding the planning aspects of the application.

Mr Clark advised that in terms of principle, the site was zoned as mixed-use area in the Aberdeen Local Development Plan, which advised that proposals 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. It also stated that where new industrial, business, or commercial uses were permitted, development should not affect the amenity of people living and working in the area.

Ms Clark explained that as part of the application, the applicant had 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

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

- Jonathan Smith – RPS Consulting
- Ben Coulston – speaking for the client.

Mr Coulston began the presentation by provided an overview of Cragside Energy Ltd and noted they were founded in 2004 and specialised in developments of energy schemes that support the UK's net zero carbon ambition and their mission was to enable a low carbon, cost effective and resilient energy system through the deployment of flexible and renewable technologies.

Mr Coulston provided some information on what energy storage was and noted that (1) they aimed to increase reliance on renewable but intermittent energy sources, eg wind

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and solar, (2) there was a need for greater resilience in the system, (3) it stored excess energy from the Grid, (4) it returned electricity to the Grid when required, (5) it helped balance demand and supply, particularly at peak times and (6) there were national and local benefits.

Mr Coulston then provided some details on the site layout of the proposed development and noted that it was for a modular Battery Energy Storage System (BESS). On site there would be transformers and invertors, a DNO kiosk, concrete plinths for the equipment, hard surfacing for vehicles, hardcore or gravel surround, secure boundaries and also landscaping.

In relation to the construction and operation of the site, it was noted that the plant would be remotely managed with pre-fabricated units which would aid delivery to the site, modular system would speed up construction time, there would be low level maintenance, availability 24 hours a day 7 days a week and the energy transfer would only be at short periods at time.

In regards to noise and impact on the site, Mr Smith advised that it would be a minimal noise producing plant with careful consideration of the layout and there would be short periods of operations. There would also be the appropriate assessment and mitigation to maintain existing levels and the construction period would be kept to a minimum. The site would be remotely operated with low-level maintenance and operational traffic would be limited to the occasional large goods vehicle or one car.

Mr Smith explained that in relation to the ground conditions and hydrology, there would be an assessment of the existing ground conditions and appropriate mitigation and remediation should it be required. There would also be an assessment of any potential flood risk, with appropriate mitigation and protection. There would also be an appropriate drainage design.

Mr Smith also advised that in regards to habitat and landscape there were no habitat or ecological constraints on the site, and there would be appropriate construction to safeguard the wider area as well as landscaping to boundaries to help integrate the development and also the creation of a new habitat from planting.

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

- The site was approximately 25 metres from the nearest flatted properties;
- Once the formal application was submitted, officers would be able to assess if the application complied with Policy H2 – mixed use;
- Planning officers were to establish whether a health assessment would be required;
- In relation to acoustics to help with noise, there would be a mixture of fencing and planting to help alleviate any noise impact;
- No sound waves would affect Aberdeen Airport and noted that battery storage facilities did not cause emission issues;

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- Flood lighting would not be required for the site, however for the rare occasion that the site would require personnel to visit, there would be suitable lighting.

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.

- **Councillor Marie Boulton, Convener**



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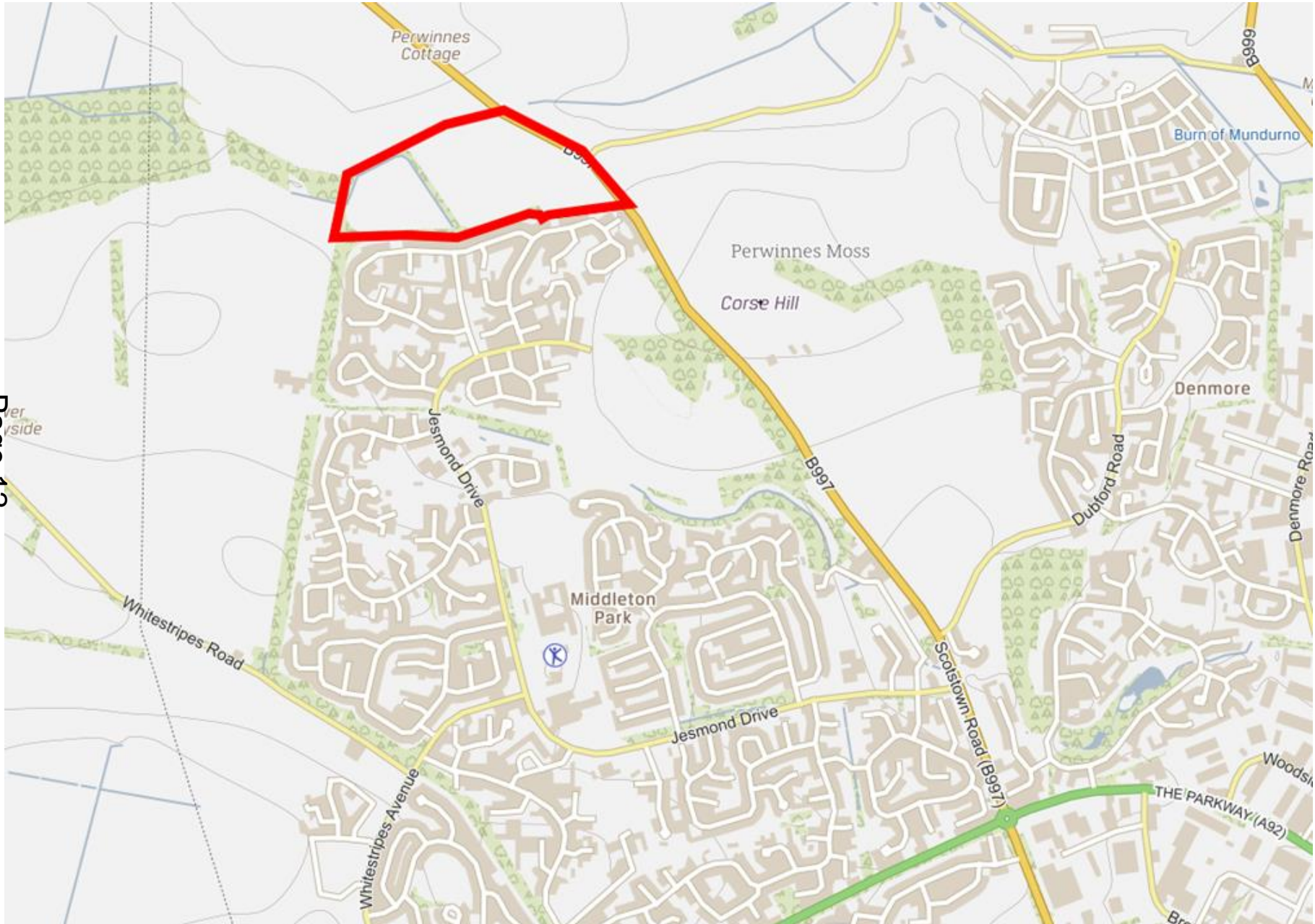
20th May 2021

Major residential development of approximately 350 units (at least 25% affordable) with associated infrastructure, open space and landscaping

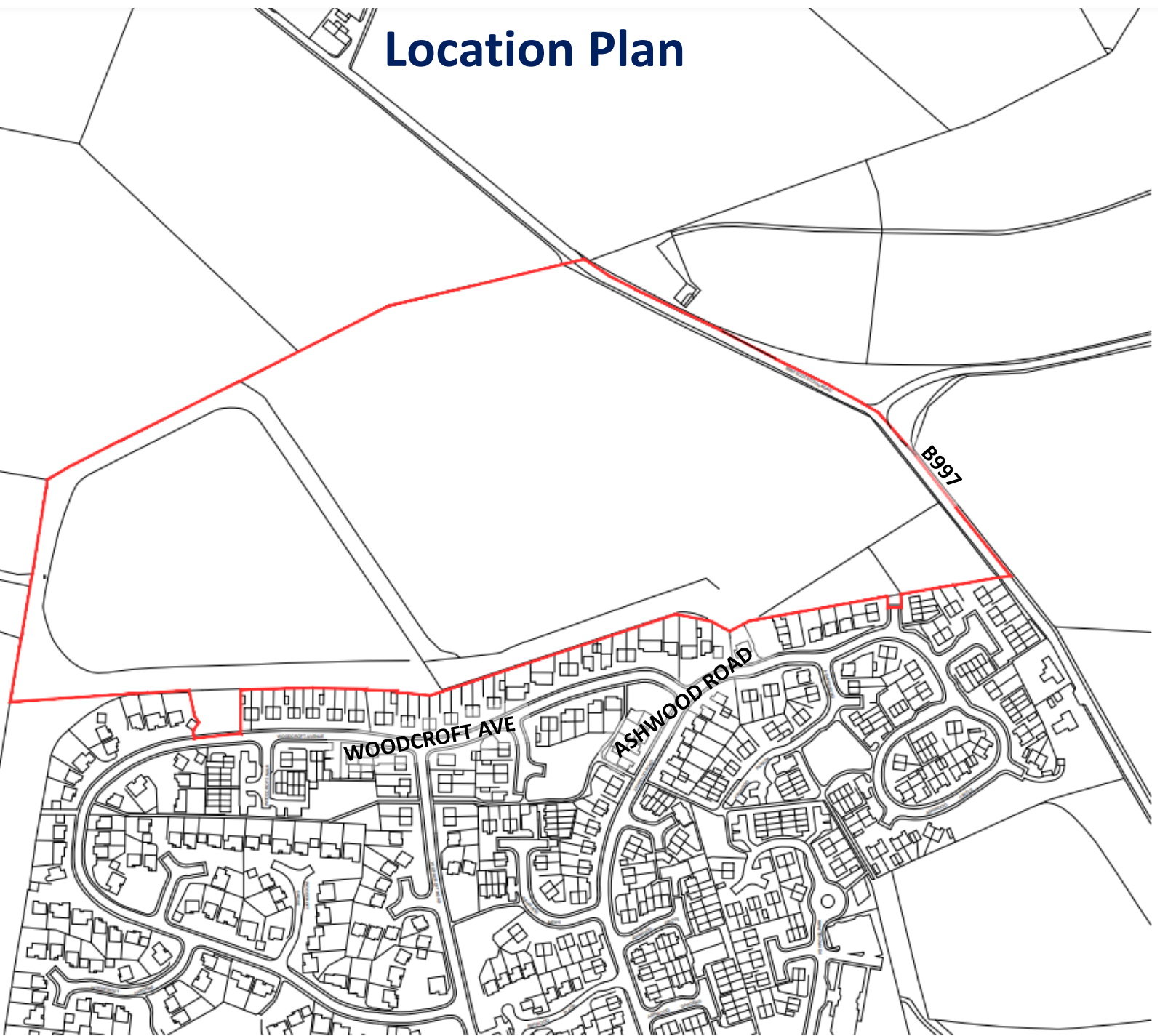
Land To West Of B997 Scotstown Road, Causewayend,
Bridge Of Don

Proposal of Application Notice ref 201365/PAN

Location



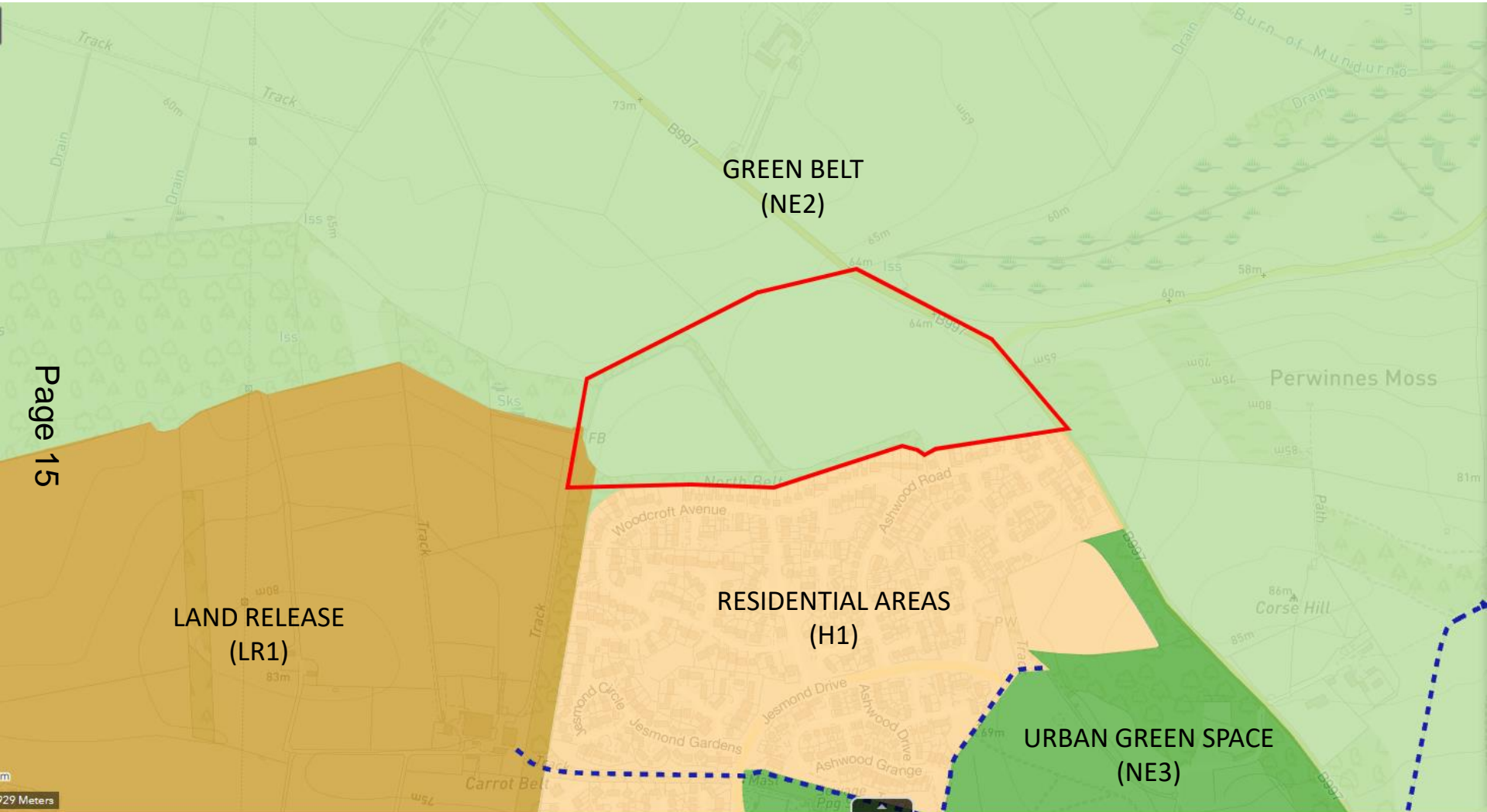
Location Plan



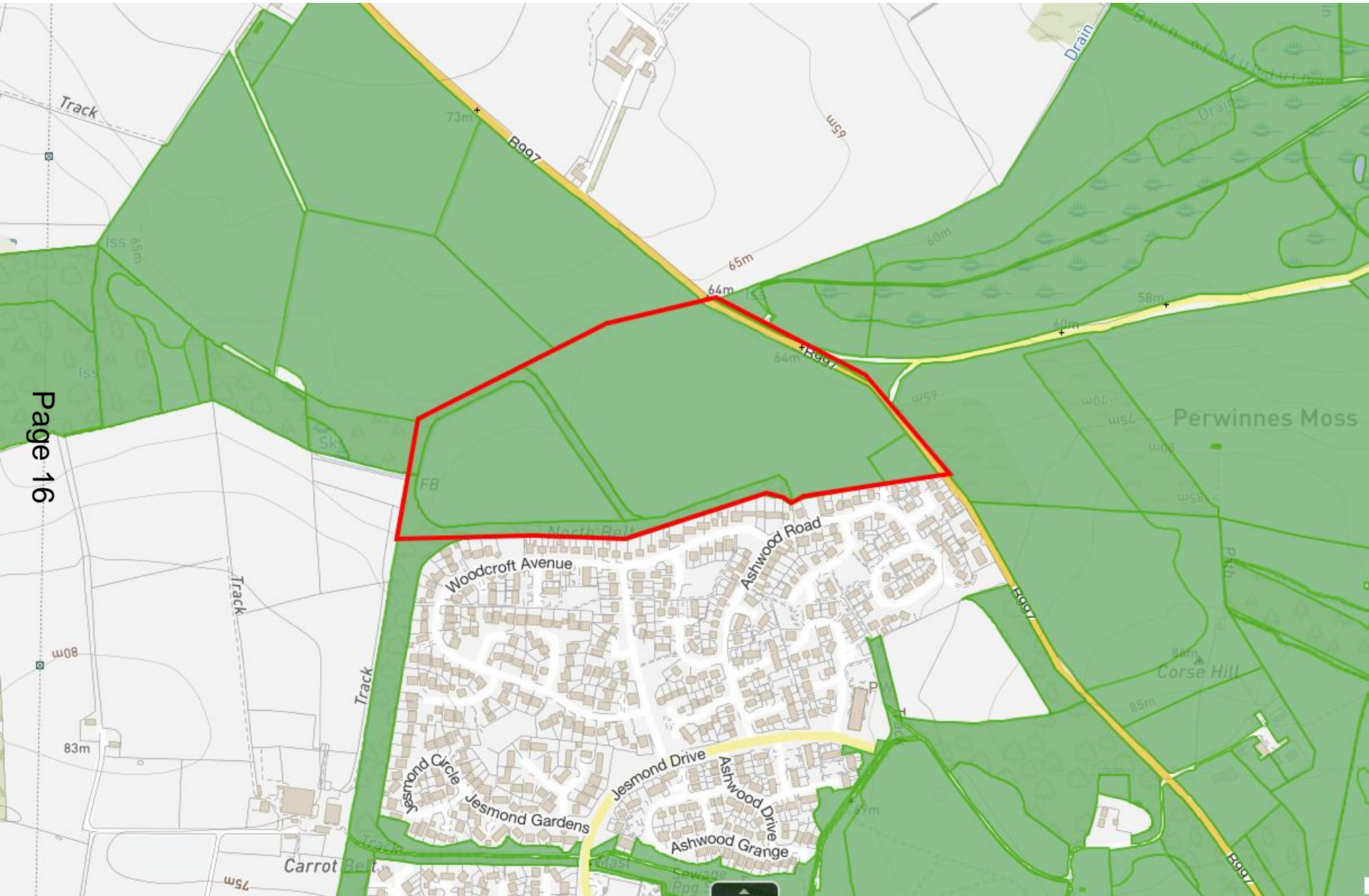
Aerial Photo (2019)



ALDP Zoning



Green Space Network extent



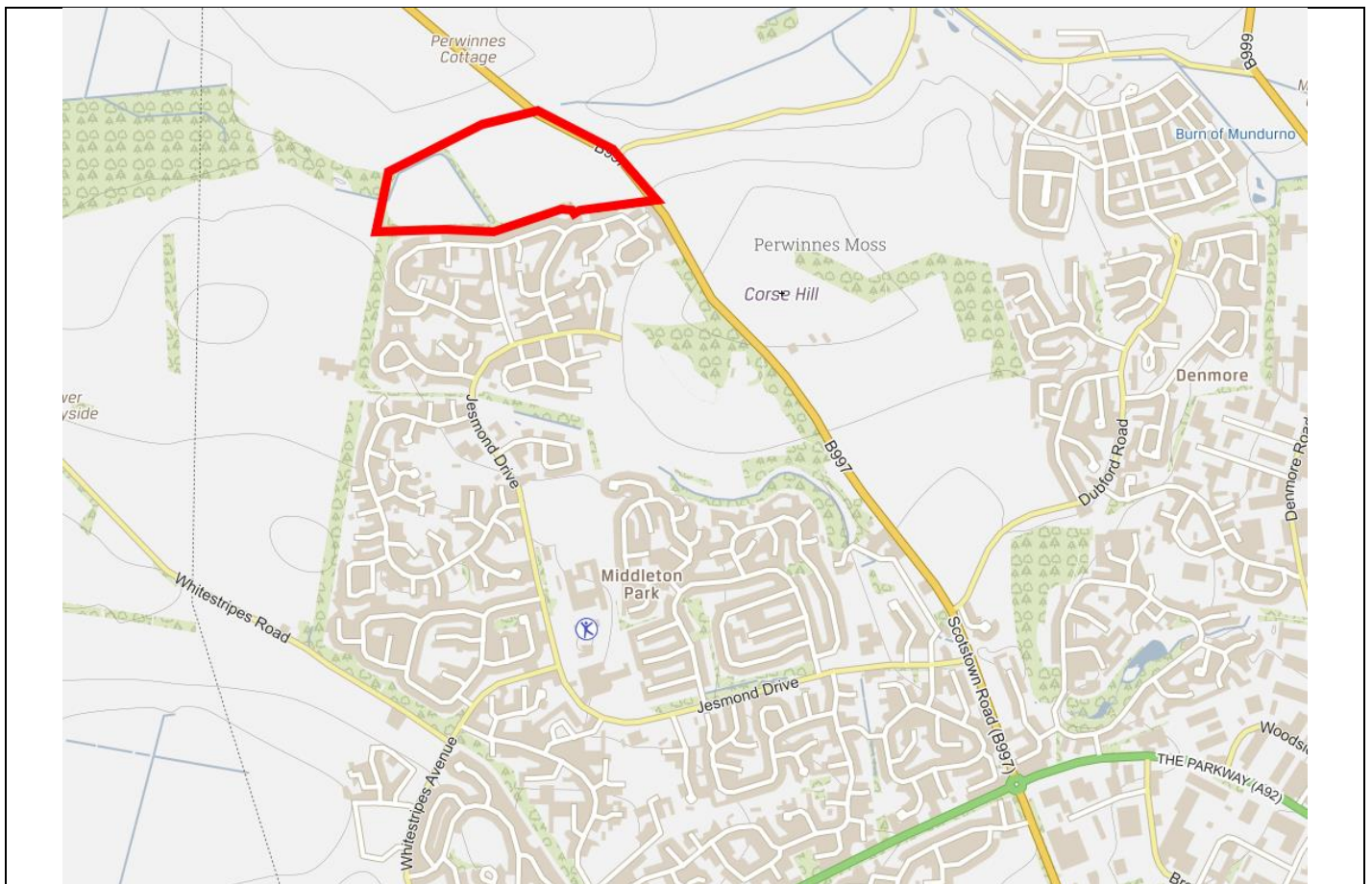


Pre-Application Forum

Report by Development Management Manager

Meeting Date: 18th February 2021

Site Address:	Land to West of B997 Scotstown Road, Causewayend, Bridge of Don, Aberdeen
Description of Proposal:	Major residential development of approximately 350 units (at least 25% affordable) with associated infrastructure, open space and landscaping
Notice Ref:	201365/PAN
Notice Type:	Proposal of Application Notice
Notice Date:	4 November 2020
Applicant:	Drum Property Group
Ward:	Bridge of Don
Community Council:	Bridge of Don
Case Officer:	Gavin Evans



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RECOMMENDATION

It is 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 applicants to consider and address in any future application.

APPLICATION BACKGROUND

Site Description

The prospective application site extends to approximately 13 hectares and is located to the west of the B997/Scotstown Road, immediately to the north of properties fronting existing residential streets on the northern edge of the Ashwood area of Bridge of Don. The site comprises open farmland, bounded by tree belts around its edges and running north/south through a central portion of the site. Beyond the southern boundary of the site are rear gardens of properties fronting Woodcroft Avenue and Ashwood Road. To the north and west of the site lie further areas of open farmland.

The site is zoned in the Aberdeen Local Development Plan 2017 and the Proposed Local Development Plan 2020 as both Green Belt and Green Space Network, where current LDP policies NE1 and NE2 will apply. The relevant policy context is discussed in detail later in this report.

Relevant Planning History

A Proposal of Application Notice (PoAN) was submitted in relation to this proposal on 4th November 2020 (201365/PAN). Details submitted included the intention to undertake a 'live' online public consultation event, with representatives present to field questions during the event and with consultation materials also hosted on a dedicated website allowing for online feedback for a period of 21 days thereafter. Information and feedback questionnaires could also be requested in hard copy. The online event was to run from at least 2pm-8pm, with a copy of the PoAN to be published in the local press at least 7 days before the event takes place. A list of nearby addresses was also supplied to the prospective applicants in order that they also be issued with a copy of the PoAN and details of the consultation event. A copy of the PoAN was also to be displayed in a number of local premises in advance.

The site was put forward in response to the 'call for sites' for inclusion in the emerging Aberdeen Local Development Plan 2022, both as a standalone site and as part of a much larger area (refs B02/18: Causewayend and B02/19: Perwinnes respectively). Both development options were assessed as 'undesirable' and were therefore not recommended for release as part of the Proposed ALDP subsequently agreed with modifications by Council.

APPLICATION DESCRIPTION

Description of Proposal

The submissions accompanying the Proposal of Application Notice offer limited details on the prospective development. The description refers to a residential development of approximately 350 units, at least 25% of which would be affordable units, along with associated infrastructure, open space and landscaping. No indicative proposals were included to illustrate the proposed development. Indicative layout proposals were, however, subsequently included in the consultation documents displayed on the prospective applicant's public consultation website: <https://www.causewayendconsultation.com>

MATERIAL CONSIDERATIONS

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): Scottish Government policy on nationally important land use planning matters.

Designing Streets: Scottish Government policy and technical guidance on street design.

Creating Places: Scottish Government policy statement on architecture and place.

Aberdeen City and Shire Strategic Development Plan (2020) (SDP)

The Strategic Development Plan 2020 was published in August 2020. The purpose of this Plan is to set a clear direction for the future development of the City Region. It sets the strategic framework for investment in jobs, homes and infrastructure over the next 20 years and promotes a spatial strategy for the next 20 years. All parts of the Strategic Development Plan area will fall within either a Strategic Growth Area or a Local Growth and Diversification Area. Some areas are also identified as Regeneration Priority Areas. The following general targets are identified; promoting diversified economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapting to the effects of climate change and limiting the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

The Aberdeen City Local Development Plan 2017 will continue to be the primary document against which applications are considered. The Aberdeen City & Shire SDP 2020 may also be a material consideration.

Aberdeen Local Development Plan (2017)

- Policy D1 – Quality Placemaking by Design
- Policy D2 – Landscape
- Policy I1 – Infrastructure Delivery and Planning Obligations
- Policy T2 – Managing the Transport Impact of Development
- Policy T3 – Sustainable and Active Travel
- Policy T4 – Air Quality
- Policy T5 – Noise
- Policy H1 – Residential Areas
- Policy H3 – Density
- Policy H4 – Housing Mix
- Policy H5 – Affordable Housing
- Policy NE1 – Green Space Network
- Policy NE2 – Green Belt
- Policy NE3 – Urban Green Space
- Policy NE4 – Open Space Provision in New Development
- Policy NE5 – Trees and Woodlands
- Policy NE6 – Flooding, Drainage and Water Quality
- Policy NE8 – Natural Heritage
- Policy NE9 – Access and Informal Recreation
- Policy R6 – Waste Management Requirements for New Development
- Policy R7 – Low and Zero Carbon Buildings, and Water Efficiency
- Policy CI1 – Digital Infrastructure

2020 Proposed Aberdeen Local Development Plan

- WB1 - Healthy Developments
- WB2 – Air Quality
- WB3 – Noise
- NE1 – Green Belt
- NE2 - Green and Blue Infrastructure
- NE3 – Our Natural Heritage
- NE4 - Our Water Environment
- NE5 - Trees and Woodland
- D1 - Quality Placemaking
- D2 – Amenity
- D4 – Landscape
- D5 – Landscape Design
- R5 - Waste Management Requirements for New Development
- R6 - Low and Zero Carbon Buildings, and Water Efficiency
- R8 - Heat Networks
- H3 - Density
- H4 - Housing Mix and Need
- H5 - Affordable Housing
- VC12 – Retail Development Serving New Development Areas
- I1 - Infrastructure Delivery and Planning Obligations
- T2 - Sustainable Transport
- T3 - Parking
- CI1 - Digital Infrastructure

Supplementary Guidance and Technical Advice Notes

- Aberdeen Masterplanning Process
- Transport and Accessibility;
- Trees and Woodlands
- Noise;
- Planning Obligations;
- Affordable Housing;
- Landscape;
- Green Space Network and Open Space;
- Trees and Woodland;
- Flooding, Drainage and Water Quality.
- Materials: External building materials and their use in Aberdeen
- Resources for New Development

Other Material Considerations

- Planning Advice Note 67: Housing Quality
- Planning Advice Note 75: Planning for Transport
- Planning Advice Note 83: Master Planning
- Planning Advice Note 1/2011: Planning and Noise

EVALUATION

Principle of Development

The Aberdeen Local Development Plan (ALDP) designates the entire area shown in the submitted location plan as both Green Space Network and Green Belt. In such areas, policies NE1 (Green Space Network) and NE2 (Green Belt) apply. Policy NE2 is explicit in stating that: *'no development will be permitted in the Green Belt for purposes other than those essential for agriculture; woodland and forestry; recreational uses compatible with an agricultural or natural setting; mineral extraction/quarry restoration; or landscape renewal.'*

Although there are various exceptions to the above statement, these principally apply to very small-scale development associated to existing activities or essential infrastructure. The proposed housing development does not fall into any of the applicable categories of permissible development in the green belt and is thus contrary to Policy NE2.

Policy NE1 states that: *'The Council will protect, promote and enhance the wildlife, access, recreation, ecosystem services and landscape value of the Green Space Network, which is identified on the Proposals Map'.*

As the proposed development would detrimentally impact upon a significant amount of natural landscape zoned as Green Space Network, the works would in principle also be contrary to Policy NE1. The development of the site for a major housing development would thus be contrary to both Policies NE1 and NE2 and would likely be considered as a significant departure from the Development Plan, necessitating a statutory Pre-Determination Hearing in addition to the usual procedures relating to Pre-Application Consultation and submission of a Proposal of Application Notice for a 'Major' development.

Housing Land Supply

The Local Development Plan aims to allocate land to meet identified housing needs, and the City's housing land supply is audited each year as part of the Aberdeen City and Aberdeenshire Housing Land Audit (HLA). Such audits aim to establish the extent of any constraints affecting supply, in order to determine whether a five-year effective land supply is maintained, based on the housing requirements set out by the Strategic Development Plan. The 2020 HLA identified a 7.1 year supply of effective housing land in the Aberdeen Housing Market Area, which suggests that there is no shortage of available housing land where the principle of such residential development might be accommodated. It may also be for the planning authority to consider the extent to which accommodating residential development on land designated for other purposes could serve to undermine the aims of the development plan in terms of offering certainty to communities and developers on the location and extent of new residential developments. Permitting development on further greenfield sites over and above those identified through the development plan may also serve to undermine policy aims for the development of brownfield sites.

Proposed ALDP

The Proposed Aberdeen Local Development Plan (PALDP) was approved at the Council meeting of 2 March 2020. The PALDP constitutes the Council's settled view as to what the content of the forthcoming adopted ALDP should be and is now a material consideration in the determination of planning applications. The Aberdeen Local Development Plan 2017 will continue to be the primary document against which applications are considered, however. The PALDP retains the Green Belt and Green Space Network designations currently applicable to land within this site.

As noted in the 'Planning History' section of this report, the land in question was promoted for housing development by the landowner, seeking to have the site allocated for development in the Aberdeen Local Development Plan 2022. Both development options were assessed as 'undesirable' and were therefore not recommended for release as part of the Proposed ALDP agreed with modifications by Council. On that basis, the Proposed ALDP does not support the

principle of this proposal.

The PALDP was subject to public consultation between May and August of 2020, with responses to that consultation currently being reviewed and collated by officers ahead of reporting back to members at Full Council. One representation (no.859) has been received in relation to this site, on behalf of Drum Property Group. This supports the identification/re-zoning of the site, which was previously promoted by Drum Property Group as a development option, as a housing allocation for approximately 280 homes.

Aside from matters of principle, there are multiple other aspects of the proposed development that require thorough assessment against various policies of the ALDP and PALDP and associated supplementary guidance. These are set out below:

Layout and Design

This Proposal of Application Notice was not accompanied by detailed proposals, so this report identifies general principles that would be relevant based on the red line boundary and the detail in the application form provided. As noted above, the principle of residential development on this site is contrary to the provisions of the Development Plan, and any advice on matters of design, scale and layout should be read in that context.

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
- Resource efficient

Policy D2 (Landscape) requires that developments have a strong landscape framework, which *“improves and enhances the setting and visual impact of developments, unifies urban form, provides shelter, creates local identity and promotes biodiversity”*. Any application must be accompanied by a landscape strategy and management plan, incorporating hard and soft landscaping design specifications.

Notwithstanding issues of principle, the following points should be considered in developing any proposals further:

- Access to the site and impact on the surrounding road network will require to be assessed through a Transport Assessment. Depending on the relationship between noise-sensitive uses and the surrounding road network, noise may be a factor and a Noise Impact Assessment may be required to adequately assess this and set out and necessary mitigation measures.
- Policy D2 (Landscape) seeks enhancement of landscape setting and promotion of biodiversity. Proposals should include a landscape strategy and management plan, detailing hard and soft landscaping design specifications. This should have regard for the

location of existing trees and any potential impacts on these as a result of development, as required by policy NE5 (Trees and Woodlands) of the ALDP. A tree survey, carried out by an appropriately qualified person, should accompany any application, identifying the location, size, species and condition of existing trees. This survey should provide the information set out in the Council's 'Trees and Woodlands' Supplementary Guidance, including an arboricultural impact assessment and proposals for any new/replacement planting.

- Policy H4 states a requirement for developments over 50 units to include a mix of dwelling types and sizes, in accordance with a masterplan. Provision should be made on site for smaller 1 and 2 bedroom units, along with provision for accessible properties such as bungalows, which are particularly suited to older people or those with mobility issues. If accommodation is not to achieve an appropriate mix, then supporting information will be required to evidence any case that the market does not support a particular form of accommodation in this location.
- As noted above, policy H4 requires a Masterplan to be provided. A clear design strategy is expected to inform and support any proposals, with the masterplan process to be applied to larger sites, such as this. The Aberdeen Masterplanning Process Technical Advice Note sets out expectations for the content of any masterplan document accompanying an application, though it is noted that the full process of adoption as Supplementary Guidance would not apply, given the significant departure from the Development Plan inherent within this proposal.
- Any Masterplan and Design and Access statement provided in support of an application should address the density of development. Policy H3 requires that residential developments achieve a minimum density of 30 dwellings per hectare (net) and supporting documents should demonstrate what areas have been included in any calculation.
- H5 (Affordable Housing) – No less than 25% of housing units shall be affordable. Further guidance is available in the related SG, with the expectation that these will be delivered onsite.
- Public Open Space provision, with a clearly identifiable open space or play function, must be made on-site wherever practicable. Open space provision should be integrated into the layout, and spaces should be useable and convenient for the homes they serve. Policy NE4 set out standards for the provision of open space in new residential development, with further detail contained in related SG. Areas of the site which are excessively noisy or prejudiced because of close proximity to road traffic may not be appropriate for open space provision.
- No details of building heights or form have been provided, so little advice can be offered on these aspects of the proposal. A Design Statement would be required to accompany any application, demonstrating how the proposal has evolved in response to the site context and any constraints.
- On-site car parking provision should generally be made in accordance with the rates set out in the Council's 'Transport and Accessibility' Supplementary Guidance. Whilst sustainable travel is supported, it is recognised that there will be a requirement for car parking sufficient to meet the needs of the development, and this site is located some distance from the City Centre, in the 'outer city' as identified in the Council's SG. Any under-provision of car parking must be adequately justified based on the circumstances of the site and may necessitate mitigation in terms of measures to support sustainable travel or contribution towards on-site or local car club provision.

Transport and Accessibility

With regards to sustainable and active travel, Policies T2 - Managing the Transport Impact of Development and T3 - Sustainable and Active Travel are of relevance. Policy T2 requires that all new developments demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel.

In terms of Policy T3, new developments must be accessible by a range of transport modes, with an emphasis on active and sustainable transport. The internal layout of developments must prioritise walking, cycling and public transport penetration. 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.

Proposals are likely to require a Transport Assessment/ Statement and Travel Plan, which should demonstrate that sufficient measures have been taken to minimise traffic generated and maximise opportunities for sustainable and active travel, both internally and in linking the site to its surroundings. 'Safe Route to Schools' are critical in identifying preferred routes between new residential developments and school infrastructure and making provision for improvements to pedestrian infrastructure where necessary, linked to the nature and scale of development. Such improvements would be required from the point of first occupations. It is recommended that the applicants liaise with ACC's Roads Development Management team for further advice regarding vehicular access/egress and roads layout, as well as any crossing (pedestrian and multi-modal) points of roads. Passive/Active electric vehicle charging points should be provided in accordance with ACC's 'Transport and Accessibility' SG.

Policy NE9 – Access and Informal Recreation advises that developments should include new or improved provision for public access, permeability and/or links to green space for recreation and active travel. There is an existing path network in the vicinity of the site, therefore every effort should be made to show connectivity to these areas.

Technical Matters

Development must be accompanied by the infrastructure, services and facilities required to support new or expanded communities and the scale and type of developments proposed. Where additional demands on community facilities or infrastructure that would necessitate new facilities or exacerbate deficiencies in existing provision, the Council will require the developer to meet or contribute to the cost of providing or improving such infrastructure or facilities. The level of infrastructure requirements and contributions will be outlined by the Council, through an assessment of Developer Obligations, and will relate to the scale and impacts of the development proposed, in line with Policy I1 - Infrastructure Delivery and Planning Obligations. Early engagement with the Council's Developer Obligations Team is encouraged in order to establish headline requirements and establish the likely scope and extent of any obligations.

Any requirements for improvement to transport infrastructure in the surrounding area would be identified by the Council's Roads Development Management Team.

Given the location of the development relative to a busy B-road, it is likely that portions of the site will be subject to exposure to noise. As such and as per the requirements of Policy T5 – Noise, a Noise Impact Assessment (NIA) will be required in support of any application. The Council's Environmental Health service will be able to advise on the scope and methodology for a Noise Impact Assessment.

As per the requirements of Policy NE6 - Flooding, Drainage and Water Quality, a Drainage Impact Assessment (DIA) will be required in support of any application. The DIA should detail how surface water and wastewater will be managed. Surface water drainage associated with development must: (i) be the most appropriate available in terms of SuDS; and (ii) avoid flooding and pollution

both during and after construction.

All new developments should have sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate. Flatted developments will require communal facilities that allow for the separate storage and collection of these materials. The commercial/retail aspect of the development shall include recycling facilities, where appropriate. Details of storage facilities and means of collection must be included as part of a planning application for any development which would generate waste as per the requirement of Policy R6 - Waste Management Requirements for New Development. ACC's Waste Strategy Team can provide feedback on the location of any infrastructure to support waste/recycling storage and collection.

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. This is a requirement of Policy R7 - Low and Zero Carbon Buildings, and Water Efficiency and details should be submitted with any application or would be requested via condition.

PRE-APPLICATION CONSULTATION

The Council's response to submission of a Proposal of Application Notice set out that pre-application consultation should include the following:

- Copies of the relevant notice being sent to local Bridge of Don Community Council and the local ward members for the area (Cllrs Alphonse, Cross, Mennie and Reynolds);
- A website hosting consultation material and allowing submission of online feedback forms;
- Website also required to include details of any 'live' feedback sessions allowing public participation, as well as details of how to submit online and hard copy feedback;
- Any proposed 'live' consultation event should run from at least 2pm-8pm;
- Notice of the online public event to be published at least one week prior in a local newspaper;
- Notice of the event also to be issues to a list of specified local addresses;
- Notice of the event to be posted in various local public/community buildings;
- Details of all consultation activity to be detailed in a Pre-Application Consultation (PAC) Report, which is required to accompany any related planning application for the proposed major development.

NECESSARY INFORMATION TO SUPPORT ANY FUTURE APPLICATION

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

- Pre-Application Consultation Report
- Masterplan
- Design and Access Statement
- Drainage Impact Assessment
- Landscape Strategy and Management Plan
- Transport Assessment
- Travel Plan
- Noise Impact Assessment
- Affordable Housing Delivery Strategy

- Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan
- Low and Zero Carbon Buildings and Water Efficiency Statement

RECOMMENDATION

It is 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 applicants to consider and address in any future application.

PRE-APPLICATION FORUM

20th May 2021

Major residential development, comprising conversion and erection (approximately 90 units) and associated infrastructure

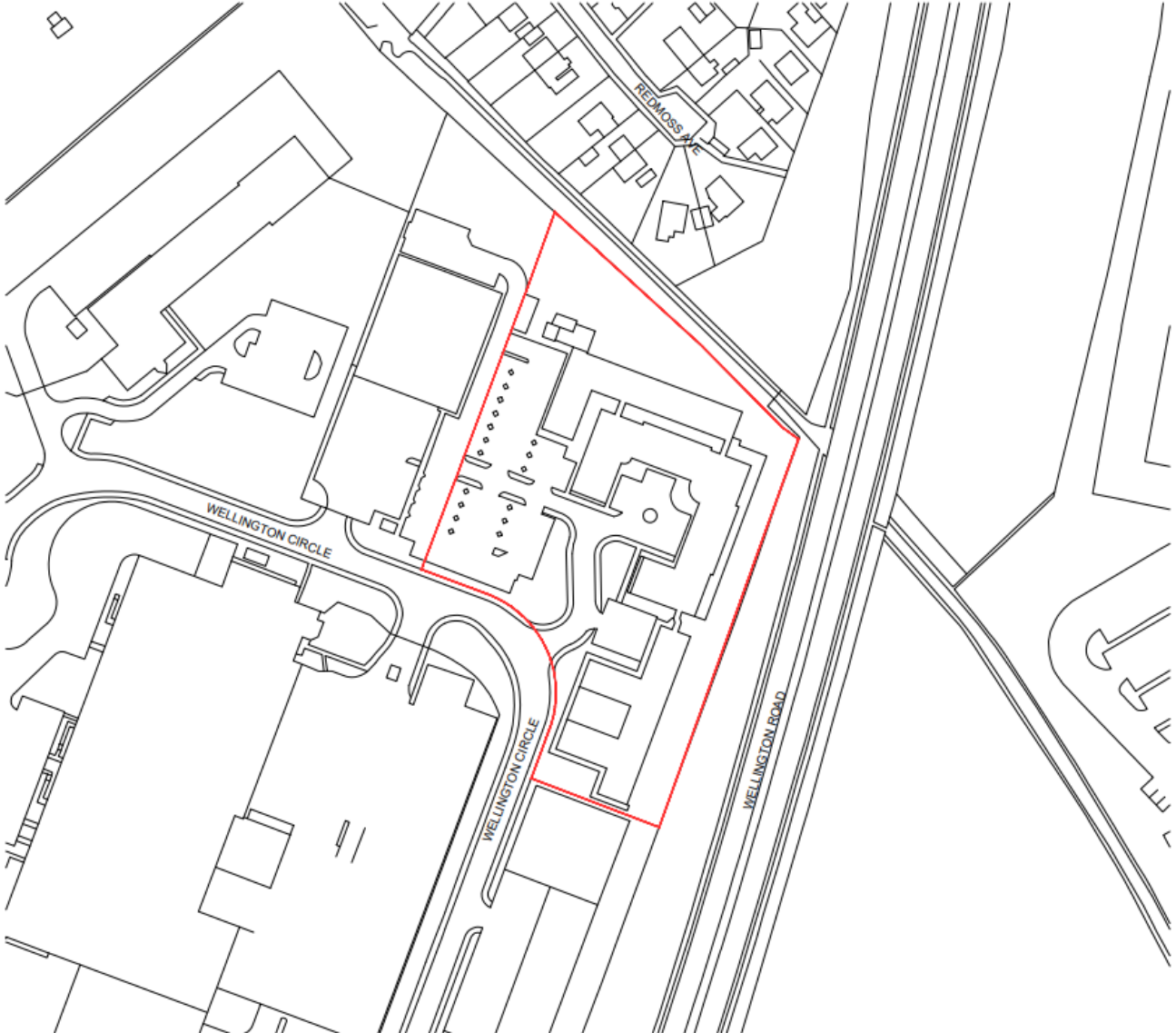
Quattro House, Wellington Circle

Proposal of Application Notice Ref: 210225/PAN

Location – Wider Context

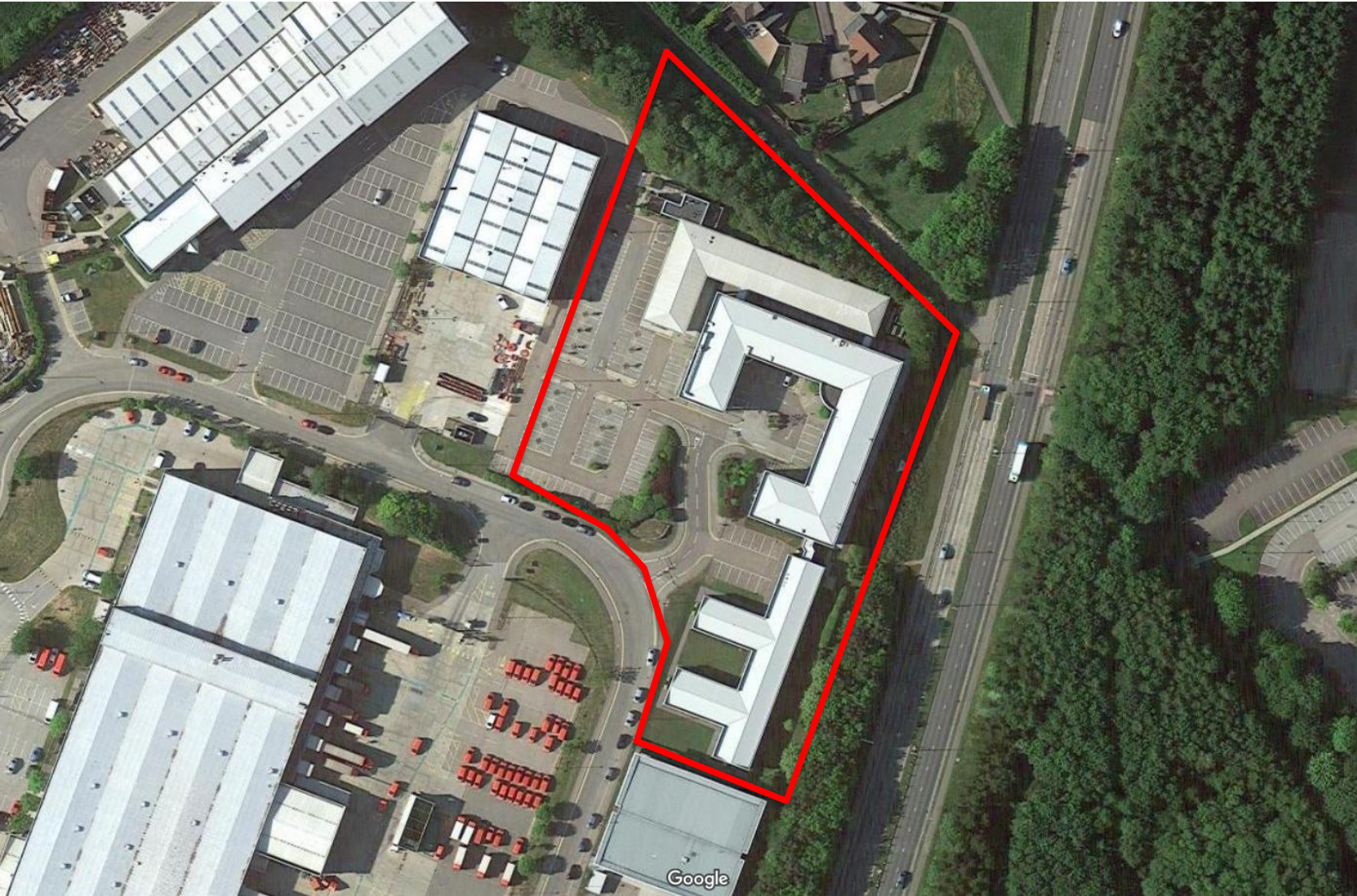


Location Plan

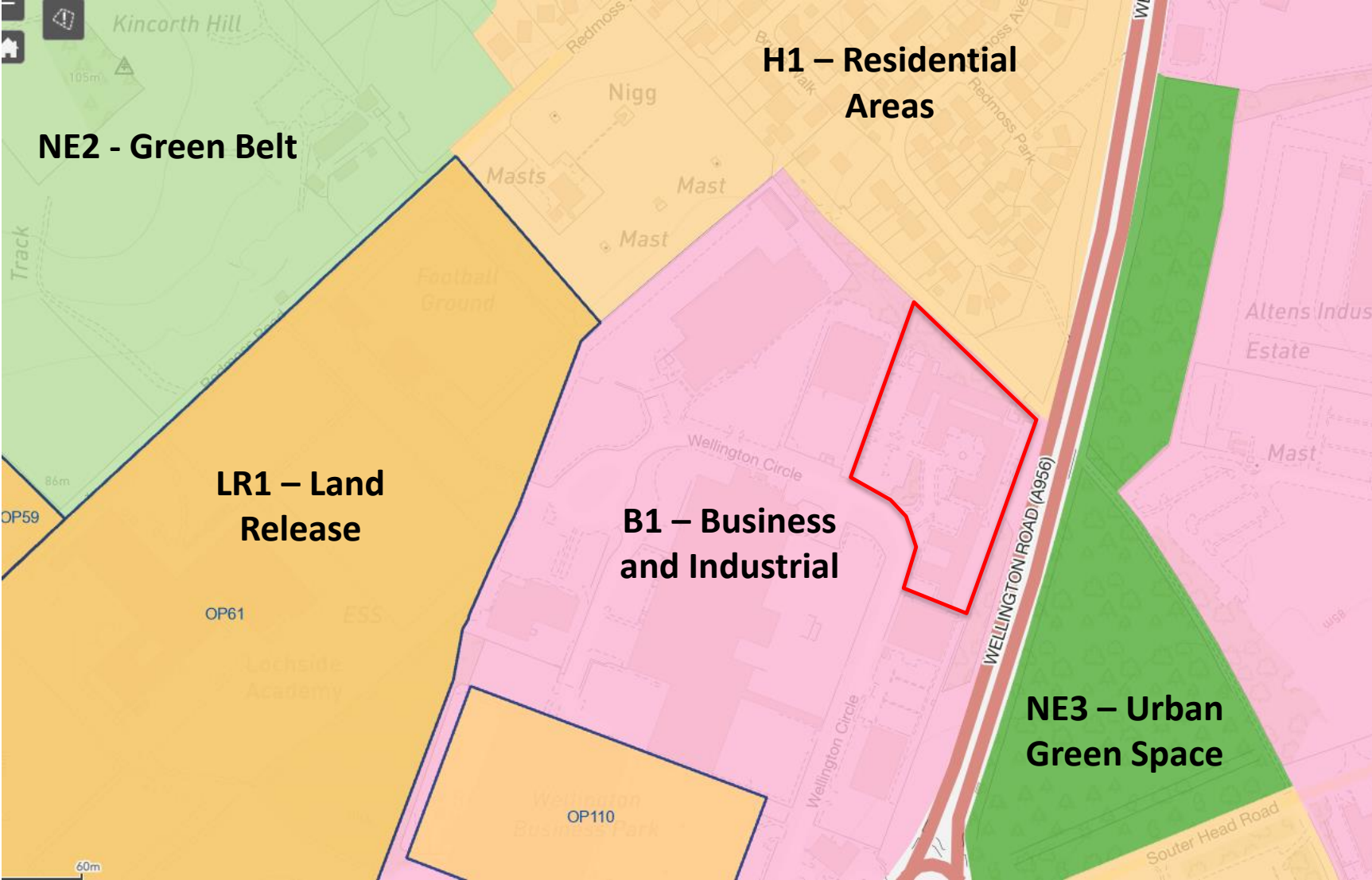


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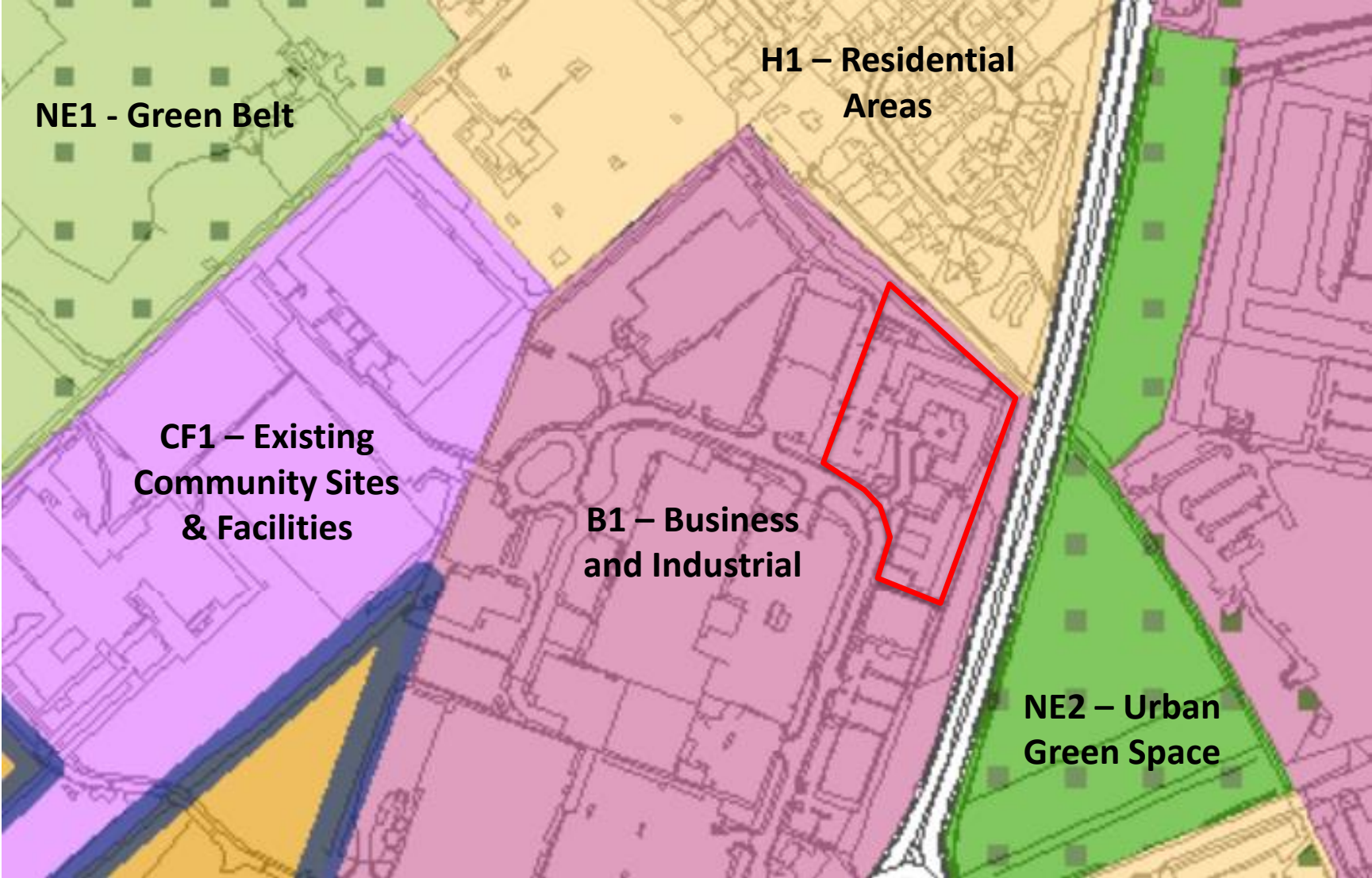
Aerial Photo



ALDP Zoning (Adopted Plan)



ALDP Zoning (Proposed Plan)



Site Photos



Looking south-west from Wellington Road

Site Photos

Page 34



Looking north from Wellington Road

Site Photos



Views from Wellington Circle

Pre-Application Consultation

- Proposal of Application Notice received on 22 February 2021;
- Online engagement event took place on the applicant's dedicated website (www.quattrohouse.com) on Tuesday 30th March between 2pm and 8pm;
- Plans and information were made available to view on the website a week before the event and they remain available on the website;
- The event was advertised more than 7 days in advance;
- Copies of the Notice were issued to relevant parties and addresses in the local area;
- Consultation comments and feedback forms could be submitted to the applicant's agent until the 13th of April;
- The website includes a 'frequently asked questions' section, with answers to those questions;
- Pre-Application Consultation (PAC) Report to accompany application – detailing extent of public consultation, feedback received, and any resulting changes made to the proposal.

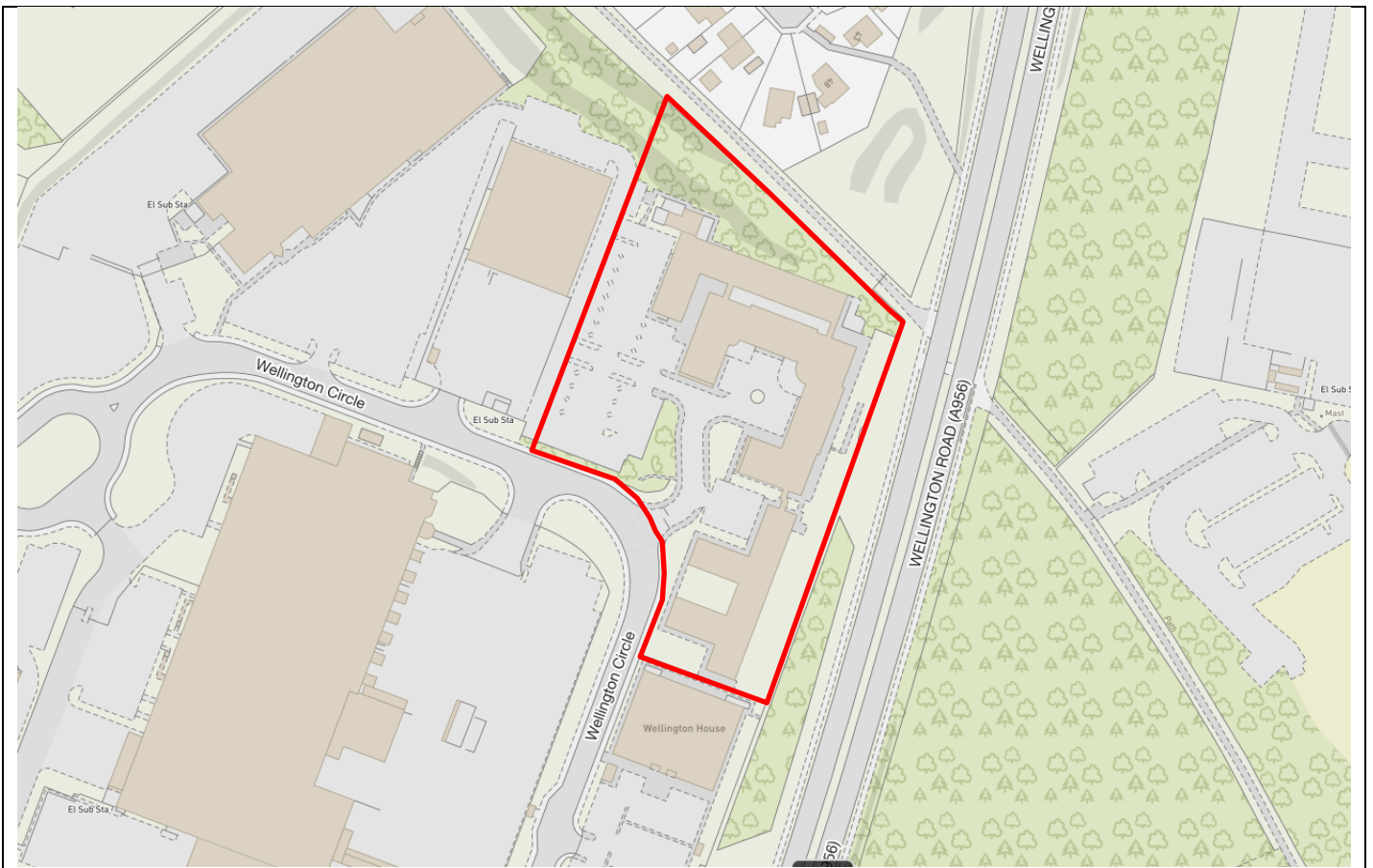


Pre-Application Forum

Report by Development Management Manager

Meeting Date: 20 May 2021

Site Address:	Site at Quattro House, Wellington Circle, Aberdeen, AB12 3JG
Description of Proposal:	Major residential development comprising conversion and erection (approximately 90 units) and associated infrastructure
Notice Ref:	210225/PAN
Notice Type:	Proposal of Application Notice
Notice Date:	22 February 2021
Applicant:	Faro Properties VII Ltd
Ward:	Kincorth/Nigg/Cove
Community Council:	Nigg
Case Officer:	Alex Ferguson



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RECOMMENDATION

It is 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 applicants to consider and address in any future application.

APPLICATION BACKGROUND

Site Description

The application site comprises 'Quattro House' and its curtilage, a cluster of three adjoining single and two-storey late 20th Century office buildings positioned on the north-eastern corner of Wellington Circle, within the Wellington Business Park. The site is approximately 1.3 hectares in size and lies immediately to the west of the A956 dual carriageway (Wellington Road). A vacant office building adjoins the site to the south, with general industrial uses to the west and the Royal Mail Altens Delivery Office on the opposite side of Wellington Circle to the south-west. The residential area of Redmoss lies to the north of the site, beyond a private access track. The site incorporates established soft landscaping and trees to some of its northern and eastern boundaries, including a tree belt along the northern boundary. A significant portion of the site to the front of the buildings comprises car parking. The buildings have been vacant for approximately five years.

Relevant Planning History

210225/PAN – A Proposal of Application Notice was submitted for the proposed Major redevelopment of the site for residential use, comprising conversion and erection of buildings (approximately 90 units) in February 2021. The Planning Service responded on 12 March 2021 advising that further consultation was required.

APPLICATION DESCRIPTION

Description of Proposal

Major residential development comprising conversion and erection (approximately 90 units) and associated infrastructure.

Full details of the proposals are not yet known as the site layout and design are still being developed, although an indicative option for the site layout was recently consulted on via the applicant's dedicated website www.quattrohouse.com. This included the retention, conversion and upward extension of the main building, demolition of the southern and northern extensions and the erection of a new building in the southern part of the site.

MATERIAL CONSIDERATIONS

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 City and Shire Strategic Development Plan (2020) (SDP)

The Strategic Development Plan 2020 was published in August 2020. The purpose of this Plan is to set a clear direction for the future development of the City Region. It sets the strategic framework for investment in jobs, homes and infrastructure over the next 20 years and promotes a spatial strategy for the next 20 years. All parts of the Strategic Development Plan area will fall within either a Strategic Growth Area or a Local Growth and Diversification Area. Some areas are also identified as Regeneration Priority Areas. The following general targets are identified; promoting diversified economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapting to the effects of climate change and limiting the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in development

Aberdeen Local Development Plan 2017 (ALDP)

- B1: Business and Industrial Land
- C11: Digital Infrastructure
- D1: Quality Placemaking by Design
- D2: Landscape
- H3: Density
- H4: Housing Mix
- H5: Affordable Housing
- I1: Infrastructure Delivery & Planning Obligation
- NE4: Open Space Provision in New Development
- NE5: Trees and Woodland
- NE6: Flooding, Drainage & Water Quality
- NE8: Natural Heritage
- R2: Degraded & Contaminated Land
- R6: Waste Management Requirements for New Development
- R7: Low & Zero Carbon Build & Water Efficiency
- T2: Managing the Transport Impact of Development
- T3: Sustainable and Active Travel
- T4: Air Quality
- T5: Noise

Supplementary Guidance and Technical Advice Notes

- Affordable Housing
- Air Quality
- Flooding, Drainage and Water Quality
- Green Space Network and Open Space
- Harmony of Uses
- Landscape
- Materials TAN
- Natural Heritage
- Noise
- Planning Obligations
- Resources for New Development
- Transport and Accessibility

- Trees and Woodlands

Proposed Aberdeen Local Development Plan 2020 (PALDP)

- B1 (Business and Industrial)
- C11 (Digital Infrastructure)
- D1 (Quality Placemaking)
- D2 (Amenity)
- D4 (Landscape)
- D5 (Landscape Design)
- H3 (Density)
- H4 (Housing Mix and Need)
- H5 (Affordable Housing)
- I1 (Infrastructure Delivery & Planning Obligations)
- NE2 (Green and Blue Infrastructure)
- NE3 (Natural Heritage)
- NE4 (Water Infrastructure)
- NE5 (Trees and Woodland)
- R2 (Degraded and Contaminated Land)
- R5 (Waste Management Requirements in New Development)
- R6 (Low& Zero Carbon & Water Efficiency)
- R8 (Heat Networks)
- T2 (Sustainable Transport)
- T3 (Parking)
- WB2 (Air Quality)
- WB3 (Noise)

EVALUATION

Principle of Development

The site lies within an area zoned as B1 (Business and Industrial Land) in the adopted Aberdeen Local Development Plan 2017 (ALDP). Policy B1 seeks that land zoned for business and industrial uses, including already developed land, shall be retained for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses and safeguarded from other conflicting development types. It also further notes that:

'Where business and industrial areas are located beside residential areas we will restrict new planning permissions to Class 4 (Business). Buffer zones, which are appropriately sized and landscaped, may be required to separate these uses and safeguard residential amenity.'

Policy B1 does not make any provision for residential uses in existing or zoned business and industrial areas, therefore the proposal is contrary to Policy B1 and would constitute a departure from the adopted development plan strategy.

Layout, Scale and Design

Issues of layout, scale and design will need to be considered against Policies D1 (Quality Placemaking by Design) and 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 into 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 & Trees

Policy D2 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.

Policy NE5 (Trees and Woodlands) states a presumption against all activities and development that will result in the loss of, or damage to, trees and woodlands that contribute to nature conservation, landscape character, local amenity or climate change adaptation and mitigation.

Given the development would be highly visible from Wellington Road and immediately adjoins an industrial use to the west, additional landscaping around the edges of the site is likely to be required, in addition to the retention of as much of the existing landscaping and trees as possible. Any application should be supported by a Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan.

Density & Housing Mix

Policy H3 (Density) requires a minimum of 30 dwellings per hectare in new residential developments. The proposals would exceed the minimum density however Policy H3 also notes that all developments over one hectare must create an attractive residential environment and safeguard living conditions within the development. The Strategic Development Plan 2020 seeks the target density of new housing development in the Aberdeen City Strategic Growth Area should increase to generally no less than 50 dwellings per hectare.

Policy H4 (Housing Mix) states: 'Housing developments of larger than 50 units are required to achieve an appropriate mix of dwelling types and sizes, in line with a masterplan, reflecting the accommodation requirements of specific groups, in particular families, older people and people with particular needs. This mix should include smaller 1 and 2 bedroom units and should be reflected in both the market and affordable housing contributions.'

Affordable Housing

Policy H5 (Affordable Housing) requires 25% of the units in all residential developments of 5 or more units to be affordable. The expectation is that any affordable housing would be delivered on-site.

Developer Obligations

Development must be accompanied by the infrastructure, services and facilities required to support new or expanded communities and the scale and type of developments proposed. Where additional demands on community facilities or infrastructure that would necessitate new facilities or exacerbate deficiencies in existing provision, the Council will require the developer to meet or contribute to the cost of providing or improving such infrastructure or facilities. The level of infrastructure requirements and contributions will be outlined by the Council, through the Developer Obligations Assessment and will relate to the development, in line with Policy I1 (Infrastructure Delivery and Planning Obligations).

It is understood that in terms of Education, the site would fall within the catchment areas of Kirkhill

Primary School and Lochside Academy. Based on the 2018 school roll forecasts there is likely to be sufficient capacity at both schools for the proposed development however a review of the situation would take place upon the submission of a formal application.

The site's nearest healthcare facility is the Cove & Kincorth Medical Practice, which is understood to be operating over capacity, therefore it is likely that a contribution would be sought towards anticipated extension works to the practice.

Further contributions are likely to be sought towards the core path network, open space, sports & recreation and community facilities (Loirston Annexe Community Centre and/or Altens Community Centre).

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 would be required to support the proposal. Parking requirements are outlined in the Transport & Accessibility Supplementary Guidance and will depend on the total number of units proposed and the percentage of those units that would comprise affordable housing.

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.

A Transport Statement will be required to accompany a formal application, which should include a Travel Plan and 'Safe Routes to School' assessment. Transport-related developer obligations may also be sought, dependent on the finalised details of the proposals.

Noise

It is anticipated that the proposed development would be subject to noise emissions from traffic on Wellington Road and from neighbouring industrial uses on Wellington Circle. A Noise Impact Assessment will be required to support the application to assess the impact of noise emissions on the future occupants of the proposed flats and to recommend mitigation measures, where necessary, in order to ensure that an adequate residential amenity could be created. It would also be necessary to ensure that the viability and operations of any neighbouring industrial uses would not be harmed by the redevelopment of the site for residential use.

Air Quality

Policy T4 (Air Quality) of the ALDP states: 'Development proposals which may have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants are proposed and agreed with the Planning Authority. Planning applications for such proposals should be accompanied by an assessment of the likely impact of development on air quality and any mitigation measures proposed.' Although the site does not lie within an Air Quality Management Area, it is immediately adjacent to the heavily trafficked Wellington Road. As such, a desktop Air Quality screening assessment should be submitted as part of any application. This would determine whether there would be a full Air Quality Impact Assessment would be required.

Flooding & Drainage

As per the requirements of Policy NE6 (Flooding, Drainage and Water Quality), a Drainage Impact Assessment (DIA) will be required for new development proposals comprising 5 or more new homes. The assessment should detail how surface water and waste water will be managed. SEPA's Flood Maps indicate that an area to the west of the site, on Wellington Circle, is at risk of surface water flooding. However, given the large expanses of hard surfacing within the site at present, it is considered that the proposed redevelopment would be unlikely to exacerbate any existing flood risk. As such, a Flood Risk Assessment is not required, subject to details being provided within the DIA which demonstrate that the site would be adequately drained.

Natural Heritage

Policy NE8 (Natural Heritage) states that development should seek to avoid any detrimental impact on protected species through the carrying out of surveys and submission of protection plans describing appropriate mitigation where necessary. It is possible that bats and other protected species may be present within the existing trees and landscaping on the site, particularly within the tree belt along its northern edge. The applicant is advised to submit a Preliminary Ecological Assessment in support of any planning application. Further surveys may be required depending on the findings of this report.

Open Space

Policy NE4 (Open Space Provision in New Development) requires new developments to accommodate an area of open space within the development site. As per the policy the Council requires at least 2.8Ha per 1,000 people of meaningful and useful open space. The Supplementary Guidance on Open Space states that open space standards are based on the number of residents within a new development, which can be calculated using the average number of people who live in each dwelling. These figures are outlined in the Supplementary Guidance.

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. Policy R7 is not applicable to the conversion and extension of existing buildings.

Contaminated Land

Given the previous use of the site and the proximity of neighbouring industrial uses in the surrounding area 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, to be agreed prior to commencement of development, in order to ensure that the site has been appropriately remediated and is fit for human habitation. Where existing buildings are to be demolished, the

developer will need to ensure that they are free of asbestos through appropriate survey and removal, prior to demolition.

Digital Infrastructure

Policy CI1 (Digital Infrastructure) of the ALDP requires all new residential and commercial development will be expected to have access to modern, up-to-date high-speed communications infrastructure.

Proposed Aberdeen Local Development Plan 2020 (PALDP)

The development has been reviewed in relation to the relevant zoning and policies contained within the Proposed Aberdeen Local Development Plan and these substantively reiterate those addressed above in the adopted Local Development Plan.

PRE-APPLICATION CONSULTATION

The applicants undertook a Public Consultation Event via an online event on the 30th of March 2021, which provided an opportunity to join live chat sessions with the project team between 2pm and 8pm. Further information is / was also provided prior to and following this on a dedicated website at: www.quattrohouse.com. The proposal was advertised in the local press, with local Councillors, Community Councils and neighbouring properties, businesses and residents made aware of the event and invited to attend.

NECESSARY INFORMATION TO SUPPORT ANY FUTURE APPLICATION

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
- Supporting Statement – including justification for change of use / evidence of lack of demand for continued business & industry use
- Pre-Application Consultation Report
- Design & Access Statement
- Noise Impact Assessment
- Air Quality Desktop Survey
- Drainage Impact Assessment and SUDS details
- Photomontages from key views (Wellington Road & Wellington Circle) of any new buildings / increase in height of existing buildings
- Tree Survey, Arboricultural Impact Assessment & Tree Protection Plan
- Landscaping Plan, including Management Plan
- Transport Statement
- Swept Path Analyses – Bin lorries and Emergency vehicles
- Details of Refuse Storage and Collection
- Preliminary Ecological Survey

RECOMMENDATION

It is 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 applicants to consider and address in any future application.