

# Public Document Pack



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

Town House,  
ABERDEEN 23 September 2021

## PRE-APPLICATION FORUM

The Members of the **PRE-APPLICATION FORUM** are requested to meet in **Council Chamber - Town House on THURSDAY, 30 SEPTEMBER 2021 at 2.00 pm.**

The meeting will be webcast and a live stream can be viewed on the Council's website. Aberdeen City Council webcasts.

[Home - Aberdeen City Council webcasts \(public-i.tv\)](#)

FRASER BELL  
CHIEF OFFICER - GOVERNANCE

### **BUSINESS**

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

### **MINUTES**

- 1 Minute of Previous Meeting of 20 May 2021 - for approval (Pages 7 - 10)

### **PRE APPLICATION REPORTS**

- 1 Proposal of Application Notice - major development for the erection of battery based energy storage facility - on land at Raiths Industrial Estate, by Kirkton Drive, off Pitmedden Road, Dyce - 211081 (Pages 11 - 20)

Planning Officer – Lucy Greene

- 1 Proposal of Application Notice - Major residential development (approximately 250 units) of affordable and private housing with associated infrastructure, open space, landscaping, community facilities and energy centre - land at Tillyoch, Peterculter Aberdeen (Pages 21 - 40)  
Planning Officer – Aoife Murphy

Should you require any further information about this agenda, please contact Lynsey McBain, email [lmc bain@aberdeencity.gov.uk](mailto:lmc bain@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 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, 20 May 2021. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM.  
Present:- Councillor Boulton, Convener; and Councillors Allan, Cooke, Copland, Cormie, Greig and MacKenzie.

**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 22 APRIL 2021

2. The Forum had before it the minute of its previous meeting of 22 April 2021, for approval.

**The Forum resolved:-**

to approve the minute as a correct record.

### SITE AT QUATTRO HOUSE, WELLINGTON CIRCLE ABERDEEN - 210225

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 Halliday Fraser Munro on behalf of their client Faro Properties VII Ltd, for a major development for a residential development comprising conversion and erection of approximately 90 units and associated infrastructure, at the site at Quattro House, Wellington Circle Aberdeen, reference number 210225.

The report advised that the application site comprised Quattro House and its curtilage, a cluster of three adjoining single and two-storey late 20<sup>th</sup> Century office buildings positioned on the north-eastern corner of Wellington Circle, within the Wellington Business Park. The site was 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

## PRE-APPLICATION FORUM

20 May 2021

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 incorporated 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. It was noted that the buildings had been vacant for approximately five years.

The Forum heard from Mr Alex Ferguson, Planner who addressed the Forum and provided details regarding the planning aspects of the application.

Mr Ferguson explained that 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 that new planning permissions will be restricted to Class 4 (Business).

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

In terms of consultation, Mr Ferguson advised that the applicants undertook a Public Consultation Event via an online event on the 30<sup>th</sup> of March 2021, which provided an opportunity to join live chat sessions with the project team between 2pm and 8pm. Further information was also provided prior to and following this on a dedicated website. 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.

It was noted 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
- 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



**PRE-APPLICATION FORUM**

20 May 2021

- Transport Statement
- Swept Path Analyses – Bin lorries and Emergency vehicles
- Details of Refuse Storage and Collection
- Preliminary Ecological Survey

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

- Steve Crawford – Halliday Fraser Munro
- Neal Harvey – Faro Capital Ltd
- Yumming Thomson - HFM

Mr Crawford began the presentation by displaying photos of the site location and images of the existing site. By way of background, Mr Crawford advised that the site comprised vacant office buildings which had been marketed since 2016 with no interest in its current use.

In relation to the site context, Mr Crawford explained that the existing land use was zoned for business use and the surrounding land uses were utilised with residential, leisure, retail and commercial. In terms of accessibility, there was public transport to the site and walking and cycling routes were available.

In regard to the design considerations, Mr Crawford advised that there would be a sustainable reuse of the main building, with demolition and a new building to the south of the development. They would utilise the existing access point and car parking areas with high quality finishes to change the character from business to residential. There would also be attractive areas of amenity, green space and landscaping including existing opportunity to create a south facing private courtyard. The site would also promote safe pedestrian and cycle routes through the site with access to surrounding areas including public transport on Wellington Road, core path network to the north with links to the Community Woodland to the east. There would also be connections to leisure facilities and retail (with a proposed new Aldi only 600m walking distance), with community and employment nearby, which would create a sustainable mixed-use community.

Mr Crawford then went on to discuss the proposal for the site and noted they planned to remove and re-clad the existing main building and also increase the accommodation through additional levels which would be set back.

In terms of the indicative site layout, the existing main office building would be retained and redeveloped as apartments and the single storey additions removed. The new housing block would be to the south and would include 25% affordable housing and the parking and open space elements would be to the required standards.

Mr Crawford also provided an indicative early illustration of the site.

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

## PRE-APPLICATION FORUM

20 May 2021

- The 25% affordable housing would be included in the second block;
- The zoned primary school for the proposed housing was Kirkhill Primary School and the academy was Lochside Academy;
- The existing car parking would stay in the same area but would be reduced in numbers. Electric charging points would also be included;
- The applicant had not yet considered providing fibre broadband to all of the premises but this could be investigated;
- General noise and traffic noise mitigations were important and would be looked at along with the use of buffers and would be included in the final application;
- The general breakdown of properties in the development would be 10% 3 bedroom flats with their own garden, 80% two bedroom flats and 10% one bedroom flats;
- Cycle sheds and refuse points would all be fitted as standard;
- COVID had changed the way developers looked at proposed flatted properties. With the change in people's circumstances and a lot of individuals homeworking, it highlighted that a lot of flatted properties did not have any outdoor space to enjoy and this had been important when developing this proposal, with as many properties as possible having balconies;
- The agent had an in house architect and they would utilise the architects services in order to help with the landscaping and to offer as much open space as possible as well as a possible play area and communal gardens.

### **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**



## PRE-APPLICATION FORUM

30<sup>th</sup> September 2021

Major development for the erection of battery  
based energy storage facility

On land at Raiths Industrial Estate, by Kirkton Drive, off  
Pitmedden Road, Dyce

Proposal of Application Notice ref 211081/PAN

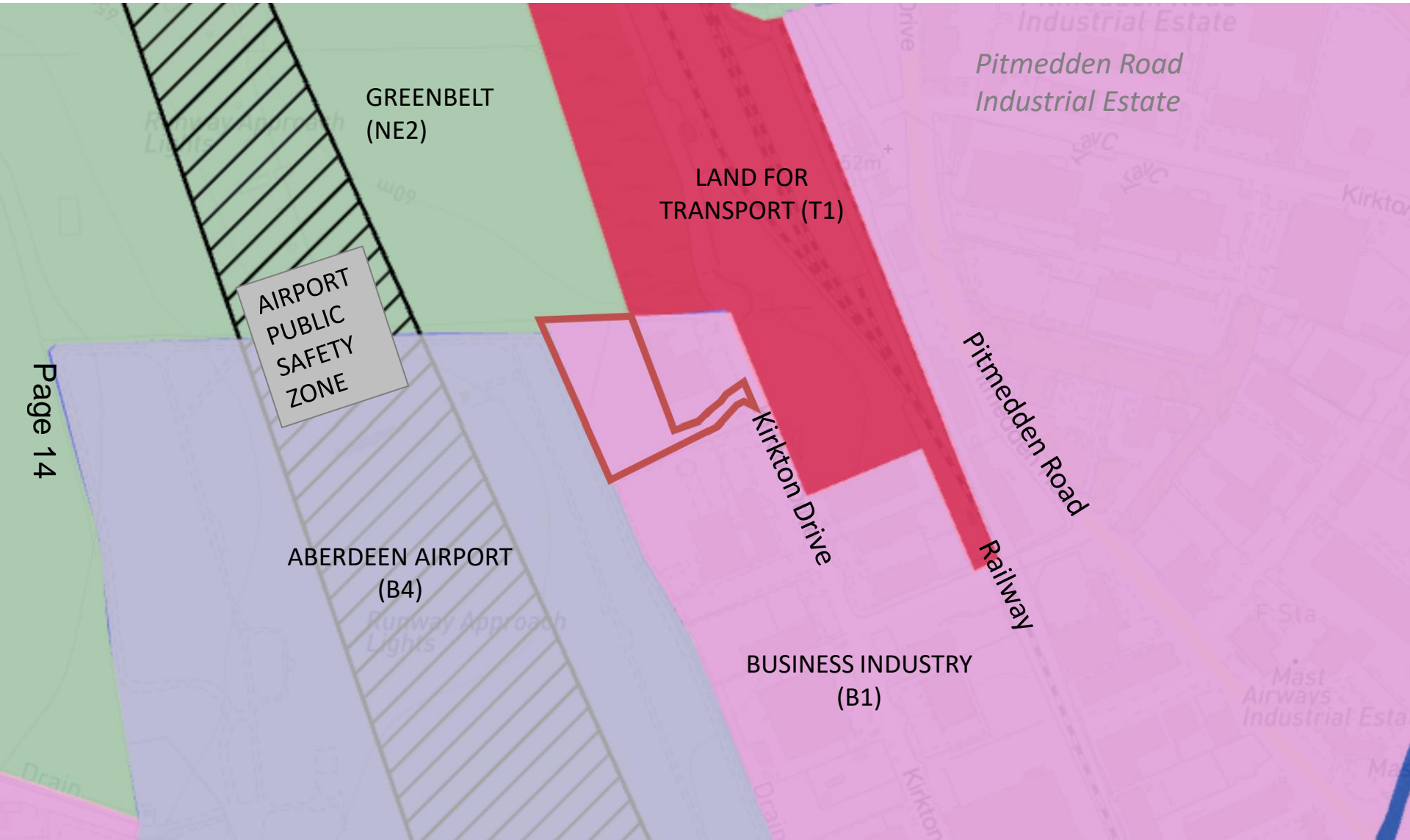
# Location



# Aerial Photo (2019)



# ALDP Zoning



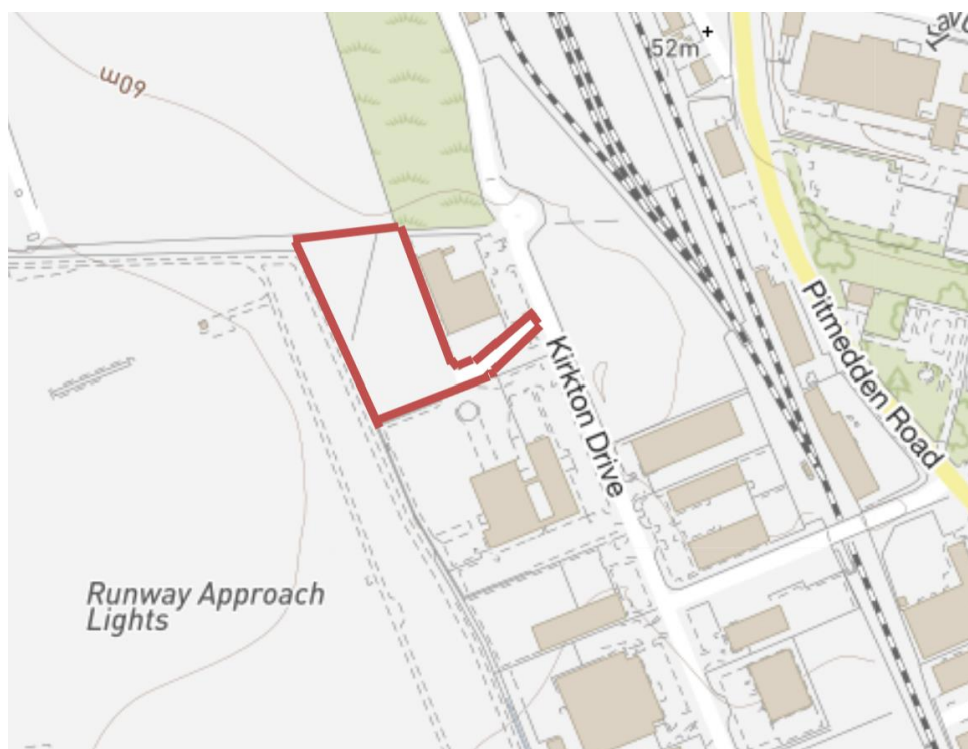


## Pre-Application Forum

Report by Development Management Manager

**Meeting Date: 30<sup>th</sup> September 2021**

<b>Site Address:</b>	Land At Raiths Industrial Estate, By Kirkton Drive, Off Pitmedden Road, Dyce AB21 0BG
<b>Description of Proposal:</b>	Major development for the erection of battery based energy storage facility
<b>Notice Ref:</b>	211081/PAN
<b>Notice Type:</b>	Proposal of Application Notice
<b>Notice Date:</b>	29 July 2021
<b>Applicant:</b>	Intelligent Land Investments Group Plc
<b>Ward:</b>	Dyce/Bucksburn/Danestone
<b>Community Council:</b>	Dyce And Stoneywood
<b>Case Officer:</b>	Lucy Greene



## **RECOMMENDATION**

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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**

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### **Site Description**

The 0.8ha site lies immediately to the north east of the airport boundary fence and is currently covered by self seeded vegetation, with one or two larger trees within the site and a narrow tree belt which appears to be along the boundary and within the site to the south. The application site is within and on the north-western edge of the Airport East industrial area, zoned as 'B1' Business and Industrial in the Local Development Plan. A packaging manufacture and supply company occupy relatively new premises to the east of the site, whilst an offshore energy related company occupies the site to the south, with offices, workshops and outdoor equipment storage. The nearest residential buildings are houses just to the east of the railway line on Pitmedden Road (approximately 220m from edge of the site) and further houses more than 400 m to the north also on Pitmedden Road.

The site is within the middle zone of the INEOS Forties Pipeline consultation area and is not covered by natural heritage designations.

### **Relevant Planning History**

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211091/ESC – EIA Screening for Proposed grid battery energy storage facility with generation capacity up to 50 megawatts - Land At Raiths Industrial Estate By Kirkton Drive Off Pitmedden Road Dyce. Pending.

150002 - Formation of Office and Workshop Unit with associated car parking and yard area, Kirkton Drive Site 2, Phase 3 Dyce Aberdeen.

Approved conditionally March 2015 – not implemented and now lapsed.

## **APPLICATION DESCRIPTION**

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### **Description of Proposal**

The proposal is to erect structures for the housing of energy storage batteries and associated equipment. 49.9MW of energy storage would be provided. The storage batteries would be stacked on racks within approximately 52 no. shipping container type structures (13m x 2.5m x 2.6m), which together with transformers and converters, a sub-station and other ancillary equipment and buildings would be contained within a fenced compound. Solid state lithium batteries would be used and the containers would also have air conditioning units for cooling.

The purpose of the facility would be to take excess power from the grid and stored it, to then be fed back into the grid for use at times of need. It is understood that the power would largely be from renewable energy sources which would otherwise be switched off when power is in excess of demand. Power would not be generated on site.



The applicant states that the site has been selected as it is close to the Dyce grid supply point, which is understood to be to the west at Cothal View. This would be linked by a cable laid within the road.

## **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 Government's Scottish Energy Strategy, 2018 and Position Statement 2021  
Scotland's Climate Change Plan 2020  
Scottish Planning Policy (SPP)

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

The purpose of the SDP is to set a spatial strategy for the future development of the Aberdeen City and Shire. The general objectives of the plan are promoting economic growth and sustainable economic development which will reduce carbon dioxide production, adapting to the effects of climate change, limiting the use of non-renewable resources, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility.

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

- Policy B1: Business and Industrial Land
- Policy R8: Renewable and Low Carbon Energy Developments
- Policy T5: Noise
- Policy B4: Aberdeen Airport
- Policy B6: Pipelines, Major Hazards and Explosives Storage Sites
- 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
- Policy T2: Managing the Transport Impact of Development
- Policy T3: Sustainable and Active Travel

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

- Policy B1: Business and Industry
- Policy WB3: Noise
- Policy NE2: Green and Blue Infrastructure
- Policy NE3: Our Natural Heritage
- Policy NE5: Trees and Woodland
- Policy D1: Quality Placemaking

- 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 T2: Transport
- Policy T3: Sustainable Transport
- Policy B3: Aberdeen International Airport and Perwinnes Radar
- Policy B6: Pipelines etc

## **Supplementary Guidance and Technical Advice Notes**

### Supplementary Guidance (SG)

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

## **Principle of Development**

The site is zoned as B1 (Business and Industrial Land) in the Aberdeen Local Development Plan. Policy B1 retains land for office and industrial uses, including Class 4: Business, 5: General Industrial and Class 6: Storage and Distribution. It is stated that conditions may be imposed restricting levels of noise, hours of operation and external storage.

Policy R8: Renewable and Low Carbon Energy Developments supports in principle proposals for the development of renewable and low carbon energy schemes. Although the policy principally envisages renewable energy generating technologies it contains criteria for assessing schemes, indicating support where these involve technology operating efficiently and environmental and cumulative impacts are satisfactorily addressed. The criteria relate to: impact on the local environment, landscape and heritage; impact on air quality, tourism and residential amenity.

The Scottish Government's Energy Strategy Position Statement (2021) and Scottish Planning Policy support the renewable energy system in a number of ways, including by encouraging grid connections which can help decentralise power systems across Scotland, noting the role and value of energy storage solutions where the grid is weak.

The Update to the Climate Change Plan 2018 – 2032 (published December 2020), states:

“We will review and publish an updated Electricity Generation Policy statement by 2022 reflecting the contribution that renewable electricity generation is likely to have to achieving our Net Zero target in line with the CCC recommendation to do so. We will continue our efforts to ensure a sustainable security of electricity supply, and in 2021 we will launch a call for evidence and views on technologies including energy storage, smart grid technologies and technologies to deliver sustainable security of supply.”

## **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 taking into account the context of the surrounding area.

## **Landscape**

Policy D2: A strong landscape framework is advocated, 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. Landscaping along the boundaries would be appropriate, including as the site is on edge of the industrial area, with farmland immediately adjacent to the north.

### **Natural Heritage**

Policy NE8 advises that development should seek to avoid detrimental impact on protected species. The applicant will be required to submit a Preliminary Ecological Assessment (an initial walkover survey to provide a quick assessment of the ecological interest of a site and helps to identify any need for further habitat and species surveys) in support of any planning application. Further surveys may be required depending on the findings of this report.

Policy NE5 presumes against the loss of trees including where these contribute to nature conservation, landscape character, local amenity and climate change adaptation. Existing trees should be protected with appropriate siting of buildings and protection during construction. Details of any compensatory planting should be provided.

### **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. In terms of Policy T3, new developments must be accessible by a range of transport modes, with an emphasis on active and sustainable transport. 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, although a relatively high level of existing background noise is noted. A Noise Impact Assessment will be required to support the application.

### **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.

### **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 waste. 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**

Although considered low, 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 just outside the area zoned for Aberdeen Airport, but within the safeguarding area and as such Policy B4 – Aberdeen Airport applies. In terms of safeguarding Policy B4 describes the consultation that would take place with the Airport. Aviation impacts should be considered as part of the design of the proposed development in particular matters such as height of buildings, landscaping, impact on communication and navigation systems; bird hazards and lighting.

## **INEOS Pipeline**

Policy B6 describes the requirement for consultation with the Health and Safety Executive, which is required where industrial floorspace of more than 750m<sup>2</sup> is provided within a pipeline consultation zone. It is also advisable to consult with INEOS. These would be carried out as part of the planning application.

## **Proposed Aberdeen Local Development Plan**

In terms of the land use zoning and relevant policies contained within the Proposed Aberdeen Local Development Plan 2020, these substantially reiterate these in the adopted Local Development Plan.

## **PRE-APPLICATION CONSULTATION**

An online pre-application consultation event was held on 14<sup>th</sup> September for 4 hours, and included presentations. Details of the event were advertised in the local press. A website was set up where the presentation is available:

<https://meetings.ili-energy.com/dyce-energy-storage-project/>

Notification was sent to the Dyce Community Council and local Elected Members.

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

As part of any application, the following information would need to accompany the formal submission –

- Plans, including layout and elevations
- Design and Access Statement
- Landscape Plan, including planting to boundary.
- Tree survey, including protection measures for trees along southern boundary and bat roost potential of any trees proposed to be removed.
- Drainage Impact Assessment and SUDS proposals
- Preliminary Ecological Assessment
- Transport Statement and swept path analysis for emergency and refuse vehicles
- Noise Impact Assessment
- Planning Supporting Statement, including setting out how the proposal fits within the national and local policy framework regarding renewable energy and climate change.

## **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

30 September 2021

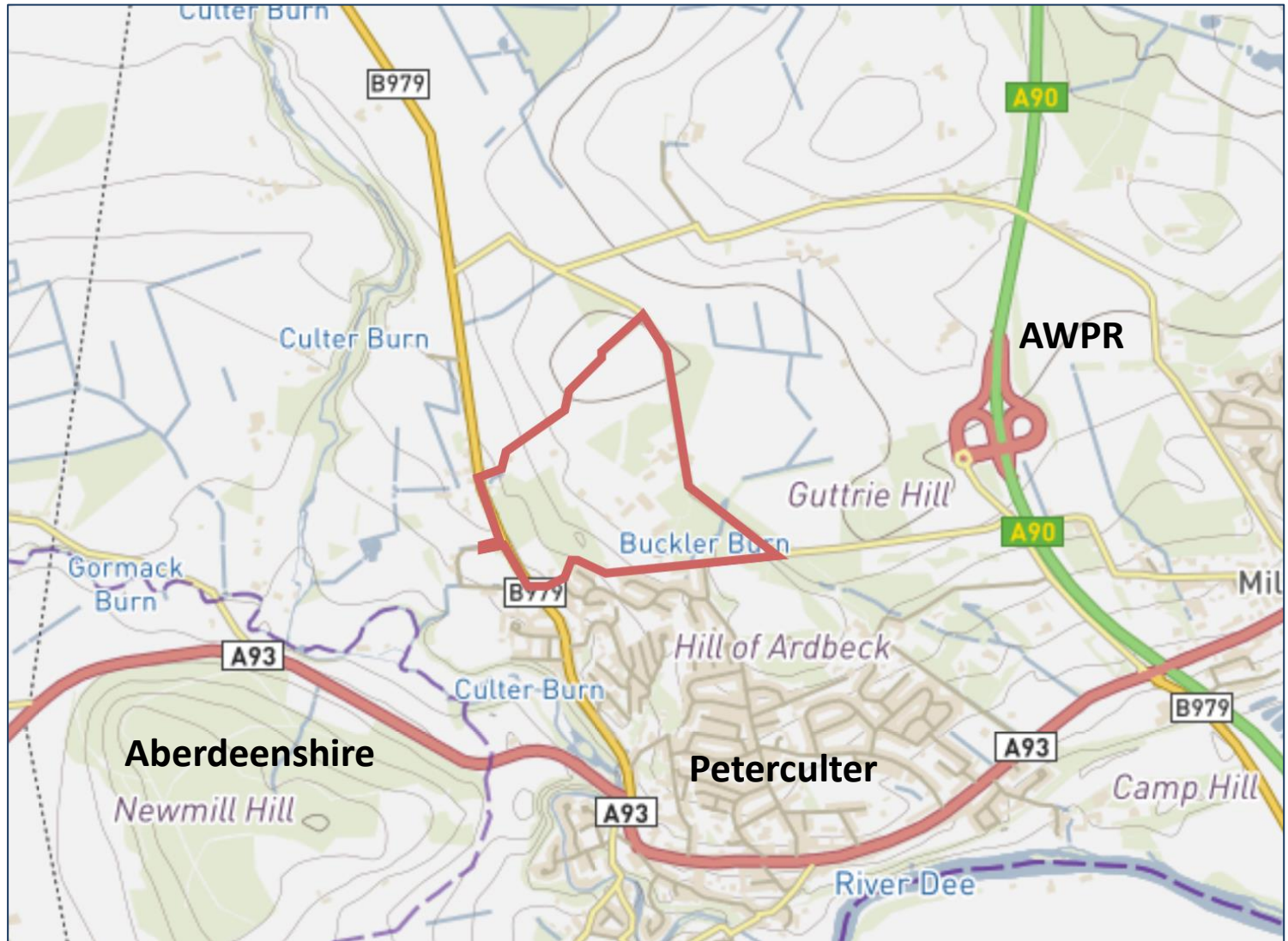


Major residential development (approximately 250 units) of affordable and private housing with associated infrastructure, open space, landscaping, community facilities and energy centre

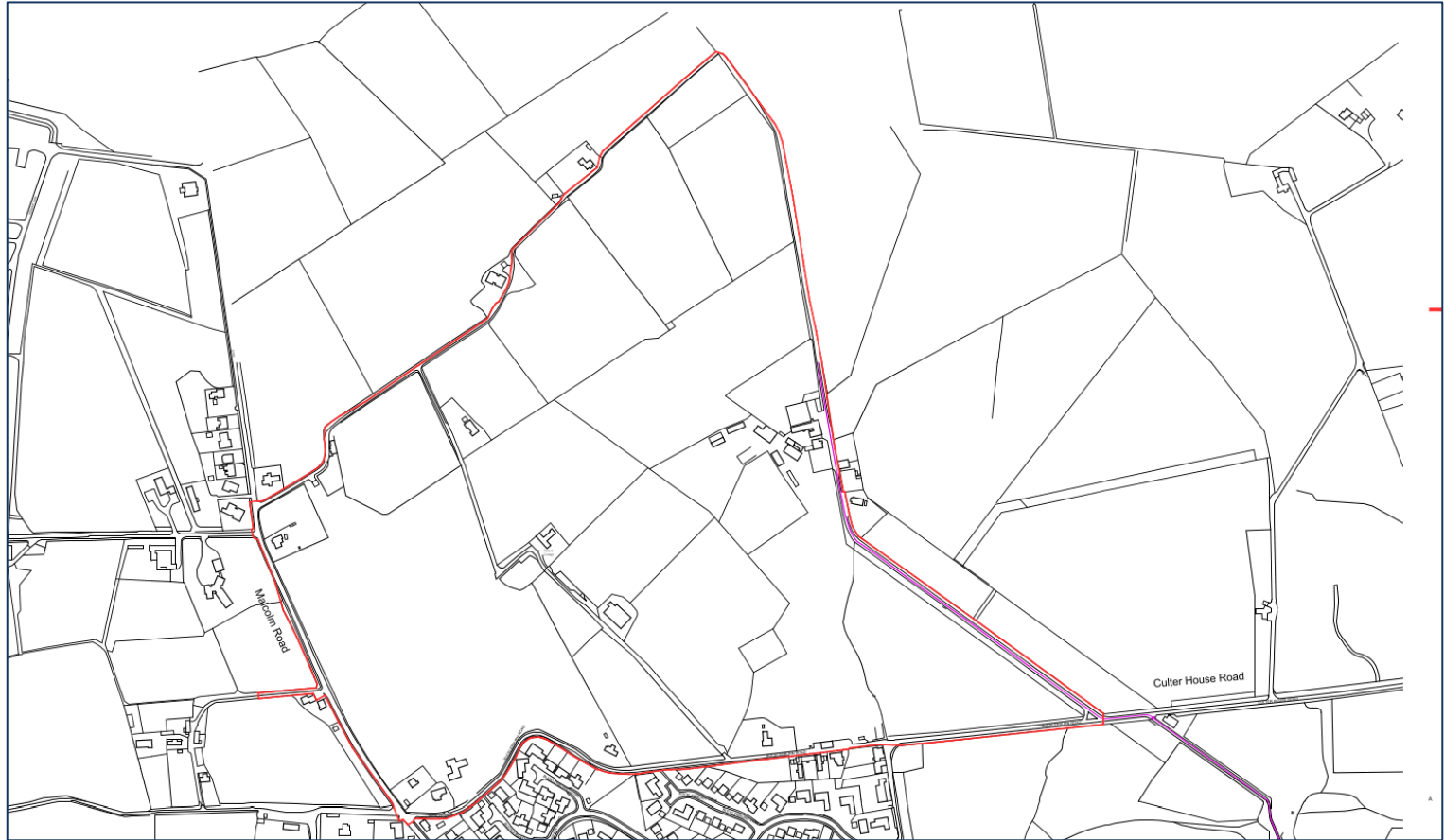
Land at Tillyoch

**Application Reference: 210936/PAN**

# Site Location (GIS) – Wider Context



# Site Plan



# Site Plan (GIS)

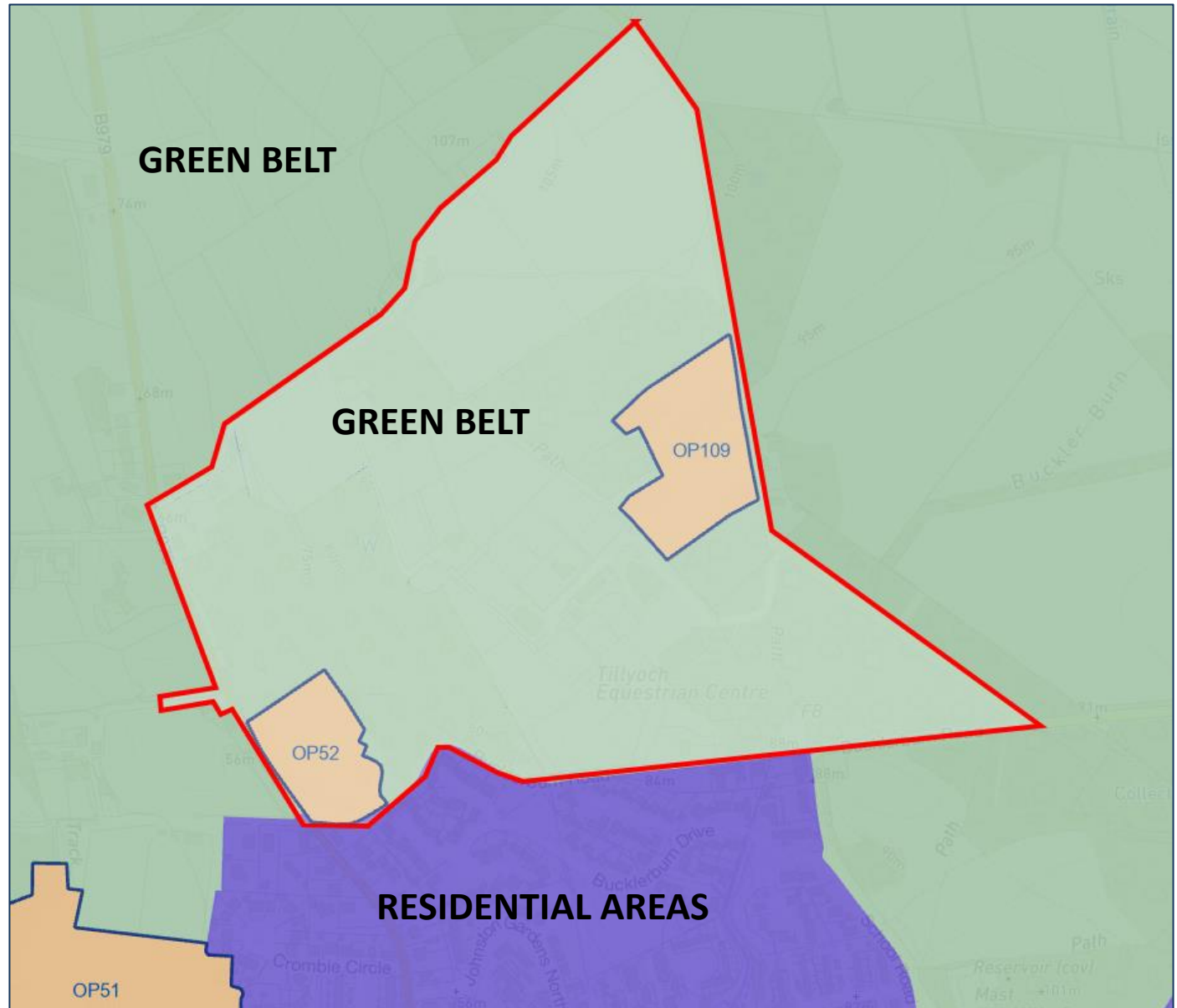




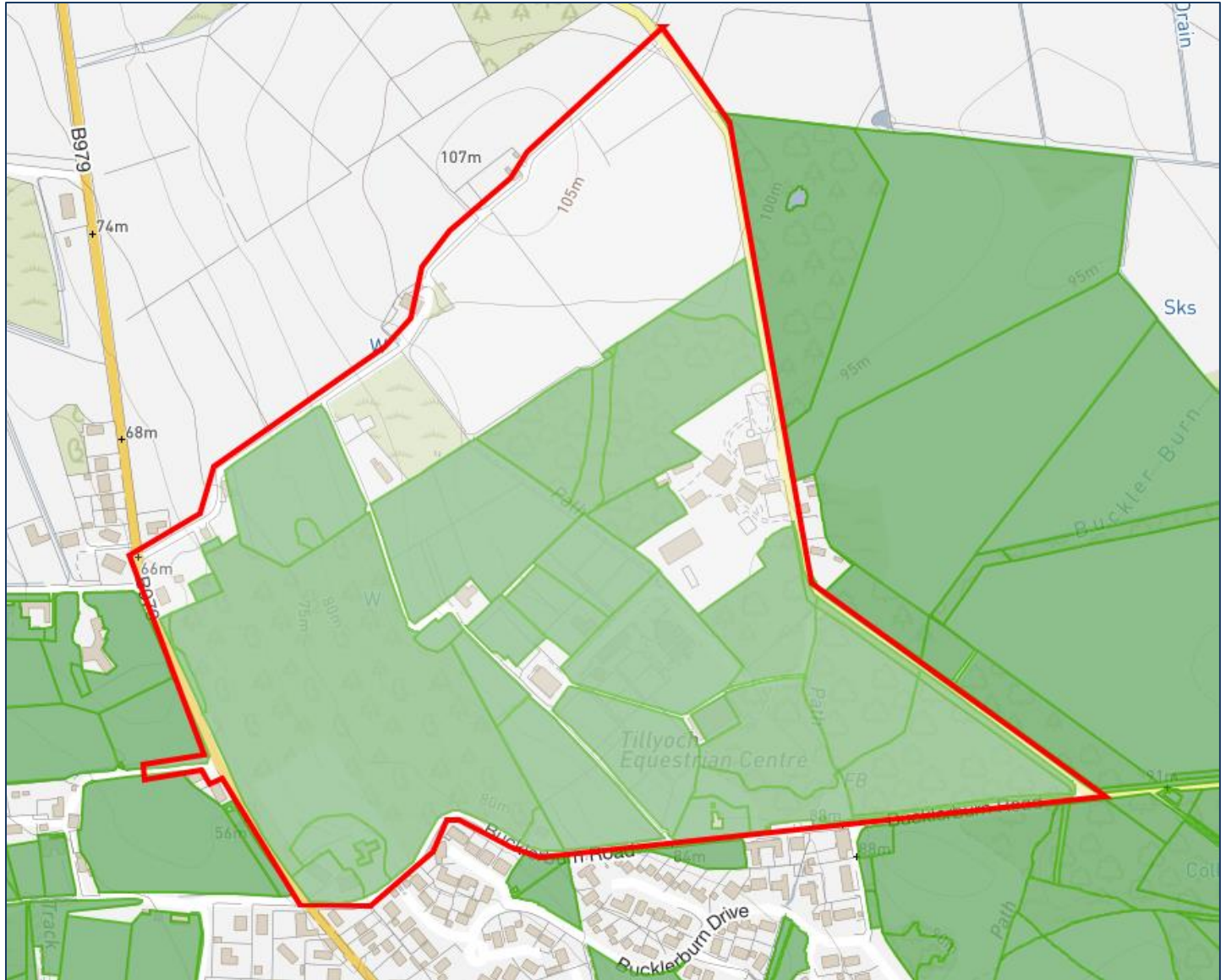
# Site Plan (Aerial)



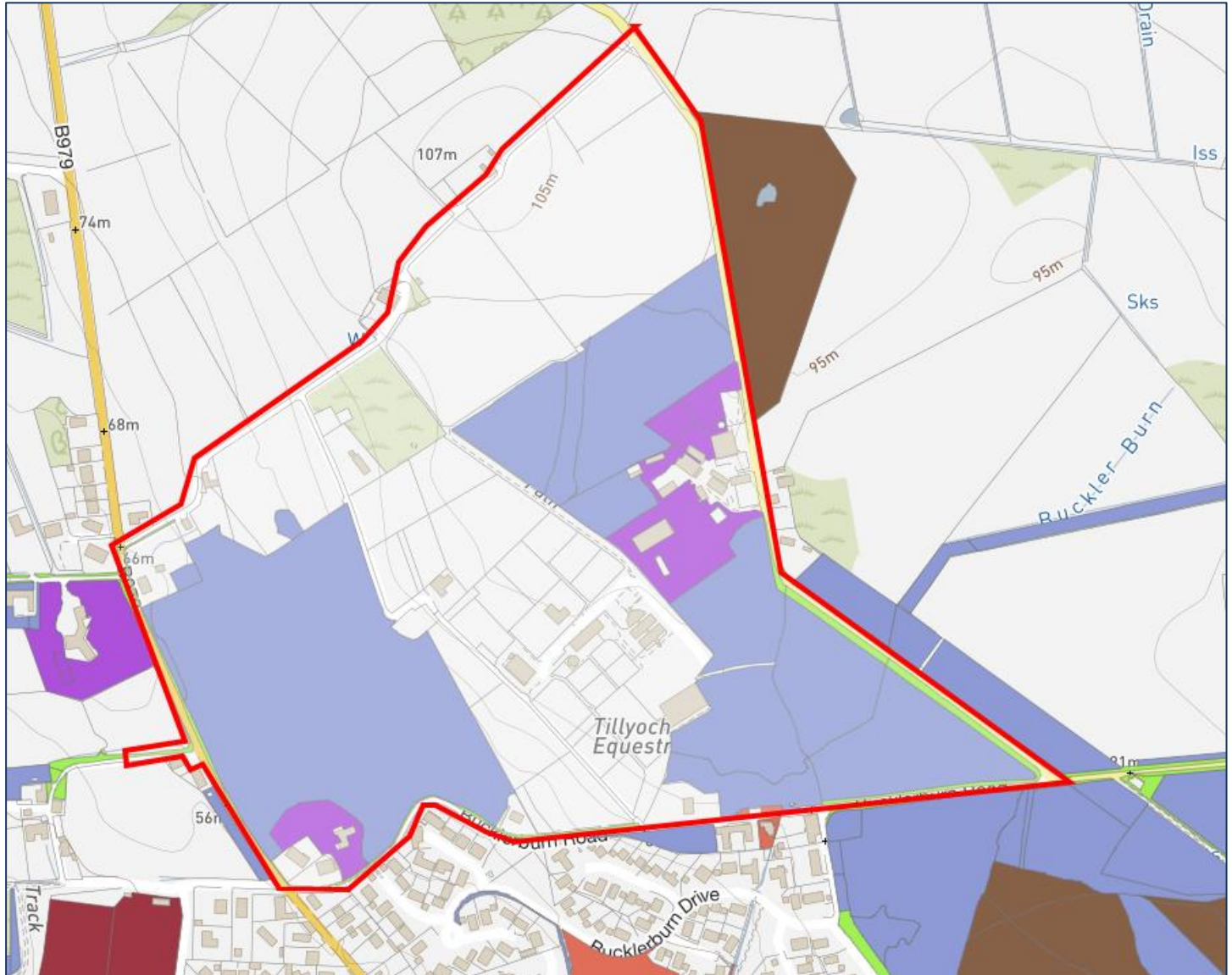
# Current ALDP – Zonings and OP Sites



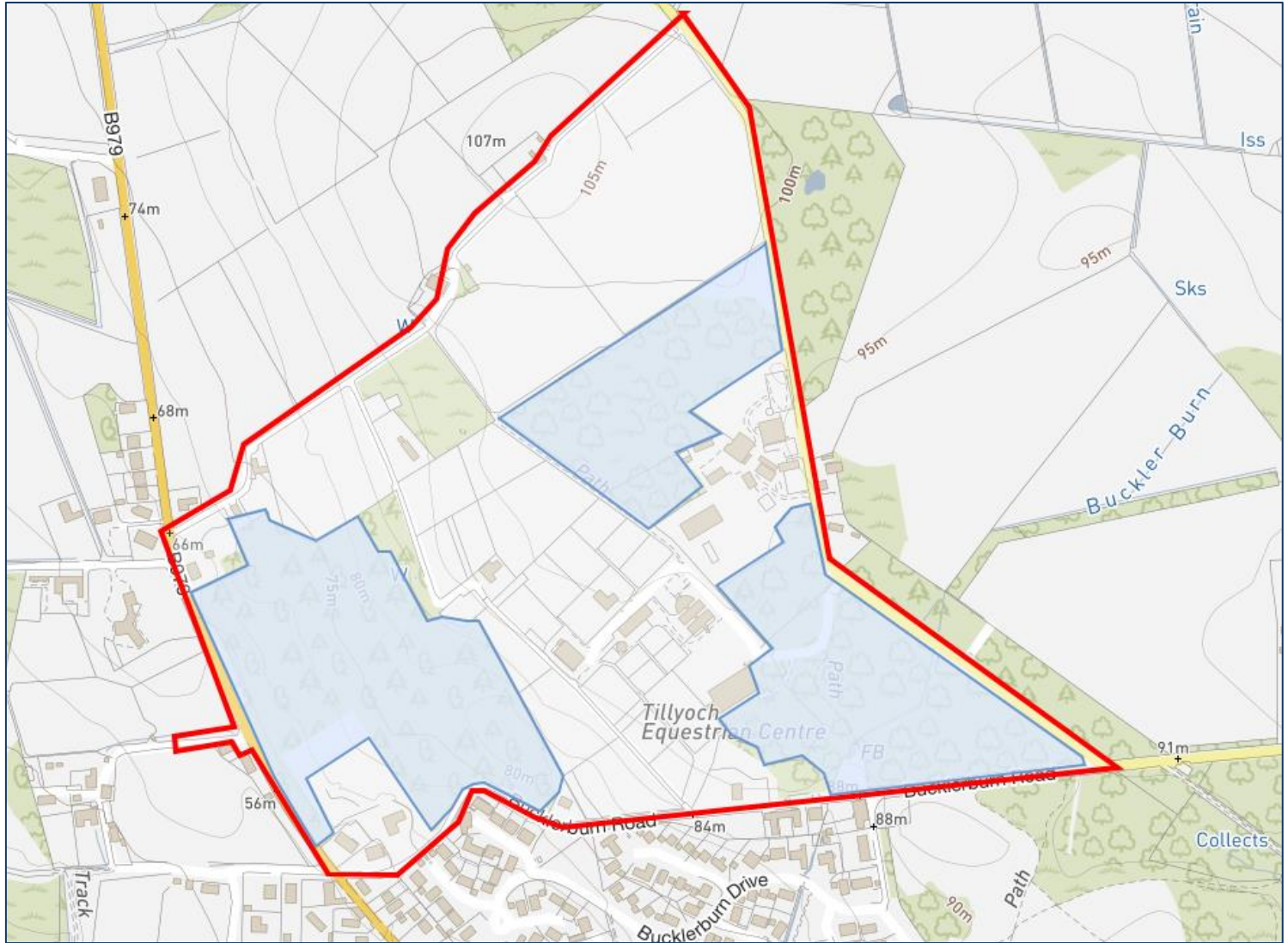
# Current ALDP – Green Space Network



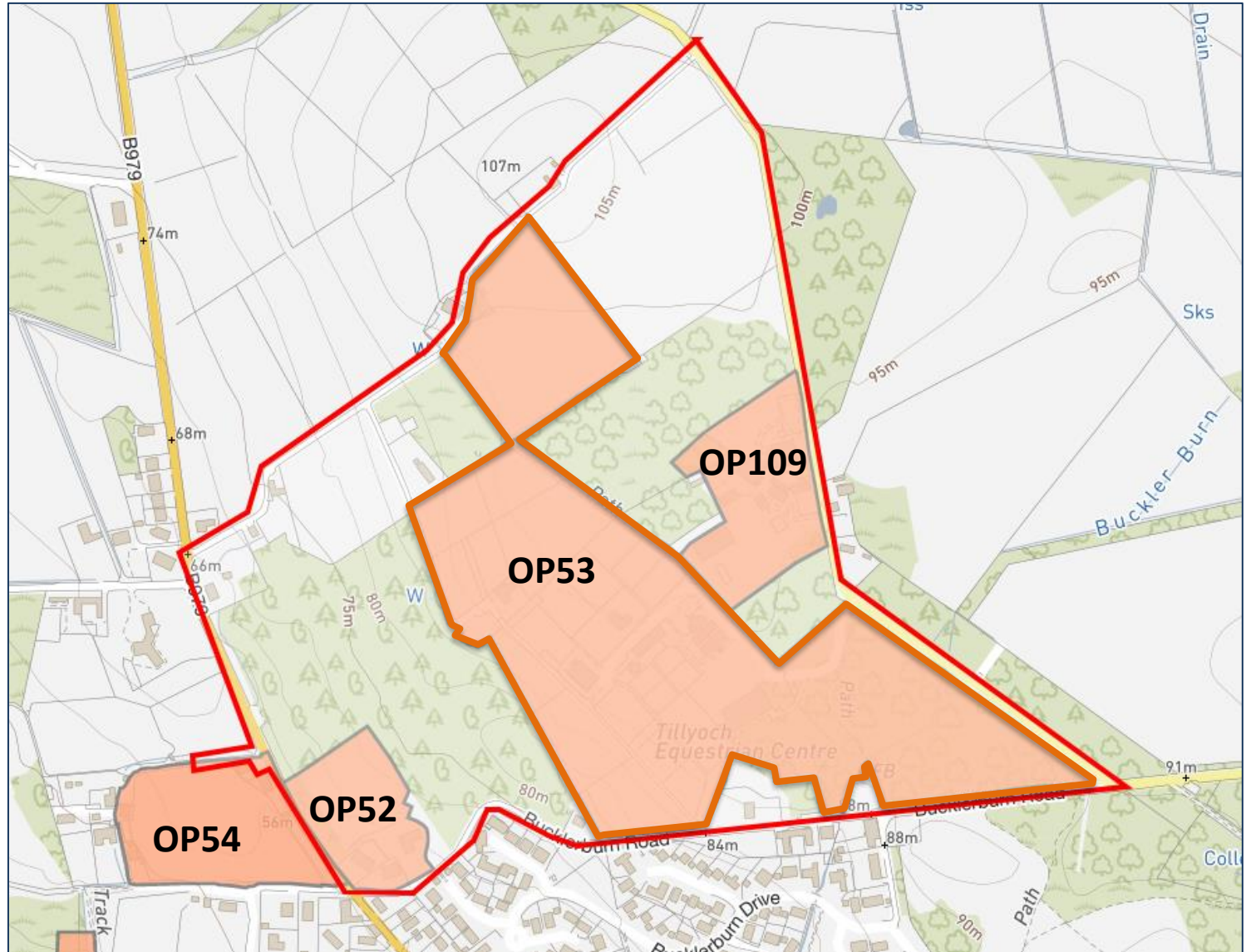
# Current ALDP – Open Space Audit



# Tree Preservation Orders



# Proposed ALDP Designations



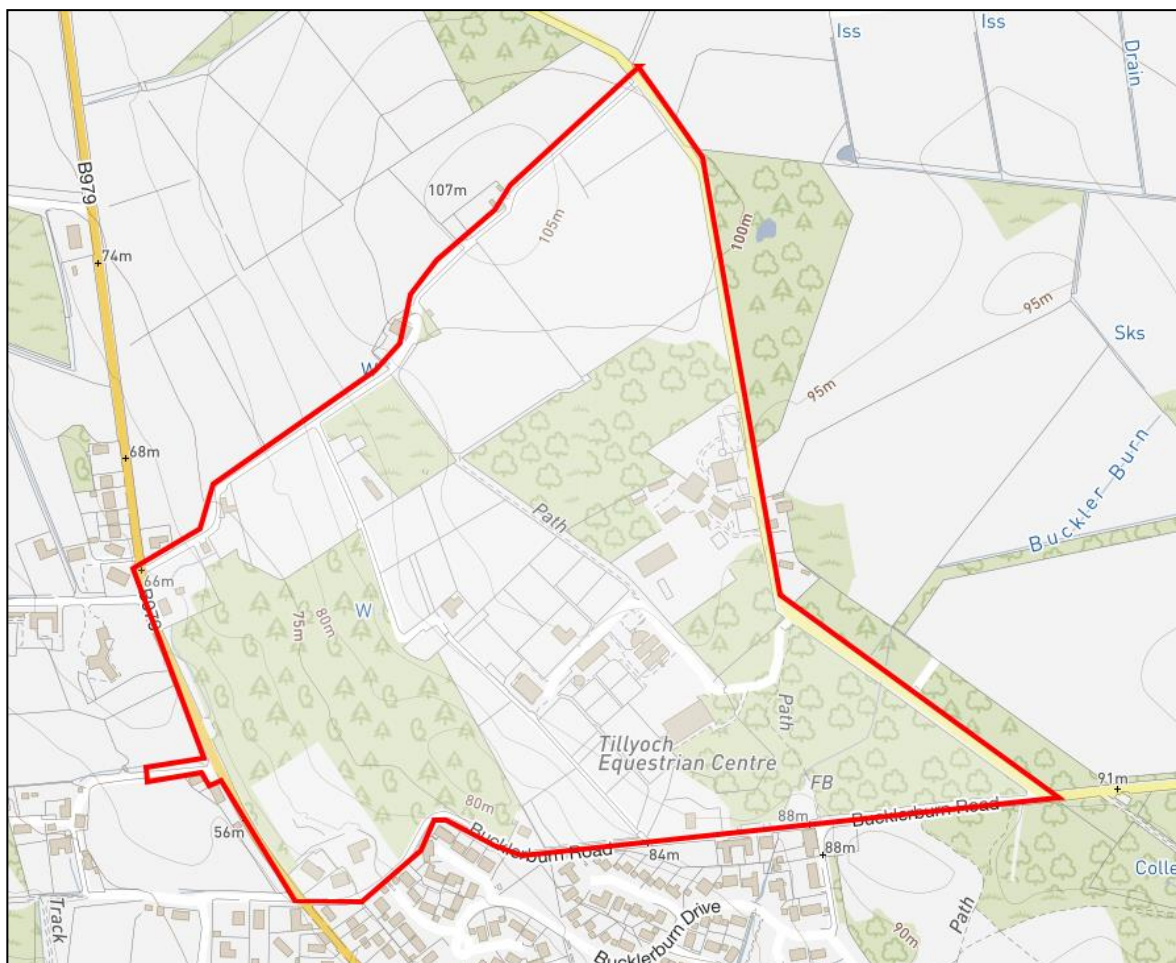


## Pre-Application Forum

Report by Development Management Manager

**Meeting Date: 30 September 2021**

<b>Site Address:</b>	Land At Tillyoch, Peterculter, Aberdeen, AB14 0NS
<b>Description of Proposal:</b>	Major residential development (approximately 250 units) of affordable and private housing with associated infrastructure, open space, landscaping, community facilities and energy centre
<b>Notice Ref:</b>	210936/PAN
<b>Notice Type:</b>	Proposal of Application Notice
<b>Notice Date:</b>	28 June 2021
<b>Applicant:</b>	First Endeavour (Tillyoch) LLP
<b>Ward:</b>	Lower Deeside
<b>Community Council:</b>	Culter
<b>Case Officer:</b>	Aoife Murphy



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## **RECOMMENDATION**

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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**

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### **Site Description**

The site is located to the west of Aberdeen City, to the north of Peterculter, falling within the City's Green Belt. The site extends to an area of approximately 40Ha and encompasses a large area of agricultural land, woodland currently protected by three Tree Preservation Orders (TPO's), several individual dwellings and their associated curtilages, and the Tillyoch Equestrian Centre. The PoAN boundary also includes two Opportunity Sites, designated in the current Aberdeen Local Development Plan 2017, OP109: Woodend and OP52: Malcolm Road for 19 and 8 homes respectively.

The site is bound by roads on all sides, with Malcolm Road (B979) forming the site's west boundary, Culter House Road to the east and Bucklerburn Road to the south and an unknown road to the north.

While the site is not allocated within the current Aberdeen Local Development Plan, part of it has been identified within the Proposed Aberdeen Local Development Plan 2020, as an Opportunity Site, OP53, as a housing opportunity for 250 houses. It is noted that the extent of OP53 is substantially smaller (15.25Ha) than the red line site boundary provided with the current Proposal of Application Notice.

### **Relevant Planning History**

210936/PAN - Major residential development (approximately 250 units) of affordable and private housing with associated infrastructure, open space, landscaping, community facilities and energy centre. Consultation agreed 13 July 2021.

200009/PAN - Major mixed use development of affordable, council, elderly and accessible housing, home for heroes, care home and relevant community facilities. Consultation agreed 10 February 2020.

## **APPLICATION DESCRIPTION**

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### **Description of Proposal**

Proposed is a major development consisting of approximately 250 residential units, both affordable and private, along with associated infrastructure, open space, landscaping, community facilities and an energy centre.

## **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**

National Planning Framework 3 (NPF3)

Scottish Planning Policy (SPP)

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

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

Policy NE1 - Green Space Network

Policy NE2 - Green Belt

Policy NE3 - Urban Green Space

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 H3 - Density

Policy H4 - Housing Mix

Policy H5 - Affordable Housing

Policy CF2 - New Community Facilities

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

## **Supplementary Guidance and Technical Advice Notes**

Landscape

Planning Obligations

Affordable Housing

Transport and Accessibility

Noise

Natural Heritage

Trees and Woodland

Flooding, Drainage and Water Quality

Green Space Network and Open Space

Resources for New Development

## **Proposed Aberdeen Local Development Plan 2020**

Policy NE1 - Greenbelt

Policy NE2 - Green and Blue Infrastructure

Policy NE3 - Our Natural Heritage

Policy NE4 - Our Water Environment

Policy NE5 - Trees and Woodland

Policy D1 - Quality Placemaking

Policy D2 - Amenity

Policy D4 - Landscape

Policy D5 - Landscape Design

Policy R5 - Waste Management Requirements from New Developments

Policy R6 - Low and Zero Carbon Buildings and Water Efficiency

Policy H1 - Residential Areas

Policy H3 - Density

Policy H4 - Housing Mix and Need

Policy H5 - Affordable Housing  
Policy CF2 - New Community Facilities  
Policy I1 - Infrastructure Delivery and Planning Obligations  
Policy T2 - Sustainable Transport  
Policy T3 - Parking  
Policy CI1 - Digital Infrastructure

The site is identified as OP53 – Tillyoch, Peterculter – Residential and Green Space Network Policy Considerations. Identified as a housing opportunity for 250 houses. Requirements include a Flood Risk Assessment, Habitats Regulations Appraisal and a Construction Environmental Management Plan.

## **CONSIDERATIONS**

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### **Principle of Development**

#### Current Aberdeen Local Development Plan 2017 (ALDP)

Within the current ALDP, the site is designated as Green Space Network and Green Belt and open space, as such the principle of the proposal would need to be assessed against Policy NE1 - Green Space Network and Policy NE2 - Green Belt.

The ALDP advises that Aberdeen's Green Space Network is a strategic network that connects natural green spaces and habitats to each other and the communities around them. Policy NE1 advises that the wildlife, access, recreation, ecosystem services and landscape value of the Green Space Network will be protected, promoted and enhanced, therefore proposals for development that are likely to destroy or erode the character and/or function of the Green Space Network will not be permitted.

Turning to the Green Belt designation, the ALDP states that its aim *"is to maintain the distinct identity of Aberdeen and the communities within and around the city, by defining their physical boundaries clearly. Safeguarding the Green Belt helps to avoid coalescence of settlements and sprawling development on the edge of the city, maintaining Aberdeen's landscape setting and providing access to open space. The Green Belt directs planned growth to the most appropriate locations and supports regeneration."* Policy NE2 only allows development where it is essential for agriculture; woodland and forestry; recreational uses compatible with an agricultural or natural setting; mineral extraction/quarry restoration; or landscape renewal.

Some exceptions do apply, these relate to the following:

1. Proposals for development associated with existing activities in the green belt;
2. Essential Infrastructure;
3. Change of use of buildings with historic or architectural interest or a valuable traditional character;
4. Extensions of existing buildings, as part of a conversion or rehabilitation scheme; and
5. Replacement on a one-for-one basis of existing permanent houses currently in occupation.

The policy also advises that any development in the Green Belt must be of the highest quality in terms of siting, scale, design and materials and regard will need to be paid to other relevant policies of the Local Development Plan in respect of landscape, trees and woodlands and natural heritage and pipelines.

The site also includes the OP52 and OP109 residential allocations. The principle of residential developments on these sites will be subject to Policy H1 which supports new residential development subject to it not constituting over development; not having an unacceptable impact on the character and amenity of the surrounding area; not resulting in the loss of valuable and valued areas of open space; and complies with Supplementary Guidance.

Finally, with regards to the open space designation, part of the site within the redline boundary is identified within the Open Space Audit 2010 as woodland and amenity space related to a business at Woodend.

#### Proposed Aberdeen Local Development Plan 2020 (PALDP)

A portion of the site is allocated within the PALDP as OP53 – Tillyoch, Peterculter for a housing opportunity for 250 houses. The main policy considerations for this proposed allocation are Policy H1 - Residential Areas and Policy NE2 - Green and Blue Infrastructure, specifically in relation to the Green Space Network.

Policy H1 advises that proposals for new residential development will be approved in principle if it:

1. does not constitute over-development; and
2. does not have an adverse impact to residential amenity and the character and appearance of an area; and
3. does not result in the loss of open space.

In relation to the Green Space Network, the PALDP advises that *“Aberdeen’s Green Space Network is a strategic city-wide network that connects natural green and blue spaces and habitats to each other and the communities around them”*. Policy NE2 states that development proposals should seek to protect, support and enhance the Green Space Network. This broadly encompasses the wildlife, biodiversity, ecosystem services & functions, access, recreation, landscape and townscape value of the Green Space Network. Finally, coherence of the Green Space Network should be maintained when considering any development proposals. Where a development does not achieve this, then it will not be supported.

Given the extent of the redline boundary and the boundary of OP53, it is acknowledged that land designated as the Greenbelt has been included, as such the criteria of Policy NE1 - Greenbelt requires to be considered. This policy is similar to Council’s current policy in that development in areas defined as Green Belt will not be supported unless the proposal:

- a) is directly associated with and required for agriculture, woodland or forestry; or
- b) is for leisure or recreational uses compatible with an agricultural or natural setting; or
- c) is for the extraction of minerals or quarry restoration; or
- d) is associated with existing activities in the Green Belt; or
- e) is directly associated with essential infrastructure; or
- f) is related to the generation of renewable energy and/or heat; or
- g) is for a dwelling house to replace a dwelling house; or
- h) is for the appropriate change of use of a building with a historic or architectural interest; or
- i) is for a conversion/ rehabilitation scheme of a historic building.

#### **Density**

Policy H3 - Density, will seek an appropriate density of development on all housing allocations. Densities should have consideration to the site’s characteristics and those of the surrounding area and should create attractive residential environment and safeguard living conditions within the development. Policy H4 - Housing Mix advises that housing development, such as that proposed, will be required to achieve an appropriate mix of sizes, which should reflect the accommodation requirements of specific groups. This mix should include smaller 1- and 2-bedroom units and should be reflected in both the market and affordable housing contributions. This approach helps to create mixed and inclusive communities by offering a choice of housing.

Policy H5 - Affordable Housing advises that housing developments such as this will be required to contribute no less than 25% of the total number of units as affordable housing. The requirement will be determined by the proposed number of residential units, will be outlined in the Council’s Developer Obligations Assessment and secured by a Legal Agreement.

## **Siting and Design**

Issues of siting and design will need to be considered against Policy D1 - Quality Placemaking by Design and Policy D2 - Landscape. Both Policy D1 and Policy NE2 require all development to have 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.

## **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 and associated guidance.

## **Transport Impacts**

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 demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel. A Transport Assessment will be required to support the proposal as would a Travel Plan. Parking requirements are also outlined in the Transport and Accessibility Supplementary Guidance.

Policy T3 requires 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. With regards to this proposal, links to the site should be looked at from the surrounding road networks.

## **Community Facilities**

The application description highlights that community facilities may be included in the proposal. Any new facilities would need to be considered against the criteria of Policy CF2 - New Community Facilities, which outlines that any such proposal should be in locations that are

convenient to the community they serve and are readily accessible, particularly to public transport, pedestrians and cyclists.

### **Open Space and Accessibility**

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 require 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 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.

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. An existing core path, path 86, runs along a portion of Bucklerburn Road to the south west of the site.

### **Natural Heritage**

There is an extensive area of woodland within this site, which is protected by several Tree Protection Orders (TPOs). Policy NE5 - Trees and Woodlands advises that there is 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. It is likely that any application would need to be supported by a Tree Survey Report, Arboricultural Impact Assessment and a Tree Protection and Mitigation Plan. Appropriate measures should be taken to ensure the protection and long-term management of existing trees and new planting both during and after construction.

The protection, preservation and enhancement of natural heritage, in terms of both sites and species, are important aims of both the current and Proposed Plans. As such all new development should seek to protect geodiversity and enhance biodiversity, which may include restoring degraded habitats, and must avoid further habitat fragmentation. Therefore, it is likely that as per the requirements of Policy NE8 - Natural Heritage an Ecological Impact Assessment would be required to support the proposal and consider all species, both protected and otherwise.

Additionally, and in order to avoid adverse effects on the qualifying interests of the River Dee SAC, as outlined within the PALDP, a Habitats Regulations Appraisal is required to support the proposal.

### **Flooding and Drainage**

The ALDP aims to manage and reduce flood risk by ensuring that new development does not take place on areas susceptible to flooding and incorporates appropriate and sustainable surface water management measures. As such and as per the wording of OP53 and Policy NE6 - Flooding, Drainage and Water Quality, a Flood Risk Assessment is required to support the development.

Furthermore, a Drainage Impact Assessment (DIA) will also be required to support the proposal. The DIA should detail how surface water and wastewater will be managed. Surface water drainage associated with development must:

1. Be the most appropriate available in terms of SuDS; and
2. Avoid flooding and pollution both during and after construction.

### **Other Technical Matters**

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.

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. 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.

Policy CI1 - Digital Infrastructure requires all new residential and commercial development to have access to modern, up-to-date high-speed communications infrastructure.

### **Proposed Aberdeen Local Development Plan 2020**

Notwithstanding the zoning of the site, the majority of the policies in the Proposed Aberdeen Local Development Plan 2020 substantively reiterate those in the adopted Local Development Plan, apart from Policy D2 - Amenity, which seeks to ensure the provision of an appropriate level of amenity for the development as well as any existing development.

### **PRE-APPLICATION CONSULTATION**

Public consultation was undertaken by the applicant via an online event on Wednesday 18<sup>th</sup> August 2021, although the public exhibition was available to view from 11<sup>th</sup> August until 1<sup>st</sup> September 2021, with comments/feedback requested by 1<sup>st</sup> September 2021.

Owing to issues with the publicity of the consultation events, a further event for interested parties was held on Wednesday 25<sup>th</sup> August 2021. The Council were made aware of this issue and welcomed the efforts made by the agent and the applicant to rectify the issue.

### **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
- Design and Access Statement
- Justification for the loss of green infrastructure / development on Green Belt land
- Drainage Impact Assessment
- Flood Risk Assessment
- Ecological Impact Assessment
- Habitats Regulations Appraisal
- Construction Environmental Management Plan
- Transport Assessment
- Travel Plan
- Tree Survey Report, Arboricultural Impact Assessment and a Tree Protection and Mitigation Plan
- Landscape Scheme and Maintenance Plans
- Low and Zero Carbon Buildings and Water Efficiency Statement
- Affordable Housing Delivery Strategy
- Waste Strategy Plan

## **RECOMMENDATION**

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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.

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