

# Public Document Pack



To: Councillor Henrickson, Convener; Councillor Bouse, Vice-Convener; ; ; and Councillors Alphonse, Blake, Boulton, Cooke, Copland, Clark, Crockett, Houghton, MacKenzie, McRae and Thomson.

Town House,  
ABERDEEN 26 October 2022

## PRE-APPLICATION FORUM

The Members of the **PRE-APPLICATION FORUM** are requested to meet in **Council Chamber - Town House on THURSDAY, 3 NOVEMBER 2022 at 2.00 pm**. This is a hybrid meeting and Members may also attend remotely.

The meeting will be webcast and a live stream can be viewed on the Council's website. <https://aberdeen.public-i.tv/core/portal/home>

VIKKI CUTHBERT  
INTERIM CHIEF OFFICER - GOVERNANCE

### BUSINESS

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

### MINUTES

2. Minute of Previous Meeting of 1 September 2022 - for approval (Pages 7 - 16)

### PRE APPLICATION REPORTS

3. Proposal of Application Notice for extension to an existing 132kV electricity substation including grid supply point to be accommodated in a new building, associated plant and infrastructure, ancillary facilities (including hardstanding area), and road alterations and improvement works - land Adjacent to Existing Electricity Substation, Willowdale Place, Aberdeen - 220562 (Pages 17 - 34)

Planning Officer – Alex Ferguson

EHRIAs related to reports on this agenda can be viewed [here](#)

To access the Service Updates for this Committee please click [here](#)

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

Should you require any further information about this agenda, please contact Lynsey McBain, email [lymcbain@aberdeencity.gov.uk](mailto: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 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, 1 September 2022. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM. Present:- Councillor Henrickson, Convener; Councillor Bouse, Vice-Convener; and Councillors Alphonse, Blake, Boulton, Clark (as substitute for Councillor Cormie), Cooke, Copland, MacKenzie and Thomson.

Also present as local Members: Councillors Graham and McGregor.

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 30 SEPTEMBER 2021

2. The Forum had before it the minute of the previous meeting of 30 September 2021, for approval.

**The Forum resolved:-**

to approve the minute as a correct record.

**PROPOSAL OF APPLICATION NOTICE FOR A MAJOR RESIDENTIAL LED, MIXED-USE DEVELOPMENT OF C. 1,650 HOMES COMPRISING RETAIL AND COMMERCIAL PROVISION, LEISURE AND COMMUNITY USES AND ASSOCIATED INFRASTRUCTURE INCLUDING ACCESS ROADS, LANDSCAPING AND ENGINEERING WORKS - LAND AT GREENFERNS, LOCAL DEVELOPMENT PLAN SITE OP33 AND OP28 - NEWHILLS ABERDEEN - 220610 AND A MAJOR RESIDENTIAL LED, MIXED-USE DEVELOPMENT OF C. 1,570 HOMES COMPRISING RETAIL AND COMMERCIAL PROVISION, LEISURE AND COMMUNITY USES, GYPSY TRAVELLERS' SITE AND ASSOCIATED INFRASTRUCTURE INCLUDING ACCESS ROADS, LANDSCAPING AND ENGINEERING WORKS AT LAND AT GREENFERNS LANDWARD, LDP SITE OP22, NEWHILLS, ABERDEEN - 220611**

## PRE-APPLICATION FORUM

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3. The Forum had before it a report by the Interim Chief Officer – Strategic Place Planning, on submission of two Proposals of Application Notice by Rydens on behalf of their client, Aberdeen City Council for two major developments. The first proposal was for a major residential led, mixed use development of circa 1650 homes comprising retail and commercial provision, leisure and community uses and associated infrastructure including access roads, landscaping and engineering works at land at Greenferns Local Development Sites Opportunity Site 33 and Opportunity Site 28 Newhills Aberdeen. The second proposal was for a major residential led, mixed use development of circa 1570 homes comprising retail and commercial provision, leisure and community uses, gypsy travellers' site and associated infrastructure including access roads, landscaping and engineering works at land at Greenferns Landward, Opportunity Site 22, Newhills Aberdeen.

The report for Greenferns advised that the site extended to approximately 79.9 hectares and was located on the western edge of Aberdeen, to the west of the established residential area of Northfield and south of the Bucks Burn. The application site was identified within the adopted Aberdeen Local Development Plan 2017 as Opportunity Site 28 and Opportunity Site 33 for around 1470 homes and 10 hectares of employment land.

The report explained that the site was zoned as LR1 (Land Release Policy) in the Aberdeen Local Development Plan and the policy advised that "housing and employment development on existing allocated sites and housing sites allocated in Phase 1 (2017-2026) will be approved in principle within areas designated for housing or employment. Development on an allocated site or in close proximity to an allocation that jeopardises the full provision of the allocation will be refused.

The Forum heard from Mr Gavin Clark, Senior Planner, who addressed the Forum and provided details regarding the planning aspects of the application for Greenferns. The following policies from the Aberdeen Local Development Plan (2017) were relevant:-

- Policy LR1: Land Release Policy
- Policy LR2: Delivery of Mixed-Use Communities
- OP28 and OP33: Greenferns
- Policy D1: Quality Placemaking by Design
- Policy D2: Landscape
- Policy I1: Infrastructure Delivery and Developer Obligations
- Policy T2: Managing the Transport Impact of Development
- Policy T3: Sustainable and Active Travel
- Policy T5: Noise
- Policy B4: Aberdeen Airport
- Policy H1: Residential Areas
- Policy H3: Density
- Policy H4: Housing Mix
- Policy H5: Affordable Housing
- Policy NE1: Green Space Network



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- Policy NE2: Green Belt
- 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 R2: Degraded and Contaminated Land
- Policy R6: Waste Management Requirements for New Developments
- Policy R7: Low and Zero Carbon Buildings, and Water Efficiency
- Policy C11: Digital Infrastructure.

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

- Environmental Impact Assessment
- Pre-Application Consultation Report
- Design and Access Statement
- Flood Risk Assessment
- Ecological Impact Assessment
- Badger Survey
- Drainage Impact Assessment
- Site Survey of Existing Water Features
- Archaeological Survey
- Construction Environment Management Plan
- Transport Assessment
- Travel Plan
- Tree Survey Report, Arboricultural Impact Assessment and Tree protection and Management Plan
- Landscape Scheme and Maintenance Plans
- Landscape and Visual Impact Assessment
- Low and Zero Carbon Buildings and Water Efficiency Statement
- Affordable Housing Delivery Strategy
- Waste Strategy/ Management Plan

In terms of the proposal for Greenferns Landward, the report explained that the future application site extended to approximately 69.6 hectares and was located within the Newhills area to the north of Aberdeen. The site was located and bounded by the existing residential area of Newhills Avenue to the east and Kepplehills Road to the north. Kepplehills Road connects with the A96 approximately 1km north of the site, which would in turn connect onto the AWPR, which passes approximately 500m to the west of the application site boundary. The site was identified within the adopted Aberdeen Local Development Plan 2017 as Opportunity Site 22 for around 1500 homes and 10 hectare of employment land.

The report also noted that a small section within the Proposal of Application Notice site boundary was located within OP21 (Rowett South). This allocation which was currently under construction, related to an overall development of 1940 homes, which required a

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joint Development Framework with OP20 Craibstone South and OP22 Greenfern Landward. The site was also zoned as LR1 (Land Release Policy) in the Aberdeen Local Development Plan.

The report also advised that part of the western side of the application site boundary was designated as Green Belt and Policy NE2 advises 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. It also goes on to state that essential infrastructure would only be permitted if it cannot be accommodated anywhere other than the Green Belt.

The following policies from the Aberdeen Local Development Plan (2017) were relevant:-

- LR1 – Land Release Policy
- LR2 – Delivery of Mixed-Use Communities
- OP22 – Greenferns Landward
- OP21 – Rowett South
- WB1 – Healthy Developments
- WB2 – Air Quality
- WB3 – Noise
- WB5 – Changing Place Toilets
- 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
- R2 – Degraded and Contaminated Land
- R5 – Waste Management Requirements for New Development
- R6 – Low and Zero Carbon Buildings and Water Efficiency
- H3 – Density
- H4 – Housing Mix and Need
- H5 – Affordable Housing
- H6 – Gypsy and Traveller Caravan Sites
- I1 – Infrastructure Delivery and Planning Obligations
- T2 – Sustainable Transport
- T3 – Parking
- C11 – Digital Infrastructure
- B3 – Aberdeen Airport and Perwinnes Radar

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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.

- Environmental Impact Assessment
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- Design and Access Statement
- Flood Risk Assessment
- Ecological Impact Assessment
- Badger Survey
- Drainage Impact Assessment
- Site Survey of Existing Water Features
- Archaeological Survey
- Construction Environment Management Plan
- Transport Assessment
- Travel Plan
- Tree Survey Report, Arboricultural Impact Assessment and Tree Protection and Management Plan
- Landscape Scheme and Maintenance Plans
- Landscape and Visual Impact Assessment
- Low and Zero Carbon Buildings and Water Efficiency Statement
- Affordable Housing Delivery Strategy
- Waste Strategy/ Management Plan

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

- Michael Lorimer – Rydens
- Christopher Gray – Op-en
- Ian Logan – Op-en

The presenters began their presentation by providing an overview of the history of the sites and provided context in relation to the Strategic Development Plan and the policy to expand the amount of residents in Aberdeen City. They explained that as part of their client brief from Aberdeen City Council, these developments were part of the Housing Programme and both sites would have a mixture of council houses and private properties. In the first phase, the council houses would be developed followed by the private housing aspect in later phases of the developments. They also provided details on the blue-green infrastructure approach that would be utilised at both sites and noted that the approach had been very successful at the Counteswells site.

The presenters explained that in terms of the Greenferns site, it was more advanced with more details established. The Landward site however was more complex. They advised that the aim of both sites was to establish a 20 minute neighbourhood which would mean facilities/amenities/schools would be in cycling/walking distance without the need to use car/bus travel. They also provided details on proposed walking/cycle

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routes in each development and noted that they would be accessible for residents and noted that movement through the sites had been a key driver. They also explained that Aberdeen were working to the UNICEF child friendly city policy and were considering child centric design.

The presenters also explained about the growing space initiative and were considering this in the developments, which would take on board the idea of individuals growing their own food, flowers etc with an area that residents would have control over.

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

- Capacity at local schools would be investigated and any capacity issues would be addressed through developer obligations;
- A consultation exercise was carried out with children to ascertain what facilities they would like to see in a new development. Facilities such as play parks and skate parks;
- Specific workshops would be carried out with roads and transport team in order to develop cycle paths and these would be developed through the design process;
- Member requested that dropped kerbs be investigated in the Orchard Brae School vicinity;
- Discussions were to be held with bus operators to see if routes could be expanded in order to facilitate the developments;
- Land would be available for a new health centre should it be required;
- The proposed housing would meet the Aberdeen City Council's Gold Standard;
- Virtual consultation events were held in June and July 2022 as well as a face to face consultation event with a progress event being held on 1 September 2022. Members urged the applicant to hold an event in Bucksburn to allow local residents to attend who might not have attended the event in Middlefield Hub due to the location;
- There were two options in the development for the gypsy traveller site. One was to the west of the site and one was to the north. The applicant/agent would discuss the location with individuals attending the public consultation event;
- There would be 100% infrastructure in place for electric vehicles and all of the new development would be fitted with open reach and city fibre;

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

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### **PROPOSAL OF APPLICATION NOTICE FOR A MAJOR RESIDENTIAL DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE, OPEN SPACE AND LANDSCAPING - FORMER CORDYCE SCHOOL, RIVERVIEW DRIVE ABERDEEN - 220815**

4. The Forum had before it a report by the Interim Chief Officer – Strategic Place Planning, on a submission of a Proposal of Application for a major development for a major residential development with associated infrastructure, open space and landscaping at the former Cordyce School, Riverview Drive Aberdeen, planning reference 220815.

The report advised that the proposed development site was an irregular shaped area extending to 7.9 hectares and was located in the green belt. The site was bound by the River Don to its north and east and mature trees to its south and west. Beyond the tree belt to the south was Riverview Drive which provided a direct connection to the residential area, shops and community facilities in Dyce. To the west were some scattered buildings, including some residential dwellings and farm buildings with the A947 – Oldmeldrum Road beyond.

The site was previously occupied by Cordyce Special Needs School and has since been demolished, following the opening of Orchard Brae School. It was noted there was a distinct level difference between the relatively flat area that was previously occupied by the school buildings and associated playing fields and the river to the north and east, which lies at a lower level. There is also a footpath running along the riverbank.

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

Ms Brasier provided details on the relevant planning policies noting that the following policies were relevant to the proposed application:-

- NE2 – Green Belt
- D1 – Quality Placemaking by Design
- D2 – Landscape
- I1 – Infrastructure Delivery and Planning Obligation
- T2 – Managing the Transport Impact of Development
- T3 – Sustainable and Active Travel
- B4 – Aberdeen Airport
- H3 – Density
- H4 – Housing Mix
- H5 – Affordable Housing
- NE1 – Green Space Network
- NE4 – Open Space Provision in New Development
- NE5 – Trees and Woodland

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- NE6 – Flooding, Drainage and Water Quality
- NE8 – Natural Heritage
- NE9 – Access and Informal Recreation
- R6 – Waste Management Requirements for New Developments
- R7 – Low and Zero Carbon Building and Water Efficiency
- C11 – Digital Infrastructure

In relation to Supplementary Guidance, the following were also relevant:-

1. Affordable Housing
2. Flooding, Drainage and Water Quality
3. Green Space Network and Open Space
4. Natural Heritage
5. Planning Obligations
6. Resources for New Development
7. Transport and Accessibility and
8. Trees and Woodlands

Ms Brasier also highlighted the Proposed Local Development Plan 2020 and noted the following policies as relevant:-

- LR1 – Land Release
- WB1 – Health Developments
- NE2 – Green and Blue Infrastructure
- NE3 – Natural Heritage
- NE4 – Our Water Environment
- NE5 – Trees and Woodland
- D1 – Quality Placemaking
- D2 – Amenity
- D4 - Landscape
- D5 – Landscape Design
- R5 – Waste Management Requirements in New Development
- R6 – Low and Zero Carbon Buildings and Water Efficiency
- H3 – Density
- H4 – Housing Mix and Need
- H5 – Affordable Housing
- I1 – Infrastructure Delivery and Planning Obligations
- T2 – Sustainable Transport
- T3 – Parking
- C11 – Digital Infrastructure
- B3 – Airport and Perwinnes Radar

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:-

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- Design and Access Statement including visualisations;
- Flood Risk Assessment;
- Landscape Strategy;
- Preliminary Ecological Appraisal, including Bat Roost Potential for trees;
- Planning Statement;
- Pre Application Consultation report;
- Transport Assessment and Transport Statement;
- Travel Plan; and
- Tree Survey and Arboricultural Impact Assessment

The Forum then heard from the agent for the application and the presenters were as follows:-

- Michael Lorimer – Rydens
- Daniel Harrington – THE Architect and Planning

Mr Lorimer began the presentation and provided an outline of the proposal, indicating that the proposal was for a major residential development of approximately 90 dwellings with associated infrastructure, open space and landscaping.

Mr Lorimer advised that there was an extensive network of footpaths connecting to the site for informal recreational purposes and these would be retained as well as retaining existing mature trees where possible as the site benefitted from a number of mature trees. He also advised that the community orchard that was to the south west of the site would also be retained as this was a well used community asset.

Mr Harrington explained that the proposed development would be a mix of 3 and 4 bedroom houses and also incorporate affordable housing. The finalised house types were still to be finalised. He also noted that the material finishes were also still to be selected but would likely be a neutral tone.

In terms of consultation, Mr Lorimer advised that a public consultation event was held at the end of August in Dyce Community Centre and was very well attended with roughly 60 people in attendance. All of the feedback received from the event would be analysed and taken into consideration.

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

- There was capacity at both Dyce Primary School and Dyce Academy for any children from the proposed development;
- When the final application is submitted a Transport Assessment will accompany it and would highlight the emergency access for the site;
- Engineers had looked at the flood risk on the development and this would also be submitted as part of the final application, however it was noted that the flood risk level was low;

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- The development would consist solely of housing and no flatted properties;
- A high percentage of the development would be retained for green space.

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

that the Forum –

- (d) note the key issues identified;
- (e) if necessary, seek clarification on any particular matters; and
- (f) identify relevant issues which they would like the applicant to consider and address in any future application.

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

- (iii) to thank the presenters for their informative presentation; and
  - (iv) to request that the applicant consider the points raised above.
- **COUNCILLOR DELL HENRICKSON, Convener**



# Pre-Application Forum

**Extension to an existing 132kV electricity substation including grid supply point to be accommodated in a new building, associated plant and infrastructure, ancillary facilities (including hardstanding area), and road alterations and improvement works**

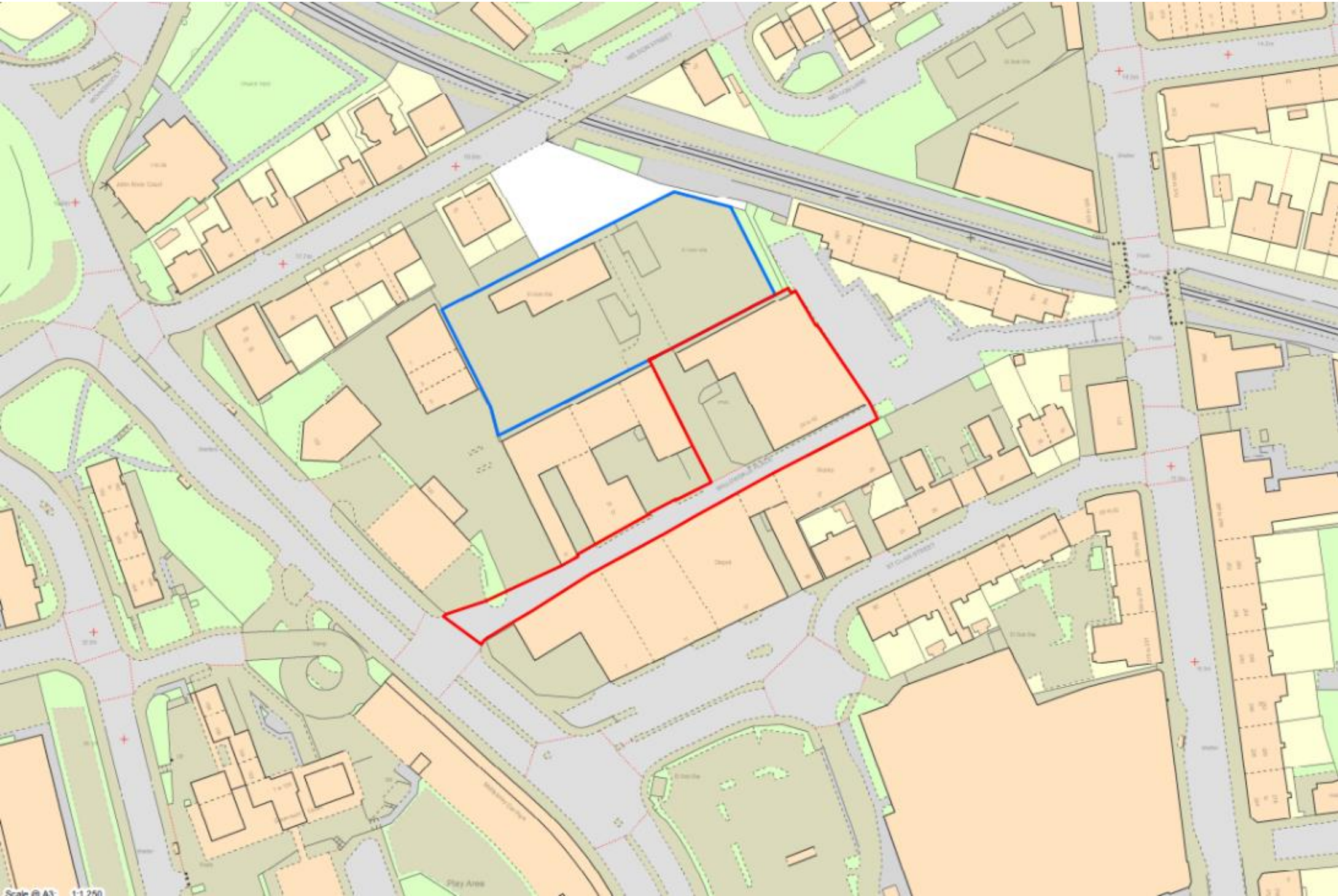
**Land adjacent to existing electricity substation, Willowdale Place**

Proposal of Application Notice  
220562/PAN

# Location



# Location Plan



# Location



# Contextual Aerial View



# Contextual Aerial View



# Site Photos



# Site Photos





# Site Photos



# Pre-Application Consultation

- Proposal of Application Notice received on 3 May 2022
- The applicant undertook a hybrid public consultation strategy in June 2022, comprising:
  - An in-person event on 28 June at the Aberdeen Arts Centre, between 2pm and 7pm; and
  - An online event on 30 June between 1pm and 3pm and 5pm and 7pm.
- All properties within a c. 50m radius of the application site were notified by mail and an advertisement was placed in the Evening Express in advance of the events
- Ward councillors, local MP & MSP and local community council also notified
- Pre-Application Consultation (PAC) Report to accompany application – detailing extent of public consultation, feedback received, and any resulting changes made to the proposal.



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# Pre-Application Forum

Report by Development Management Manager

**Meeting Date: 3<sup>rd</sup> November 2022**

<b>Site Address:</b>	Land Adjacent to Existing Electricity Substation, Willowdale Place, Aberdeen, AB24 5AQ
<b>Description of Proposal:</b>	Extension to an existing 132kV electricity substation including grid supply point to be accommodated in a new building, associated plant and infrastructure, ancillary facilities (including hardstanding area), and road alterations and improvement works
<b>Notice Ref:</b>	220562/PAN
<b>Notice Type:</b>	Proposal of Application Notice
<b>Notice Date:</b>	3 May 2022
<b>Applicant:</b>	Scottish Hydro Electric Transmission Plc
<b>Ward:</b>	George Street/Harbour
<b>Community Council:</b>	Castlehill And Pittodrie
<b>Case Officer:</b>	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 a 2-storey industrial warehouse building at 23-42 Willowdale Place with a footprint of approximately 1,200sqm, along with the Willowdale Place road carriageway. The industrial building lies on the northern side of Willowdale Place at its eastern end, and it is bound to the north by the Willowdale Place electricity substation, operated by SSE. Further industrial and commercial buildings line both sides of Willowdale Place to the north and south, with a residential flatted development on King Street adjoining the site to the east.

### **Relevant Planning History**

**220307/ESC** – An Environmental Impact Assessment (EIA) Screening Opinion was requested from the Planning Service by the applicant in March 2022. The Planning Service advised that the proposed development would not require an EIA.

**220562/PAN** – A Proposal of Application Notice (POAN) was submitted by the applicant in May 2022, informing the Planning Service of the intention to carry out pre-application consultation on the proposed development, prior to lodging a planning application in due course. The Planning Service confirmed that some further consultation would be required, in addition to that proposed by the applicant.

**Pre-application consultation** - The applicant undertook their pre-application consultation in June 2022, comprising a public meeting at the Aberdeen Arts Centre on 28 June and an online event on 30 June.

## **APPLICATION DESCRIPTION**

### **Description of Proposal**

The applicant, Scottish Hydro Electric Transmission Plc (part of the Scottish and Southern Electricity group - SSE) proposes to extend and upgrade the existing 132kV electricity substation on Willowdale Place. The substation extension would involve the formation of a new grid supply point, to be accommodated in a new building, replacing the existing warehouse, with associated plant and infrastructure, ancillary facilities (including an area of hardstanding), and road alterations and improvement works.

As the proposed development would comprise the upgrade of an existing onshore substation directly linked to electricity transmission cabling of or in excess of 132 kilovolts, at present the proposal constitutes a National development, in accordance with Annex A (National developments) of National Planning Framework 3 (NPF3). It should be noted that in the event National Planning Framework 4 is adopted in its current form (anticipated to occur later this year), the development proposal is likely to constitute a Local development, due to an amendment to relevant criteria. It is however not possible to confirm this at the time of writing.

## **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**

- National Planning Framework 3 (NPF3)
- Scottish Planning Policy (SPP)

### **Development Plan**

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

The current Strategic Development Plan for Aberdeen City and Shire was approved by Scottish Ministers in September 2020 and forms the strategic component of the Development Plan. No issues of strategic or cross boundary significance have been identified.

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

Section 16 (1)(a)(ii) of the Town and Country Planning (Scotland) Act 1997 requires that, where there is a current local development plan, a proposed local development plan must be submitted to Scottish Ministers within five years after the date on which the current plan was approved. From 21 January 2022, the extant local development plan will be beyond this five-year period. Therefore, where relevant, weight should be given to paragraph 33 of the Scottish Planning Policy (2014) which states: “Where relevant policies in a development plan are out-of-date or the plan does not contain policies relevant to the proposal, then the presumption in favour of development that contributes to sustainable development will be a significant material consideration.

The following policies are relevant –

- H2 (Mixed Use Areas)
- D1 (Quality Placemaking by Design)
- NE6 (Flooding, Drainage and Water Quality)
- R2 (Degraded and Contaminated Land)
- R7 (Low and Zero Carbon Buildings, and Water Efficiency)
- T5 (Noise)

### **Supplementary Guidance**

- Noise
- Resources for New Development

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

The Report of Examination on the Proposed Aberdeen Local Development Plan 2020 (PALDP) was received by the Council on 20 September 2022. The PALDP constitutes the Council’s settled view as to the content of the final adopted ALDP and is now a material consideration in the determination of planning applications. The exact weight to be given to matters contained in the PALDP (including individual policies) in relation to specific applications will depend on whether –

- these matters have been subject to comment by the Reporter; and
- the relevance of these matters to the application under consideration.

The following policies are relevant –

- H2 (Mixed Use Areas)
- D1 (Quality Placemaking)
- NE4 (Our Water Environment)
- R2 (Degraded and Contaminated Land)
- R6 (Low and Zero Carbon Buildings, and Water Efficiency)
- WB3 (Noise)

## **EVALUATION**

### **Mixed Use Areas**

Policy H2 (Mixed Use Areas) requires applications for development or change of use within Mixed Use Areas to take into account the existing uses and character of the surrounding area and to avoid undue conflict with the adjacent land uses and amenity.

### **Noise**

Given the proximity of the proposed development in relation to nearby residential flats, it is possible that there could be some exposure to noise to residents from the new substation equipment. As such, as per the requirements of Policy T5 (Noise), a Noise Impact Assessment (NIA) will be required to support an application in order to assess the impact of any such noise emissions and, if necessary, to recommend suitable mitigation measures to ensure that the noise would not adversely affect the amenity of the nearby properties.

### **Layout, siting and design**

Issues of layout, siting and design will need to be considered against Policy D1 (Quality Placemaking by Design), which requires all development to have high standards of design and have a strong and distinctive sense of place which considers the context of the surrounding area.

### **Drainage**

Policy NE6 (Flooding, Drainage and Water Quality) notes that a Drainage Impact Assessment (DIA) will be required to support an application where new non-residential buildings exceed 250sqm of floorspace. The DIA should detail how surface water and wastewater will be managed and also consider surface water flooding.

### **Degraded and Contaminated Land**

Policy R2 (Degraded and Contaminated Land) advises that the City Council will require that all land that is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. The Council's Contaminated Land team will be consulted on the application and will advise whether any further information is required in terms of site remediation.

### **Low and Zero Carbon Buildings, and Water Efficiency**

Policy R7 (Low and Zero Carbon Buildings, and Water Efficiency) requires new buildings to meet at least 20% of the building regulations carbon dioxide emissions reduction target applicable at the



time of the application through the installation of low and zero carbon generating technology. With regards to water efficiency, all new buildings are required to use water saving technologies and techniques. The low and zero carbon element of Policy R7 will not apply if the new substation building would not be heated or cooled.

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

The relevant policies in the Proposed Aberdeen Local Development Plan 2020 substantively reiterate the policies noted above from the adopted Local Development Plan.

### **PRE-APPLICATION CONSULTATION**

The applicants undertook a hybrid public consultation strategy in June 2022. This involved an in-person public exhibition followed by a virtual, online event. The in-person event took place on Tuesday 28th June 2022 between 2pm and 7pm at the Aberdeen Arts Centre, with the online event taking place on Thursday 30<sup>th</sup> June between 1pm and 3pm and 5pm and 7pm.

All properties within a c. 50m radius of the application site boundary were notified by mail and an advertisement was placed in the Evening Express newspaper, informing nearby residents, business and the wider public in advance of the public and online consultation events. Ward Councillors, the local MP and MSP and the local community council were also provided with details of the events.

The results of the pre-application consultation will be submitted as part of the Pre-Application Consultation (PAC) Report, which will form part of the planning application, if it is confirmed as a National 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 –

- Design & Access Statement
- Noise Impact Assessment
- Drainage Impact Assessment
- Pre-Application Consultation Report

### **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.

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