

Public Document Pack



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

Town House,
ABERDEEN 11 April 2023

PRE-APPLICATION FORUM

The Members of the **PRE-APPLICATION FORUM** are requested to meet in **Council Chamber - Town House on THURSDAY, 20 APRIL 2023 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>

JENNI LAWSON
INTERIM CHIEF OFFICER - GOVERNANCE

BUSINESS

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

MINUTES

2. Minute of Previous Meeting of 9 February 2023 - for approval (Pages 7 - 12)

PRE APPLICATION REPORTS

3. Proposed major residential or quasi-residential (sui generis) use - potentially flats, build to rent private rented accommodation, student housing, serviced apartments or a mix of these plus supporting facilities and infrastructure - 92-126 John Street Aberdeen - 221511 (Pages 13 - 22)

Planning Officer – Gavin Clark

Website Address: aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Lynsey McBain, email lymcbain@aberdeencity.gov.uk or tel 01224 522123

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

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

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

GUIDANCE FOR MEMBERS

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

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

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

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

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

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

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

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

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PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 9 February 2023. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM. Present:- Councillor Henrickson, Convener; Councillor Bouse, Vice-Convener; and Councillors Blake, Boulton, Clark, Farquhar (as substitute for Councillor Houghton), McRae and Thomson.

Also present as local Members: Councillor

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 3 NOVEMBER 2022

2. The Forum had before it the minute of the previous meeting of 3 November 2022, for approval.

The Forum resolved:-

to approve the minute as a correct record.

PROPOSAL OF APPLICATION NOTICE - CONSTRUCTION OF HYDROGEN PRODUCTION AND RE-FUELLING FACILITY, SOLAR FARM AND CONNECTING CABLE ROUTE - HARENESS ROAD/ NESS LANDFILL SITE TO THE WEST OF THE COAST ROAD, ABERDEEN

3. The Forum had before it a report by the Chief Officer – Strategic Place Planning, on a submission of a Proposal of Application by Aberdeen Hydrogen Energy Ltd for the construction of Hydrogen Production and Re-fuelling facility, Solar Farm and connecting cable route at Hareness Road/ Ness Landfill Site to the west of the Coast Road, Aberdeen, planning reference number 221408.

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The report advised that the proposal was for a solar farm generating 8MW on the former Ness landfill site, with hydrogen production and fuelling facility on the industrial zoned site on the corner of Hareness Road at the southern extremity of the red lined area. Between the two would be laid a connecting cable to carry electricity from the solar farm to the hydrogen plant. The solar farm would include: photovoltaic panels, electrical transformers, DC to AC inverters, switchgear, metering system and a small sub-station with connection point to a solar grid connection.

Early conceptual work indicated the solar panels as being located around the upper areas of the hill side, as these were flatter, with the gradient of the sides being less suitable. The solar farm would provide energy for hydrogen production, with any excess being provided to the grid. The hydrogen facility would include: three vehicle hydrogen dispensers, one or more electrolyser – which splits water molecules (H₂O) into hydrogen (H₂) and oxygen (O₂), compressor(s), low pressure storage, station module with fuelling storage and local electrical substation. The hydrogen facility would also be connected to the grid for back up. It was indicated that the cable would be below ground and would carry 33Kv. The precise route for the cable was not yet established, however, it was indicated that it would be within the soft road verge where carried along Coast Road.

The report also noted that the Pre-application notice for this application was submitted on 23rd November 2022 and was agreed on 14 December 2022. The first public consultation event took place on 10th December 2022 at St Fittick's Church. The event consisted of presentation boards with members of the applicant's project team available to answer questions. Feedback forms were available for feedback to be either left at the event or sent later, including by email. A second event was held at St Fittick's Church on 28th January 2023.

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

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

- NE1 – Green Space Network
- NE2 – Green Belt
- B1 – Business and Industry
- D1 – Quality Placemaking by Design
- D2 – Landscape
- D4 – Historic Environment
- I1 – Infrastructure Delivery and Planning Obligations
- T2 – Managing the Transport Impact of Development
- T3 – Sustainable and Active Travel
- T5 – Noise
- NE6 – Flooding, Drainage and Water Quality
- NE8 – Natural Heritage
- NE9 – Access and Informal Recreation

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R2 – Degraded and Contaminated Land
R8 – Renewable and Low Carbon Energy Developments

Proposed Local Development Plan (2020)

NE1 – Greenbelt
NE2 – Green Space Network
B5 – Energy Transition Zone
B1 – Business and Industry
WB1 – Healthy Developments
WB3 - Noise
NE2 – Green and Blue Infrastructure
NE3 – Our Natural Heritage
NE4 - Our Water Environment
D1 – Quality Placemaking
D2 - Amenity
D4 – Landscape
D5 – Landscape Design
D6 – Historic Environment
R2 – Degraded and Contaminated Land
R5 – Waste Management
R6 – Low and Zero Carbon Buildings, and Water Efficiency
R7 – Renewable and Low Carbon Developments
I1 – Infrastructure Delivery and Planning Obligations
T2 – Sustainable Transport

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:-

- Landscape and Visual Impact Assessment, including of glint and glare
- Landscape Framework
- Ecology Assessment
- Transportation Statement
- Design & Access Statement
- Noise Impact Assessment
- Drainage Impact Assessment
- Pre-Application Consultation Report

The Forum then heard from William Shand, AECOM and Rhuary Campbell, BP, agents for the application.

Mr Campbell began the presentation by explaining about the project description and advised that phase one of the Aberdeen Hydrogen Hub involved building a hydrogen re-fuelling facility for buses and trucks, powered by a solar farm and linked underground by an underground solar grid connection. Mr Campbell explained that the renewable energy produced by the solar farm would be used to produce hydrogen via a process

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called electrolysis which splits water molecules into hydrogen and oxygen. The solar farm and hydrogen facility would be separate sites but linked by an underground solar grid connection. The hydrogen site has a substantial grid connection to power it in periods of low solar power production, while excess power could be returned to the grid when high solar power was generated but not needed by the hydrogen facility.

In terms of the hydrogen facility, Mr Campbell advised that the green hydrogen production and vehicle re-fuelling facility would be located at the southern extent of the site to the west of Hareness Road and the site would be approximately 1 hectare in area.

The proposed layout also highlighted site safety features such as fenced equipment, fire wall and containment barriers to restrict access and reduce the risk of damaging site equipment. Two access points from Hareness Road were proposed with an 'in' and 'out' system to improve road safety.

In relation to the solar farm, Mr Campbell advised that the farm would provide the power for the hydrogen facility and any surplus power would be provided to the grid. Photovoltaic panels would cover most of the site, capturing the sun's solar energy and allowing it to be converted into power. The quantity and position of the photovoltaic panels was subject to technical assessment and the energy generated by the panels would be sent to inverters at two locations on site which change direct current to alternating current. Electrical transformers then regulate the voltage. During consultation phase, further work was undertaken to refine the solar farm design and location of equipment. As a consequence, equipment had been relocated towards the site entrance and solar panels had been distributed further apart towards the south of the site to optimise light and ground conditions.

In relation to construction traffic, a Transport Assessment had been carried out to consider the potential impact of traffic associated with the construction of the proposed development. A Construction Traffic Management Plan would be produced for the planning application which would consider feedback from local residents and community groups to establish appropriate methods for controlling and minimising the impact of construction traffic arising from the proposed development.

Mr Campbell also provided details on ecology, landscape and drainage and noted that a Built Heritage Assessment would be carried out relating to the three Cairns which were scheduled monuments to the south, west and south west of the site.

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

- There would be no impact on Doonies Farm;
- Birds were often attracted to solar panels however the impact to birds would be minimal;

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- Any glint and glare for helicopters would be taken into account in the final design but no impact was envisaged;
- It was likely that the solar panels would be north facing but they were investigating the optimal location for the panels;
- They were also investigating bio diversity enhancement on site; and
- The public consultation events were well received, with 35 members attending the first one and 18 individuals at the second event.

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.

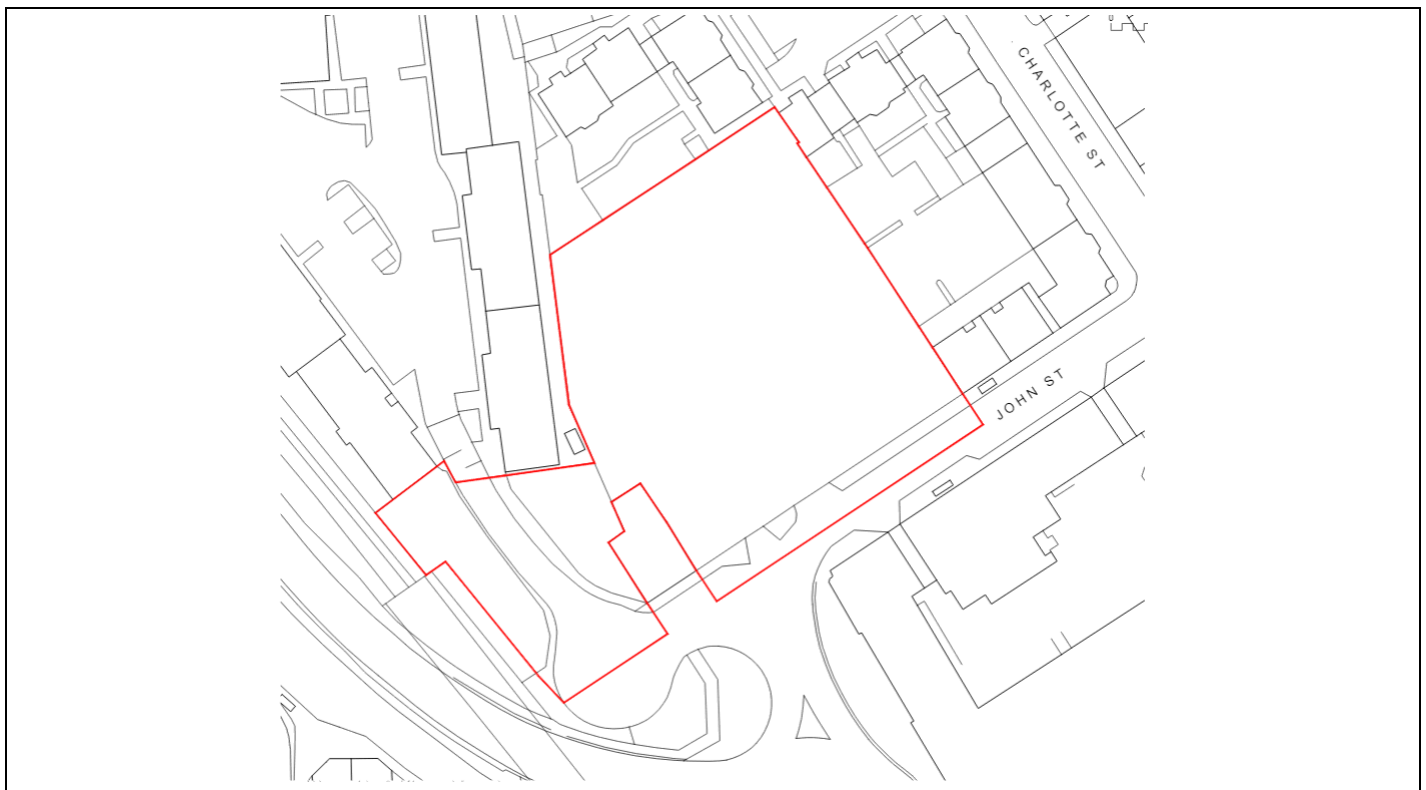
The Forum resolved:-

- (i) to thank Mr Shand and Mr Campbell for their informative presentation; and
 - (ii) to request that the applicant consider the points raised above.
- **COUNCILLOR DELL HENRICKSON, Convener**

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 <p>ABERDEEN CITY COUNCIL</p>	<h2>Pre-Application Forum</h2>
	<p>Report by Development Management Manager</p>
	<p>Meeting Date: 20th April 2023</p>

Site Address:	92-126 John Street, Aberdeen, AB25 1LE
Description of Proposal:	Proposed major residential or quasi-residential (sui generis) use - potentially flats, build to rent private rented accommodation, student housing, serviced apartments or a mix of these plus supporting facilities and infrastructure
Notice Ref:	221511/PAN
Notice Type:	Proposal of Application Notice
Notice Date:	14 December 2022
Applicant:	Levelling Up Real Estate Ltd
Ward:	George Street/Harbour
Community Council:	George Street
Case Officer:	Gavin Clark



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 largely vacant plot of land at the western end of John Street, adjacent to the Woolmanhill Halls of Residence of Robert Gordon University. The site was previously occupied by now demolished tenement buildings, with commercial uses at ground floor and the former Ambassador Snooker Club. The site does not include the Lumsden Security Locksmith premises sited at the end of John Street. There is also a smaller separate part of the site adjacent to the turning area to the south of Woolmanhill Halls of Residence and the Inverness railway line, which sits at a lower level.

The surrounding area contains a mix of uses, with residential flats of mainly four storeys in height to the north and east, Woolmanhill Halls of Residence to the west (five storeys) and the Sandman Hotel located to the south. The southern edge of the application site borders the northern edge of the City Centre Conservation Area, but the site is largely out with it. The application site lies adjacent to the City Centre boundary as defined within the Aberdeen Local Development Plan, the northern boundary of which is defined by the northern edge of the John Street roadway.

Relevant Planning History

- Planning permission (Ref: 161427/DPP) was granted in March 2017 for the erection of student accommodation (374 bed spaces) with associated infrastructure and landscaping. This permission has not been implemented and has since expired.
- Planning permission (Ref: 130579) was granted in October 2013 for the erection of a 182-bedroom hotel with one retail and one hot food unit at ground floor level. This permission was not implemented and has since expired.
- Planning permission (Ref: A6/1811) was granted on appeal by the Scottish Government in December 2009 for the erection of 50 flats. This permission was not implemented and has since expired.

Pre-Application Consultation

The Proposal of Application Notice for this application was submitted on the 14th December 2022, with the content of the document agreed with the Planning Service on the 4th January 2023. The first public consultation event was undertaken by the applicant's agents on 8th February 2023 within the Aberdeen Central Library Committee Room with the second consultation event taking place shortly afterwards. The details and results of this public consultation will require to be the subject of a Pre-Application Consultation Report to form part of any subsequent planning application.

APPLICATION DESCRIPTION

Description of Proposal

Planning permission would be sought for a major residential or quasi-residential (sui generis) use - potentially flats, build to rent private rented accommodation, student housing, serviced apartments or a mix of these plus supporting facilities and infrastructure.

MATERIAL CONSIDERATIONS

Legislative Requirements

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

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation area.

Development Plan

National Planning Framework 4

National Planning Framework 4 (NPF4) is the long-term spatial strategy for Scotland and contains a comprehensive set of national planning policies that form part of the statutory development plan. The relevant provisions of NPF4 that require consideration in terms of this application are –

- Policy 1: Tackling the climate and nature crises
- Policy 2: Climate mitigation and adaptation
- Policy 7: Historic assets and places
- Policy 9: Brownfield, vacant and derelict land and empty buildings
- Policy 12: Zero waste
- Policy 13: Sustainable transport
- Policy 14: Design, quality and place
- Policy 15: Local Living and 20-minute neighbourhoods
- Policy 16: Quality homes
- Policy 18: Infrastructure first
- Policy 19: Heating and cooling
- Policy 21: Play, recreation and sport
- Policy 22: Flood risk and water management
- Policy 24: Digital infrastructure
- Policy 27: City, town, local and commercial centres

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. The ALDP is beyond this five-year period.

The following policies are relevant –

- D1: Quality Placemaking by Design
- D2: Landscape

- D3: Big Buildings
- D4: Historic Environment
- I1: Infrastructure Delivery and Planning Obligations
- T2: Managing the Transport Impact of Development
- T3: Sustainable and Active Travel
- T4: Air Quality
- T5: Noise
- H2: Mixed Use Areas
- H3: Density
- H4: Housing Mix
- H5: Affordable Housing
- NE4: Open Space Provision in New Development
- NE6: Flooding, Drainage and Water Quality
- R6: Waste Management Requirements for New Development
- R7: Low and Zero Carbon Buildings, and Water Efficiency
- C11: Digital Infrastructure

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. All the recommendations within the Report have been accepted and the modifications made to the PALDP were agreed by Full Council on 14 December 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 the relevance of these matters to the application under consideration.

The following policies are relevant –

- WB2: Air Quality
- WB3: Noise
- D1: Quality Placemaking
- D2: Amenity
- D3: Big Buildings
- D4: Landscape
- D6: Historic Environment
- R2: Degraded and Contaminated Land
- R5: Waste Management Requirements for New Development
- R6: Low and Zero Carbon Buildings, and Water Efficiency
- H2: Mixed Use Areas
- H3: Density
- H4: Housing Mix and Need
- H5: Affordable Housing
- H7: Student Accommodation Developments
- I1: Infrastructure Delivery and Planning Obligations
- T2: Sustainable Transport
- T3: Parking
- C11: Digital Infrastructure

Supplementary Guidance (SG)

- Big Buildings
- Planning Obligations
- Affordable Housing
- Transport and Accessibility
- Air Quality
- Noise
- Flooding, Drainage and Water Quality
- Resources for New Development

EVALUATION

Principle of Development

The site is designated as H2 (Mixed Use Areas) in the Aberdeen Local Development Plan (as well as Policy H2 (Mixed Use Areas) of the proposed Aberdeen Local Development Plan which would likely be the document against which the development is fully assessed), which advises that *“applications for development or change of use within Mixed Use Areas must take into account the existing uses and character of the surrounding area and avoid undue conflict with the adjacent land uses and amenity. Where new housing is proposed, a satisfactory residential environment should be created which should not impinge upon the viability or operation of existing businesses in the vicinity”*.

In addition to the above, Policy 9 (Brownfield, vacant and derelict buildings) of NPF4 encourages, promotes and facilitates the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development. It goes on to advise that *“Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.”*

Policy 15 (Local living and 20-minute neighbourhoods) of NPF 4 seeks to encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.

Layout, Siting and Design

Issues of siting and design will need to be considered against Policy D1 - Quality Placemaking by Design and Policy D2 – Landscape of the ALDP (and therefore Policies D1: Quality Placemaking, D2 (Amenity) and D4 (Landscape) of the Proposed Aberdeen Local Development Plan. Policy D1 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 and will be required to offer opportunities for connectivity which take into account the character and scale of the development. Developments that contribute to placemaking will help sustain and enhance the social, economic, environmental and cultural attractiveness of the city. Proposals will be considered against six essential qualities: distinctive, welcoming, safe and pleasant, easy to move around, adaptable and resource efficient.

Policy D2 (Amenity) (which is a new policy) of the Proposed Aberdeen Local Development Plan also seeks that *“development will be designed to: make the most of any opportunities offered by the site to optimise views and sunlight through appropriate siting, layout and orientation; ensure that occupiers are afforded adequate levels of amenity in relation to daylight, sunlight, noise, air quality and immediate outlook; ensure that occupiers are afforded adequate levels of amenity in relation to daylight, sunlight, noise, air quality and immediate outlook; have a public face to the*

street to ensure natural surveillance, and active street frontages; ensure that refuse and recycling facilities, cycle storage, low and zero carbon technology, plant and services are sensitively integrated into the design; ensure that external lighting minimises light spillage into adjoining areas and the sky.”

Similar to the above, Policy 14 (Design, quality and place) of NPF4 seeks to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle. Policy 16 (Quality homes) also seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

It is also noted that no details of the design of the development have been submitted to date, therefore Policy D3 (Big Buildings) may be of relevance (as would Policy B3 (Big Buildings) of the Proposed Aberdeen Local Development Plan). This advises, amongst other things that *“Big buildings must be of a high-quality design which complements or improves the existing site context. A proposal’s relationship with its context must be demonstrated by using a design statement that includes: an analysis of the context; an illustration of its visual impacts through a series of sequential views; an analysis of micro-climatic impacts; area connectivity; the use of high-quality materials, craftsmanship and detailing with low maintenance implications.”*

The application site lies adjacent to the City Centre Conservation Area, where Policy D4 (Historic Environment) would apply (as would Policy D6 (Historic Environment) of the Proposed Aberdeen Local Development Plan. This policy advises amongst other things that *“high quality design that respects the character, appearance and setting of the historic environment and protects the special architectural or historic interest of its listed buildings, conservation areas and historic gardens and designed landscapes, will be supported.”* In addition, Policy 7 (Historic assets and places) of NPF 4 seeks to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

Density

In terms of the density of development, Policy H3 (Density) advises that *“the City Council will seek an appropriate density of development on all housing allocations and windfall sites. All residential developments over one hectare must: meet a minimum density of 30 dwellings per hectare (net). Net dwelling density includes those areas which will be developed for housing and directly associated uses, including access roads within the site, garden ground and incidental open space; have consideration of the site’s characteristics and those of the surrounding area; create an attractive residential environment and safeguard living conditions within the development; and consider providing higher densities in the City Centre, around local centres, and public transport nodes.”* Policy H3 (Density) of the Proposed Aberdeen Local Development Plan offers differing advice to the above and states that *“For all residential developments over one hectare, the net density of new development is generally sought at no less than 50 dwellings per hectare. This is to achieve efficient use of land in terms of the scale and layout of the site and its context. Higher densities are expected within the city centre, in and around town centres, public transport nodes and on brownfield sites”*.

In addition to the above, Policy 4 (Housing Mix) advises that *“housing developments of larger than 50 units are required to achieve an appropriate mix of dwelling types and sizes, in line with a masterplan, reflecting the accommodation requirements of specific groups, in particular families, older people and people with particular needs.”* Similar advice and guidance is provided within Policy H4 (Housing Mix and Need) of the Proposed Aberdeen Local Development Plan.

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. Similar guidance is also provided within Policy I1 (Infrastructure Delivery and Planning Obligations) of the Proposed Aberdeen Local Development Plan.

In addition to this, Policy H5 (Affordable Housing) advises that *“Housing developments of five units or more are required to contribute no less than 25% of the total number of units as affordable housing.”* The development is not anticipated to be eligible for the affordable housing contribution waiver as it lies just out with the defined city centre boundary. Similar advice is provided within Policy H5 (Affordable Housing) of the Proposed Aberdeen Local Development Plan.

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 Statement 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. In addition, Policy 13 (Sustainable transport) of NPF 4 seeks to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. Similar guidance is also provided within Policies T2 (Sustainable Transport) and T3 (Parking) of the Proposed Aberdeen Local Development Plan.

Flooding, Drainage and Water Quality

Policy NE6: Flooding Drainage and Water Quality 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. A Flood Risk Assessment may be required to support the development. Similar advice is also provided within Policy NE4: Our Water Environment) of the Proposed Aberdeen Local Development Plan.

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: be the most appropriate available in terms of SuDS; and avoid flooding and pollution both during and after construction.

In addition to the above Policy 22 (Flood risk and water management) of NPF4 seeks to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding.

Other Technical Matters

Policy 1 (Tackling the climate and nature crises) seeks to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis and when considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 2 (Climate mitigation and adaptation) of NPF4 seeks to encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change. It also advises that *“development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible; development proposals will be sited and designed to adapt to current and future risks from climate change; development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.”*

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. Similar guidance is also provided within Policy R5 (Waste Management Requirements for New Development) of the Proposed Aberdeen Local Development Plan.

Policy 12 (Zero waste) of NPF4 also seek to ensure that *“development proposals that are likely to generate waste when operational, including residential, commercial, and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed including: provision to maximise waste reduction and waste separation at source, and measures to minimise the cross contamination of materials, through appropriate segregation and storage of waste; convenient access for the collection of waste; and recycling and localised waste management facilities.”*

Policy R2 (Degraded and Contaminated Land) advises that The City Council 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. Given the former use of the site it is likely that a contaminated land assessment. Similar requirements are also provided within Policy R2 (Degraded and Contaminated Land) of the Proposed Aberdeen Local Development Plan.

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. Similar information is also provided within Policy R6 (Low and Zero Carbon Buildings, and Water Efficiency) of the Proposed Aberdeen Local Development Plan.

Policy CI1 – (Digital Infrastructure) of the Aberdeen Local Development Plan requires all new residential and commercial development to have access to modern, up-to-date high-speed communications infrastructure, with similar guidance provided within Policy CI1 (Digital Infrastructure) of the Proposed Aberdeen Local Development Plan. Policy 24 (Digital

infrastructure) of NPF 4 seeks to encourage, promote and facilitate the rollout of digital infrastructure across Scotland to unlock the potential of all our places and the economy.

NECESSARY INFORMATION TO SUPPORT ANY FUTURE APPLICATION

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

- Pre-Application Consultation Report
- Flood Risk Assessment and/ or Drainage Impact Assessment
- Construction Environment Management Plan
- Transport Assessment/ Statement
- Travel Plan
- Landscape Scheme and Maintenance Plans
- Low and Zero Carbon Buildings and Water Efficiency Statement
- Affordable Housing Delivery Strategy
- Waste Strategy/ Management Plan

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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