

Public Document Pack



To: Councillor McRae, Convener; Councillor Bouse, Vice-Convener; and Councillors Alphonse, Blake, Boulton, Clark, Cooke, Copland, Farquhar, Lawrence, Radley, Thomson, plus one Labour place.

Town House,
ABERDEEN 17 August 2023

PRE-APPLICATION FORUM

The Members of the **PRE-APPLICATION FORUM** are requested to meet in **Council Chamber - Town House** on **THURSDAY, 24 AUGUST 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 (LEGAL)

BUSINESS

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

MINUTES

2. Minute of Previous Meeting of 25 May 2023 - for approval (Pages 7 - 16)

PRE APPLICATION REPORTS

3. Proposed business/industrial development (class 4/5/6); road infrastructure; active travel connections; landscaping and environmental works including drainage and other infrastructure - Land At Coast Road, St Fittick's Park/ Gregness Headland/Doonies Farm, Aberdeen (Pages 17 - 26)

Planning Officer – Lucy Greene

4. Proposed battery storage units with associated infrastructure, control and switch building, containers and associated works including access - Land at Rigifa Farm, Cove Road, Aberdeen (Pages 27 - 32)

Planning Officer – Gavin Clark

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

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 067344

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, 25 May 2023. 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, Cooke, Copland, Crockett, Farquhar, McRae and Thomson.

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

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

INTRODUCTION AND PROCEDURE NOTE

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

The Forum resolved:-

to note the procedure note and guidance for members.

MINUTE OF PREVIOUS MEETING OF 20 APRIL 2023 - FOR APPROVAL

2. The Forum had before it the minute of the previous meeting of 20 April 2023, for approval.

The Forum resolved:-

to approve the minute as a correct record.

PROPOSAL OF APPLICATION NOTICE - PROPOSED INSTALLATION OF A GRID BATTERY ENERGY STORAGE FACILITY (UP TO 40MW) WITH ASSOCIATED DEVELOPMENT - LAND AT NEWTON OF PITFODELS ABERDEEN - 230411

3. The Forum had before it a report by the Chief Officer – Strategic Place Planning, on a submission of a Proposal of Application by Baron Willmore on behalf of Flexion Energy UK Storage, for the proposed installation of a grid battery energy storage facility (up to 40MW), with associated development, at land at Newton of Pitfodels Aberdeen, planning reference number 230411.

The report advised that the proposal was for a future application for planning permission for a battery energy storage system (BESS) facility and associated infrastructure. The

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applicants had advised that the potential electrical capacity would not be confirmed until a detailed design stage, but it was not expected to be more than 40MW. They had also indicated a development such as this would typically include:

- battery energy storage racks typically with indicative size of 2.73m high x 1.3m wide x 1.3m long;
- MV Skids (power conversion system, transformer and rig main unit together) with an indicative size of 3.35m high by 2.5m wide x 6.1m long;
- A switch room, control room and welfare container with an indicative height of 3.5m and indicative size of 5m x 15m for the switch room and 5m x 5m for the control room;
- Fencing around the site boundary, which would be 2.4m high “V” mesh security fence;
- Security lighting and infrared CCTV system columns with an indicative high of 4.5m; and
- Associated infrastructure, which would include an access onto Countesswells Road.

The report also stated that the application site related to an equestrian/ agricultural field extending to approximately 2.1 hectares in size, located on the southern side of Countesswells Road. The site was bound by a number of trees to the north, east and west. The surrounding area was predominantly equestrian and agricultural in nature, but did include a number of residential dwellings, Robert Gordon’s College playing fields and a garden centre and nursery to the north.

The report further advised that the site was zoned as Green Belt in the Aberdeen Local Development Plan and sits immediately adjacent to the Green Space Network. NPF4 Policy 8 (Green Belts) applied and had the aim of encouraging, promoting and facilitating compact urban growth and use the land around our towns and cities sustainably. More specifically, development proposals would only be supported if they fell into one of the categories listed and particular requirements were met. In the case of the current proposal, it would likely fall into the category of “*minerals developments and renewal energy developments*”. Given the emphasis placed on achieving net zero targets, it was accepted that battery storage could be considered as essential infrastructure or as a renewable energy development.

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

Mr Clark provided details on the relevant planning policies noting that the following policies were relevant to the proposed application in regards to the Local Development Plan (2020):-

- Policy D1 (Quality Placemaking)
- Policy D2 (Amenity)
- Policy D4 (Landscape)
- Policy D5 (Landscape Design)

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- Policy NE1 (Green Belt)
- Policy NE2 (Green and Blue Infrastructure)
- Policy NE3 (Natural Heritage)
- Policy NE5 (Trees and Woodlands)
- Policy R7 (Renewal and Low Energy Developments)
- Policy T2 (Sustainable Transport)
- Policy WB3 (Noise)

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:-

- Design and Access Statement (statutory requirement)
- Drainage Assessment
- Noise Assessment
- Phase 1 Ecological Survey
- Planning Statement
- Consultation
- Pre-Application Report (statutory requirement)
- Arboricultural Survey and Assessment

The Committee then heard From Colin Lavety, agent for the proposed development.

Mr Lavety began the presentation by explaining that the proposed development was a joint venture between Ion Ventures and GLIL Infrastructure and the team had combined experience of over 50 years of electricity infrastructure, design, build and management experience.

In terms of site selection Mr Lavety advised that Flexion undertook a robust site selection process based on Proximityto, a grid connection point, and avoided areas of flood risk and also aimed to reduce visibility to houses and roads. They also hoped to get a size with a minimum of two hectares and aimed to cut down as few trees as possible, with a suitable access route from the public highway.

Mr Lavety also advised that battery storage was essential to help achieve net zero by creating an electricity system that was clean, affordable and secure. As well as storing power generated by renewable sources, batteries improve the resilience of the electricity system. By storing energy from renewable sources which could then be used when its most needed, the electricity system would operate more efficiently and reduce the risk of blackouts.

In relation to the proposed development, Mr Lavety advised that typical components included:-

- Battery energy storage modular racks;
- MV Skids (Power Conversion System, Transformer and Ring Main Unit together);

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- Switch room, control room and welfare container;
- Fencing around the site boundary;
- Security lighting and infrared CCTV columns; and
- Associated infrastructure

Mr Lavety then spoke about the community consultation and noted that the first event was held on 11 May 2023 in the Airyhall Community Centre with more than 50 people in attendance and 15 feedback forms received. The second event was to be held on 8 June 2023 in the Airyhall Community Centre.

In terms of feedback received Mr Lavety highlighted the following comments from individuals:-

- Wishes to see biodiversity enhancement measures and there was a suggestion to ensure the remaining parcel of land within the red line should be well maintained;
- Impact on local residents which included visual impacts;
- Impact on the track between Countesswells Road and Craigton Road;
- The rural location and suggestion of alternative locations;
- Construction traffic impact;
- Impact on greenfield land;
- Flooding and noise concerns
- Set a precedent for development in the Green Belt.

Mr Lavety spoke about the technical considerations and noted the following

- The access was to be formed off Countesswells Road and would be designed to minimise the tree loss;
- The Landscape and Visual Assessment was underway and a planting plan was crucial to help screen development;
- A tree survey was underway with the majority of existing trees to be retained;
- In terms of lighting, this required careful consideration, given the location of nearby properties.
- Flooding and drainage – flood risk within the site had been considered and assessed as low probability and low impact. The Drainage Strategy was being produced and consideration was given to SuDS where possible.
- In relation to ecology, the preliminary Ecological Appraisal had been undertaken with opportunities for enhancement and the layout would take any recommendations into account.
- A Noise Impact Assessment would be carried out and that would determine any mitigations that would be required and would be implemented if necessary.

In conclusion, Mr Lavety explained the next steps.

- Technical assessment and site design work would continue;
- Second public consultation event to be held
- Finalise the technical reports
- Further pre-application discussions with Council officers;
- Submit planning application.

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The Forum then asked questions of both Mr Clark and Mr Lavety and the following was noted:-

- Various sites were looked at and examined but deemed not to be suitable;
- That the agent would continue to engage with Roads Development Management Officers and undertake any required actions suggested;
- They hoped to have minimal tree loss and noted that the access road only needed to be 3 to 4 metres wide which would help with the amount of trees required to be cut down;
- There would be minimal trips required to the site once in operation, with maybe one or two movements required per month;
- The agent was looking to screen the proposed development as much as possible;
- Acoustic fencing may be required so this would also assist with the screening;
- Construction would be roughly 8 months and the facility would have a forty year cycle with just routing maintenance required at the site;
- The site would be remotely maintained in most instances, and should anything happen, it would be embedded in the system to contact emergency services;
- The agent had liaised with local emergency services; and
- The agent in response to a question, confirmed that they were content to look at the retention of the drystone dykes.

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 Lavety for his informative presentation as well as Mr Max Gray for answering questions in relation to the proposed application; and
- (ii) to request that the applicant consider the points raised above

PROPOSAL OF APPLICATION NOTICE - BATTERY ENERGY STORAGE SYSTEM AND ASSOCIATED INFRASTRUCTURE - LAND AT PERSLEY CROFT, ABERDEEN - 230447

4. The Forum had before it a report by the Chief Officer – Strategic Place Planning, on a submission of a Proposal of Application Notice by RE Projects Development, for a proposed battery storage system and associated infrastructure at land at Persley Croft, Aberdeen, planning reference 230447.

The report advised that the site related to a group of derelict agricultural buildings and associated land extending to around 0.7 hectares. It was located immediately west of the

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Parkway (A92) from where vehicular access to the site exists. The site slopes from north to south. To the north was an agricultural field; to the west an area of mixed woodland & improved grassland. To the south was a recycling/scrap yard; and to the east across the Parkway were residential properties and the Tesco supermarket forming part of the wider Danestone residential area.

The report also noted that as part of any application, the applicant had been advised that the following information would need to accompany the formal submission –

- Arboricultural Survey and Assessment
- Design and Access Statement (statutory requirement)
- Drainage Assessment
- Noise Assessment
- Phase 1 Ecological Survey
- Planning Statement
- Pre-Application Consultation Report (statutory requirement)

The applicant had also indicated they were likely to submit –

- Cultural Heritage Assessment
- Earthworks Strategy
- Landscape and Visual Assessment
- Outline Battery Safety Management Plan
- Phase 1 Contaminated Land Assessment
- Transport and Access Statement

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

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

Aberdeen Local Development Plan (2017)

- Policy D1 (Quality Placemaking by Design)
- Policy D2 (Landscape)
- Policy D4 (Historic Environment)
- Policy NE1 (Green Space Network)
- Policy NE2 (Green Belt)
- Policy NE5 (Trees and Woodland)
- Policy NE6 (Flooding, Drainage and Water Quality)
- Policy T2 (Managing the Transport Impact of Development)
- Policy T5 (Noise)

Proposed Aberdeen Local Development Plan (2020)

- Policy D1 (Quality Placemaking)
- Policy D2 (Amenity)

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- Policy D4 Landscape
- Policy D5 (Landscape Design)
- Policy D6 (Historic Environment)
- Policy NE1 (Green Belt)
- Policy NE2 (Green and Blue Infrastructure)
- Policy NE3 (Natural Heritage)
- Policy NE5 (Trees and Woodland)
- Policy R7 (Renewable and Low Energy Developments)
- Policy WB3 (Noise)

The site was zoned as Green Belt where National Planning Framework Policy 8 (Green Belts) applied and had the aim of encouraging, promoting and facilitating compact urban growth and use the land around our towns and cities sustainably. A small part of the site was currently zoned as Green Space Network, however this was not considered material to the proposals.

The Forum then heard from Sebastian Tibenham (Pegasus Group) and Emma Devlin, (Field Energy), agents for the development.

Mr Tibenham began the presentation and explained that batteries were used on the UK power grids to provide balancing services and store excess electricity generation for use when needed and their storage ability created a more reliable, flexible and greener grid. He advised that to store excess electricity until demand was high or renewable output was low was essential for intermittent renewable energy sources. He also noted that storage ability also shielded from risks such as blackouts, gas shortages and other threats to international energy supplies. It was further noted that the proposed battery infrastructure would enable the storage of up to 49.9MW of energy, equivalent to a full day's energy consumption for over 10,000 homes.

In relation to the site, Mr Tibenham explained that the land they were looking to develop currently supported a former piggery on the outskirts of Persley and the old farm buildings were visible from the A92 and were in poor condition.

In terms of the proposed development, it would be made up of:-

- battery storage units;
- inverters and transformers;
- two substations;
- office accommodation and welfare facilities;
- car parking;
- acoustic fence;
- perimeter fencing; and
- landscape buffers.

At the end of its 40-year operational life, the equipment would be removed and the site would be restored.

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Mr Tibenham indicated that the site was located in the Aberdeen Green Belt but represented previously developed land given the existing built form on site and the was located within an appropriate distance of a viable grid connection point with capacity for the development proposals.

There was also support in both the new Scottish National Planning Framework 4 at Policy 11 and the Proposed Aberdeen Local Development (2020) Policy R7 for renewable energy generation, with specific reference to energy storage facilities, which included battery storage.

NPF4 also allowed for renewable energy developments in the Green Belt under Policy 8 and careful consideration had been given to designing a scheme which aimed to enhance the Green Belt setting, making the best use of a previously developed site with the inclusion of planting to soften the sites impact on the wider Green Belt setting.

Mr Tibenham highlighted that the planning application would include an Outline Battery Safety Management Plan which would explain the safety features of the BESS and the planned response to emergency events and the team were currently engaging with the Local Fire and Rescue Service to ensure they had an adequate Emergency Response Plan in place once the project was operational.

It was noted that work was currently underway on a range of technical reports to support the planning submission and the outcome and recommendations of these reports would inform the design of the scheme.

In relation to ecology, as assessment found on-site habitats potentially suitable for mammals, nesting birds and common reptiles. The final report would identify any mitigations required.

In regards to heritage, an initial heritage assessment had not identified any built heritage constraints. The site was not located within a flood zone and they aimed to develop a surface water runoff from the new development and ensure this was not increased from current levels. In terms of noise, they were modelling existing/background noise levels and would include any mitigation features where necessary, notably an acoustic fence and in relation to trees, these would be retained where possible, and mitigated through replacement planting if necessary.

In terms of public consultation, a meeting was held with Danestone Community Council on 10th May 2023 to discuss the proposed development and take on board any feedback. The first public consultation was held on 11 May 2023 at Danestone Congregational Church and presentation boards were available to view and members of the project team were available to answer questions.

Members then asked a number of questions of Mr Tibenham, Ms Devlin and the case officer and the following information was noted:-

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- access to the site would be from the existing access points to the site at present and would be left in and left out only;
- in relation to car parking spaces at the site, they would comply with the car parking standards;
- they were looking at ways to mitigate the noise impact on the site, which would include acoustic fencing. It was noted that the site layout was designed to the back of the development in order to mitigate potential noise;
- following a query, the applicant advised that they would investigate the potential for fencing and landscaping all the way round the site;
- the applicant also advised they would look at the finish materials for the fencing on site and would continue to liaise with the acoustic consultant to mitigate any impact on the surrounding area; and
- the fencing would hopefully be pleasing to the eye and fit in well with the surrounding areas and the countryside.

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.

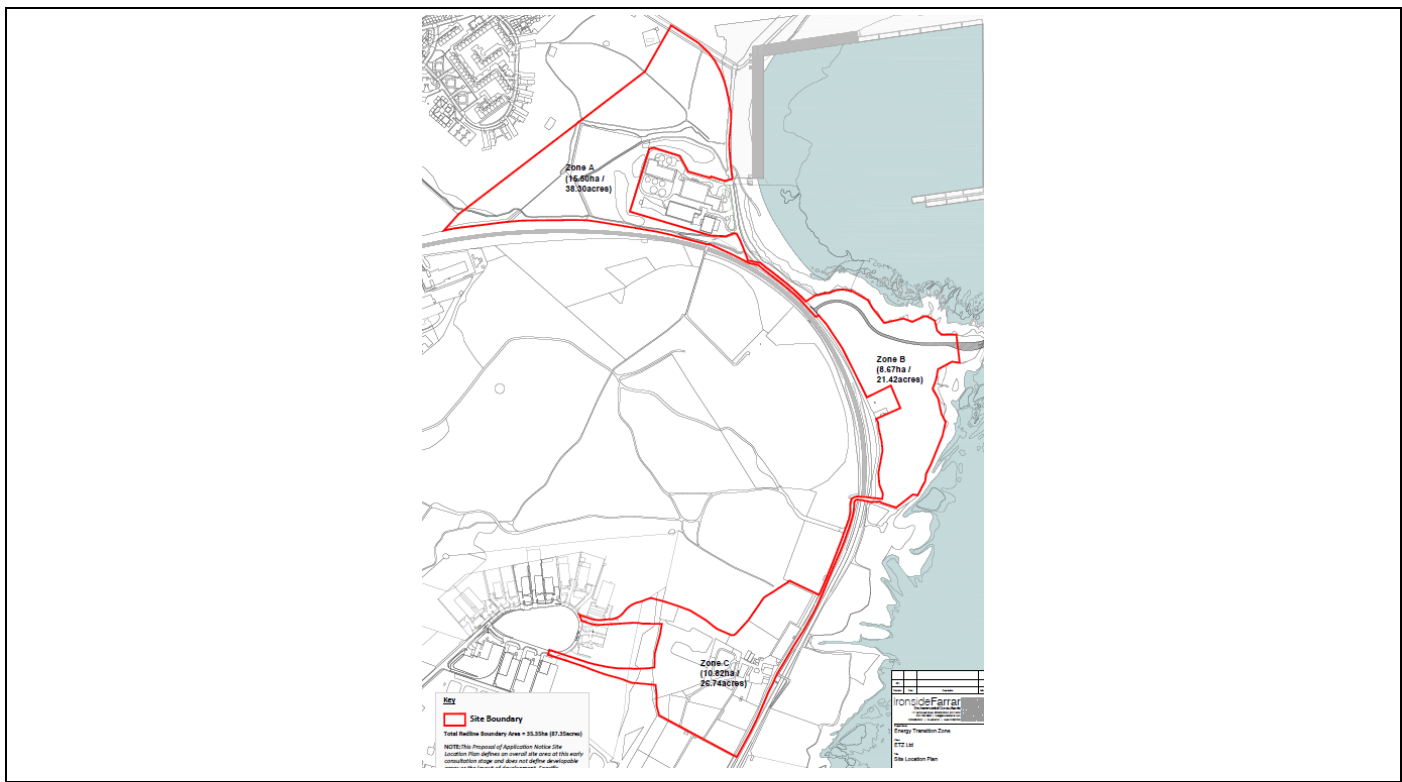
The Forum resolved:-

- (iii) to thank Mr Tibenham and Ms Devlin for their informative presentation; and
 - (iv) to request that the applicant consider the points raised above.
- **Councillor Dell Henrickson, Convener**

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 <p>ABERDEEN CITY COUNCIL</p>	Pre-Application Forum
	Report by Development Management Manager
	Meeting Date: 24 August 2023

Site Address:	Land At Coast Road, St Fittick's Park/ Gregness Headland/Doonies Farm, Aberdeen,
Description of Proposal:	Proposed business/industrial development (class 4/5/6); road infrastructure; active travel connections; landscaping and environmental works including drainage and other infrastructure
Notice Ref:	230707/PAN
Notice Type:	Proposal of Application Notice
Notice Date:	8 June 2023
Applicant:	ETZ Ltd
Ward:	Torry/Ferryhill
Community Council:	Torry
Case Officer:	Lucy Greene



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 development site consists of three linked areas – St Fittick's Park (A), Gregness (B) and Doonies (C). These areas are allocated for development in the Aberdeen Local Development Plan 2023 as follows: Zone A – OP56 (St Fittick's) and small section of OP62 (South Harbour); Zone B – OP62 (South Harbour) and Zone C – OP61 (Doonies)

The St Fitticks Park (A) area covers 15.5ha and includes the south east area of the park, with the Tullos Burn and wetlands, adjacent woodland, open space and a recreational area. The Scheduled Ancient Monument of St Fittick's Church is close to the northern boundary of this site.

Gregness (B) covers an area of 8.67ha is immediately adjacent to the coast and to a Site of Special Scientific Interest (SSSI), designated for geological reasons, with the Coast Road forming the boundary to the west. It was formerly coastal grassland but has been used more recently as a storage and production area in association with the construction of the new South Harbour in Nigg Bay immediately to the north of the site. Gregness is also covered by the Balnagask to Cove (Site 1) Local Nature Conservation Site (LNCS) designation. The LNCS includes mixed habitats

supporting herb rich grasslands, heathland, rocky cliffs, insect fauna and nesting sea birds. Access onto the south breakwater is taken through this site.

Doonies (C) includes a granite farmhouse and steading together with fields used by Doonies Rare Breeds Farm, a visitor attraction that is to close in August 2023. Two linear areas connect the main site to Peterseat Drive which is within the northern part of the Altens Industrial Area, to allow for potential future access linkages.

The River Dee Special Area of Conservation lies to the north of St Fittick's Park.

Footpaths, including core paths, the railway, cycle routes and Coast Road run through the sites. Residential areas in Balnagask and Torry lie close to the St Fitticks Park site to the north west and further away to the south of Doonies (Burnbanks Village).

Relevant Planning History

Application Number	Proposal
230890/ESS	Proposed business / industrial development (Class 4/5/6) road infrastructure, active travel connections, landscaping and environmental works including drainage and other infrastructure

Decision – Screening opinion issued 9 August 2023, confirming EIA is required.
Scoping Opinion to be issued shortly.

A Draft ETZ Masterplan was presented to Planning Development Management Committee on 29th June where it was agreed that the Draft Masterplan be subject to public consultation until 30th August 2023.

APPLICATION DESCRIPTION

Description of Proposal

The development would consist of the erection of buildings and laying of external hardsurfaced yard areas in business / office, industrial and / or storage and distribution use. This would be likely to include creating levels areas and buildings of relatively large footprint, representing a substantial change to the current undeveloped nature of the land. The end users of the development are unknown and it is not therefore possible to provide further details about characteristics of the development at this stage.

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.

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 –

1. Tackling the climate and nature crises
2. Climate mitigation and adaptation
3. Biodiversity
4. Natural places
5. Soils
6. Forestry, woodland and trees
7. Historic assets and places
8. Green belts
9. Brownfield, vacant and derelict land and empty buildings
10. Coastal development
11. Energy
12. Zero waste
13. Sustainable transport
14. Design, quality and place
15. Local living and 20 minute neighbourhoods
18. Infrastructure first
19. Heat and cooling
20. Blue and green infrastructure
21. Play, recreation and sport
22. Flood risk and water management
23. Health and safety
24. Digital infrastructure
25. Community wealth building
26. Business and industry

Aberdeen Local Development Plan (2023)

The following policies are relevant –

B5 – Energy Transition Zone:

Within the areas identified as Energy Transition Zone on the Proposals Map, there will be a presumption in favour of the development, production, assembly, storage and/or distribution of infrastructure required to support renewable energy related industries; this includes offshore wind, tidal, hydrogen and solar.

Infrastructural/transport improvements directly related to the wider Energy Transition Zone will be permitted where they have a functional requirement to be located there. Development proposals will be required to include suitable open space and landscape enhancements for the wellbeing of people and wildlife.

B4 – Aberdeen Harbours:

Within the areas zoned for Aberdeen Harbour on the Proposals Map, there will be a presumption in favour of harbour infrastructure and ancillary uses, which are required for the effective and efficient operation of the harbour and which have a functional requirement to be located there. This may include administrative offices, warehousing and storage (including fuel storage), distribution facilities and car/HGV parking. Other harbour-related uses will be treated on their merits.

Residential and mixed use development within the area surrounding the harbour must take account of the character of the area and avoid undue conflict with adjacent harbour-related land uses. New development must not impinge upon the viability or operational efficiency of the harbour, or of existing businesses within the harbour zoned area. Mitigation measures may be required in order to permit uses which could otherwise give rise to such conflict.

Zone A – OP56 (St Fittick's) and small section of OP62 (South Harbour)

Zone B – OP62 (South Harbour)

Zone C – OP61 (Doonies)

OP56: Energy Transition Zone. This site, along with OP61, will support renewable energy transition related industries in association with Aberdeen South Harbour. Any development at this site must have a functional association with the South Harbour which precludes it being located elsewhere, such as the size of the infrastructure preventing transport from other locations or requiring 'roll on / roll off' level access to the South Harbour.

Appropriate environmental assessments will be required, including a Habitats Regulations Appraisal to accompany development proposals in order to avoid adverse effects on the qualifying interests of a range of European sites. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. A Flood Risk Assessment is also required. Other issues which need to be addressed include water quality and habitats associated with the East Tullos Burn, heritage impacts, recreational access, habitat connectivity, compensatory planting and landscape buffering with residential areas.

Joint Masterplan needed for OP56, OP61 and OP62. The joint masterplan for OP56, OP61 and OP62 should consider the following matters:

- The extent of the developable area within the B5 Energy Transition Zone zoning;
 - Areas which should remain undeveloped and the extent of any buffer zones;
 - Mitigation measures to ensure the continued viability of linear habitats including the East Tullos Burn, recreation and core path network;
 - Options for the use of the wastewater treatment plant;
 - Measures to avoid, minimise, mitigate, and compensate potential impacts on biodiversity / greenspace that will ensure at least no net-loss of biodiversity across the masterplan area.
- Ecological surveys to assess the presence of and effects on protected habitats and species will be required.

OP61 (Doonies): Energy Transition Zone. This area along with OP56 will support renewable energy transition related industries in association with Aberdeen South Harbour.

Similar requirements apply as for OP56.

OP62: Aberdeen Harbour expansion. Bay of Nigg Development Framework approved.

Similar requirements apply as for OP56.

WB1 – Healthy Developments: Developments are required to provide healthy environments, reduce environmental stresses, facilitate physical activity and promote physical and mental wellbeing. Requires a Health Impact Assessment to be submitted to enhance health benefits and mitigate any impacts on the determinants of health.

WB2 – Air Quality: An impact assessment will be required, together with mitigation measures.

WB3 – Noise: An impact assessment will be required, together with mitigation measures.

NE1 – Green Belt: Only a very small area of Green Belt is within the site area, this lies between the Doonies ETZ designation and the Peterseat Drive Industrial Area. The policy contains a presumption against development with certain exceptions. One of these exceptions notes roads that are planned through masterplanning of sites. It is likely that if these areas are proposed for development this would be for roads linking Doonies to Peterseat Drive.

NE2 – Blue and Green Infrastructure: This policy considers impact on rivers, wetlands, water courses and coastal areas (blue infrastructure) and the Green Space Network, which includes open space, woodlands, food growing areas (green infrastructure). It seeks to maintain the coherence of green networks for recreation, landscape, access, biodiversity and ecosystems, whilst not all of these will apply to every area of GSN, the policy seeks to retain and improve linkages between green areas for humans and wildlife, including paths.

NE3: Our Natural Heritage: Development should not damage sites, habitats, ecosystems or species protected by law or designation (national, regional or local), with geodiversity value. Alternatives must be considered, mitigation provided and overall biodiversity gains achieved. Detrimental effects, where unavoidable, must be outweighed by social, environmental or economic benefits. This policy states that Buffer Strips are required alongside watercourses, further guidance is provided in Aberdeen planning Guidance and NatureScot Guidance.

NE4: Our Water Environment: this would require Flood Risk Assessment and Drainage Impact Assessments to be submitted. This policy refers to Undeveloped and Developed Coast. St Fittick's (A) falls into Developed Coast, whilst Gregness (B) falls into both categories. There is a presumption against development in undeveloped coastal area, with some exceptions, including where a coastal location is required and where public access is maintained.

NE5: Trees and Woodland: Seeks to protect trees and woodlands, with mitigation required.

D1 – Quality placemaking: High Standards of design and layouts are required with design strategy to be submitted. Particular consideration needs to be given to visual impact, including consideration of materials and green roofs and walls.

D2 – Amenity: Including ensuring that refuse and recycling, cycle storage, low and zero technology and plant and services are sensitively integrated.

D3 – Big Buildings: Requires assessment of impact of big buildings on their context, although usually related to the city centre, this is of relevance in terms of visual impact.

D4 – Landscape – requires consideration of the impact on landscape setting of the city.

D5 – Landscape Design – requires design to be informed by a framework strategy.

D6 – Historic Environment: Requires assessment of impact on setting of nearby Scheduled Ancient Monuments (SAMs), including St Fittick's Church and the Cairns on Tullos Hill.

D7 – Our Granite Heritage: Seeks retention of all granite buildings. Doonies Farmhouse and Steading would require to be considered under this policy.

R5 – Waste Management – Sufficient space requirements for storage and collection of refuse and recycling.

R6 – Low and Zero Carbon Buildings and Water Efficiency

R8 – Heat Networks

I1 – Infrastructure

T1 – Land for Transport

T2 – Sustainable Transport: Transport Assessments and Travel Plans will be required.

T3 – Parking

CI1 – Digital Infrastructure – all new commercial development is expected to have access to high speed communications.

B1 – Business : Small area adjacent to Peterseat Drive falls into this designation

B4 – Aberdeen harbours: Presumption in favour of harbour infrastructure and ancillary uses with functional requirement to be there. New development must not impinge on the use of the harbour.

Interim Aberdeen Planning Guidance

Aberdeen Planning Guidance is Interim Planning Guidance. The documents hold limited weight until they are adopted by the Council. The weight to be given to Interim Planning Guidance prior to its adoption is a matter for the decision maker. The following guidance is relevant –

- Natural Heritage
- Open Space and Green Infrastructure
- Flooding, Drainage and Water
- Air Quality
- Waste Management Requirements for New Developments
- Resources for New Developments
- Landscape
- Big Buildings
- Transport and Accessibility
- Outdoor Access
- Trees and Woodland
- External Materials and Their Use – including on green roof and wall infrastructure

Other National Policy and Guidance

- NatureScot – Developing with Nature Guidance

Other Material Considerations

- ETZ Masterplan (Draft) – Currently in draft form, expected to be adopted prior to determination of a PPI application.
- Regional Transport Strategy – improvements to Coast Road as link to South Harbour and active travel corridor.
- Sustainable Urban Mobility Plan (SUMP) – Local Transport Strategy
- Climate Change Plan (2018-2032)
- Draft Energy Strategy and Just Transition Plan (2023)

PRE-APPLICATION CONSULTATION

Two public events were held:

Event 1- Thursday 29th June, 3pm-8pm

The first consultation event included a series of boards which provided information on the site and emerging proposals with the opportunity to comment, raise issues or ask any questions to members of the Project Team.

Event 2- Thursday 3rd August, 3pm-8pm

A second consultation event provided further developed proposals and responses to issues previously raised with the opportunity to comment, raise issues or ask any questions to members of the Project Team.

In addition, throughout the consultation period, questions or comments could be made by:

- Phone - (0131) 550 6500 (Mon - Fri, 9am - 5.30pm)
- Email – etz@ironsidefarrar.com
- Post 111 McDonald Road, Edinburgh, EH7 4NW.

Consultation material was published online to a dedicated ETZ website (<http://www.ironsidefarrar.com/etz.htm>), allowing those unable to attend the event to review and comment on the proposals.

The event was advertised as follows:

- Proposal of Application Notice was sent to Aberdeen City Council, Torry Community Council, Cove & Altens Community Council and Local Members for Torry / Ferryhill Ward and Kincorth / Nigg / Cove Ward.
- A local flyer-drop advertising the event to c. 9,000 residential addresses within communities of Torry, Balnagask and Cove.
- Circulation of a consultation event flyer via email to all attendees of previous ETZ Consultation Events that have provided contact details and wish to be kept informed about further consultations.
- Circulation of a consultation event flyer to local community media and groups and organisations with capacity to circulate: SHMU/Torry Vision, Old Torry Community Centre, Altens Community Centre, Balnagask Community Centre, Tullos Management Committee, Torry Community Group, King's Community Church, Tullos Community Garden, Old Torry Heritage Group, Torry Library, Cove Library, Greyhope Bay, Cultivate Aberdeen, Torry People's Assembly, St Fittick's Church, Jesus House, Sacred Heart Roman Catholic Church, Friends of St Fittick's, Big Noise Torry, GREC, Balnagask Golf Club, Deeside Family Resource Centre
- A newspaper notice advertising the consultation arrangements and events was published at least 7 days before the events took place in accordance with Regulations.

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 –

Environmental Statement (Environmental Impact Assessment (EIA) Development) – many of the documents included below will be within the ES. This will be established by the outcome of the scoping opinion.

Health Impact Assessment
Air Quality Impact Assessment
Natural Heritage Assessment (see requirements of Policy NE3)
Preliminary Ecological Appraisal (PEA);
Protected and Notable Species Report;
Wintering Birds Survey;
Breeding Birds Survey.
Habitats Regulations Appraisal ;
Tree Survey and Arboricultural Impact Assessment
Construction environmental management plan
Flood Risk Assessment
Drainage Impact Assessment
Replacement Planting and Protection Plan
Landscape Strategy and Plan
Design Strategy
Transport Assessment
Travel plans
Landscape and Visual Assessment;
Heritage Assessment.

RECOMMENDATION

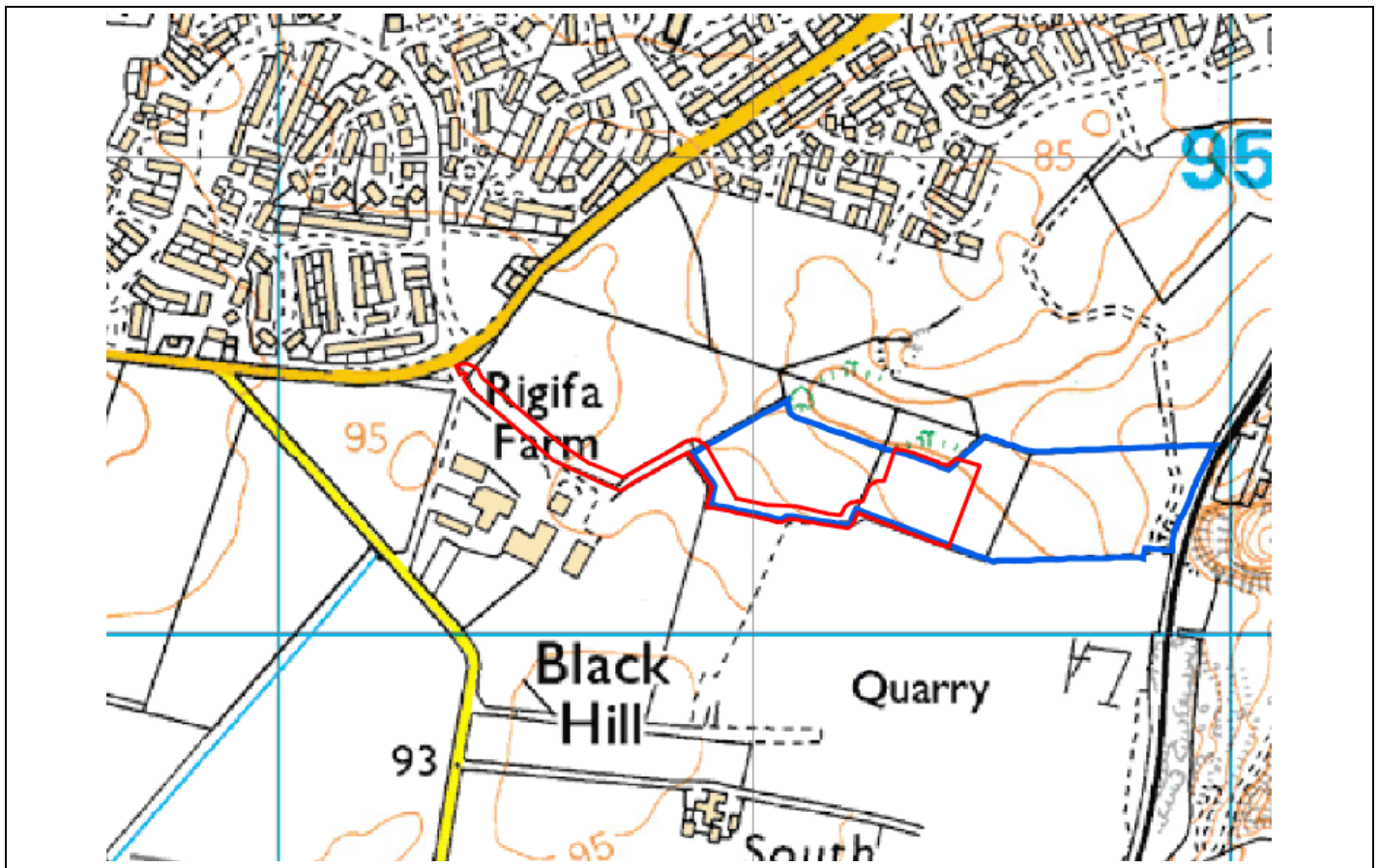
It is recommended that the Forum –

- 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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 <p>ABERDEEN CITY COUNCIL</p>	<h2>Pre-Application Forum</h2>
	<p>Report by Development Management Manager</p>
	<p>Meeting Date: 24th August 2023</p>

Site Address:	Land at Rigifa Farm, Cove Road, Aberdeen, AB12 3LR
Description of Proposal:	Proposed battery storage units with associated infrastructure, control and switch building, containers and associated works including access
Notice Ref:	230397/PAN
Notice Type:	Proposal of Application Notice
Notice Date:	30 March 2023
Applicant:	Sustainability Unlimited LLP
Ward:	Kincorth/Nigg/Cove
Community Council:	Cove And Altens
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 extends to approximately 13000sqm and is located within the green belt to the immediate south of the settlement of Cove (approximately 130m) and to the immediate north of Blackhills Quarry. The surrounding area is fairly open in nature and slopes gradually from west to east eventually leading toward the North Sea, to the east. A community woodland is located to the north of the site along with a reservoir.

Relevant Planning History

None

APPLICATION DESCRIPTION

Description of Proposal

The Proposal of Application Notice relates to the installation of battery storage units with associated infrastructure, control and switch building containers and associated works, including access. No site layout plan has been submitted, but the supporting documents indicate that the development would consist of multiple units totalling 49.9 megawatts, with the connection to the substation via a 300m long underground cable. Access would be via the existing entrance to the offices associated with Blackhills Quarry.

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 Development Plan, so far as material to the application, unless material considerations indicate otherwise.

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 3 (Biodiversity)

- Policy 4 (Natural Places)
- Policy 5 (Soils)
- Policy 8 (Green Belt)
- Policy 11 (Energy)
- Policy 13 (Sustainable Transport)
- Policy 14 (Design, Quality and Place)
- Policy 22 (Flood Risk and Water Management)
- Policy 23 (Health and Safety)

Aberdeen Local Development Plan (2023)

The following policies are relevant –

- OP55 (Blackhills Quarry)
- Policy D1 (Quality Placemaking)
- Policy D2 (Amenity)
- Policy D4 (Landscape)
- Policy NE1 (Green Belt)
- Policy NE2 (Green and Blue Infrastructure)
- Policy NE3 (Natural Heritage)
- Policy R7 (Renewal and Low Energy Developments)
- Policy WB3 (Noise)

PRINCIPLE OF DEVELOPMENT

Principle of Development

Policy 11 (Energy) of National Planning Framework 4 (NPF4) expresses support for all forms of renewable, low-carbon and zero emissions technologies, including battery energy storage systems. The Policy goes on to state that:

- Development proposals will only be supported where they maximise net economic impact, including local and community socio-economic benefits such as employment, associated businesses and chain supply opportunities.
- In addition, project design and mitigation will demonstrate how the following impacts are addressed:
 - impacts on communities and individual dwellings, including, residential amenity, visual impact, noise and shadow flicker.
 - significant landscape and visual impacts, recognising that such impacts are to be expected for some forms of renewable energy. Where impacts are localised and/ or appropriate design mitigation has been applied, they will generally be considered to be acceptable.
 - public access
 - impacts on aviation and defence interests including seismological recording.
 - impacts on road traffic and on adjacent trunk roads, including during construction.
 - effects on hydrology, the water environment and flood risk.
 - biodiversity including impacts on birds.
 - proposals for the decommissioning of developments, including ancillary infrastructure, and site restoration.
 - the quality of site restoration plans including the measures in place to safeguard or guarantee availability of finances to effectively implement those plans, and cumulative impacts.

In considering these impacts, significant weight will be placed on the contribution of the proposal to renewable energy generation targets and on greenhouse gas emissions reduction targets.

In addition to the above, Policy R7 (Renewable and Low Energy Developments) of the Aberdeen Local Development Plan 2023 (ALDP 2023) states that *“renewable and low carbon energy schemes will be encouraged and supported in principle, where the technology can operate efficiently, and the environmental and cumulative impacts can be satisfactorily addressed”*. Of the relevant criteria that the policy contains, it goes on to explain that proposals are required *“to not – cause significant harm to the local environment, including landscape character and the character and appearance of listed buildings and conservation areas; or have a significant adverse impact on the amenity of dwellinghouses”*.

In addition, Policy 1 (Climate and Nature Crises) of NPF4 requires decision makers to give significant weight to the global climate and nature crises when considering nature proposals. Battery storage would support Scotland’s transition to renewable energy, a major part of addressing climate change. The proposal would therefore attract support from this policy.

Policy 2 (Climate Mitigation and Adaptation) of NPF4 requires development proposals to be designed and sited to minimise lifecycle greenhouse gas emissions as far as possible, and to adapt to current and future risks from climate change and Policy 3 (Biodiversity) of NPF4 requires proposals for local development *“to include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development.”*

Policy 4 (Natural Places) of NPF4 advises *“Development proposals which by virtue of type, location or scale will have an unacceptable impact on the natural environment, will not be supported.”* Policy 5 (Soils) advises that: *“Development proposals will only be supported if they are designed and constructed: (i) In accordance with the mitigation hierarchy by first avoiding and then minimising the amount of disturbance to soils on undeveloped land; and (ii) in a manner that protects soil from damage including from compaction and erosion, and that minimises soil sealing.”*

Land Use Zoning

The site is zoned as Green Belt in the ALDP 2023. NPF4 Policy 8 (Green Belts) applies and has the aim of encouraging, promoting and facilitating compact urban growth and use the land around our towns and cities sustainably. More specifically, development proposals will only be supported if they fall into one of the categories listed and particular requirements are met. In the case of the current proposal, it would likely fall into the category of *“minerals developments and renewable energy developments”*. Battery storage could potentially be considered as essential infrastructure or as a renewable energy development. That being said, it is not entirely clear that the energy stored at the site would be generated in a renewable way, rather than being generated from traditional power stations. Further information will be needed from the applicant in this regard, in form of a supporting planning statement submitted with a future planning application to determine whether this part of policy would support the development.

The second element of Policy 8 of NPF4 requires the following to be demonstrated –

1. why a green belt location is essential and why it cannot be located on an alternative site out with the green belt
2. the purpose of the green belt at this location is not undermined
3. the proposal is compatible with the surrounding established countryside and landscape character

4. the proposal has been designed to ensure it is on an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and
5. there will be no significant long-term impacts on the environmental quality of the green belt.

Policy NE1 (Green Belt) of the ALDP 2023 advises that “development in areas defined as Green Belt on the Proposals Map will not be supported. Exceptions to this general presumption will only be supported where the proposal... is related to the generation of renewable energy (wind turbine, solar farm or hydro scheme) and/ or heat”.

It is also noted that part of the site bounds OP55 (Blackhills Quarry), where planning permission was granted in 2013 to continue hard rock extraction and processing. Any proposals would therefore need to ensure that they had no adverse impact on the operation of the quarry.

Layout, Siting and Design

In terms of design, Policy 14 (Design, Quality and Place) of NPF4 requires development proposals to be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy D1 advises that all development must ensure high standards of design and have a strong and distinctive sense of place which takes into account the context of the surrounding area and will require to offer opportunities for connectivity which take account the character and the scale of 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) of the ALDP 2023 also seeks that “development will be designed to: ensure that external lighting minimises light spillage into adjoining areas and the sky.”

Policy D4 (Landscape) of the ALDP 2023 outlines that new developments will have a strong landscape framework that improves and enhances the setting and visual impact of the development, unifies urban form, provides shelter, creates local identity, and promotes biodiversity. To secure high quality development, new development should include a landscape strategy and management plan incorporating hard and soft landscaping design specifications. The level of detail required will be appropriate to the scale of development.

Policy NE2 (Green and Blue Infrastructure) of the ALDP 2023 advises that Development proposals will 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. Development that does not achieve this will not be supported.

Noise

Policy 23 (Health and Safety) of NPF4 indicates that *“Development proposals that are likely to raise unacceptable noise issues will not be supported. The agent of change principle applies to noise sensitive development. A Noise Impact Assessment may be required where the nature of the proposal or its location suggests that significant effects are likely.”*

Policy WB3 (Noise) of the ALDP 2023 requires that there will be a presumption against noise generating developments, being located to noise sensitive developments, such as existing or

proposed housing, with suitable mitigation measures in place to reduce the impact of noise to an acceptable level.

Transport

Policy T2 (Sustainable Transport) of the ALDP 2023 advises that *“new developments must demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel.”*

Health and Safety

Policy 23 (Health and Safety) of NPF4 aims to protect people and places from environmental harm and mitigate risks arising from safety hazards. The Planning Service is aware of concern surrounding battery storage and their associated fire risk, as well as recent incidents with such facilities in the UK and abroad. Therefore, as part of any planning application the applicant has been asked to submit details of the measures which would be employed to mitigate such a risk.

Flooding and Drainage

Policy 22 (Flood Risk and Water Management) of NPF4 and Policy NE4 (Our Water Environment) of the ALDP 2023 relate to surface water drainage and in summary require all new developments to incorporate Sustainable Urban Drainage Systems (SUDS) to manage surface water; presume no surface water connection to the combined sewer; and to minimise the area of impermeable surface.

PRE-APPLICATION CONSULTATION

In terms of pre-application consultation, the applicants advised that two in person public consultation events were to take place, along with an online event. The Planning Service responded to the Proposal of Application Notice advising that local Councillors should be advised of the event, providing further guidance on the details of the proposed online event, and identify neighbouring properties which should be advised of the event and local premises where details of the proposed events should be advertised.

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 and Access Statement
- Drainage Assessment
- Noise Assessment
- Planning Statement
- 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.