

Public Document Pack



To: Councillor McRae, Convener; Councillor Greig, Vice-Convener; and Councillors Alphonse, Boulton, Clark, Copland, Farquhar, Lawrence and Macdonald.

Town House,
ABERDEEN 29 October 2024

PRE-APPLICATION FORUM

The Members of the **PRE-APPLICATION FORUM** are requested to meet in **Committee Room 2 - Town House on THURSDAY, 7 NOVEMBER 2024 at 9.00 am.** 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>

ALAN THOMSON
INTERIM CHIEF OFFICER - GOVERNANCE

BUSINESS

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

MINUTES

2. Minute of Previous Meeting of 15 May 2024 - for approval (Pages 7 - 12)

PRE APPLICATION REPORTS

3. Proposed business and industrial development, comprising c7,500 sqm of class 5 and 6 uses with ancillary class 4 use and associated works - The Quad (formerly Craigievar House), Howe Moss Avenue, Aberdeen (Pages 13 - 20)

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, 15 May 2024. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM.
Present:- Councillor McRae, Convener; Councillor Greig, Vice-Convener; and Councillors Alphonse, Boulton, Clark, Copland and Farquhar.

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 21 SEPTEMBER 2023

2. The Forum had before it the minute of the previous meeting of 21 September 2023, for approval.

The Forum resolved:-

to approve the minute as a correct record.

PROPOSED BATTERY STORAGE UNITS WITH ASSOCIATED INFRASTRUCTURE, CONTROL AND SWITCH BUILDING, CONTAINERS AND ASSOCIATED WORKS INCLUDING ACCESS - LAND NORTH OF ARYBURN FARM, DYCE, ABERDEEN - 230869

3. The Forum had before it a report by the Chief Officer – Strategic Place Planning, on the submission of a Proposal of Application by Sustainability Unlimited LLP, for the proposed battery storage units with associated infrastructure, control and switch building, containers and associated works including access at land north of Aryburn Farm, Dyce, Aberdeen, planning reference 230869.

The report advised that in terms of the site description, the application site related to an area of an agricultural field extending to approximately 0.74 hectares. It was located approximately 975m to the west of Whitestripes Road and approximately 1km to the east

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of the A947; the settlement of Dyce was located approximately 210m to the south, separated by a commercial woodland and the River Don. The surrounding area on the north side of the river was predominantly agricultural and wooded in nature, but did include a number of residential properties including South Lodge and Gean Cottage located to the immediate north of the site. A grouping of farm buildings and associated farm cottage (Aryburn Farm) are located to the immediate south-east.

In terms of the proposal, it related to the provision of multiple containerised battery storage units totalling 33 megawatts of export capacity along with associated infrastructure, control building, switch room, inverter containers, lighting and other associated works. The connection to the Dyce (Cothal View) substation to the west would be by an underground cable, approximately 1.5km in length.

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 (2023):-

- 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); and
- Policy WB3 (Noise)

In regards to National planning Framework 4, the following policies were relevant:

- 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 11 (Energy)
- Policy 13 (Sustainable Transport)
- Policy 14 (Design, Quality and Place)
- Policy 22 (Flood Risk and Water Management)

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
- Drainage Assessment
- Noise Impact Assessment
- Planning Statement

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- Pre-Application Consultation Report

The Forum then heard from Mr David Bowman, agent for the proposed development.

Mr Bowman began the presentation by explaining that Battery Energy Storage (BESS) had a key part to play in ensuring homes and businesses could be powered by more green energy, even when the sun was not shining or wind not blowing. He noted that battery storage technologies were essential to speeding up the replacement of fossil fuels with renewable energy and explained that battery storage systems would play an increasingly pivotal role in allowing energy supplies to meet electricity demands.

Mr Bowman noted that under National Planning Framework 4's Policy 1 on Climate and Nature Crisis, planning authorities should prioritise climate concerns. Given that BESS aids Scotland's shift to renewables, this proposal aligned well with the policy and warranted support in principle for this reason. He also advised that local and national policies generally supported BESS proposals due to their role in reaching net-zero targets. However, the suitability of specific proposals depended on certain location-based criteria which would be fully addressed in the application.

Mr Bowman highlighted that the proposed BESS development would consist of the construction of:

- battery storage infrastructure;
- new access tracks;
- underground cabling;
- perimeter fencing
- CCTV cameras;
- access gates;
- a temporary construction compound; and
- all ancillary grid infrastructure and associated works.

Mr Bowman explained that the site had been selected due to the following reasons:-

- Poorest quality land in terms of agricultural production
- It was shaded by trees which meant crops were unable to ripen due to the soil not fully drying out
- There was good existing screening by trees which would always be maintained due to it being uneconomical to fell
- Moving elsewhere would mean using more economical land.

Mr Bowman advised that the applicant carried out three in person Pre-Application consultations and an online question and answer session during September 2023. He noted there was no feedback provided at the Pre-Application events, and an application for a site nearby identified the following salient items to be addressed by an application.

- Biodiversity and removal of trees/other habitats
- Fire Safety

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- Noise
- Benefit for the local community.

Mr Bowman indicated that although the proposed application was situated in the green belt, there was a need for this green belt location and no other alternative location was suitable.

- BESS was considered as essential infrastructure and/or as a renewable energy development;
- The distance to the substation with available capacity;
- Site Constraints;
- Available Land; and
- Assessment of the quality of the agricultural land and justification for its loss.

In regards to noise, Mr Bowman noted the following:-

- The applicant has undertaken a detailed Noise Impact Assessment for the site;
- A total of 13 noise sensitive receptors would be on the site;
- Results showed only negligible impacts during the daytime periods and low impacts at eight receptors and negligible impacts at five receptors during night-time periods;
- During the day, noise would be virtually inaudible, blending into background sounds like leaves rustling;
- At night, 8 properties may faintly hear the noise (from outside the property), but would be like the sound of gentle rain fall, while the other properties would find it practically inaudible.

Mr Bowman advised that the applicant had undertaken a detailed landscape and visual appraisal for the site. He explained that whilst residential dwellings were located within 250m of the site, receptors experiencing visibility beyond 500m were extremely limited due to existing vegetation and landform screening. Mitigation planting would be an enhancement to the landscape structure adding to the characteristics of the surrounding landscape character. He noted that all viewpoints demonstrated that the proposed development would be fully screened by intervening landform and existing mature vegetation, resulting in no visual change and no significant visual effects. Mr Bowman advised that any noticeable visual changes were limited to within about 250 meters of the site. However, this would be largely screened by planting, vegetation and landforms meaning only minor impacts on the overall view.

Mr Bowman explained about perceived fire risks associated with BESS, and these included:

- Thermal runaway
- 'Deep-seated' fires
- Faulty battery management control systems

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However, these perceived risks were unlikely to occur with the modern BESS units and their infrastructure. In addition, the following mitigations would be considered and deployed where appropriate for in monitoring, protecting and managing fire risk:-

- Control Panel technology
- Detection (Heat, Smoke, Gas, etc)
- Ventilation control
- Battery Separation and Containment

In terms of lighting, Mr Bowman confirmed that there was no lighting on site which would illuminate the development on a permanent basis. There were plans for motion sensitive security lighting around the substation only. • The CCTV would use infrared to switch on and off.

Mr Bowman advised that the applicant was liaising with the nearby Dyce Boys Football club on potential areas where the applicant could support and enhance their work in the local community.

The Committee then asked various questions of the Planning Officer and Mr Bowman and the following information was noted:-

- Existing trenching would be utilised and would be no more than one metre in depth;
- A flooding impact assessment was carried out and there was no potential flooding concerns or issues;
- In regards to sound impact, no mitigations would be required for sound.

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.

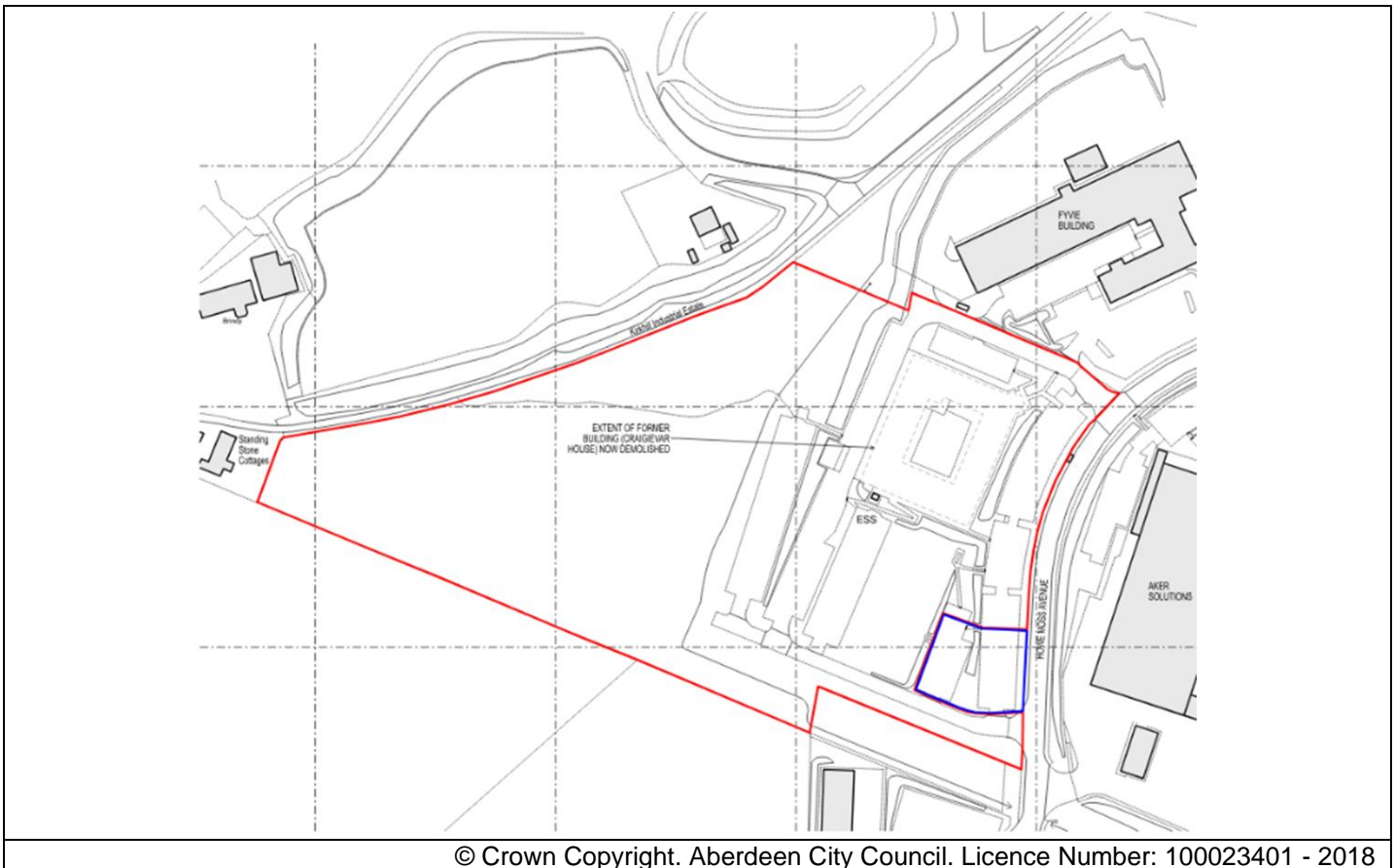
The Forum resolved:-

- (i) to thank Mr Bowman for his informative presentation; and
 - (ii) to request that the applicant consider the points raised above.
- **Councillor Ciaran McRae, Convener**

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 <p>ABERDEEN CITY COUNCIL</p>	<h2 style="margin: 0;">Pre-Application Forum</h2> <p style="margin: 10px 0 0 0;">Report by Development Management Manager</p> <p style="margin: 10px 0 0 0;">Meeting Date: 7th November 2024</p>
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Site Address:	The Quad (formerly Craigievar House), Howe Moss Avenue, Aberdeen, AB21 0GP
Description of Proposal:	Proposed business and industrial development, comprising c7,500 sqm of class 5 and 6 uses with ancillary class 4 use and associated works
Notice Ref:	240991/PAN
Notice Type:	Proposal of Application Notice
Notice Date:	22 August 2024
Applicant:	Arrowmere Capital 2 Ltd
Ward:	Dyce/Bucksburn/Danestone
Community Council:	Dyce and Stoneywood



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, which extends to just over 4 hectares, relates to an area of designated business and industrial land on a mixed greenfield/ brownfield site located within and at the north western edge of the Kirkhill Industrial Estate. The site was most recently occupied as an office development with associated parking areas and other ancillary facilities, which has recently been demolished, and with the site now having been cleared. The site is relatively flat in nature, with the public road located to the rear of the site (north-west) sitting at a significantly higher level.

The surrounding area is mixed in nature and includes offices and business/ industrial units to the north (currently vacant), east and south and with areas of open space to the south. The area of land to the west includes residential properties and areas of land which have been utilised as parking for the airport.

Relevant Planning History

None of particular relevance to this development.

APPLICATION DESCRIPTION

Description of Proposal

The proposed development comprises the redevelopment of the existing site for a 7500 sqm mixed use class 5 (general industrial) and class 6 (storage and distribution) facility with ancillary office accommodation (class 4) along with associated landscaping, parking facilities and other works.

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.

- Policy 1 (Tackling the climate and nature crises)
- Policy 2 (Climate mitigation and adaptation)
- Policy 3 (Biodiversity)
- 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 20 (Green and blue infrastructure)
- Policy 22 (Flood risk and water management)

- Policy 26 (Business and industry)

Aberdeen Local Development Plan (2023)

- WB2 (Air Quality)
- WB3 (Noise)
- NE4 (Our Water Environment)
- D1 (Quality Placemaking)
- D2 (Amenity)
- D5 (Landscape Design)
- R2 (Degraded and Contaminated Land)
- R5 (Waste Management Requirements for New Development)
- R6 (Low and Zero Carbon Buildings, and Water Efficiency)
- I1 (Infrastructure Delivery and Planning Obligations)
- T2 (Sustainable Transport)
- T3 (Parking)
- C11 (Digital Infrastructure)
- B1 (Business and Industrial Land)
- B3 (Aberdeen Airport and Perwinnes Radar)
- B6 (Pipelines, Major Hazards and Explosive Storage Sites)

Aberdeen Planning Guidance

- Planning Obligations (SG)
- Air Quality
- Noise
- Materials
- Landscape
- Aberdeen International Airport & Perwinnes Radar
- Transport & Accessibility
- Flooding, Drainage and Water Quality
- Waste Management Requirements for New Developments
- Resources for New Development

POLICY CONTEXT

Principle of Development

Policy B1 (Business and Industrial Land) of the Aberdeen Local Development Plan (ALDP) advises that *“Land zoned for business and industrial uses on the Proposals Map, including already developed land, shall be retained for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses and safeguarded from other conflicting development types.”* This policy also goes on to state that *“Where business and industrial areas are located beside residential areas, we will restrict new planning permissions to Class 4 (Business). Buffer zones, which are appropriately sized and landscaped, may be required to separate these uses and safeguard residential amenity.”*

Policy 26 (Business and Industry) of NPF 4 advises that *“development proposals for business and industry uses on sites allocated for those uses in the LDP will be supported.”* It also advises that proposals should take into account the *“impact on surrounding residential amenity”*.

Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings) of NPF4 is of some relevance and states that development proposals that will result in the sustainable reuse of

brownfield land including vacant and derelict land, whether permanent or temporary, will be supported. The intent of this policy is to help reduce the need for greenfield development.

Layout, Siting and Design

Policy 14 (Design, quality and place) of NPF 4 states that *“development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale”* and *“development proposals will be supported where they are consistent with the six qualities of successful places: healthy, connected pleasant, distinctive, sustainable, adaptable”* while Policy D1 (Quality Placemaking) of the ALDP advises that *“all development must ensure high standards of design, create sustainable and successful places”*, and also reiterates the Scottish Government’s six qualities of a successful place.

Amenity

Policy 23 (Health and Safety) of NPF4 states that development proposals that are likely to raise unacceptable noise issues will not be supported and that a Noise Impact Assessment may be required where the nature of the proposal or its location suggests that significant effects are likely. Policy D2 (Amenity) of the ALDP states that development will be designed to ensure that occupiers are afforded adequate levels of amenity in relation to noise, air quality and immediate outlook. It also requires that external lighting minimises light spillage into adjoining areas and the sky. Policy WB3 (Noise) of the ALDP states that in cases where significant exposure to noise is likely to arise from development, a Noise Impact Assessment (NIA) will be required as part of a planning application.

Transport and Accessibility

Policy 13 (Sustainable transport) of NPF4 seeks to improve, enhance or provide active travel infrastructure while Policies T2 (Sustainable and active travel) and T3 (Parking) of the ALDP 2023 requires that new developments must be accessible by a range of transport modes, with an emphasis on active and sustainable transport and that proposals for car parking that are not directly related to new developments will not be supported. It also goes on to advise that new developments will be required to install EV charging infrastructure.

Waste Management Requirements

Policy R5 (Waste Management Requirements for New Development) requires all new developments should have sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate. As such, details of waste storage and collection arrangements are required.

Flooding, Drainage and Water Quality

Policy 22 (Flood risk and water management) of NPF4 and Policy NE4 (Our Water Environment) of the ALDP 2023 are considered to be of relevance to the determination any future planning application and seek to ensure that where a development may result in a material increase in the number of buildings at risk of flooding, area of land at risk of flooding, if there is an increase in land use vulnerability compared to the existing land use.

Air Quality/ Noise

Policy WB2 (Air Quality) of the ALDP advises that development proposals which may have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants are proposed and agreed with the Planning Authority. Planning applications for such

proposals should be accompanied by an assessment of the likely impact of development on air quality and any mitigation measures proposed.

Policy WB3 (Noise) states that in cases where significant exposure to noise is likely to arise from development, a Noise Impact Assessment (NIA) will be required as part of a planning application. There will be a presumption against noise generating developments, as identified by a NIA, being located close to noise sensitive developments, such as existing or proposed housing, while housing and other noise sensitive developments will not normally be permitted close to existing noisy land uses without suitable mitigation measures in place to reduce the impact of noise to an acceptable level.

Contaminated Land

Policy R2 (Degraded and Contaminated Land) of the ALDP states that the Council will require that all land that is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. This may involve undertaking site investigations and risk assessments to identify any actual or possible significant risk to public health or safety, or to the environment, including possible pollution of the water environment, that could arise from the proposals.

Natural Heritage

Policy NE3 (Our Natural Heritage) of the ALDP 2023 seeks to ensure that development does not have an adverse impact on protected species and habitats whereas Policy D5 (Landscape Design) seeks development proposals that will be designed with an effective, functional and attractive landscape framework supported by clear design objectives.

Policy 20 (Blue and Green Infrastructure) of NPF4 advises that development proposals for or incorporating new or enhanced blue and/or green infrastructure will be supported. Where appropriate, this will be an integral element of the design that responds to local circumstances.

Aberdeen Airport

The site lies within the consultation zone for Aberdeen International Airport. Policy B3 (Aberdeen International Airport and Perwinnes Radar) of the ALDP 2023 advises that *“any development falling within safeguarded areas identified on the airport safeguarding map will be subject to consultation with Aberdeen International Airport. Any proposed development must not compromise the safe operation of the airport.”*

Developer Obligations

Policy I1 (Infrastructure Delivery and Developer Obligations) of the ALDP advises that where development either individually or cumulatively will place additional demands on community facilities or infrastructure that would necessitate new facilities or exacerbate deficiencies in existing provision, the developer will be required to meet or contribute to the cost of providing or improving such infrastructure or facilities

Tackling the Climate and Nature Crises, Climate Mitigation and Biodiversity

Policy 1 (Tackling the Climate and Nature Crises) of NPF4 requires significant weight to be given to the global climate and nature crises in the consideration of all development proposals. 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. Policy 3 (Biodiversity) of NPF4 requires proposals for local

development to include measures to conserve, restore and enhance biodiversity, proportionate to the nature and scale of development.

Pipelines

The eastern section of the site lies within the outer zone (381m – 435m) of the INEOS Forties oil pipeline. Policy B6 of the ALDP 2023 advises that “where certain types of new development are proposed within the consultation zones of pipelines, the Council will consult the Health and Safety Executive (HSE) to determine the potential risk to public safety.”

Carbon Emissions and Water Efficiency

Policy R6 (Low and Zero Carbon Buildings, and Water Efficiency Low and Zero Carbon Buildings) states that all new buildings will be required to demonstrate that a proportion of the carbon emissions reduction standard set by Scottish Building Standards will be met through the installation and operation of low and zero carbon generating technology. This should be in accordance with the Resources for New Development Aberdeen Planning Guidance.

Buildings on the site would need to achieve Aspect Gold level 1: Carbon dioxide emissions. 30% of the carbon dioxide emissions reduction standard set by the Scottish Building Standards Technical Handbooks December 2022 would need to be met through the installation and operation of low and zero carbon generating technologies. The use of solar power, photovoltaics and heat pumps would all be appropriate. This would not be required if it can be demonstrated that the development will achieve a CO2 saving 15% greater than required by the current Building Standards.

Policy R6 of the ALDP also states that to reduce the pressure on water abstraction from the River Dee, and the pressure on water infrastructure, all new buildings are required to use water saving technologies and techniques. The level of efficiency required, and types of efficiencies are detailed in the Resources for New Development Aberdeen Planning Guidance. A BREEAM rating of ‘Excellent’ should be achieved by non-domestic (commercial) buildings. This information should be submitted with the application.

PRE-APPLICATION CONSULTATION

In accordance with the Town and Country Planning (Pre-Application Consultation) (Scotland) Amendment Regulations 2021, two public drop-in exhibitions were held on the 26th September 2024 and the 24th October 2024 at the Leonardo Hotel and Conference Venue between 3pm and 7pm. Information on the proposed development and associated public consultation events were advertised in the Evening Express 7 days in advance. Consultation was also proposed with Dyce and Stoneywood Community Council.

In addition to the above consultation was undertaken with Councillors in the Dyce/ Bucksburn and Danestone ward. A targeted mailshot was also undertaken to surrounding business and industrial properties within 250m of the site along with a number of residential properties in the surrounding area as agreed with the Planning Authority.

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 –

- Contaminated Land Risk Assessment (Desk Based Study)
- Noise Impact Assessment

- Flood Risk Assessment
- Drainage Impact Assessment
- Transport Assessment
- Green Travel Plan
- Biodiversity Action Plan
- Bird Hazard Management Plan
- Pre-Application Consultation Report

RECOMMENDATION

It is recommended that the Forum –

- a) note the key issues identified;
- b) if necessary seek clarification on any particular matters; and
- c) identify relevant issues which they would like the applicants to consider and address in any future application.

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