

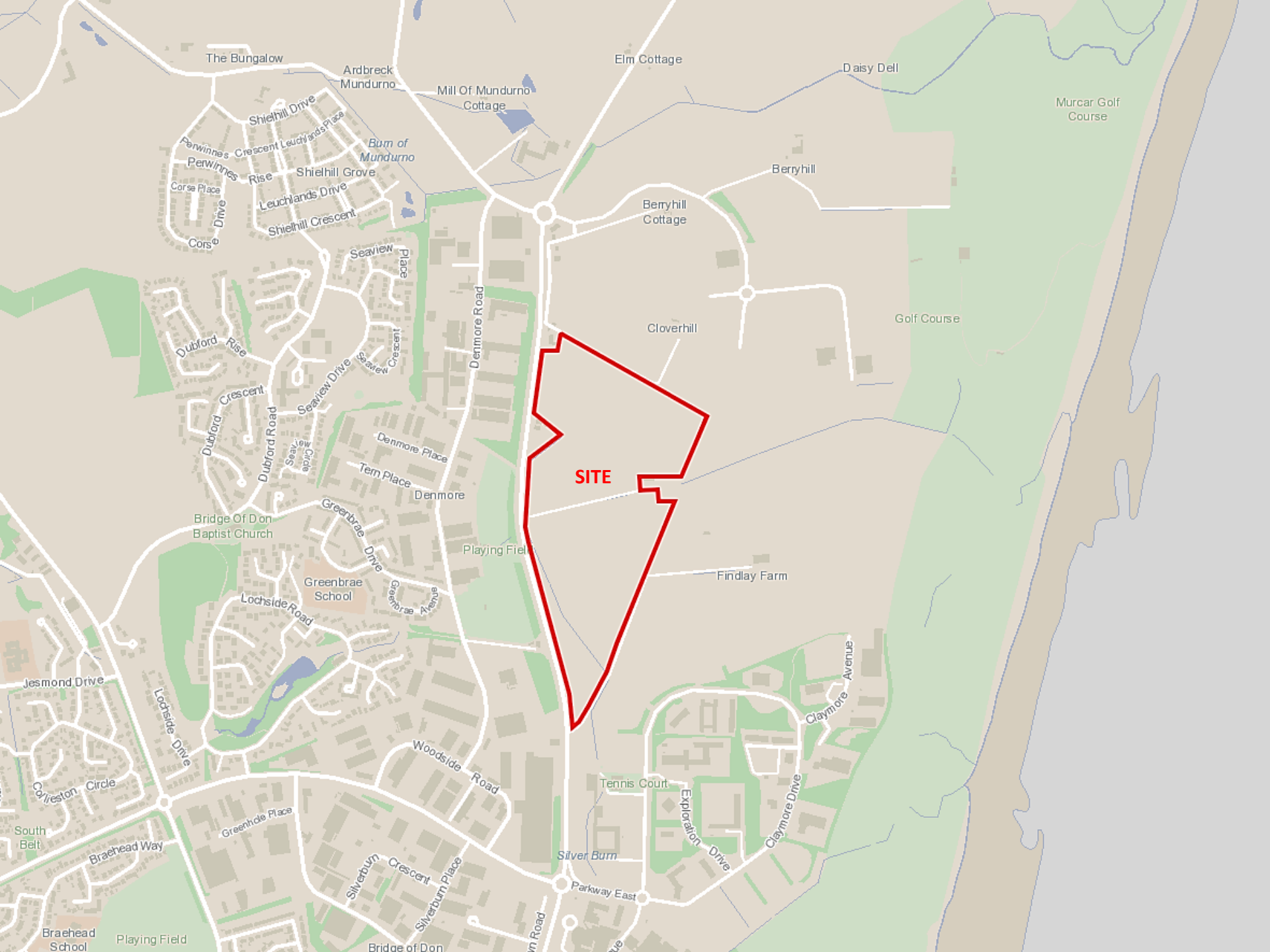
Planning Development Management Committee

Thursday 30th April 2020



Item 6.1 - Planning Permission in Principle for Erection of residential led, mixed use development of approximately 550 homes, community and sports facilities, retail (Classes 1, 2, 3 and Sui Generis) with associated landscaping, open space and infrastructure

Land At East Of A92 Ellon Road At Cloverhill Murcar Bridge Of Don
Aberdeen



SITE

The Bungalow

Elm Cottage

Daisy Dell

Murcar Golf Course

Ardbreck Mundurno
Mill Of Mundurno Cottage
Shielhill Drive
Crescent Leuchlands Place
Perwinnes Rise
Shielhill Grove
Leuchlands Drive
Shielhill Crescent
Bum of Mundurno

Berryhill

Berryhill Cottage

Golf Course

Cloverhill

Dubford Rise

Seaview Place

Denmore Road

Dubford Crescent

Seaview Drive

Denmore Place

Tern Place

Denmore

SITE

Playing Field

Findlay Farm

Bridge Of Don Baptist Church

Greenbrae School

Greenbrae Drive

Lochside Road

Greenbrae Avenue

Jesmond Drive

Lochside Drive

Castleton Circle

Woodside Road

Tennis Court

Claymore Avenue

South Belt

Braehead Way

Greenhole Place

Silver Burn

Parkway East

Silverburn Crescent

Silverburn Place

Don Road

Exploration Drive

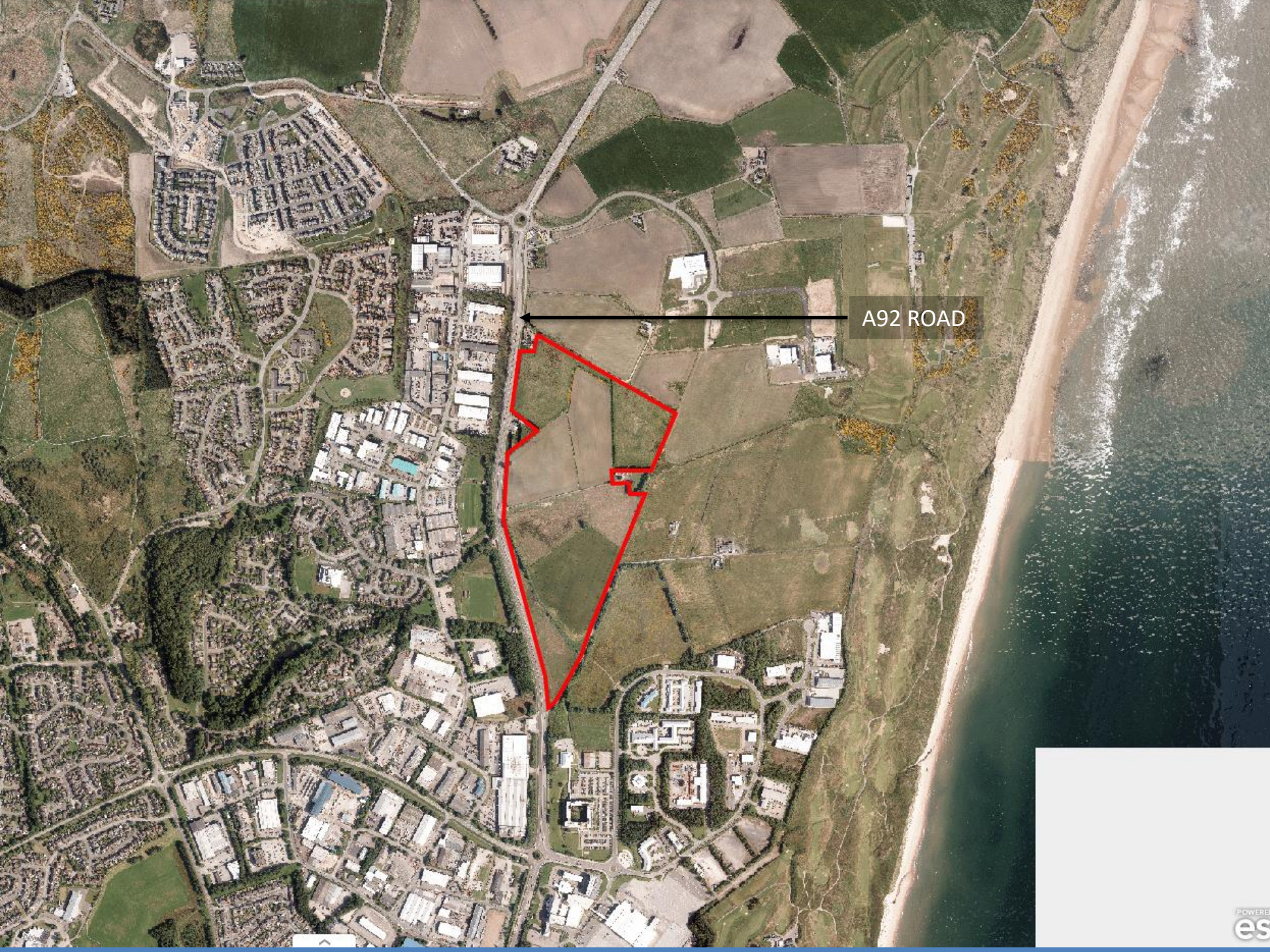
Claymore Drive

Braehead School

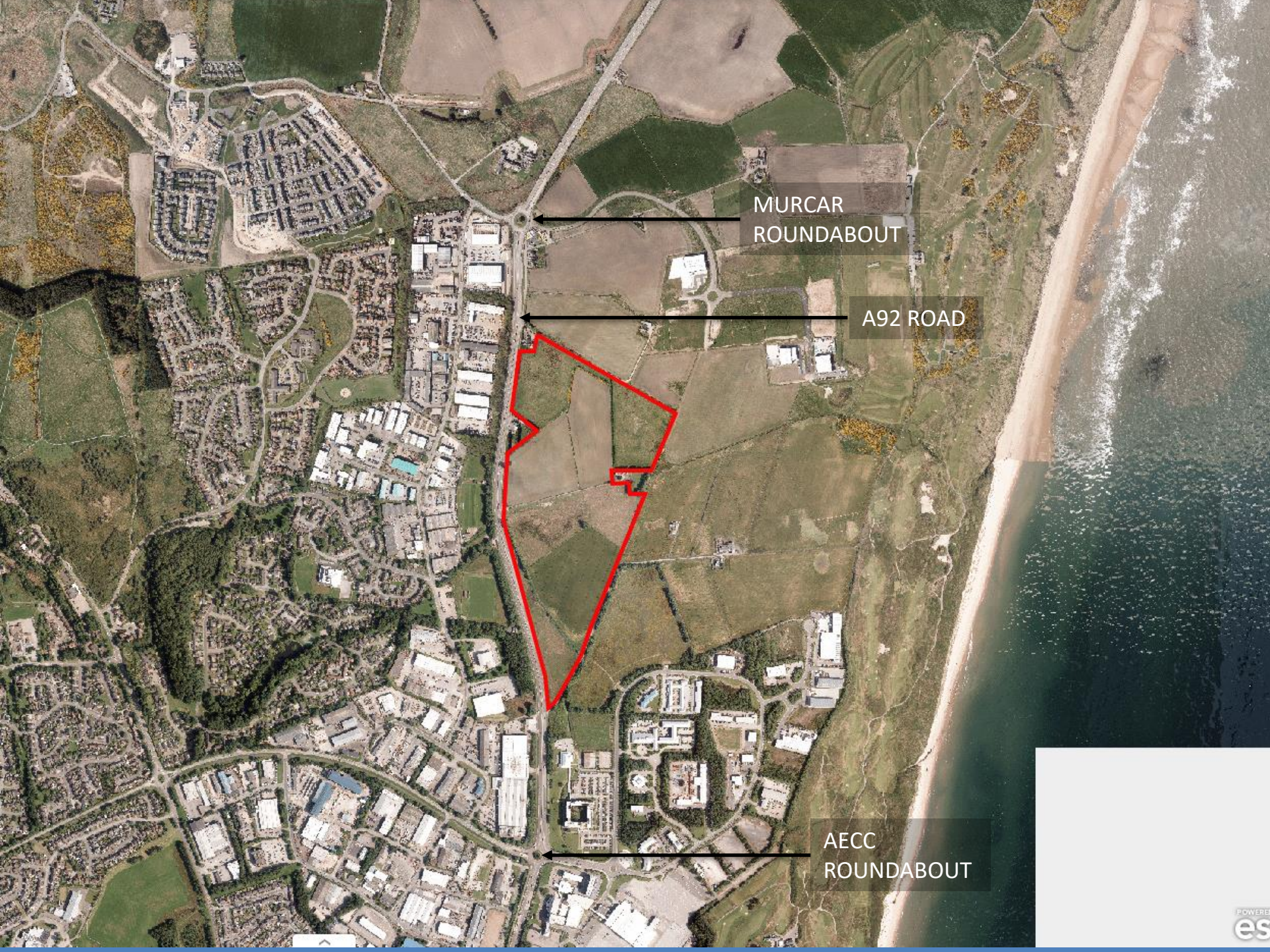
Playing Field

Bridge of Don





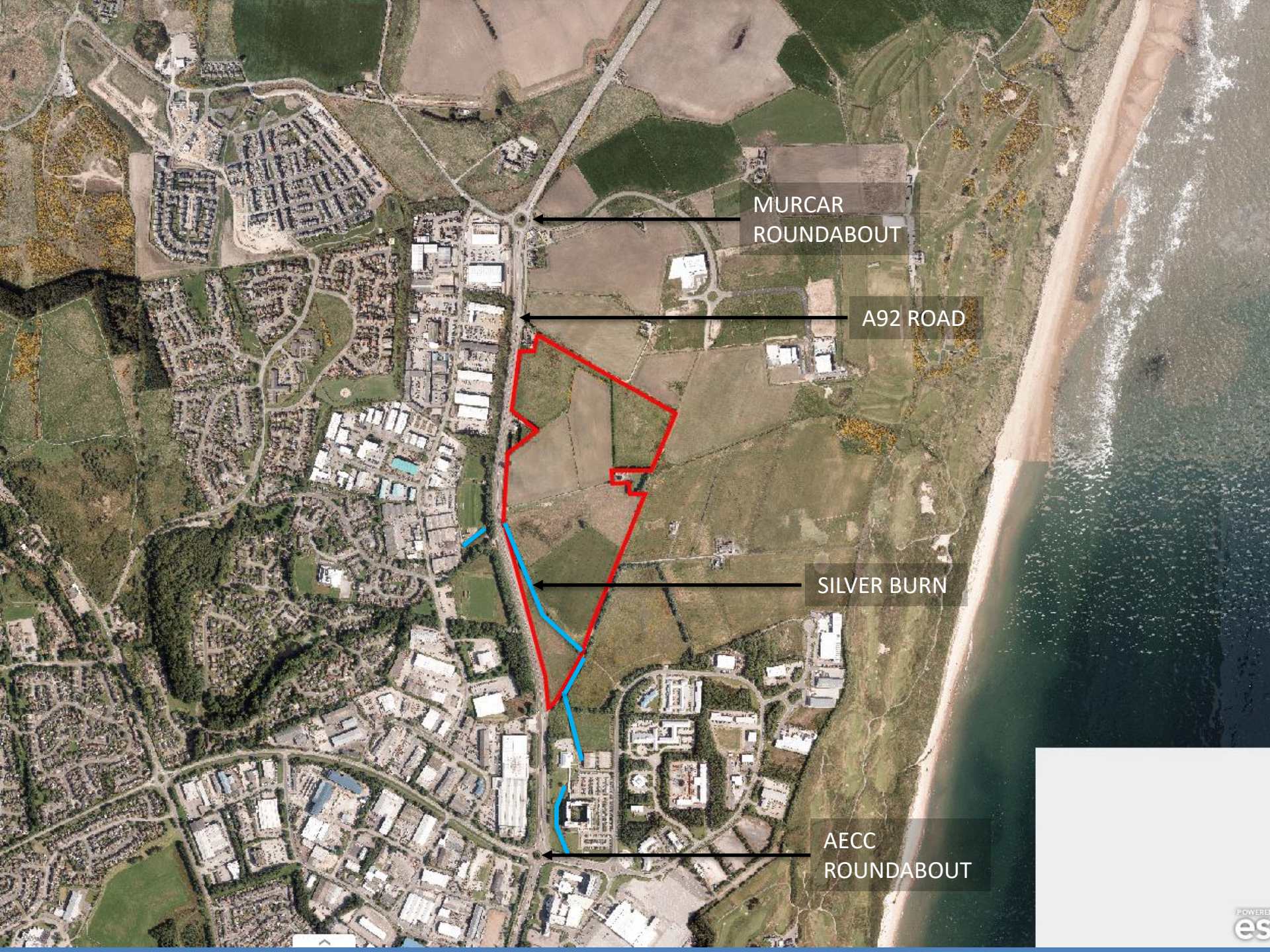
A92 ROAD



MURCAR
ROUNDBOUT

A92 ROAD

AECC
ROUNDBOUT

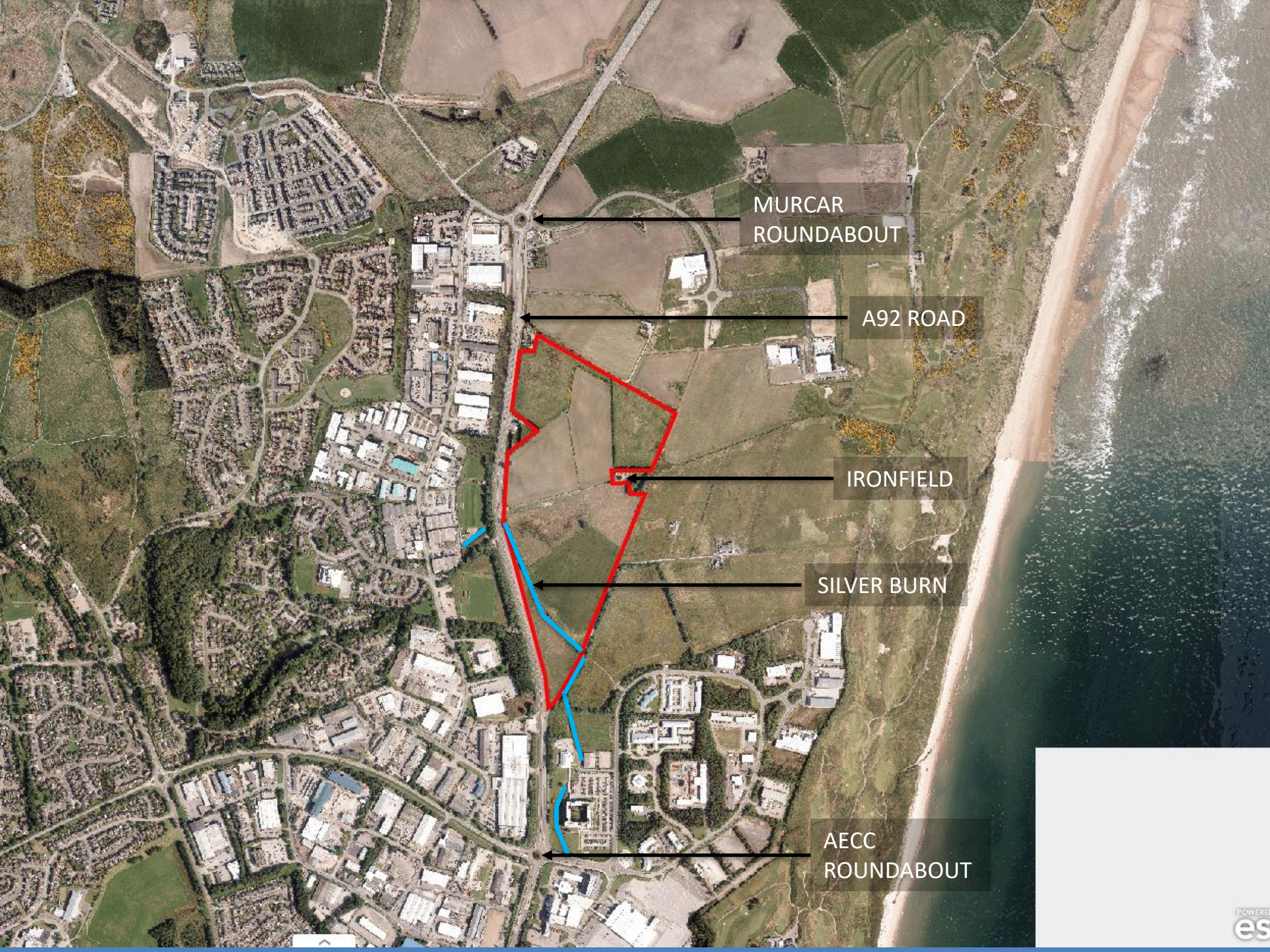


MURCAR
ROUNDBOUT

A92 ROAD

SILVER BURN

AECC
ROUNDBOUT



MURCAR
ROUNDBOUT

A92 ROAD

IRONFIELD

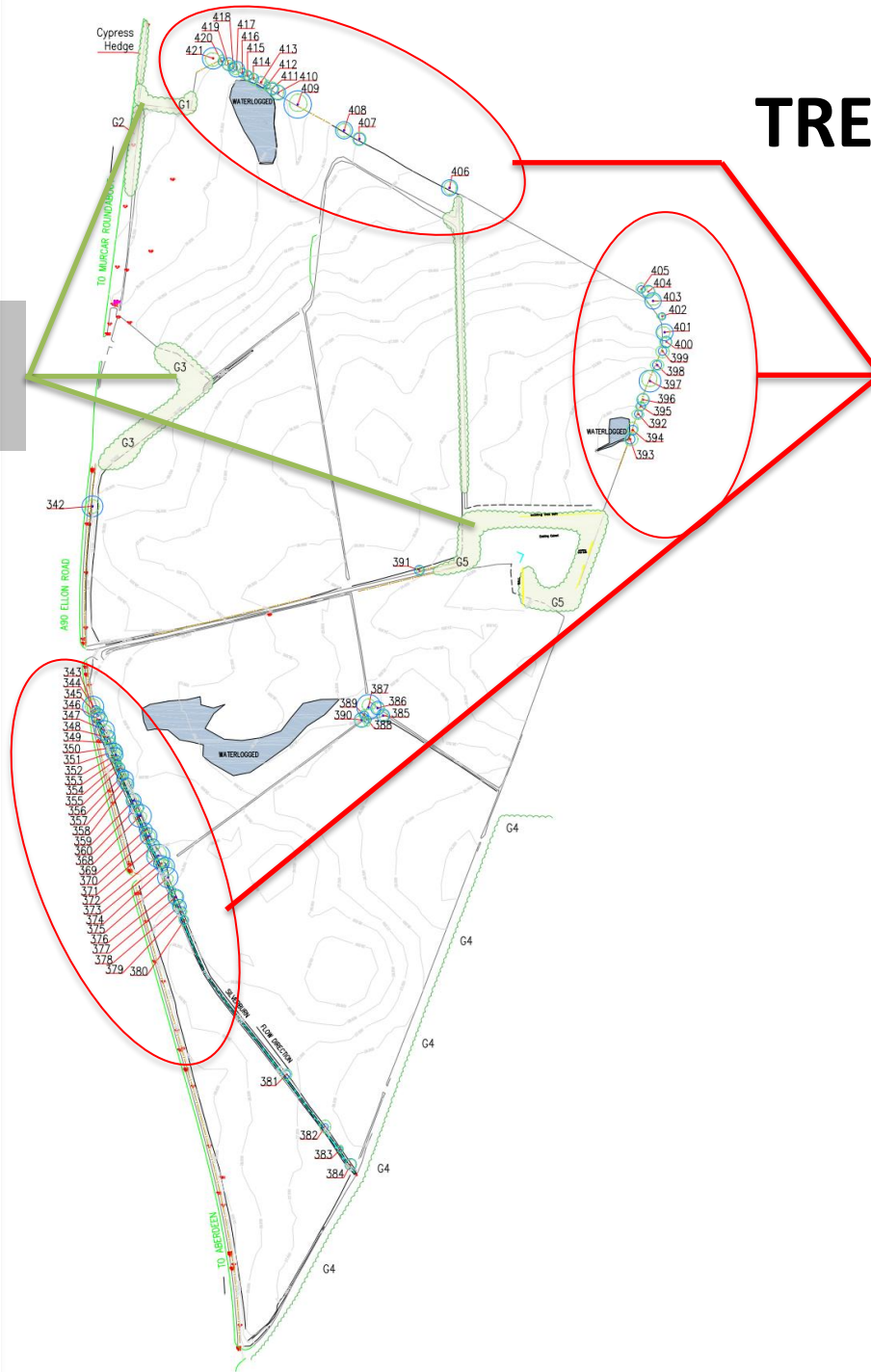
SILVER BURN

AECC
ROUNDBOUT

TREE SURVEY DWG

DENSE SHELTER
PLANTING AROUND
EXISTING DWELLINGS

3no MAIN CLUSTERS
OF EXISTING TREES





ABERDEEN
ENERGY PARK



ABERDEEN
ENERGY PARK

FORMER A.E.C.C.



GOLF COURSES

ABERDEEN
ENERGY PARK

FORMER A.E.C.C.



BOD RETAIL PARK

GOLF COURSES

ABERDEEN
ENERGY PARK

FORMER A.E.C.C.



BOD RETAIL PARK

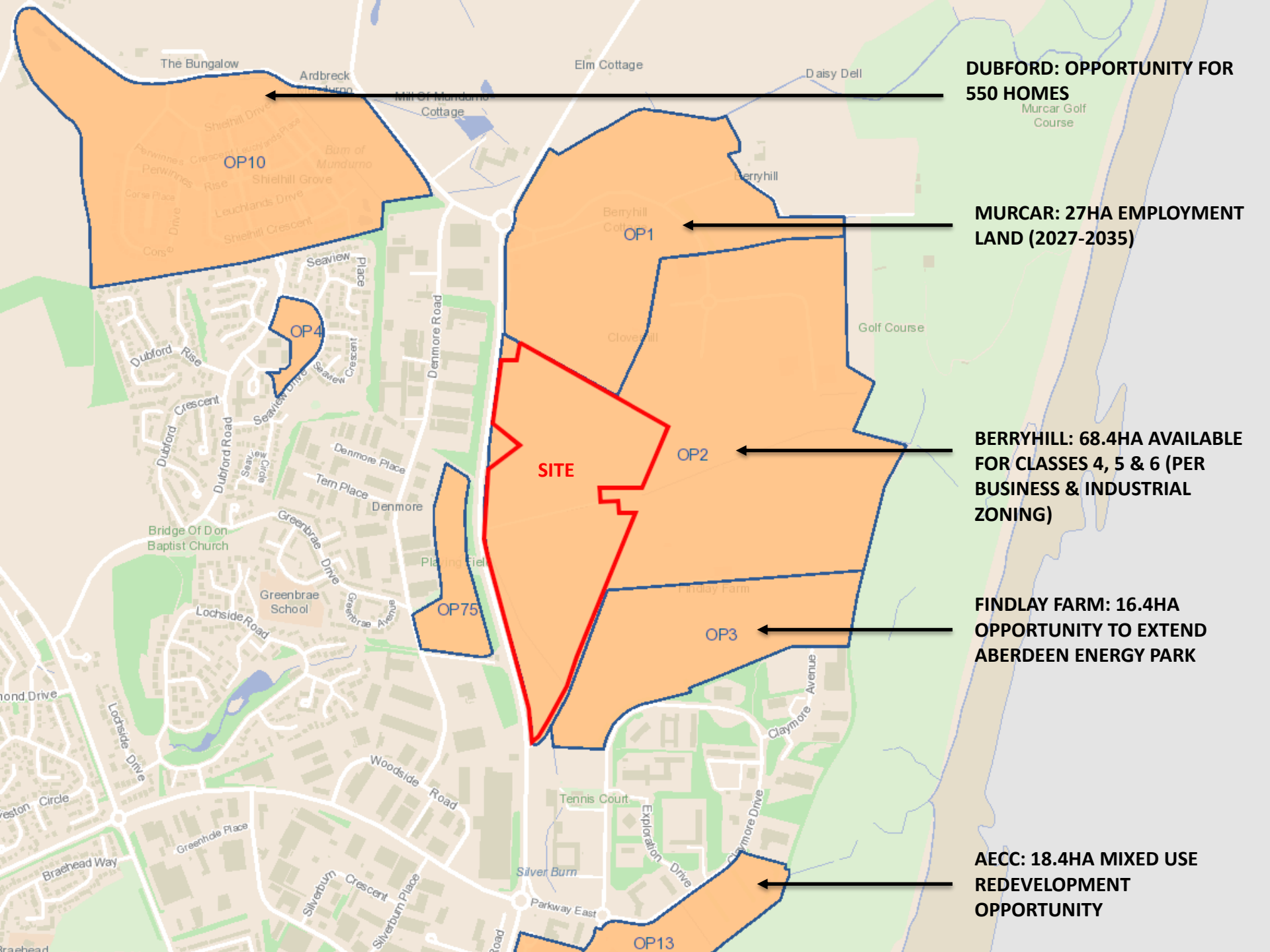
GOLF COURSES

DEMORE /
MURCAR
INDUSTRIAL
ESTATE

ABERDEEN
ENERGY PARK

BOD
INDUSTRIAL
ESTATE

FORMER A.E.C.C.



DUBFORD: OPPORTUNITY FOR 550 HOMES

MURCAR: 27HA EMPLOYMENT LAND (2027-2035)

BERRYHILL: 68.4HA AVAILABLE FOR CLASSES 4, 5 & 6 (PER BUSINESS & INDUSTRIAL ZONING)

FINDLAY FARM: 16.4HA OPPORTUNITY TO EXTEND ABERDEEN ENERGY PARK

AEC: 18.4HA MIXED USE REDEVELOPMENT OPPORTUNITY

OP10

OP1

OP2

OP3

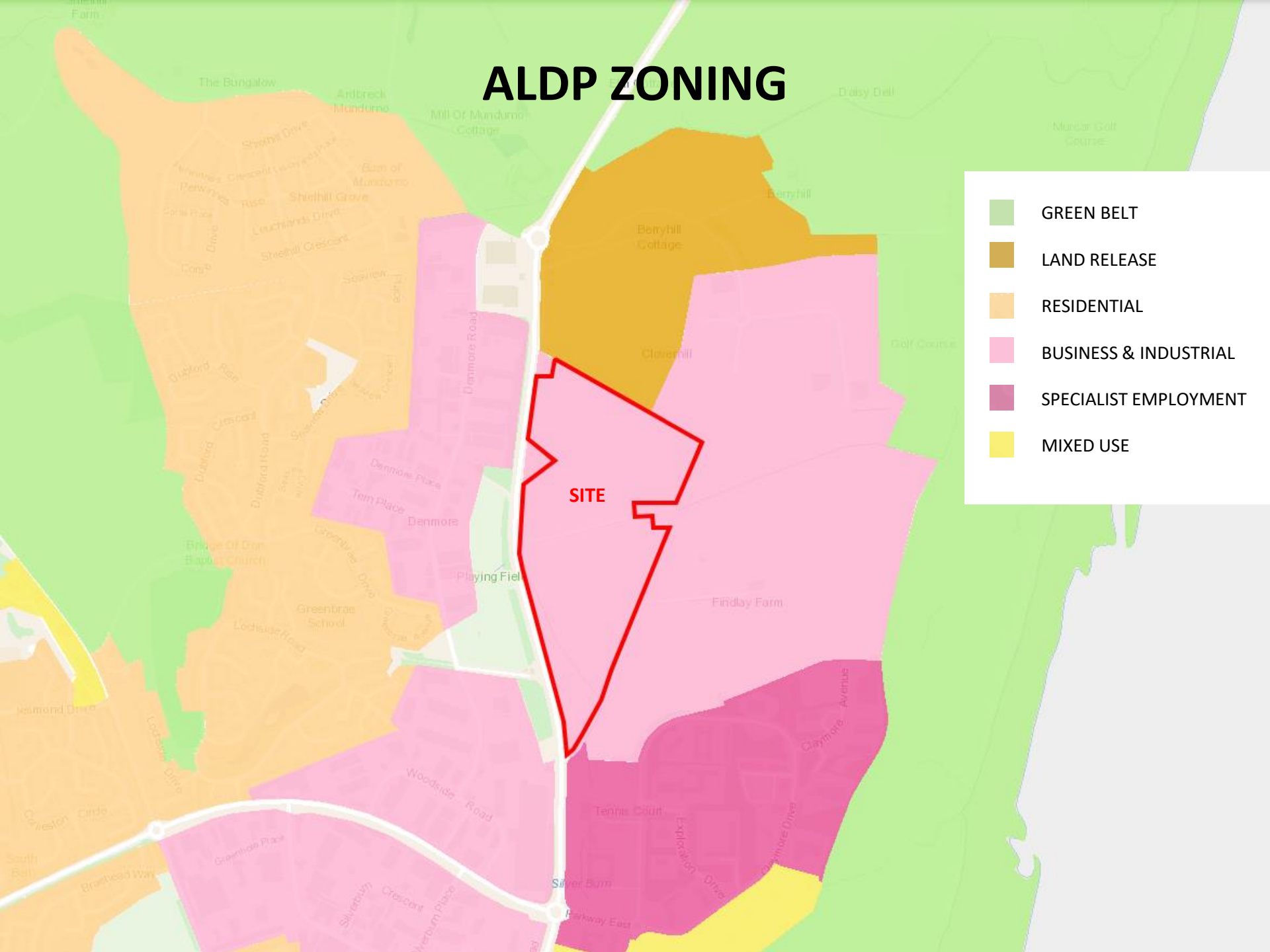
OP4

SITE

OP75

OP13

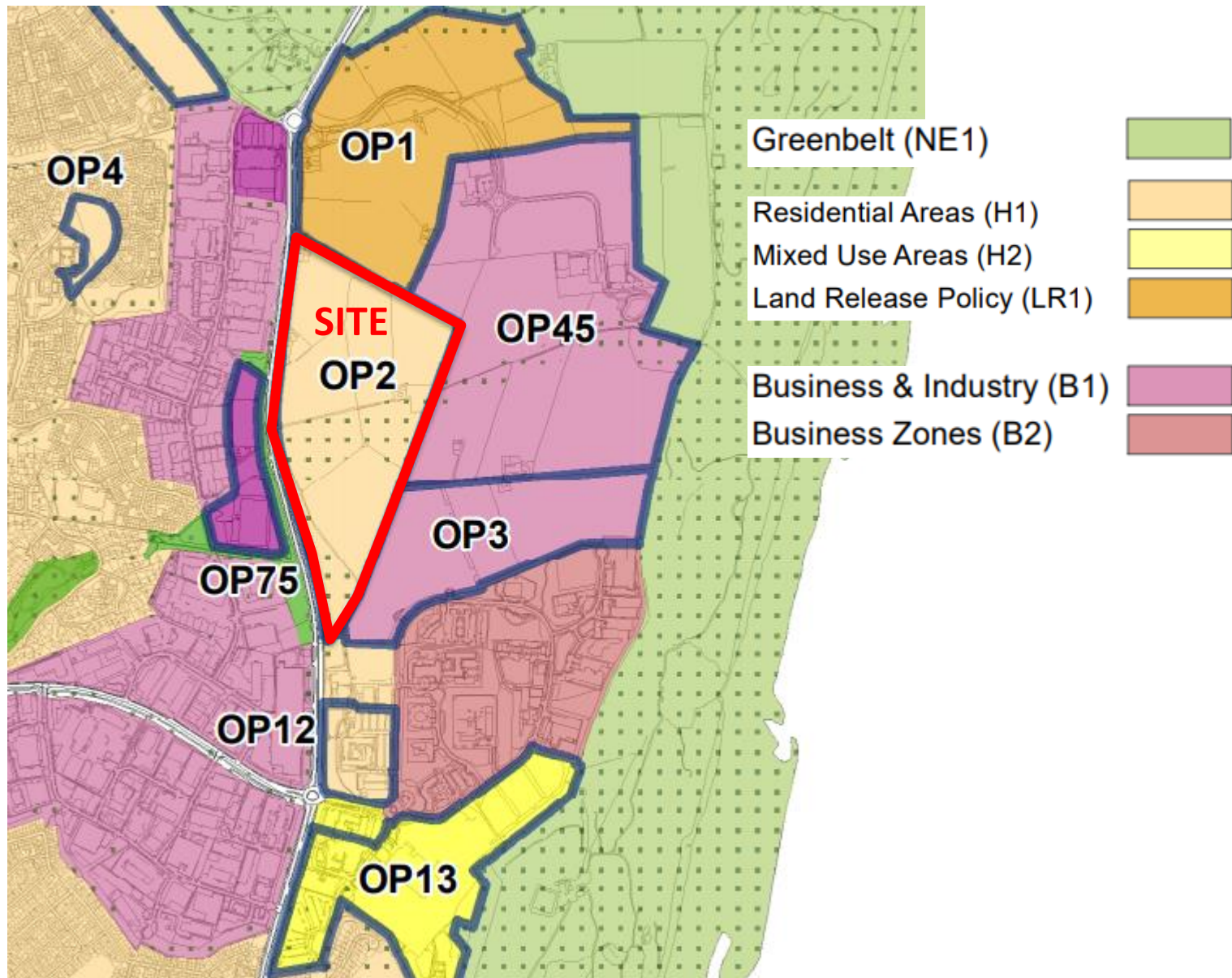
ALDP ZONING



- GREEN BELT
- LAND RELEASE
- RESIDENTIAL
- BUSINESS & INDUSTRIAL
- SPECIALIST EMPLOYMENT
- MIXED USE

SITE

PROPOSED ALDP ZONING



Indicative Masterplan



'MAIN SQUARE' AS FOCAL POINT

MAIN ACCESS

OPEN SPACE / LINEAR PARK INC. SUDS & EAST / WEST CORE PATH ROUTE

SECONDARY ACCESS

SPORTS PITCH



Key

-  Site Boundary
-  Higher Rise Landmark Buildings
-  Lower Rise Buildings
-  Potential Core Path
-  Aspirational Core Path
-  A92



Key

Mixed-Use	
Semi-detached	
Cottage Flats	
Detached	
Terraces	
Community Meeting Space	
Sports Facility	
Bungalows	



STREET HIERARCHY

- Primary Street 
- Secondary Street 
- Tertiary Street 
- Lanes 
- Potential Bus Route 



Indicative Phasing Plan

Phase 1

- Development will start adjacent to the central entrance from A92 and will provide the main access into the development and will seek to develop the linear park and housing to the south.
- Approximate numbers in this phase would be circa 100 mainstream units and 145 affordable/council units.
- Central linear park
- Southern secondary junction to A92 to be formed after 150 dwellings are delivered.
- Sports pitch to be delivered (exc. Pavillion)

Phase 2

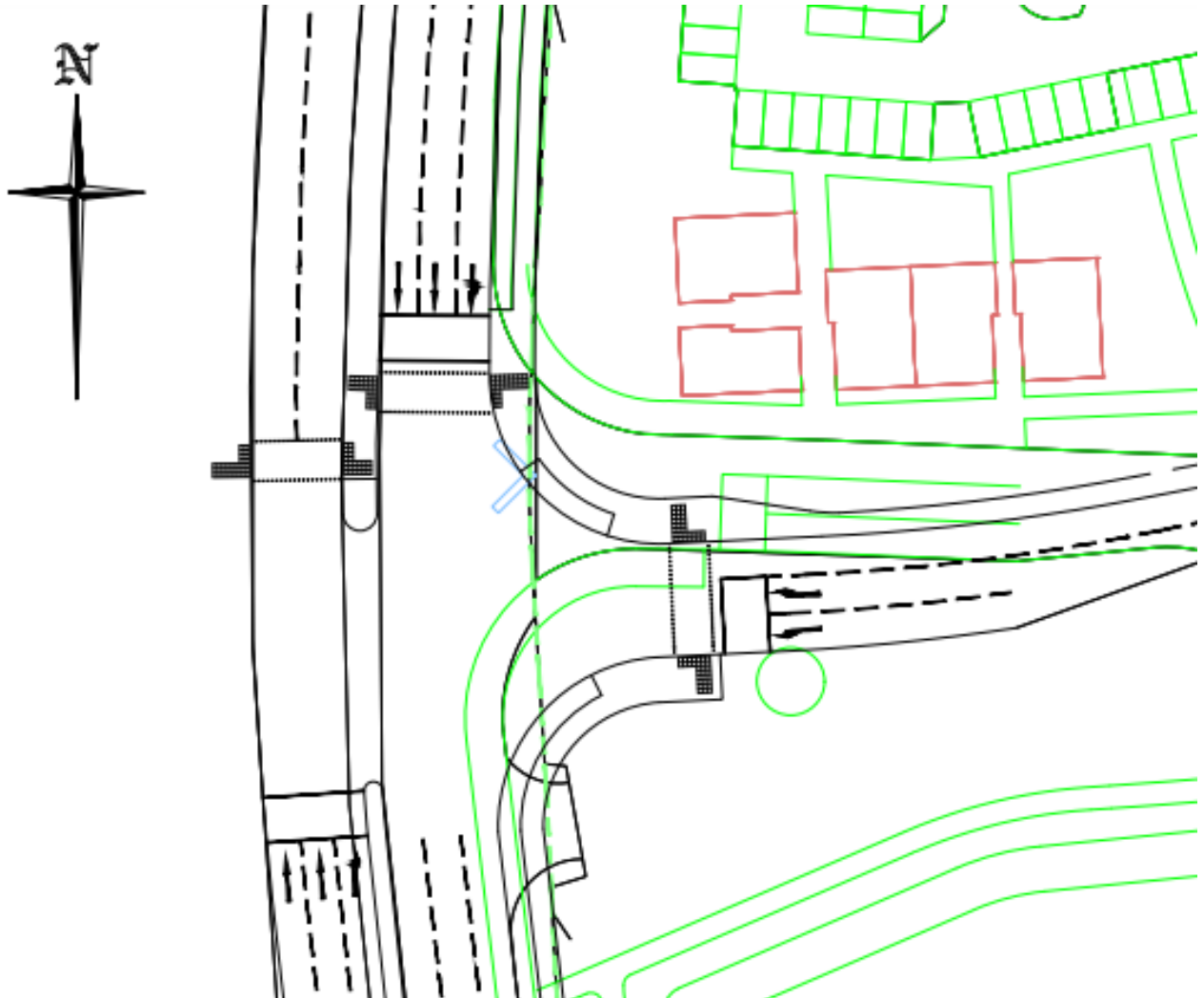
- Development to the north of the main linear park with all associated landscaping and infrastructure. Circa 250 mixed dwellings.
- Landmark entrance flats and neighbourhood centre will be developed with potential for community facilities.

Phase 3

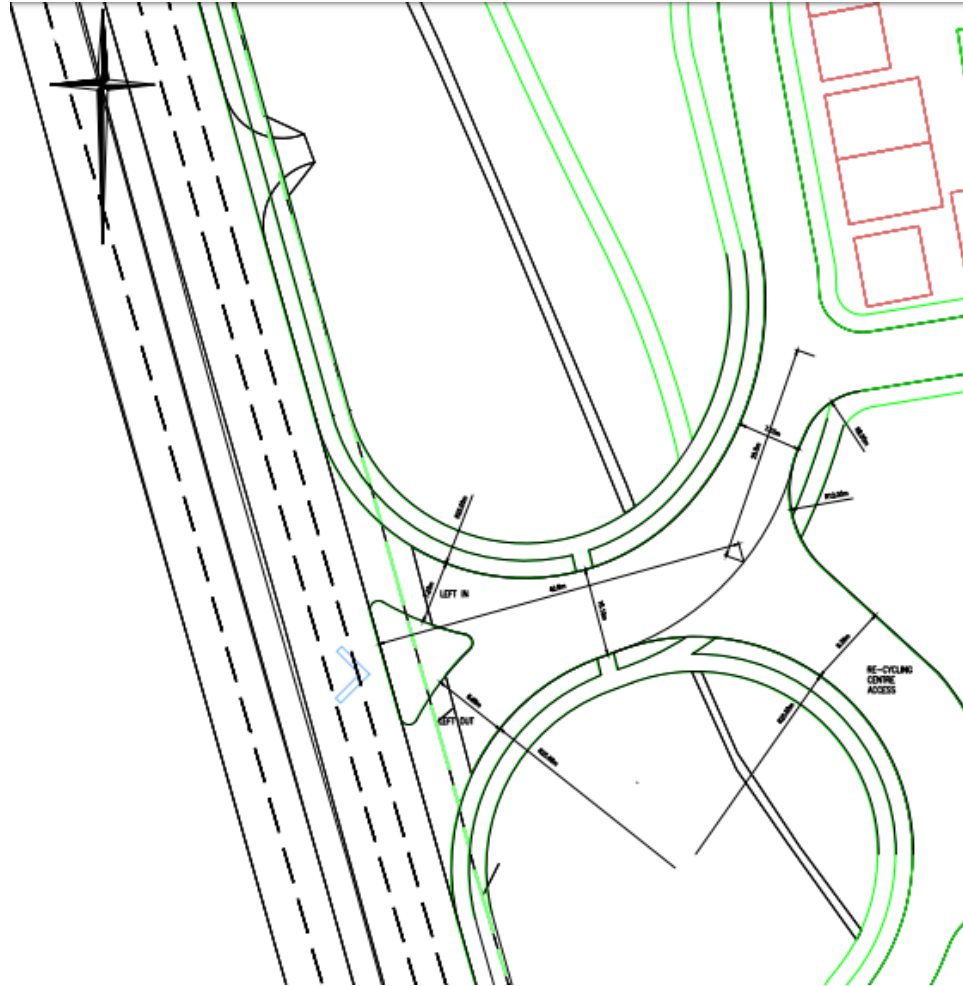
- Sports pavilion—to be delivered by 3rd party operator *(Potential to deliver in an earlier phase if agreement can be agreed with parties involved.)*
- Housing south of the Silver Burn. Circa 30 dwellings



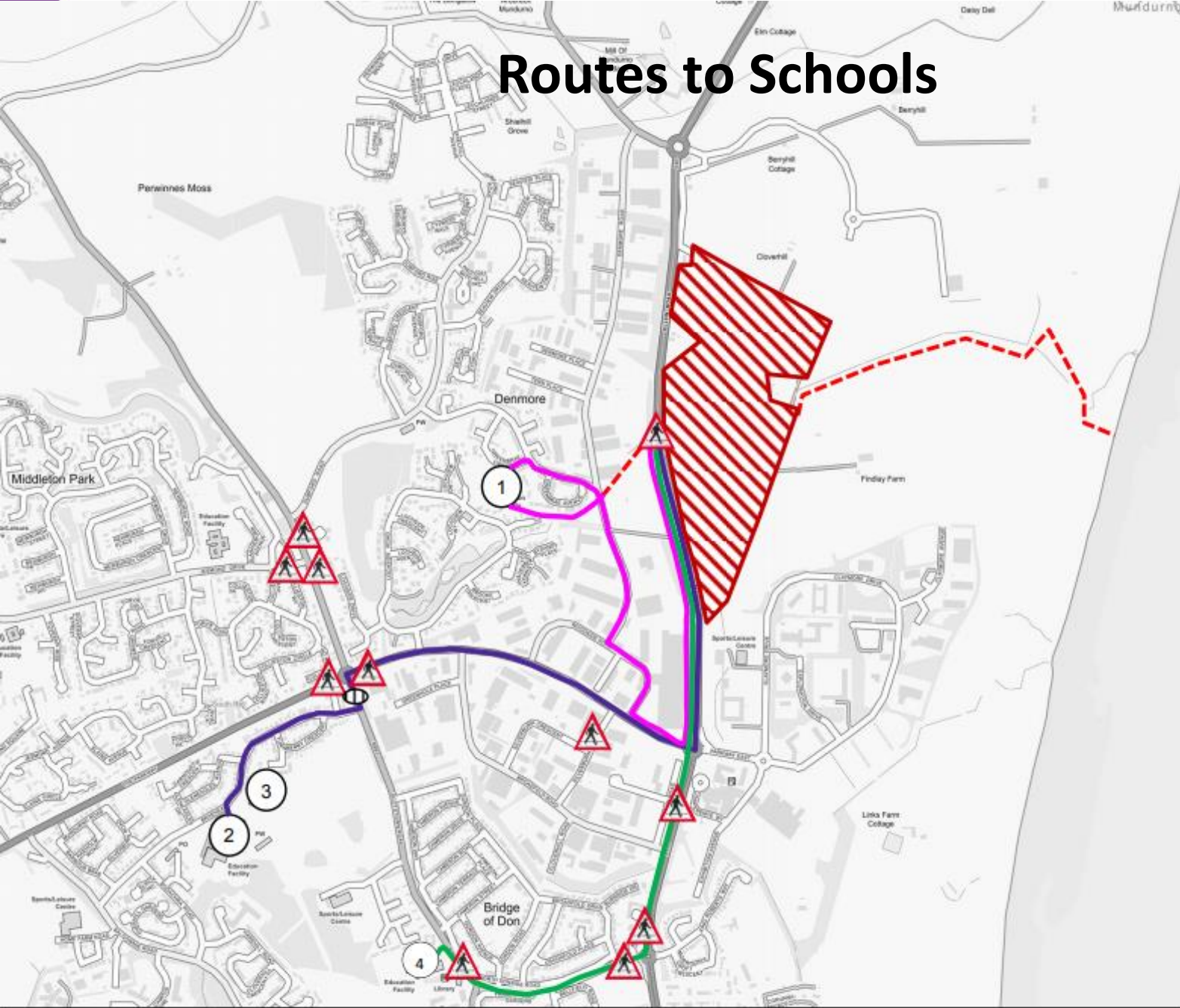
Indicative Main Access Junction



Indicative Secondary Access Junction



Routes to Schools



KEY:



Cloverhill Site



Greenbrae Primary School



Bridge of Don Academy



Braehead Primary School



Scotstown Primary School



Aspirational Core Path



Signalised Crossing



Zebra Crossing

— Route to Scotstown Primary School (2km) — Route to Bridge of Don Academy / Braehead Primary School (2.5km) — Route to Greenbrae Primary School (2.2km)