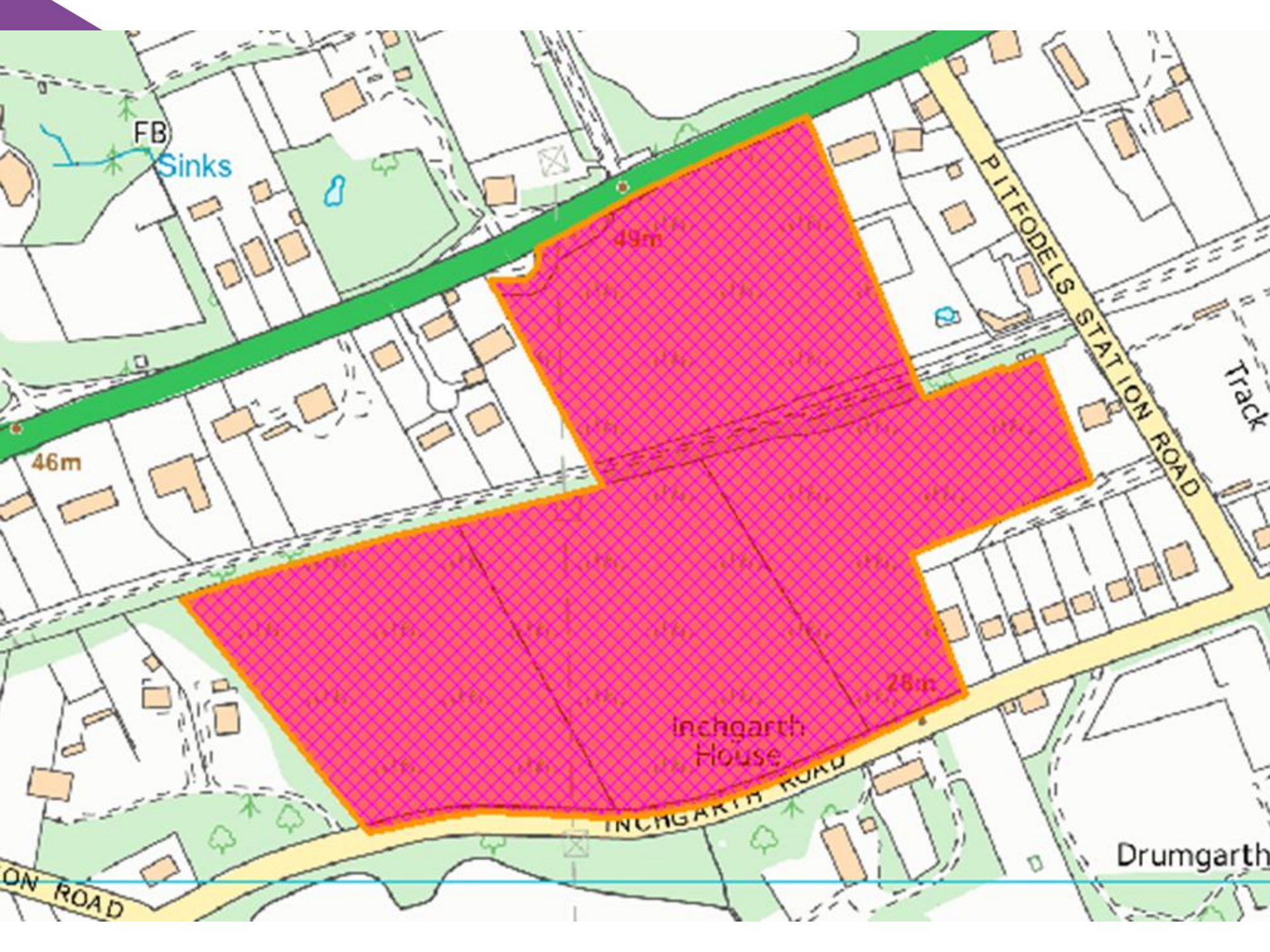


Item 7.2

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

181224/PPP – Residential led development for the retired/elderly (including affordable housing), a 50 bedroom care home and approximately 500sqm of ancillary retail/community use, together with public open space and associated infrastructure including a link road

Site: Land at Inchgarth Road, Cults

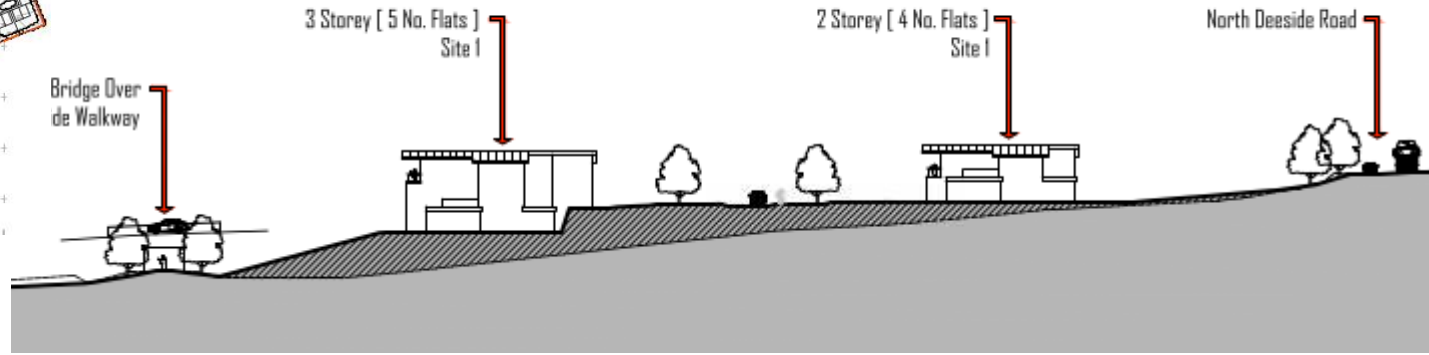
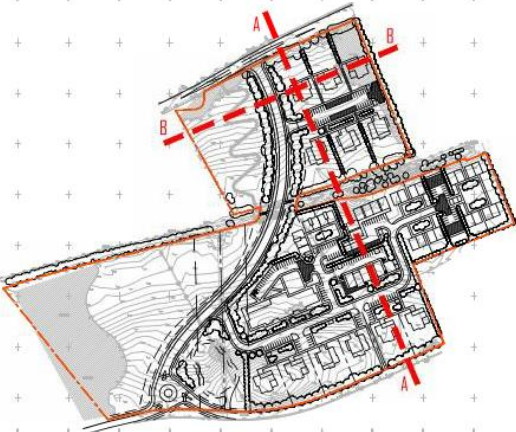


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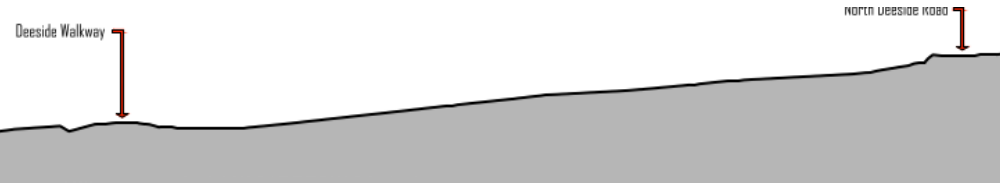
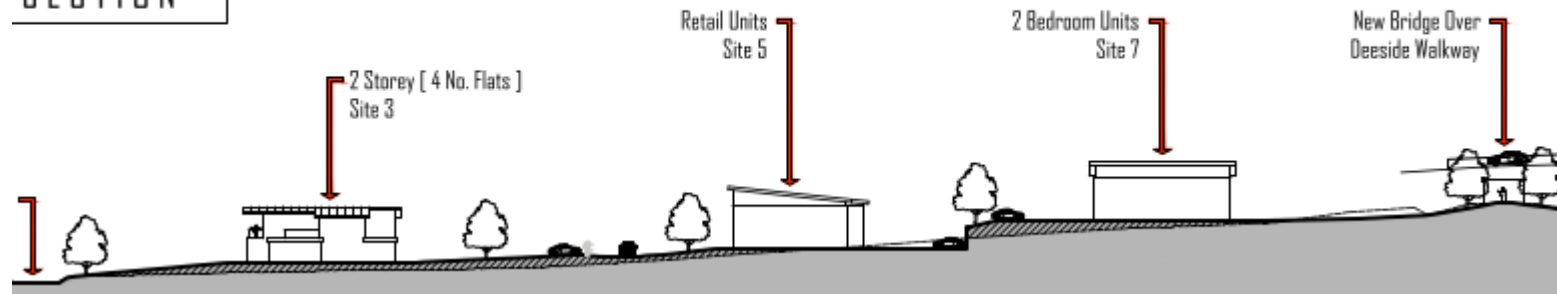




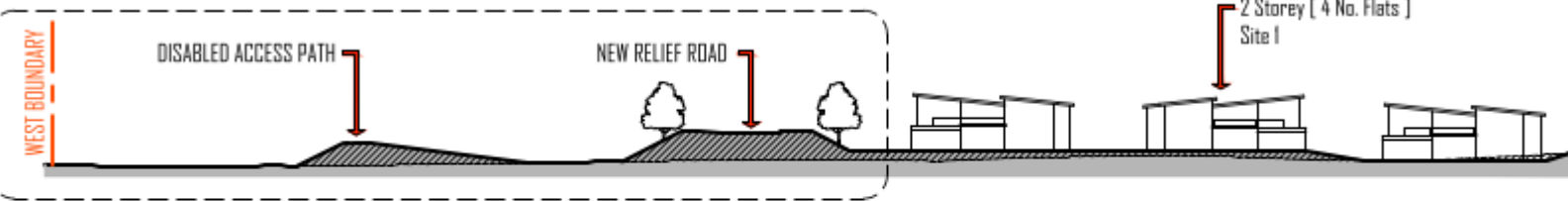
Section A – north/south



SECTION



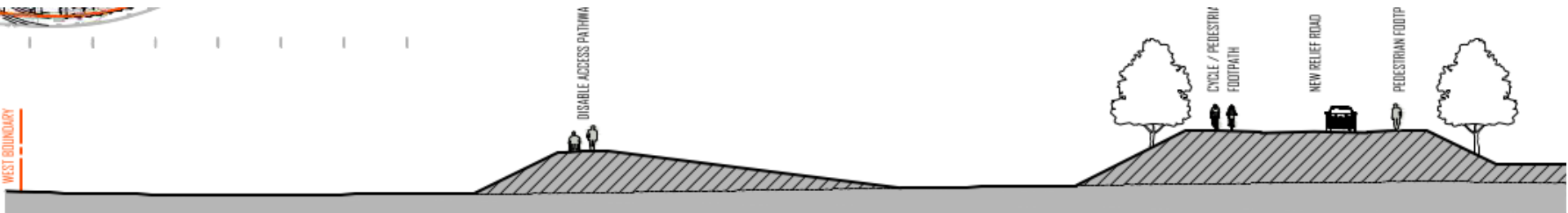
EXISTING SECTION A-A



PROPOSED SECTION B-B



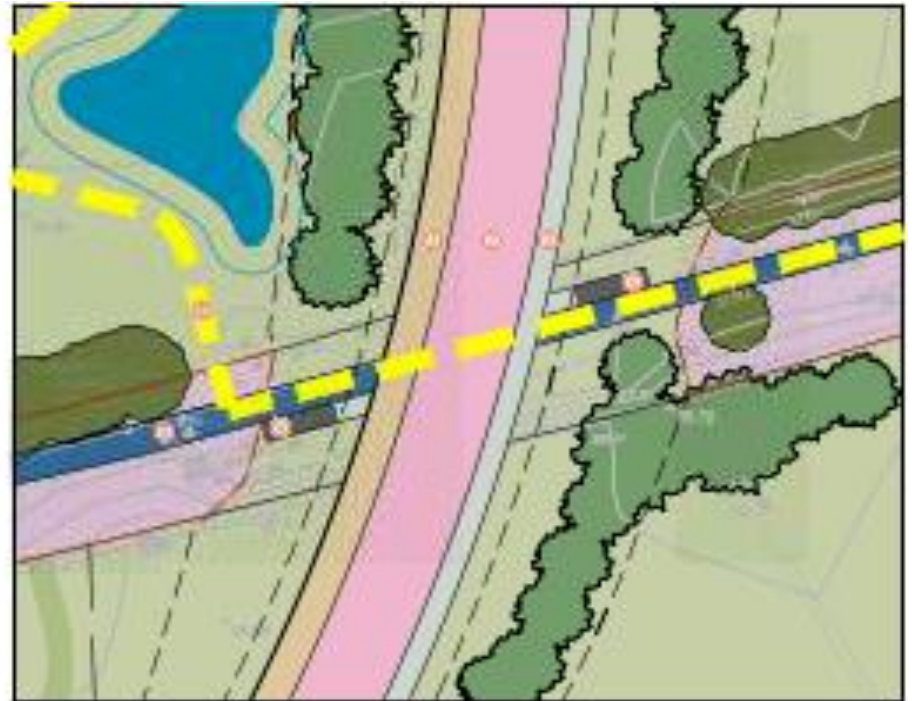
EXISTING SECTION B-B



PART SECTION B-B

SCALE 1:200



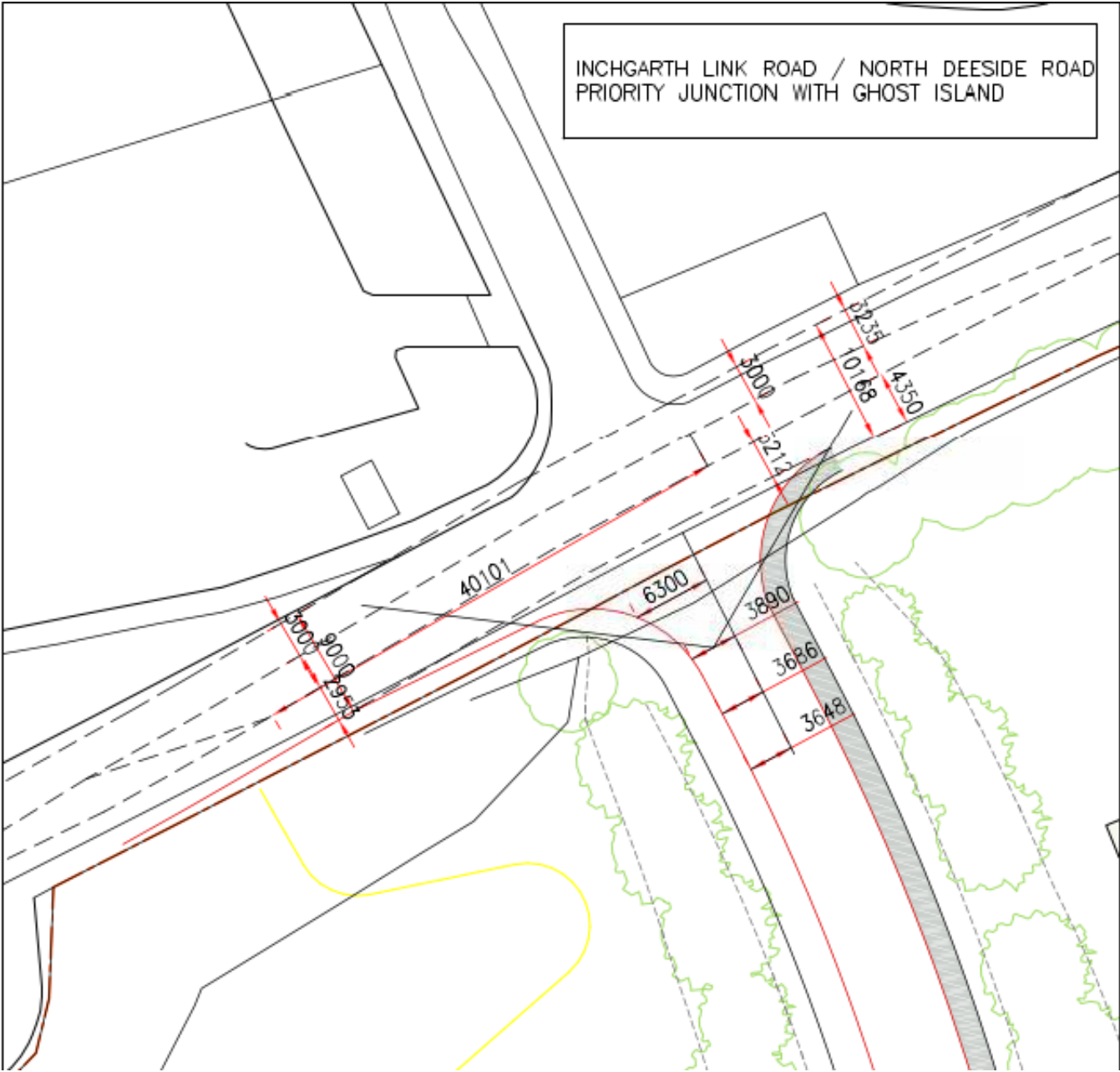


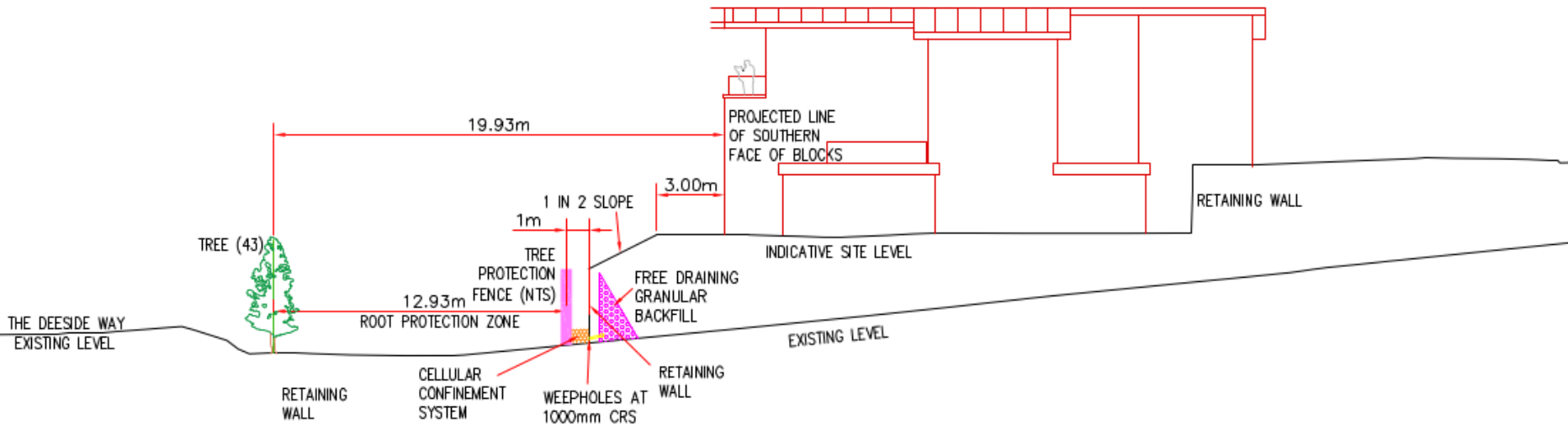
- 1. 20-40 DAY PERMITS
- 2. PERMITTED DEVELOPMENT
- 3. PLANNING PERMISSION
- 4. DEVELOPMENT SUBJECT TO PLANNING PERMISSION
- 5. PROTECTED AREAS
- 6. OTHER DEVELOPMENT REGULATIONS AND BY-LAWS



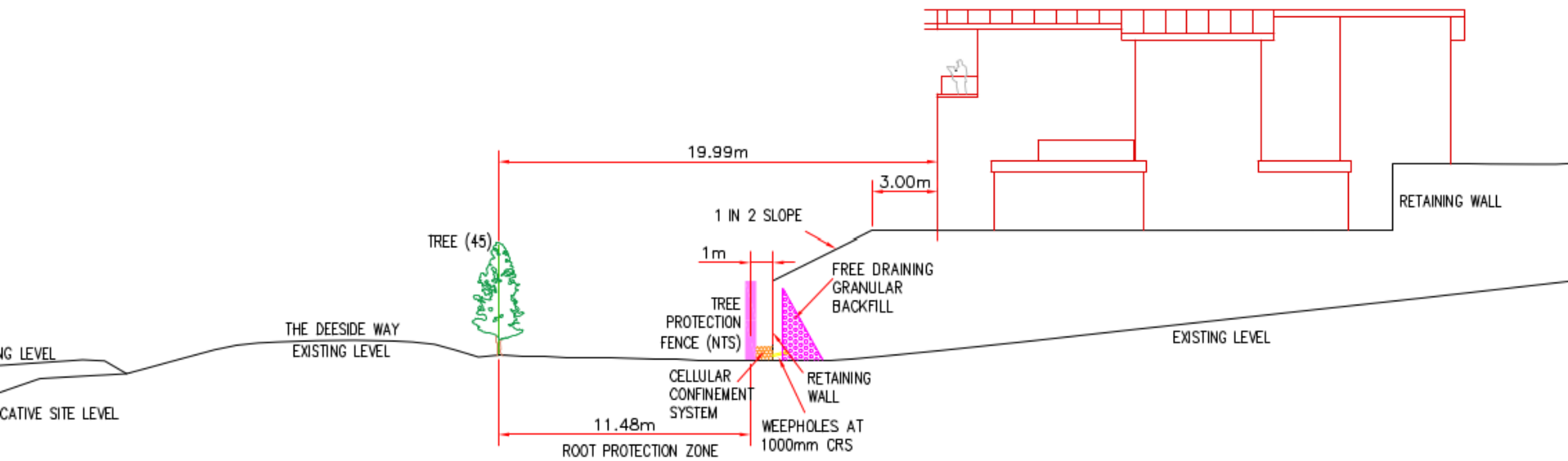
1. 20-40 DAY PERMITS 2. PERMITTED DEVELOPMENT 3. PLANNING PERMISSION 4. DEVELOPMENT SUBJECT TO PLANNING PERMISSION 5. PROTECTED AREAS 6. OTHER DEVELOPMENT REGULATIONS AND BY-LAWS	
Project Name	Site Development Plan - 2024
Project Location	New Development 123 Main Street, Aberdeen
Project Details	Planning Details & Site Plans
Project Status	Approved
Project Date	15/11/2024

INCHGARTH LINK ROAD / NORTH DEESIDE ROAD
PRIORITY JUNCTION WITH GHOST ISLAND





Section through Tree 43



Section through Tree 45

CITY COUNCIL

Sections through Deeside Way and area to north



Showing tree groups listed on tree report (indicative)

- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- Trees outwith site or not surveyed

Root protection area

Beech hedge/dense planting



- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- Trees outwith site or not surveyed
- Root protection area
- Beech hedge/dense planting
- Existing contour (intermediate)
- Existing contour (prominent)

natall associates

project:	Proposed Development at Site of Inglethorpe Road, Piffarelli
client:	Colwynwyn Development Co Ltd
date:	20th February 2020
status:	SEC-17/04/AA (p-01)
scale:	1:750 @ A1



EIA Report:

Transport Assessment

Archaeology Desk -based Assessment Drainage

Assessment Geo-Environmental Desk Study

Landscape and Visual Impact Assessment including
photomontages

Noise Assessment Report

Environmental Walkover Survey

Lepidoptera Survey



- 3 Intervention - River Dee Link
- 4 Intervention - A96 Dualling
- 5 Intervention - A956
- 6 Intervention - A944
- 7 Aberdeen International Airport

Place:

- 8 Aberdeen Harbour
- 9 Aberdeen South Harbour / Cruise Terminal
- 10 City Centre Transformation Zone and Business
- 11 TECA - The Event Complex Aberdeen
- 12 North & North East Mortuary Project

Infrastructure:

- 13 City Fibre Project
- Aberdeen Bay, European Offshore Wind Development

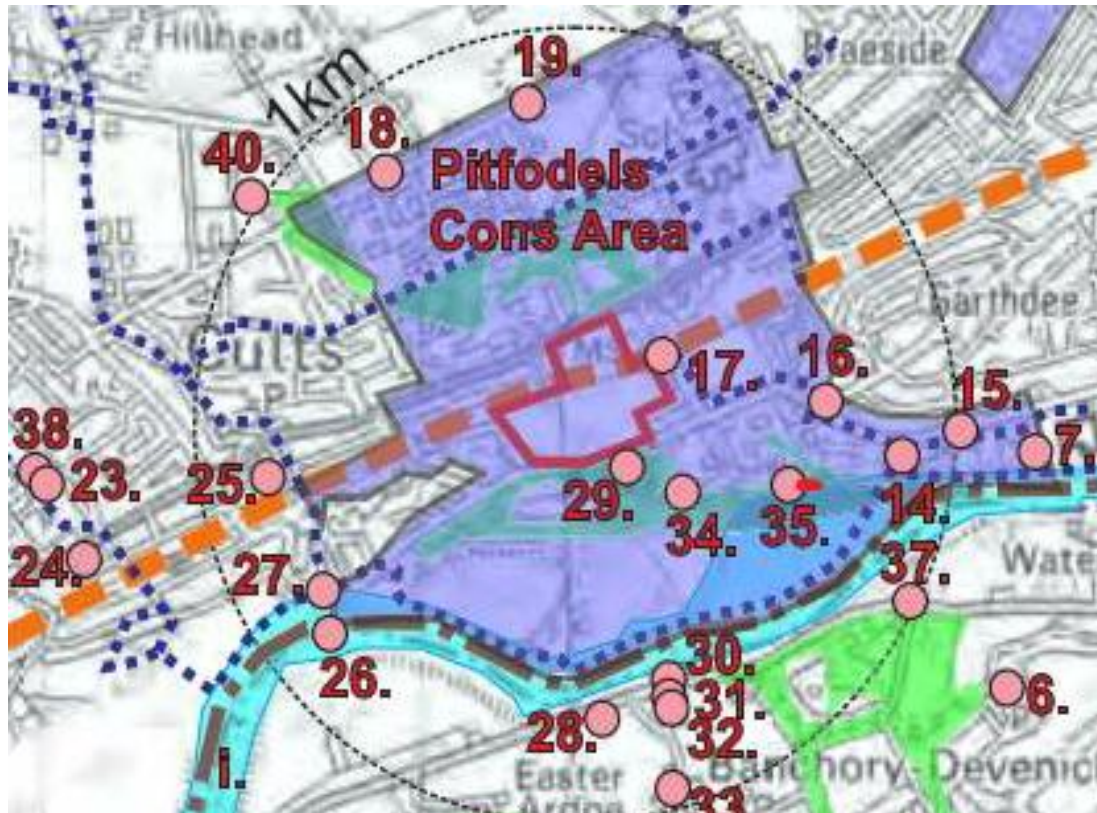
Connections:

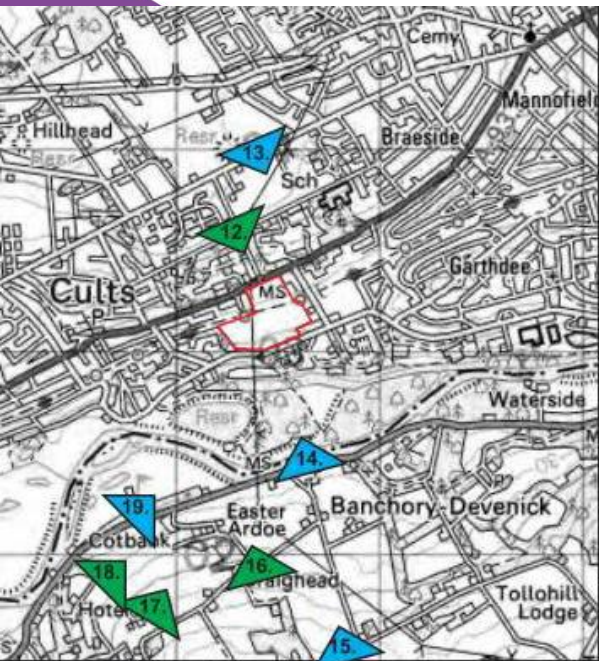
- Improved Cross City Connections for Active Travel
- Improved Cross Boundary Connections for Active Travel
- National / International Maritime Links
- Rivers – Blue / Green Corridors
- Walking / Active Travel Opportunities / Connections
- Formartine & Buchan Way / Deeside Way

Proposed Strategic Development Plan


Local Development Plan 2017







INCHGARTH
L6 Photography Locations
October 2019











View 15 from Banchory Devenick, zoomed in













