

# HABITATS REGULATIONS APPRAISAL PROFORMA

## A: SCREENING

### 1. Name of Competent Authority

Aberdeen City Council

### 2. SITE DETAILS

#### 2a. Name of Natura site affected

##### 1. River Dee SAC

The assessment focuses solely on the River Dee SAC. The Loirston Development Framework is not predicted to have any likely significant effect on Moray Firth SAC because, although there is hydraulic connectivity of the River Dee SAC to Aberdeen Harbour which Moray Firth dolphins visit, the dilution over the distance make it obvious that their conservation objectives will not undermined.

#### 2b. European qualifying interest(s)

1. River Dee SAC: Otter (Favourable Declining), Freshwater pearl mussel (Unfavourable No change), Atlantic salmon (Favourable Maintained)

#### 2c. Conservation objectives for qualifying interests

##### Conservation objectives for River Dee SAC

To avoid deterioration of the habitats of the qualifying species (listed above) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species, including range of genetic types for salmon, as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species
- Distribution and viability of freshwater pearl mussel host species
- Structure, function and supporting processes

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## 3. PROPOSAL DETAILS

### 3a. Proposal Title

Loirston Development Framework (OP59) Updated version (June 2019)

### 3b. Details of proposal for both the construction (if relevant) and operational phase(s)

The Loirston Development Framework covers the site identified in the Aberdeen Local Development Plan (ALDP) as Opportunity site OP59. The Framework also considers a wider area to show how the Loirston proposals (OP59) fit with other proposed schemes within the ALDP (specifically OP60 and OP61). Approximately 1500 homes and 11 hectares of employment land are proposed for the site covering an area of 119.2 ha. The Framework will be used to guide future detailed planning applications for the site and describes the issues which will need to be taken into account. This includes the site's context and history; transport and accessibility; planning and design principles; open space, landscape and topography; drainage and water; developer contributions; phasing and delivery; and the development process. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC.

The Loirston site lies approximately 1km to the southeast of the River Dee SAC and is within the River Dee (Grampian) river catchment. Surface water bodies onsite include Loirston Loch, Loirston Burn and an un-named burn, as well as a number of un-named field drains. Loirston Burn flows into Loirston Loch from the southwest, while the un-named burn flows from the loch in a north-westerly direction before sinking underground. It is assumed the un-named burn flows into Burn of Leggart which is a tributary of the River Dee.

Of the three qualifying interests, only otter is likely to be detected within the un-named burn/tributary connecting to the River Dee. Atlantic salmon and freshwater pearl mussel are highly unlikely to be detected using this un-named burn. Impacts on the quality of the water environment have potential to have some qualifying features through hydraulic connectivity to the River Dee. Freshwater pearl mussel larvae are dependent on salmon and trout life-cycles so any predicted impacts on Atlantic salmon will have an indirect impact on freshwater pearl mussel.

The Draft Consultation version of the Loirston Development Framework (June 2019) can be viewed here:

[https://consultation.aberdeencity.gov.uk/place/draft-loirston-development-framework/supporting\\_documents/Appendix%20%20Draft%20Loirston%20Development%20Framework.pdf](https://consultation.aberdeencity.gov.uk/place/draft-loirston-development-framework/supporting_documents/Appendix%20%20Draft%20Loirston%20Development%20Framework.pdf)

<https://consultation.aberdeencity.gov.uk/place/draft-loirston-development-framework/>

## 4. Is the proposal directly connected with or necessary to the nature conservation management of a European site?

No

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## 5. Is the proposal (either alone or in combination) likely to have a significant effect (LSE) on a European site?

In order to ascertain whether any of the proposal could have an effect on the Qualifying Interests in relation to their Conservation Objectives a screening exercise (Appendix 1 and 2) was undertaken on the Loirston Development Framework.

The first step of screening used a very broad approach which lists sections of the Development Framework document. Sections of the document which would not be likely to have a significant effect alone on the River Dee SAC for the reasons indicated were 'screened out'. The sections which are 'screened in' are those which propose activities which have the potential to cause a likely significant effect. It should be noted that some of the activities which have triggered sections to be 'screened in' are referred to several times in the document under different sections. This assessment is recorded in Appendix 1.

The next step in the screening assessment undertaken on the Loirston Development Framework considered the actual activities arising from the policies and projects described under different aspects of the Development Framework and what their likely effects would be on the qualifying interests of SAC. These aspects were considered in two groupings both alone, together and in combination with other nearby plans and projects in the River Dee catchment. This assessment is recorded in Appendix 2.

These screening exercises confirmed that **YES** there is a risk of likely significant effects on the qualifying interests arising from these aspects of the Development Framework alone or in combination with other plans and projects and an Appropriate Assessment is required.

## B: APPROPRIATE ASSESSMENT (AA)

*Note: An AA is a scientific appraisal of the impacts on a European site that needs to be able to ascertain whether the integrity of a European site will not be adversely affected. Aberdeen City Council, as a competent authority, can only give consent if they are certain as to the absence of such effects.*

### 6a. Undertake Appropriate Assessment (AA) of the implications for the site in view of its conservation objectives.

As per the screening exercises which are recorded in Appendix 1 & 2, the aspects of Loirston Development Framework likely to have significant effects are listed below:

Development of OP59 Loirston site with proposed development including:

- Pg 39 Access & junction strategy diagram
- Pg 40 Pedestrian connectivity diagram
- 5.4.6 Street structure and hierarchy

The above sections either proposes or describes new roads and paths which crosses the unnamed burn.

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- Pg 49, 5.6 Landuse and density diagram
- 5.8 Drainage (include indicative SUDs locations and catchment areas diagram)

The above sections of the document show that development on/next to the unnamed burn (which is within 2km of the River Dee) and state that surface water will be controlled and not exceed existing.

- 5.11 Lochside
- 5.12 Primary Street/Core Settlement
- 5.13 Burnside
- 5.16 A92
- 5.19 Relationship with Loch
- 5.20.1 Sketch studies for Lochside area

The above sections of the document contain general design policies however showing development on/near the unnamed burn.

**Nature of likely Significant effects from above sections of the Development Framework screened in:**

**Construction** – water quality may be affected through construction run off entering the River Dee SAC. Pollution could include increased sedimentation, siltation and nutrient loadings as well as other chemical pollutants. This could potentially affect all three qualifying interest species, but particularly freshwater pearl mussel downstream of the development.

**Operation** – water quality may be affected through surface water run off entering the River Dee through the unnamed burn/Leggart Burn and the topographic nature and watershed of the site particularly during the high rains. Pollution could include increased sedimentation. This could include increased sedimentation, siltation and nutrient loadings as well as other chemical pollutants. This could potentially affect all three qualifying interest species, but particularly freshwater pearl mussel downstream of the development.

**Abstraction** – this Council is committed to dialogue with the following authorities – SEPA, Scottish Water and SNH about the quantities of water which can be abstracted from the River Dee.

## 6b. Mitigation or modifications required to ensure adverse effects are avoided & reasons for these.

The final step of this assessment considered the application of mitigation measures proposed in the Development Framework for avoiding likely significant effects.

**The following mitigation measures are proposed in the Development Framework:**

- The scale of the development requires that a statutory Environmental Statement (EIA process) is produced to support the Planning Permission in Principle application (PPiP) which was approved conditionally in 2015 (Ref P130892). Key topic areas and specific mitigation

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measures are covered in the Environmental Statement.

- Key landscape features have been incorporated into the Development Framework and full consideration given to landscaping, green networks and corridors in the design - including surrounding existing watercourses such as the unnamed burn which helps protect otter habitats.
- Technical Flood Risk and Drainage Reports form part of the PPIp, which will include details of SUDs to aid protection of the water environment.
- A Construction Environmental Management Plan (CEMP) will be submitted as part of the PPIp and Environmental Statement. This will agree pollution prevention and control measures including those to protect the water environment helping to protect the interests of all qualifying species.
- A series of ecological surveys informed the EIA process and PPIp, including Phase 1 Habitat Survey and further surveys for otter which are a qualifying species.
- Biodiversity measures and enhancement have been considered in line with the developer's ecologist recommendations and the North East Scotland Local Biodiversity Action Plan (NELBAP) and detailed in the EIA process.
- Importance of a link between biodiversity, open space and natural green space provision is highlighted in the Framework, in accordance with Aberdeen City Council's Open Space Supplementary Guidance.
- Importance of protecting the River Dee Corridor out with the site to the north and the habitats and species that it supports.
- Environmental and ecological considerations of the SAC will inform the Drainage Design.
- Protection and enhancement of the existing landscape setting and identification of existing watercourses and their corridors in order to improve and enhance previously culverted channels.
- Incorporation of Sustainable Urban Drainage systems (SUDs) and their importance as a resource for the sustainable treatment of surface water runoff is in the Development Framework will be detailed as part of the PPIp.
- The Development Framework contributes to the River Basin Management Plan.
- Any environmental improvements will be sympathetic to the supporting habitats of qualifying species within the site, have regard for any sensitive areas and consider the ACC Supplementary Guidance "Buffer Strips adjacent to Water".
- Paths to sensitive areas close to and around the existing courses will be carefully constructed to prevent pollution of the water environment and disturbance to otters.

## **Contents of Environmental Statement / environmental topics considered relevant to qualifying species (as detailed in Scoping Opinion for Application Ref: P121437)**

- Drainage – including details relating to both surface water drainage and waste water drainage.
- Identification of appropriate pollution prevention measures during periods of construction, operation, maintenance, demolition and restoration.
- Consideration of impact on Loirston Loch and demonstration that every effort has been made to leave the water body in its natural state. Investigation of scope for improvements to the water environment.
- Potential for impact on any wetlands present and associated proposals for mitigation. Appropriate habitat survey works should be carried out to identify and classify wetland areas.
- The schedule of works should be examined in relation to the phasing and timing of the Aberdeen Western Peripheral Route (AWPR). Environmental impact pre and post AWPR

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should be considered.

- Impact on any existing groundwater abstractions.
- Impact on watercourses feeding into reservoirs – inc. risk assessment and method statement Investigation of scope for imp.

## **Specific mitigation measures targeted at qualifying interests and species are:**

- Clear demarcation of the construction site and temporary SUDs will be implemented to ensure that run-off from construction is dealt with prior to completion of the main SUDs for the site area as part of primary construction works. All SUDs will be designed following guidance provided in the CIRIA SUDs Manual and Sewers for Scotland (2<sup>nd</sup> Edition) criteria.
- Mitigation during construction and operation will be implemented to reduce the risks of containments being released from the site through surface water run-off.
- Contractor contracts will outline the steps required to deal with accidental spillages and the production of a Contractors Method Statement and further guidance will be included in the Construction Environmental Management Plan (CEMP). The CEMP will be produced as part of the EIA process and will include mitigation across a range of environmental topic areas including ecology and water environment.
- Construction phase activities which could pose disturbance issues including noise, vibration and light will be appropriately distanced from the river and potential otter habitats. Similar operational mitigation such as landscaping, use of buffers and sensitive lighting will address potential issues. This would be for the duration of works if otter are present. The EIA process will address the specifics of such mitigation, however if otters are present, mitigation will include Species Protection Plan for Otter, pre-construction update survey, adequate buffers between watercourses and construction, and sensitive use of lighting to minimise disturbance.
- The use of ecological buffer zones (particularly between development and watercourses/waterbodies) shall ensure the impacts are appropriately mitigated through effective absorption or screening of impacts.
- Ecological surveys, technical supporting reports and the Environmental Statement (as part of the PPIp) will detail specific mitigation relation to protection of such habitats around the Loirston Loch and unnamed burn.
- SUDs will ensure no direct drainage into the SAC from the development and therefore no adverse impacts to the habitats or qualifying species should occur.
- Regulated Drinking Water Abstractions take place at Mannofield and Invercarnie and Scottish Water abstractions are conditioned under licence at these locations. Potential effects on the River Dee SAC are regulated and conditioned as part of licence in line with the Habitats Directive, including mitigation. The currently licenced volumes of water abstracted by Scottish Water and licenced and regulated by SEPA do not have an adverse effect on the integrity of the River Dee and its qualifying features.

## **Relevant planning conditions for Loirston PPIp P130892:**

### **Drainage**

Prior to the commencement of any works in any phase on site a detailed scheme for surface water drainage shall be submitted to and agreed by the Planning Authority, in consultation with SEPA. The scheme shall detail 3 levels of SUDS treatment for any hardstanding, yard areas on sites proposed for Class 5 and 6 industrial uses, 2 levels of sustainable drainage SUDS treatment for all roads and other areas of hardstanding/carparking and 1 levels SUDS treatment for roof run off, and all work shall be carried out in accordance with the approved scheme. Reason: to ensure adequate protection of the water environment from surface water run-off. Informative: The

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scheme shall be developed in accordance with the technical guidance contained in The SUDS Manual (C697) and should incorporate source control.

## **LNCS buffer / boundary**

The LNCS designation boundary shall be implemented in full throughout the construction, operation and decommissioning of the development. There shall be no development, machinery movement or operations within the buffer zone without the agreement of the Planning Authority in consultation with SEPA. The buffer zone shall be identified on the ground, and no development adjacent to the LNCS shall take place unless the LNCS boundary has been protected with appropriate protective fencing as shown in figure 2 of BS5837 or such alternative as may be agreed with the planning authority in writing. Reason: In order to prevent potential unacceptable impacts on the water environment.

## **Geo-environmental**

No development shall take place within any phase until a detailed geo-environmental investigation has been undertaken to identify potential impacts on wetlands within 250m of Loirston Loch and an associated scheme of mitigation is submitted and approved by the planning authority in consultation with SEPA, once approved the agreed scheme shall be implemented in full. Reason: In order to prevent potential unacceptable impacts on the water environment. Informative: the detailed geo-environmental investigation, will be followed up by a conceptual hydrogeological model and associated risk assessment which will inform the mitigation proposals.

## **Water asset mapping / hydrogeological assessment**

Prior to the commencement of any works on site that the location (NGR of source) of the Private Water Supplies serving Charleston Cottage; Moss-side Croft and Tillyhowes Banchory Devenick are identified, and should they fall within 100m of roads, tracks or trenches or within 250m of borrow pits or foundations as proposed within the development that a quantitative hydrogeological assessment and where appropriate scheme of mitigation is developed by the applicant and agreed with the Planning Authority in writing in consultation with SEPA, once approved the agreed scheme shall be implemented in full during operation of the site. Reason: In the interests of protecting the water environment

## **Buffer strips**

That no development shall be undertaken within any respective phase of the development until such time as a scheme detailing the incorporation of appropriate buffer strips around water courses within that phase has been formally submitted to, by way of an application for the Approval of Matters Specified in Conditions (AMSC), and approved in writing by, the planning authority - in order to protect and promote biodiversity and protect water quality.

## **CEMP**

That no development shall commence within a given phase until site specific Construction Environmental Management Plan(s) have been submitted and approved in writing by the Planning Authority, via a formal application for MSC, in consultation with [SEPA, SNH or other agencies as appropriate] for that phase. All works on site must be undertaken in accordance with the approved CEMP(s) unless otherwise agreed in writing with the Planning Authority. The CEMP(s) must address the following issues:- • Surface water management • Site waste management • Watercourse engineering including crossings • Peat management • Pollution prevention and environmental management. Reason: In order to minimise the impacts of necessary demolition/construction works on the environment. Informative: It is recommended that the CEMP(s) is submitted at least 2 months prior to the commencement of any works on site; this is to

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allow the necessary agencies sufficient time to fully review the mitigation proposals to avoid any potential delays to the project moving forward.

## Detailed Masterplan

That, unless the planning authority has given written approval for a variation, no development pursuant to any of the individual Phases of the development hereby approved (as detailed in the Phasing Strategy to be agreed in connection with Condition 1 of this consent) shall take place other than in full accordance with a detailed masterplan for that particular Phase that has been submitted to and approved in writing by the planning authority via a formal application for MSC. The masterplan(s) shall show in detail how all development within that phase will comply fully with the principles and criteria laid down by the approved Loirston Development Framework, Loirston Design and Access Statement and guidance in "Designing Streets" and "Designing Places" in terms of;

(i) block structure, (ii) access and connectivity (including street hierarchy and integration with the existing/future vehicular/pedestrian network and adjoining development), (iii) landscape framework (ensuring high quality integrated treatment of the public realm in compliance with the approved strategic landscape plan, tree protection, protection of wildlife, arrangements for the management and maintenance of open space, treatment of car parking and detail of local/district level open spaces and implementation of civic spaces), (iv) land use and density (including building heights and detailed typologies, density, details of any affordable housing provision and commercial space), (v) drainage (including provision for SUDS), (vi) character (including architectural treatment to provide character areas responding to context, ensuring a high quality palette of materials, use of street trees and boundary treatments), (vii) ensuring implementation of the key structural elements including the connections to the A956, the Primary Street, Loirston Square, the new Primary School and Lochside and Gateway Open Space areas, (viii) protection of trees and protected species, (ix) the sequence of demolition, development and provision of key elements (eg open space, commercial elements, roads, footpaths, etc,) within each phase to ensure that development within the phase is implemented in a planned and co-ordinated manner; unless the planning authority has given written consent for a variation. - in the interests of ensuring that the adopted Development Framework and Design and Access Statement for the site and the Planning permission in principle is translated into the creation of a high quality sustainable mixed use community on the ground.

## Drainage Impact Assessment

No development within any phase pursuant to this grant of Planning Permission in Principle shall take place unless an appropriate drainage impact assessment, including results and calculations of 1 in 10, 1 in 30 and 1 in 200 year sensitivity tests and a full investigation and report of all watercourses within the vicinity of the site and the impact which the development shall have on the existing drainage network, has been submitted to the planning authority and subsequently approved via a formal application for MSC - in order to ensure that the proposal complies with policy NE6 (Flooding and Drainage) of the Aberdeen Local Development Plan.

**The following measures were considered during this assessment. However this plan is unable to influence such mitigation measures for the following reasons:**

*Location, scale and spatial distribution of the Development Framework:*

The OP59 site has been approved and accepted through the Aberdeen Local Development Plan = no change possible through the scope of this Development Framework.



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*Changes to phase and timing:*

The development itself is phased so that the environmental impacts can be properly managed. However, to ensure that the proposed development will not have likely significant effect on qualifying features we must ensure that planning permission is not granted until the applicant prepares an Environmental Statement = no further mitigation suggested with regard to phase and timing.

*Remove policies or proposals predicted to have a likely significant effect or change the nature of them:*

All predicted likely significant effects are predicted to be adequately mitigated through the use of positive policies and buffer zones = no removal or modification of Development Framework policies or proposals suggested.

All likely significant effects are predicted to be eliminated through the implementation of the above mitigation measures, the use of use of positive policies, buffer zones, further detailed site surveys, appropriate mitigation, the EIA process and Environmental Statement.

**6c. Can it be ascertained that the proposal will not adversely affect the integrity of the site?**

We consider that it has been ascertained that the proposal will not adversely affect the integrity of the site.

**7. Advice and conclusion received from SNH in relation to plan or project**

NatureScot response:

*Thank you for consulting us on the draft Habitats Regulations Assessment which you have carried out on the draft Loirston Development Framework.*

*We note the contents of your assessment. In view of the mitigation outlined, we agree with your conclusion that the proposal will not adversely affect the integrity of the River Dee SAC. It will be important to ensure that the mitigation measures identified in the assessment are implemented.*

**8. Tracking Checklist/ Sign off**

Proposal directly for Nature Conservation of a Natura Site – Section 4	No
Proposal Screened Out – Section 5	No
Appropriate Assessment Concludes Proposal Will Not Adversely Affect Any Site/ Qualifying Interest – Section 6c	Yes
Appropriate Assessment <u>Cannot</u> Conclude Proposal Will Not Adversely Affect Any Site/ Qualifying Interest – Section 6c	No

Date LDP HRA checked	26/06/2020
Date SNH consulted	03/09/2020
Date any other organisations consulted e.g.	n/a

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Dee Salmon Fishery Board, SEPA, Marine Scotland	
Signature (author)	<i>Rebecca Kerr</i>
Name and Job Title (author)	<b>Rebecca Kerr Planner – Masterplanning, Design &amp; Conservation Team (Development Management)</b>
Date (author)	<b>10/11/2020</b>

**Appendix 1.** Screening of Loirston Development Framework (June 2019) for aspects which would be likely to have a significant effects

Screening of plan or projects described in Development Framework document	General policy	Too general with no info on where, how and when of development	Preventive, enhancement and conservation policy	Not generated by this Framework	Does not generate development and change	Change with no pathway	Change with 'no' or minimal effects	Screen in / out
<b>1. The Masterplan Process</b>								
1.1 The Planning Process	Yes				Yes			Out
1.2 Community Consultation and Engagement		Yes			Yes			Out – issues covered in more detail elsewhere in document
<b>2. The Site</b>								
2.1 City Context		Yes			Yes			Out
2.2 Ownership					Yes			Out
2.3 Evolving context				Yes				Out
2.4 Site description		Yes						Out
2.5 Historical development		Yes						Out
2.6 Site Analysis		Yes						Out
2.7 Existing facilities (community and commercial)		Yes						Out
2.8 Connectivity							Yes	Out
2.9 Landscape context		Yes						Out
2.10 Selected site panoramas		Yes						Out
<b>3. Opportunity and Vision</b>								
3.1 - 3.6	Yes	Yes						Out
<b>4. Design Development</b>								
4.1-4.3		Yes						Out
<b>5. The Development Framework</b>								
5.1 Introduction								
Pg.35 Dev Fra diagram	Yes							Out – illustrative diagram
5.2 Development structure, 5.2.1 Landscape Features	Yes		Yes					Out
5.2.2 Landform and orientation							Yes	Out – landform allows minimal

								platforming
Screening of plan or projects described in Development Framework document	General policy	Too general with no info on where, how and when of development	Preventive, enhancement and conservation policy	Not generated by this Framework	Does not generate development and change	Change with no pathway	Change with 'no' or minimal effects	Screen in / out
5.2.3 Views		Yes						Out
5.2.4 Spatial Experience		Yes						Out
5.2.5 Connections & integration	Yes							Out – illustrative diagram to describe access strategy
5.3 Access and connectivity	Yes							Out – general policy statement
Pg 39 Access & junction strategy diagram								In – proposes new roads and paths which crosses the unnamed burn
5.4 Pedestrians, 5.4.1 Core Path	Yes							Out – general core path policy statement
Pg 40 Pedestrian connectivity diagram								In – proposes new paths which crosses the unnamed burn
5.4.2 Cyclists	Yes							Out – general policy statement
Pg 40 Cyclist connectivity	Yes							Out – illustrative diagram
5.4.3 Public Transport	Yes							Out – general PT policy statement
Pg 41 Public Transport Provision	Yes							Out – illustrative diagram of existing PT provision
5.4.4 Parking							Yes	Out – effects insignificant
5.4.5 Access points	Yes							Out – general policy statement
5.4.6 Street structure and hierarchy								In – describes new roads and paths which may cross the unnamed burn

Screening of plan or projects described in Development Framework document	General policy	Too general with no info on where, how and when of development	Preventive, enhancement and conservation policy	Not generated by this Framework	Does not generate development and change	Change with no pathway	Change with 'no' or minimal effects	Screen in / out
5.4.7 Street sections	Yes							Out – general policy statement
5.4.8 – 5.4.14	Yes	Yes						Out – illustrative of street type and design not exact location
Pg 45 Open Space Hierarchy	Yes						Yes	Out
5.5 Landscape Framework (incl. SUDs) Pg 47 Open Space Categories			Yes				Yes	Out – SUDs provision will be detailed at planning application and design stages
Pg 49 Landuse and density diagram								In – within 2 km of River Dee and development on/next to unnamed burn
5.6 Landuse and density								In – within 2 km of River Dee and development on/next to unnamed burn
5.7 Topography							Yes	Out – landform allows minimal platforming
5.8 Drainage (include indicative SUDs locations and catchment areas diagram)			Yes					In – surface water will be controlled and not exceed existing greenfield run off however pathway to SAC exists
Pg 55, 5.9 Urban Design	Yes							Out – general design policies
5.9.1 Urban design principles	Yes							Out – general urban design policies
5.10 Character, 5.10.1 Integration with natural environment	Yes							Out – general design, architecture and character policies

Screening of plan or projects described in Development Framework document	General policy	Too general with no info on where, how and when of development	Preventive, enhancement and conservation policy	Not generated by this Framework	Does not generate development and change	Change with no pathway	Change with 'no' or minimal effects	Screen in / out
5.11 Lochside	<b>Yes</b>							In – general design policies however shows development on/near the unnamed burn
5.12 Primary Street/Core Settlement	<b>Yes</b>							In – general design policies however shows development on/near unnamed burn
5.13 Burnside	<b>Yes</b>							In – general design policies however shows development on/near unnamed burn
5.14 Sports and buffer landscape	<b>Yes</b>						<b>Yes</b>	Out – general layout design policies
5.15 Hillside	<b>Yes</b>						<b>Yes</b>	Out – general layout design policies
5.16 A92	<b>Yes</b>							In – general design policies however shows development on/near unnamed burn
5.17 Existing residential and employment	<b>Yes</b>		<b>Yes</b>					Out – general design policy statements incl. landscape buffer
5.18 Charleston	<b>Yes</b>							Out – general policy statement for OP78
5.19, Relationship with Loch								In – within 2 km of River Dee and development on/next to unnamed burn
5.20 Landscape and built character around the loch	<b>Yes</b>	<b>Yes</b>						Out – general design policy statements

Screening of plan or projects described in Development Framework document	General policy	Too general with no info on where, how and when of development	Preventive, enhancement and conservation policy	Not generated by this Framework	Does not generate development and change	Change with no pathway	Change with 'no' or minimal effects	Screen in / out
5.20.1 Sketch studies for Lochside area								In – within 2 km of River Dee and development on/next to unnamed burn
6, 6.1 Phasing strategy	<b>Yes</b>	<b>Yes</b>						Out
6.2 Delivery	<b>Yes</b>	<b>Yes</b>						Out

**Appendix 2.** Screening of aspects of the Loirston Development Framework (June 2019) for likely significant effects alone and in-combination effects

Aspects of Loirston Development Framework likely to have significant effects	Qualifying interests affected	Nature of effects	In-combination effects	Risk of likely significant effects?
<p>Development of OP77 Loirston site with proposed development including:</p> <ul style="list-style-type: none"> <li>• Pg 39 Access &amp; junction strategy diagram</li> <li>• Pg 40 Pedestrian connectivity diagram</li> <li>• 5.4.6 Street structure and hierarchy</li> </ul> <p><b>= proposes/describes new roads and paths which crosses the unnamed burn</b></p> <ul style="list-style-type: none"> <li>• Pg 49, 5.6 Landuse and density diagram</li> <li>• 5.8 Drainage (include indicative SUDs locations and catchment areas diagram)</li> </ul> <p><b>= surface water will be controlled and not exceed existing</b></p> <p><b>= within 2 km of River Dee and development on/next to unnamed burn</b></p> <ul style="list-style-type: none"> <li>• 5.11 Lochside</li> <li>• 5.12 Primary Street/Core Settlement</li> </ul>	<p>Atlantic salmon, freshwater pearl mussel and otter</p>	<p><b><u>Conservation Objectives</u></b></p> <p><b>Population of the species, including range of genetic types for salmon, as a viable component of the site:</b> Species within the River Dee SAC, in particular, otter, Atlantic salmon and Freshwater pearl mussel are sensitive to both direct and indirect impacts to water quality and condition. Diffuse pollution is an issue within the River Dee Catchment affecting water quality and salmon lifecycles.</p> <p>Water quality may be affected through construction run off into the loch and/or unnamed burn. This could include increased sedimentation, siltation and nutrient loadings as well as other chemical pollutants. Declines in water quality could potentially affect all three qualifying interest species. The magnitude and reversibility of impacts would depend on the particular type of pollution and the scale of the incident.</p> <p>Freshwater pearl mussels are sensitive to direct and indirect impacts to water quality and changes to its condition, through the release of sediments, nutrients or pollutants into the unnamed burn which flows to the SAC, which can smother spawning/ juvenile beds and gills of Atlantic salmon and pearl mussels.</p> <p>Potential disturbance of otters out with the SAC but using supporting habitats along the unnamed burn/Leggart Burn corridor. Otter will be sensitive to disturbance from anthropogenic activities and to adverse changes in water quality and condition.</p> <p><b>Distribution of species:</b> Whilst the site is linked to the SAC via the Burn of Leggart /unnamed burn to Loirston Loch, it is considered that no significant barrier to the natural migration of species interest should occur.</p> <p><b>Distribution and extent of habitats supporting the species:</b> The site lies 1.5km to the south east of the SAC designation;</p>	<p>The effect of this will be combined with other development in the area such as the potential for community stadium, Cove Masterplan residential development, Aberdeen Gateway Business Park site, OP53 Charleston (future employment), OP61 Calder Park and the Balmoral Business Park with proposed development of transport infrastructure such as Aberdeen Western Peripheral Route to the south and west of the site to create a likely significant effect.</p> <p>The effects which have been screened are not likely to have in combination effects with others already screened out.</p>	<p><b>Yes</b> – there is a risk of likely significant effects on the qualifying interests arising from these aspects of the Development Framework alone or in combination with other plans and projects.</p>



<ul style="list-style-type: none"> <li>• 5.13 Burnside</li> <li>• 5.16 A92</li> <li>• 5.19 Relationship with Loch</li> <li>• 5.20.1 Sketch studies for Lochside area</li> </ul> <p><b>= general design policies however showing development on/near the unnamed burn</b></p>		<p>therefore any impacts to the extent of habitat would be unlikely and indirect – via unnamed burn/supporting habitat.</p> <p><b>Structure, function and supporting processes of habitats supporting the species:</b>  Atlantic salmon, freshwater pearl mussel and otter are sensitive to adverse changes in water quality and condition. Particularly in relation to the construction phase, including the release of sediments, nutrients or pollutants into the water environment and downstream impacts on the River Dee SAC.</p> <p><b>Disturbance of the species:</b>  The Development Framework layout has the potential to disturb otter habitats related to habitats around the Loirston Loch and unnamed burn.</p> <p><b>Distribution and viability of freshwater pearl mussel host species:</b>  Host species (young salmon) are sensitive to adverse changes in water quality and condition. Potential effects relate particularly to the construction phase, including the release of sediments, nutrients or pollutants into the Loirston Loch / unnamed burn / Burn of Leggart / River Dee SAC.</p> <p><b>Structure, function and supporting processes of habitats supporting freshwater pear mussel host species:</b>  Indirect impacts would include reduction in water quality through discharges as part of construction or operation.</p>		
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