

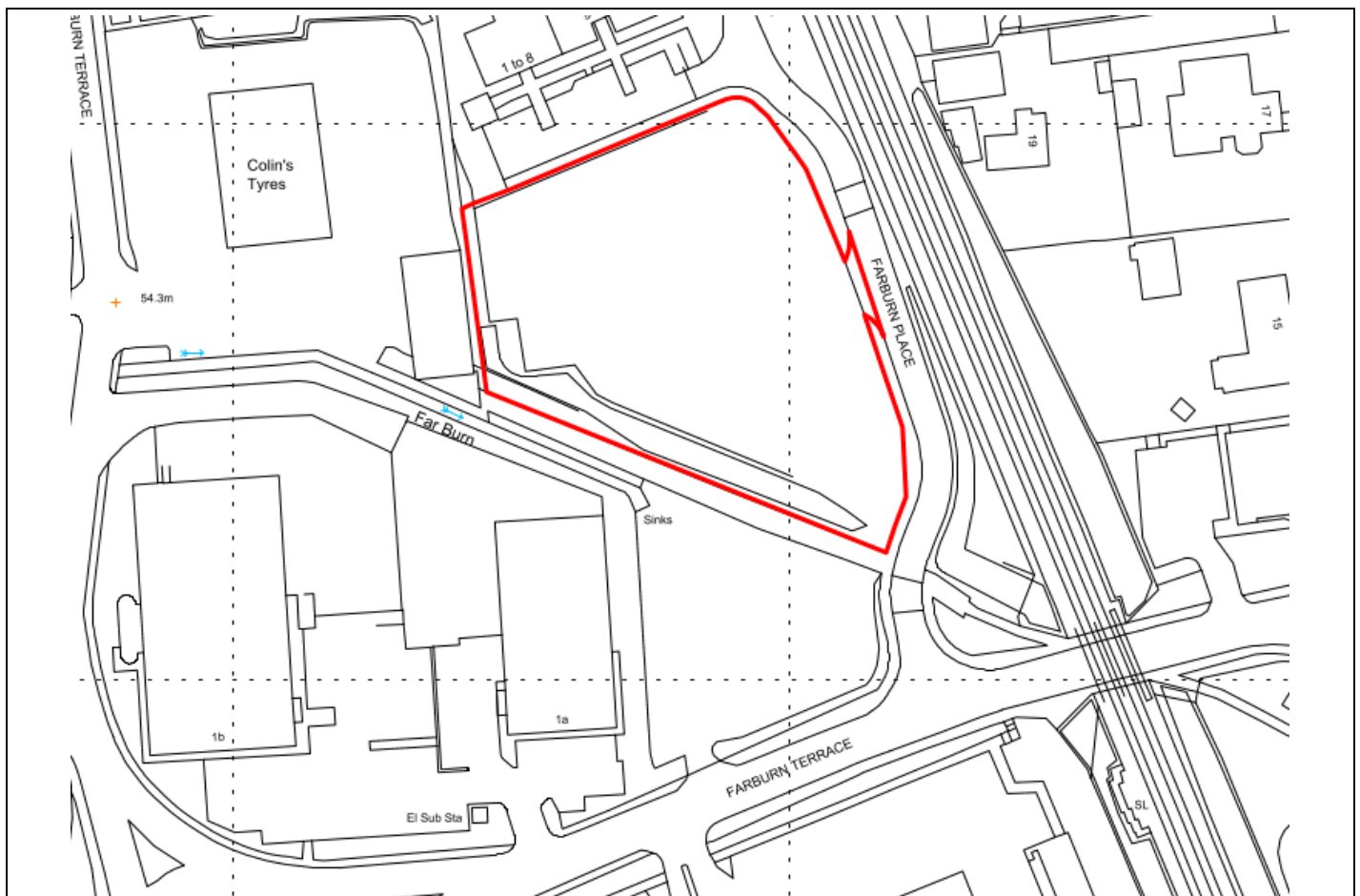


Pre-Application Forum

Report by Development Management Manager

Meeting Date: 22nd April 2021

Site Address:	Site at Farburn Place, Dyce, Aberdeen, AB21 7GP.
Description of Proposal:	Major development for erection of battery-based energy storage facility
Notice Ref:	201599/PAN
Notice Type:	Proposal of Application Notice
Notice Date:	17 December 2020
Applicant:	Peak Reserve Power Ltd
Ward:	Dyce/Bucksburn/Danestone
Community Council:	Dyce and Stoneywood
Case Officer:	Gavin Clark



APPLICATION BACKGROUND

Site Description

The site comprises an area of vacant land located adjacent to the main Aberdeen-Inverness rail line and approximately 0.5km to the south of Dyce Station. The site comprises vacant, flat land and its access is taken off Farburn Place to the east. For the past two years the site has been utilised for ad-hoc parking without the benefit of planning permission. The Far Burn runs along the southern site boundary within a culvert.

The site lies to the east of Aberdeen Airport. The land to the north of the site is occupied by residential flats and associated parking areas. These are 4 storeys in height and overlook the application site. There are existing residential properties to the east of the railway line. There are a mix of commercial uses in the surrounding area.

Relevant Planning History

Planning permission (Ref: 20121/DPP) was refused in June 2020 for a change of use from amenity land to form temporary car parking with associated landscaping, paths and works.

Planning permission (Ref: 130326) for the erection of 4 storey office accommodation (4345sqm², office space), formation of associated car parking and ancillary structures and opening section of culvert of Farburn crossing site and re-directing to the west. This was withdrawn in April 2015.

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the Development Plan and that determination shall be made in accordance with the plan, so far as material to the application unless material considerations indicate otherwise

National Planning Policy and Guidance

- Scottish Planning Policy (SPP)

Aberdeen Local Development Plan (2017)

- Policy H2: Mixed Use Areas
- Policy T2: Managing the Transport Impact of Development
- Policy T3: Sustainable and Active Travel
- Policy T5: Noise
- Policy B4: Aberdeen Airport
- Policy D1: Quality Placemaking by Design
- Policy D2: Landscape
- Policy NE6: Flooding, Drainage and Water Quality
- Policy NE8: Natural Heritage
- Policy I1: Infrastructure Delivery and Developer Obligations
- Policy R2: Degraded and Contaminated Land
- Policy R6: Waste Management Requirements for New Development
- Policy R7: Low and Zero Carbon Buildings, and Water Efficiency

Proposed Aberdeen Local Development Plan (PALDP)

- Policy WB3: Noise
- Policy NE2: Green and Blue Infrastructure
- Policy NE3: Our Natural Heritage
- Policy D1: Quality Placemaking
- Policy D2: Amenity

- Policy D4: Landscape
- Policy R2: Degraded and Contaminated Land
- Policy R5: Waste Management Requirements for New Development
- Policy R6: Low and Zero Carbon Buildings and Water Efficiency
- Policy H2: Mixed Use Areas
- Policy T2: Transport
- Policy T3: Sustainable Transport
- Policy B3: Aberdeen International Airport and Perwinnes Radar

Supplementary Guidance (SG)

- Landscape
- Transport and Accessibility
- Noise
- Natural Heritage
- Flooding, Drainage and Water Quality
- Resources for New Development

EVAULATION

Principle of Development

The site is zoned as H2 (Mixed Use Areas) in the Aberdeen Local Development Plan. Policy H2 advises that applications for development or change of use within such areas must take account of the existing uses and character of the surrounding area and avoid undue conflict with the adjacent land uses and amenity. Where new industrial, business, or commercial uses are permitted, development should not affect the amenity of people living and working in the area.

Layout, Scale and Design

Issues of layout, scale and design will need to be considered against Policy D1 – Quality Placemaking by Design and Policy D2 – Landscape. 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 be required to offer opportunities for connectivity which take in to account the character and scale of the 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.

Landscape

Policy D2: Landscape 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 soft and hard landscaping design specifications. The level of detail required will be appropriate to the scale of development. Given the development would be highly visible from the public road and surrounding properties, landscaping around the edges of the site is likely to be required.

Transport and Accessibility

With regards to sustainable and active travel, Policies T2 - Managing the Transport Impact of Development and T3 - Sustainable and Active Travel will be used to assess the development. Policy T2 requires all new developments to demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel. A Transport Statement will be required to support the proposal. Parking requirements are also outlined in the Transport and Accessibility Supplementary Guidance and will depend on the floor area of the proposed development.

In terms of Policy T3, new developments must be accessible by a range of transport modes, with an emphasis on active and sustainable transport. In addition, links between residential, employment, recreation and other facilities must be protected or improved for non-motorised transport users, making it quick, convenient, and safe for people to travel by walking and cycling. Links to the site should be looked at from the surrounding path and road networks.

Noise

It is anticipated that the proposed development will introduce new noise sources which may impact on the amenity of existing noise sensitive receptors. Other matters to consider include the cumulative effects of numerous battery/ equipment containers and any continuous low frequency noise emissions. A Noise Impact Assessment will be required to support the application to address these concerns.

Natural Heritage

Policy NE8 advises that direct and indirect effects on sites protected by natural heritage designations, be they international, national or local, are important considerations in the planning process and will need to be carefully considered in any future planning application. The applicant will be required to submit a Preliminary Ecological Assessment in support of any planning application. Further surveys may be required depending on the findings of this report.

Drainage

As per the requirements of Policy NE6: Flooding, Drainage and Water Quality, a Drainage Impact Assessment will be required for new development proposals comprising 250 square metres or more of non-residential floor space. The assessment should detail how surface water and wastewater will be managed.

An area to the south-west, outwith the application site, shows that there is a risk of river and surface water flooding from the Far Burn. As such, the applicants will be required to provide a Flood Risk Assessment where a development is likely to result in a material increase in the risk of flooding. As such, a Flood Risk Assessment will be required in support of this proposal.

Waste/Refuse

The requirements of Policy R6 – Waste Management Requirements for New Development advise that all new developments should have sufficient space for storage of general waste, recyclable materials, and compostable waste where appropriate. Details of storage facilities and means of collection will be required as part of any planning submission.

Sustainable Development

Policy R7 - Low and Zero Carbon Buildings, and Water Efficiency advises that, in terms of low and zero carbon, buildings must meet at least 20% of the building regulations carbon dioxide emissions reduction target applicable at the time of the application through low and zero carbon generating technology. With regards to water efficiency, all new buildings are required to use water saving technologies and techniques.

Contaminated Land

Given uses in the surrounding area and previous uses there is potential for the application site to contain some contamination, as per the requirements of Policy R2 – Degraded and Contaminated Land, in the event that an application is submitted further information may be required in this regard and agreed prior to commencement of development.

Airport

The site falls within the safeguarding area of Aberdeen Airport and as such Policy B4 – Aberdeen Airport applies. B4 advises that there will be a presumption in favour of compatible uses that are required for the effective and efficient operation of the airport, and which have a functional

requirement to be located there. Aviation impacts should be considered as part of the design and the proposed development may impact upon obstacle limitation surfaces, communication navigation systems; bird hazards and lighting and should be considered prior to submission of an application.

Proposed Aberdeen Local Development Plan

The development has been reviewed in relation to the relevant allocation and policies contained within the Proposed Aberdeen Local Development Plan 2020 and these substantially reiterate these in the adopted Local Development Plan.

PRE-APPLICATION CONSULTATION

The applicants undertook a Public Consultation Event via an online event on the 31st March 2021, which provides an opportunity to join live chat sessions with the project team in four separate sessions taking place at 10am, 1pm, 4pm and 7pm. Further information is/ was also provided on a dedicated website at: www.dyce-energy-storage.consultationspace.com. The proposal was advertised in the local press, local Councillors, Dyce Community Council and other stakeholders including neighbouring residential properties, businesses and Network Rail were made aware of the event and invited to attend.

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 –

- Location Plan, Site Plan, Elevations, Floor Plans, Building and Site Sections
- Design and Access Statement
- Pre-Application Consultation Report
- Landscaping Plan, including Management Plan
- Transport Statement, including Swept Path Analysis for emergency and refuse vehicles (if appropriate)
- Noise Impact Assessment
- Drainage Impact Assessment and SUDS Details
- Flood Risk Assessment
- Details of Refuse Storage and Collection
- Preliminary Ecological Survey; and
- Scheme of Investigation – Contaminated Land

RECOMMENDATION

It is recommended that the Forum –

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