

Aberdeen City Council – Development Management Team Consultation Request

Case Officer: Robert Forbes	To: ACC - Contaminated Land Team
E-mail: rforbes@aberdeencity.gov.uk	Date Sent: 23 December 2021
Tel.: 01224 522390	Respond by: 13 January 2022

Application Type: Detailed Planning Permission
Application Address: High Point 242 North Deeside Road Peterculter Aberdeen Peterculter AB14 0UQ
Proposal Description: Erection of 14 residential flats over 3 and 4 storeys, 1 shop unit and subdivision of existing flat to form 2 flats with associated infrastructure
Application Reference: 211791/DPP
Consultation Reference:

To view the plans and supporting documentation associated with the application please [follow this link](#).

In the case of pre-application enquires please login at <https://publicaccess.aberdeencity.gov.uk> and in 'Consultation Search' enter the consultation reference (shown above) into the 'Letter Reference' field and then click 'Search'.

Unless agreed with the case officer, should no response be received by the respond by date specified above it will be assumed your service has no comments to make.

Should further information be required, please let the case officer know as soon as possible in order for the information to be requested to allow timeous determination of the application.

Response

Please select one of the following.

No observations/comments.	
Would make the following comments (please specify below).	X
Would recommend the following conditions are included with any grant of consent.	
Would recommend the following comments are taken into consideration in the determination of the application.	
Object to the application (please specify reasons below).	

COMMENTS

This Service has reviewed the Phase I Site Investigation (Enviro Surveying Ltd, November 2021, Project No. ESL21111) submitted in support of the above development and we are in general agreement with the conclusions and recommendations:

Based on the available information there is no obvious risk to the proposed development, and we do not recommend any further intrusive works are required. Our only recommendations are as follows:

- Any asbestos containing products should be removed in accordance with current Health & Safety legislation, and these materials disposed of to a registered waste facility. All paperwork should be retained.*
- Any potable water supply that is to enter the rear of the site may require assessment by Scottish Water in accordance with the UKWIR regulations, as this is a brownfield site. This may require soil testing – we can provide further advice on this and undertake these works if required.*
- As with all brownfield sites, should any unexpected made ground or materials of concern be uncovered during groundworks, then we would advise you seek advice on how best to deal with these.*

This Service would make the following additional comments:

It is essential that the buildings proposed for demolition are surveyed for asbestos (corrugated asbestos roofs have been noted on store buildings in west of site) and that any asbestos is removed in accordance with best practice to avoid risks to health and potential contamination of the site. Overall, we consider the risks to the development from land contamination to be low but would recommend that the following advisory note is applied to any planning approval:

Should any ground contamination be discovered during development, the Planning Authority should be notified immediately. The extent and nature of the contamination should be investigated and a suitable scheme for the mitigation of any risks arising from the contamination should be agreed and implemented to the satisfaction of the Planning Authority.

Responding Officer: Neil Stirling

Date: 11/01/22

Email: nstirling@aberdeencity.gov.uk

Ext: 3211