



DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Halliday Fraser Munro Planning
Halliday Fraser Munro
8 Victoria Street
Aberdeen
AB10 1XB

on behalf of **AM Sci Tech Ltd**

Aberdeen City Council in exercise of its powers under the above mentioned Act hereby **refuses planning permission** for the development specified below and shown in the plans and drawings listed.

Application Reference Number	250070/DPP
Address of Development	Innovation Centre Exploration Drive Aberdeen Energy Park Bridge Of Don Aberdeen AB23 8GX
Description of Development	Change of use from office [class 4 (business) use] to gym [class 11 (assembly and leisure) use]
Date of Decision	1 May 2025

DETAILS OF ANY VARIATION MADE TO THE APPLICATION

None.

REASON FOR DECISION

The reasons on which the Council has based this decision are as follows –

1. Conflict with Local Plan B2 Business Zones Policy

The large scale and nature of the proposed use is such that it would attract customers from a wider area than the surrounding business zone and local area and thus would be contrary to B2 (Business Zones) within the Aberdeen Local Development Plan 2023 (ALDP). No evidence has been provided that the use would primarily be targeted at meeting the needs of businesses and employees within the Business Zone rather than the wider area.

2. Impact on Existing Centres

The scale and nature of the proposed use is such that it has potential to generate significant footfall. A Town Centre First Assessment has not been submitted to demonstrate that the proposed use could not be located within an existing designated centre and justify the location of the development. It therefore conflicts with the intent of Policy 27 (City, Town, Local and Commercial Centres) within National Planning Framework 4 (NPF4), Policy VC3 (Network of Centres), Policy VC8 (Town, District, Neighbourhood and Commercial Centres) and Policy VC9 (Out of Centre Proposals) within the Aberdeen Local Development Plan 2023 (ALDP).

3. Sustainable Travel

Given the scale of the proposed use, the remoteness of the site from existing bus stops, and existing designated centres, the generous car parking provision at the site, the limited pedestrian connectivity and the evidence contained within the submitted Traffic Analysis that there would be an increase in vehicle traffic in the afternoon peak, there would be conflict with the desire to minimise vehicle traffic and associated carbon emissions and would therefore be contrary to NPF4 Policy 1 (Tackling the Climate and Nature Crises) and Policy 13 (Sustainable Transport) and ALDP Policy T2 (Sustainable Transport).



A full evaluation and account of the processing of the application is contained in the report of handling, which is available by entering the application reference number at <https://publicaccess.aberdeencity.gov.uk/>.

PLANS AND DRAWINGS

1030000/PARKING

Site Layout (Other)
Location Plan

Signed on behalf of the planning authority

Daniel Lewis

Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION

RIGHT OF APPEAL

If the applicant is aggrieved by the decision of the planning authority –

- a) to refuse planning permission;
- b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission;
- c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A review request must be made using the 'Notice of Review' form available from <https://www.eplanning.scot/>.

SERVICE OF PURCHASE NOTICE

If permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development that would be permitted, the owners of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.