

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 7 November 2024. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM.
Present:- Councillor McRae, Convener; Councillor Greig, Vice-Convener; and Councillors Alphonse, Boulton, Clark, Copland, Farquhar, Lawrence and Macdonald.

The agenda and reports associated with this minute can be found [here](#).

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

INTRODUCTION AND PROCEDURE NOTE

1. The Forum had before it the procedure note and guidance for members on the operation of Forum meetings.

The Forum resolved:-

to note the procedure note and guidance for members.

MINUTE OF PREVIOUS MEETING OF 15 MAY 2024

2. The Forum had before it the minute of the previous meeting of 15 May 2024, for approval.

The Forum resolved:-

to approve the minute as a correct record.

THE QUAD (FORMERLY CRAIGIEVAR HOUSE), HOWE MOSS AVENUE, ABERDEEN - 240991

3. The Forum had before it a report by the Chief Officer – Strategic Place Planning, on the submission of a Proposal of Application by Ryden LLP on behalf of Arrowmere Capital 2 Ltd, for the proposed business and industrial development, comprising c7,500 sqm of class 5 and 6 uses with ancillary class 4 use and associated works at the Quad, Howe Moss Avenue Aberdeen, planning reference number 240991.

The report advised that in terms of the site description, the application site, which extended to just over 4 hectares, related to an area of designated business and industrial land on a mixed greenfield/ brownfield site located within and at the north western edge of the Kirkhill Industrial Estate. The site was most recently occupied as an office

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development with associated parking areas and other ancillary facilities, which had recently been demolished, and with the site now having been cleared. The site was relatively flat in nature, with the public road located to the rear of the site (north-west) sitting at a significantly higher level. The surrounding area was mixed in nature and included offices and business/ industrial units to the north (currently vacant), east and south and with areas of open space to the south. The area of land to the west included residential properties and areas of land which had been utilised as parking for the airport.

The proposed development comprised the redevelopment of the existing site for a 7500 sqm mixed use class 5 (general industrial) and class 6 (storage and distribution) facility with ancillary office accommodation (class 4) along with associated landscaping, parking facilities and other works.

The Forum heard from Mr Gavin Clark, Senior Planner, who addressed the Forum and provided details regarding the planning aspects of the application.

Mr Clark provided details on the relevant planning policies noting that the following policies were relevant to the proposed application in regards to the Local Development Plan (2023):-

- WB2 (Air Quality)
- WB3 (Noise)
- NE4 (Our Water Environment)
- D1 (Quality Placemaking) • D2 (Amenity)
- D5 (Landscape Design)
- R2 (Degraded and Contaminated Land)
- R5 (Waste Management Requirements for New Development)
- R6 (Low and Zero Carbon Buildings, and Water Efficiency)
- I1 (Infrastructure Delivery and Planning Obligations)
- T2 (Sustainable Transport)
- T3 (Parking) • CI1 (Digital Infrastructure)
- B1 (Business and Industrial Land)
- B3 (Aberdeen Airport and Perwinnes Radar)
- B6 (Pipelines, Major Hazards and Explosive Storage Sites)

In regards to National Planning Framework 4, the following policies were relevant:-

- Policy 1 (Tackling the climate and nature crises)
- Policy 2 (Climate mitigation and adaptation)
- Policy 3 (Biodiversity)
- Policy 9 (Brownfield, vacant and derelict land and empty buildings)
- Policy 12 (Zero waste)
- Policy 13 (Sustainable transport)
- Policy 14 (Design, quality and place)
- Policy 20 (Green and blue infrastructure)
- Policy 22 (Flood risk and water management)

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- Policy 26 (Business and industry)

It was noted that as part of the application, the applicant had been advised that the following information would need to accompany the formal submission:-

- Contaminated Land Risk Assessment (Desk Based Study)
- Noise Impact Assessment
- Flood Risk Assessment
- Drainage Impact Assessment
- Transport Assessment
- Green Travel Plan
- Biodiversity Action Plan
- Bird Hazard Management Plan
- Pre-Application Consultation Report

The Forum then heard from Michael Lorimer, Ryden LLP, Sam Ashworth, applicant and John Hardaker, architect for the proposed development.

Mr Lorimer began the presentation and explained as introduction that the former Quad was purchased in 2023 and Hurstwood Holdings was a privately owned and managed property investment and development company who had grown its national, commercial and residential portfolio to a current value in excess of £400 million. They had success in the delivery of office, industrial leisure and residential properties from Swindon to Inverness and were home to more than 1000 tenants.

Mr Lorimer advised that the site was located in the Kirkhill Industrial Estate and formed part of the Business and Industrial designation within the Aberdeen Local Development Plan (LDP). This was safeguarded for traditional Class 4 (Office), 5 (General Industrial) & 6 (Storage & Distribution) Uses, and the principle of development was established through LDP Policy B1 and NPF4 Policy 26. There had also been positive pre-application enquiry with Aberdeen City Council's Planning Service.

The proposal was for 6 new buildings, ranging from 10,000 – 17,000 sqft with associated car parking and yard/servicing areas and comprised a mix of industrial workshop and warehouse space, with ancillary office provision, with substantial landscaping and biodiversity enhancement.

As the proposed development was a major application, it was subject to statutory public consultation. The proposal of Application Notice (PoAN) was submitted on 22nd August 2024 and a copy was submitted to Dyce and Stoneywood Community Council and Dyce/ Bucksburn / Danestone Local Ward Members. Two public drop-in exhibition events were held on 26th September and 24th October 2024 at the Leonardo Hotel & Conference Facility, Dyce.

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In terms of the next steps Mr Lorimer indicated that they would review the consultation feedback and also refine and finalise the proposal, with an imminent submission of the planning application.

The Committee then asked various questions of the Planning Officer and Mr Lorimer, Mr Ashworth and Mr Hardaker and the following information was noted:-

- In terms of landscaping at the airport, Aberdeen Airport were a statutory consultee for the application and provided feedback;
- The buildings would be very modern in design and built to the highest standards in regards to carbon omissions;
- The applicant would be happy to investigate the use of solar panels, however they may be an issue with being in close proximity to Aberdeen Airport;
- A local drainage consultant had been appointed to look at any potential flooding and drainage issues;
- No operators had been lined up at this time, so it was unclear who the tenants would be yet.

The report recommended:-

that the Forum –

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

The Forum resolved:-

- (i) to thank Mr Lorimer, Mr Ashworth and Mr Hardaker for their informative presentation and the information they provided; and
 - (ii) to request that the applicant consider the points raised above.
- **Councillor Ciaran McRae, Convener**