

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: 15 August 2023
Tel.: 01224 067942	Respond by: 5 September 2023

Application Type: Detailed Planning Permission
Application Address: Scotstown Moor Base Shielhill Road Aberdeen AB23 8NN
Proposal Description: Redevelopment of vacant industrial site, including erection of 4 detached houses, associated garaging / car parking, pedestrian access paths, infrastructure and open space
Application Reference: 230969/DPP
Consultation Reference: DC/ACC/RZFWW2BZ01B00

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 notes the above proposal and would comment as follows:

The development site has a history of industrial use and there is the potential for associated land contamination. Historical landfilling has also taken place in the vicinity of the site. We would recommend that a contaminated land risk assessment is carried out prior to development to ensure that the site is suitable for any new use. The following condition is suggested:

Part A

No development shall take place unless it is carried out in full accordance with a scheme to address any significant risks from contamination on the site that has been approved in writing by the planning authority.

The scheme shall follow the procedures outlined in "Planning Advice Note 33 Development of Contaminated Land" and shall be conducted by a suitably qualified person in accordance with best practice as detailed in "BS10175 Investigation of Potentially Contaminated Sites - Code of Practice" and other best practice guidance and shall include:

1. an investigation to determine the nature and extent of contamination
2. a site-specific risk assessment
3. a remediation plan to address any significant risks and ensure the site is fit for the use proposed
4. verification protocols to demonstrate compliance with the remediation plan

Part B

No building(s) on the development site shall be occupied unless

1. any long term monitoring and reporting that may be required by the approved scheme of contamination or remediation plan or that otherwise has been required in writing by the planning authority is being undertaken

and

2. a report specifically relating to the building(s) has been submitted and approved in writing by the planning authority that verifies that remedial works to fully address contamination issues related to the building(s) have been carried out,

unless the planning authority has given written consent for a variation.

The final building on the application site shall not be occupied unless a report has been submitted and approved in writing by the planning authority that verifies that the remedial works have been carried out in full accordance with the remediation plan,

unless the planning authority has given written consent for a variation.

- reason: to ensure that the site is suitable for use and fit for human occupation

Responding Officer: Neil Stirling

Date: 01/09/23

Email: nstirling@aberdeencity.gov.uk

Ext: 3211

