

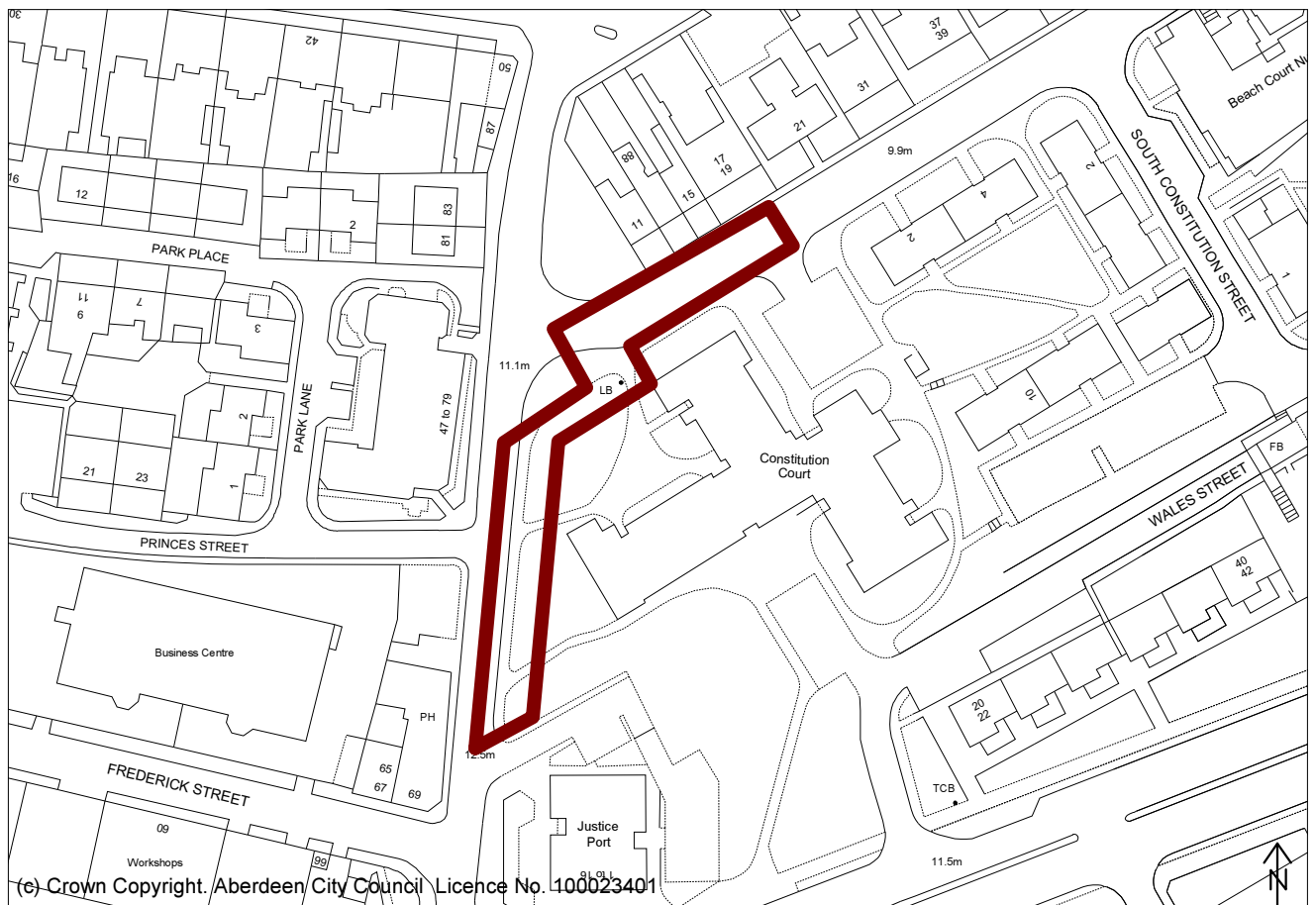
PARK STREET/CONSTITUTION ST.,  
ABERDEEN CITY CENTRE

EXCAVATE TRENCHES AND LAY  
DISTRICT HEATING MAINS BETWEEN  
EXISTING MAINS AT PARK STREET AND  
CONSTITUTION STREET

For: Aberdeen Heat & Power

Application Ref. : P120455  
Application Date : 30/03/2012  
Officer : Robert Forbes  
Ward: George Street/Harbour (J Morrison/A  
May/N Morrison)

Advert : Full Notify not poss.  
(neighbours)  
Advertised on : 25/04/2012  
Committee Date : 24 May 2012  
Community Council : No response received



**RECOMMENDATION: Approve subject to conditions**

## **DESCRIPTION**

The site comprises incidental open space located on the east side of Park Street and part of the carriageway of Constitution Street. There are a few established deciduous trees close to the junction of these streets. Adjacent land uses are largely residential.

## **HISTORY**

Detailed planning permission for installation of the pipes on a different routing was granted in 2011 (ref. 110789). Other than the section of the route which is the subject of the current application and a small section over the railway line, this has been implemented.

## **PROPOSAL**

This is a retrospective application relating to installation of a section of CHP distribution mains pipes forming part of the network extending from the existing boiler house at Seaton to the city centre. The pipes have a diameter of 200mm and are buried in a trench so that they are not visible.

## **REASON FOR REFERRAL TO SUB-COMMITTEE**

The Council has an interest as landowner

## **CONSULTATIONS**

ROADS SECTION – No response received

ENVIRONMENTAL HEALTH – No response received

ARCHAEOLOGY – Request that a condition be imposed to allow archaeological investigation of the site;

COMMUNITY COUNCIL – No response received

## **REPRESENTATIONS**

None

## **PLANNING POLICY**

The site lies within an H1 residential area as identified in the adopted local plan where residential amenity is to be protected and open space retained. Policy R8 (Low carbon energy developments) is relevant as it supports development of low carbon energy schemes in principle. Policy NE5 (Trees and Woodlands), which seeks to protect and expand tree cover, is also of relevance

## **EVALUATION**

The development accords with the objective of policy R8 to encourage energy efficiency and reduce carbon emissions. As the development does not constitute a change of use, has no impact on the residential amenity and character of the surrounding area and does not result in loss of open space, it is considered to accord with policy H1.

It is likely that the excavation which has taken place may have resulted in the severance of tree roots, and this is likely to have had some adverse impact on tree health / vigour, but no trees have been required to be removed. The trees affected are not of outstanding amenity value or especially mature. A condition requiring supplementary planting can therefore be imposed to mitigate any

adverse impact that has occurred, in order to comply with the objective of policy NE5. As the development has already taken place and archaeological assessment has been undertaken in relation to the more sensitive part of the pipe corridor, it is not considered appropriate to impose a condition requiring archaeological assessment.

## **RECOMMENDATION**

**Approve subject to conditions**

### **REASONS FOR RECOMMENDATION**

The development accords with the policy objective of exploitation of energy efficiency measures, is compatible with the residential nature of the surrounding area and has resulted in no adverse effects on amenity.

**it is recommended that approval is granted with the following conditions:-**

(1) that the district heating mains hereby authorised shall not be used unless there has been submitted to and approved in writing for the purpose by the planning authority a scheme of landscaping for the site, which scheme shall include indications of all existing trees on the land, and details of any to be retained, and the proposed areas of tree / shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting - in the interests of the amenity of the area.

(2) that all planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority - in the interests of the amenity of the area.

**Dr Margaret Bochel**

Head of Planning and Sustainable Development.