

Stoneywood
Park

Matthew Easton
Aberdeen City Council
By email

25th April 2012

Dear Matthew

Re: Planning Application No. P120284

Extension of test assembly workshop with new machine shop at Site 15/16 Stoneywood Park, Farburn Industrial Estate

Our Ref: ABZ1868

We refer to your email dated and received in this office on 24th April 2012.

The proposed development has been examined from an aerodrome safeguarding perspective and could conflict with safeguarding criteria unless any planning permission granted is subject to the condition detailed below:

Submission of a Bird Hazard Management Plan

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:

*- management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' attached * See next page for information **

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Aberdeen Airport.

The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by BAA Airside Operations staff. In

some instances it may be necessary to contact BAA Airside Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof.

The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from the Scottish Government Environment and Rural Affairs Department (SGERAD) before the removal of nests and eggs.

We would also make the following observation:

Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policy-safeguarding.htm>)

We, therefore, have no aerodrome safeguarding objection to this proposal, provided that the above condition is applied to any planning permission.

It is important that any conditions requested in this response are applied to a planning approval. Where a Planning Authority proposes to grant permission against the advice of BAA, or not to attach conditions which BAA has advised, it shall notify BAA, and the Civil Aviation Authority and the Scottish Ministers as specified in the Safeguarding of Aerodromes Direction 2003.

Yours sincerely

Christopher Butler
For and on behalf of Aberdeen Airport Limited

MEMO



ABERDEEN
CITY COUNCIL

To	Matthew Easton Planning & Infrastructure	Date	23/04/2012
		Your Ref.	P120284 (ZLF)
		Our Ref.	TR/GO/1/51/2
From	Roads Projects		
Email			
Dial	01224		
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Roads Projects
Enterprise, Planning & Infrastructure
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Planning application no. P120284

Site 15/16 Stoneywood Park, Farburn Industrial Estate

Extension of test assembly workshop with new machine shop and alterations to car parking

I have considered the above planning application and have the following comments:

1 Development Proposal

- 1.1 The proposal is for the extension of a workshop, the erection of a new machine shop extension, and alteration to existing car parking.
- 1.2 A total of 2950m² floor area of new industrial building and a net car parking of 7 spaces has been proposed for the site.

2 Parking

- 2.1 In accordance with our current car parking standard, industrial building developments should provide 1 parking space for 40m² floor area of the development and I note that a total of 7 spaces have been provided for this proposal.
- 2.2 Although the car parking provision for this site is significantly low, I would be willing to accept the parking provision in this instance. I am aware that in line with the company's operations, the proposed industrial buildings would house large volumes of heavy machinery and equipment. I would agree that the proposal would not generate a great demand for car parking. In addition to the above I am aware that there is parking restrictions on nearby streets and any over spill of parking from the sites would be curtailed.
- 2.3 A condition that the proposed car parking as proposed on site 3 is constructed and demarcated as shown on drawing number 1001 should be attached to any permission granted.
- 2.4 I note that no cycle parking or motorcycle parking have been provided for this proposal. I expect the applicant to address this issue by submitting a revised site drawing that show the proposed location of both the cycle and motorcycle parking which should be secured and covered.

Gordon McIntosh
Corporate Director

- 2.5 The submission of the drawing showing the cycle and motorcycle parking can be conditioned. In order not to delay the determination of the application, the receipt of the cycle and motorcycle parking drawing in line with our current parking standard can be attached as a planning condition to any permission granted and must require the applicant to provide this information to the Roads Authority before the start of construction works on site.

3 Green Travel Plan

- 3.1 A concise Green Travel Plan should be submitted for these sites. Again this can be conditioned and would require the applicant to submit a GTP that is acceptable to the Roads Authority before occupation of the proposed industrial buildings.

Conclusion

I would agree with this proposal provided the above conditions are satisfied.

GERALD ONUKWULI

Engineer (Developments & Traffic)