

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 16/04/2013 21:21  
**Subject:** Planning Comment for 130490

Comment for Planning Application 130490  
Name : Eric Shearer  
Address : 7 Rubislaw Park Crescent  
Aberdeen

Telephone : [REDACTED]  
Email : [REDACTED]  
type :

Comment : I have a concern that an extension to this operation could result in the blight of neighbouring land which has been identified in the Local Plan for employment purposes. Employment Land release is essential to the prosperity of our city and will provide significantly more jobs than the existing quarry operation.

As long as this application does not give rise to an HSE designation as regards "blast zones" I would have no objection. I am however aware that HSE concerns have already resulted in the removal of council owned land from a class 4,5 and 6 allocation because of perceived blast zone concern.

In my opinion the requirement for the allocation of additional employment land is much more important to our city than an extension to the quarrying operation. Hopefully both can co-exist and it is crucial that granting this consent does not blight development in this area - which it would appear it already has.

My view would be that in the interests of the city the application should be refused unless reassurance can be given that (a) no detriment will occur to neighbouring employment land and (b) previously allocated council land is rezoned.

**Robert Vickers**

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 08 May 2013 23:22  
**To:** PI  
**Subject:** Planning Comment for 130490

Comment for Planning Application 130490

Name : Bruce Plant Ltd  
Address : c/o Ryden LLP  
25 Albyn Place  
Aberdeen  
AB10 1YL

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Bruce Plant Ltd wish to submit a holding objection to the above planning application.

Bruce Plant have interests in land immediately to the south of Blackhills Quarry, falling within the administrative boundary of Aberdeenshire Council. The land is allocated in Aberdeenshire Council's adopted Local Development Plan for business use and Bruce Plant Ltd have obtained planning permission in principle for business, industrial and storage and distribution uses on that land.

The land falls within the safeguarding zone for the proposed quarry extension yet the Environmental Statement and Blasting Assessment take no cognisance of this committed development or the implications on it.

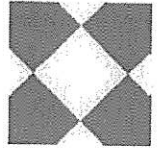
My client is extremely concerned that the proposal to extend the quarry could prejudice the development of the allocated land to the south. Until such time as the implications have been properly assessed my client objects to the proposals.

Both the Environmental Statement and the Blasting Assessment require to be amended to address the issues arising from the Aberdeenshire Local Development Plan and my client reserves the right to make further representations once that information is made available.

I would also be grateful if you could confirm that Aberdeenshire Council have been consulted on the proposals.

Yours faithfully,

John Findlay for Bruce Plant Ltd.



Planning and Sustainable Development  
Aberdeen City Council  
Business Hub 4  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

Planning & Sustainable Development	
Mail ID	29272
RECEIVED	24 MAY 2013
REPLY	/ /
Section	DM
Officer	GAC

23 May 2013

FAO: Gavin Clark  
Ref: mc531/318759

Dear Sir/Madam

**Proposed Extension to Blackhills Quarry, Cove, Aberdeen  
Representation by Stockland Muir Limited to Planning Application P130490**

I am writing on behalf of my clients Stockland Muir Limited regarding the proposed extension to Blackhills Quarry, Cove. My clients are the owners and developers of Aberdeen Gateway Business Park at Cove. Aberdeen Gateway was allocated for employment use in the adopted 2008 Aberdeen Local Plan. The allocation for employment use was carried forward to the Aberdeen Local Development Plan (Site OP69) and a northwards extension of the site was included in that plan. The land has been zoned in the Local Development Plan as Business and Industrial Land (BI1) and is recognised in the plan as being vital to Aberdeen retaining its position as a competitive and sustainable business location. Stockland Muir Limited have serviced the site and several major occupiers are now operating from Aberdeen Gateway and planning applications have recently been submitted for two further developments and other application submissions are imminent. Aberdeen Gateway is therefore a major established employment site located in a key location to the south of the City and serves the needs of companies vital to the continuing and future prosperity of Aberdeen and the North East of Scotland.

My client's site at Aberdeen Gateway is identified in the information submitted in support of the application to extend the quarry as both a potential noise sensitive and blast sensitive location. My clients are therefore concerned about the proposed south westwards extension to Blackhills Quarry which raises potential safety issues for existing and new occupants of Aberdeen Gateway and may act as a physical constraint on certain types of development on my clients' land. It may also act as a constraint on the future development of zoned employment land to the south and east at Mains of Cairnrobin in Aberdeenshire, which is conditioned by its current planning consent, for business and industrial development, to link to the employment land at Aberdeen Gateway to meet Aberdeen City and Aberdeenshire Roads officer's traffic requirements.

My clients met with the applicants and quarry operators Leith's (Scotland) Limited on 7 May 2013 to seek reassurances regarding the impact of the proposed quarry extension on Aberdeen Gateway and the land at Mains of Cairnrobin. Following the meeting further information was supplied to my clients by Leith's environmental and planning consultants. This provided further clarity on the proposed blasting operations and confirmed that any danger zones to the west of the quarry would be confined

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[www.knightfrank.co.uk/aberdeen](http://www.knightfrank.co.uk/aberdeen)



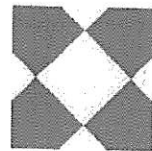
within Leith's landholdings at all times and there will be no requirement to restrict vehicular or pedestrian movements on the unclassified Cove to Findon road. Whilst this did provide reassurance to my clients they still wish to make representations on the current planning application to ensure there will be no detrimental impact on the Aberdeen Gateway Business Park and the employment land at Cairnrobin.

We would ask that the planning conditions that apply to the existing planning consent at Blackhills Quarry be also applied to any consent issued for the quarry extension, in particular condition 3 which deals with noise levels and conditions 4, 5 and 7 which deal with blasting operations. We would suggest that consideration be given in the blasting conditions to controlling the maximum instantaneous charge (MIC) through the imposition of decking of the charge to ensure compliance with vibration limits. It is noted in the Planning and Environmental Statement submitted in support of the quarry extension in Chapter 12 Blasting that in terms of mitigation *"Vibroch Ltd has recommended a criterion for restricting vibration levels from production blasting in order to minimise the potential for annoyance to nearby residents. Accordingly a criterion, derived from PAN 50 Annex D, of 6mms-1 ppv for 95% of events with no blast exceeding 12.0mm/sec-1 at private residential and commercial properties is proposed as a satisfactory magnitude for vibration from blasting with a limit of 12mms-1 being applied at railway structures and 14.8mms-1 being applied at Haven Cottage which is owned by the applicant."* It is also stated in this chapter that with regard to blasting the quarry can operate within accepted vibration criterion and without undue annoyance to local residents or commercial properties. Existing conditions 3 and 4 have been imposed in the interests of residential amenity. We would suggest that the justification for imposition of these conditions be extended to also include commercial amenity, particularly as part of the Gateway Business Park has been reserved for Class 4 Office use which is more sensitive in terms of noise and vibration than Class 5 Industrial and 6 Warehousing and Storage uses.

My clients welcome that a landscaped screening mound is to be created along the western boundary of the proposed extension to ensure visual and acoustic screening for uses to the west. My clients also note the statement by Leith's in their application submission that there is no 400 metre stand-off buffer zone applicable to the quarry. This contradicts statements made by their agents in representations in 2011 to the draft Aberdeen Local Development Plan when they successfully argued for land proposed for employment at Blackhills of Cairnrobin to be excluded from the plan on the basis of the 400 metre buffer zone. Given the 400 metre zone does not form part of any statutory guidance, my clients consider that it would be appropriate for the land at Blackhills of Cairnrobin to be brought forward again for employment use in a review of the Local Development Plan and representations will be made regarding this matter. This land is important in helping link the employment land at Aberdeen Gateway with the employment land to the south at Mains of Cairnrobin in Aberdeenshire. In this respect we would also question whether it would be appropriate to grant consent for the quarry for a period as long as 37 years as is being applied for. In terms of good planning it would seem sensible to restrict and review any consent after a shorter time period so as to have more control over any potential detrimental impact that the quarry operations may have on its immediate neighbours in the future.

Whilst not objecting in principle to the planning application for the proposed extension to Blackhill's Quarry, my clients would ask that their representations regarding Aberdeen Gateway and the land to the south and east at Mains of Cairnrobin and Blackhills of Cairnrobin be taken into account in assessing the application and drafting the planning conditions attached to any consent.

If you require any clarification on the above please do not hesitate to contact me.



Yours faithfully

[Redacted signature]

**Malcolm Campbell**  
Associate

[Redacted line]

D  
M  
F [Redacted]

cc Ewan Black, Stockland Muir Limited

**Robert Vickers**

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**From:** Gavin Bruce Drummond Clark  
**Sent:** 23 May 2013 16:21  
**To:** PI  
**Subject:** FW: Proposed Extension to Blackhills Quarry, Cove, Aberdeen - Representation to Planning Application P130490  
**Attachments:** mc531 Blackhills Quarry Representation Planning Application P130490 May-2013.pdf

Hi,

I believe that the period of representation on this application has expired. This should therefore be logged as a late response.

Gavin

Gavin Clark

Planning Trainee (Development Management South)  
Planning and Sustainable Development  
Enterprise Planning and Infrastructure  
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**From:** Malcolm Campbell [REDACTED]  
**Sent:** 23 May 2013 16:11  
**To:** PI  
**Cc:** Gavin Bruce Drummond Clark  
**Subject:** Proposed Extension to Blackhills Quarry, Cove, Aberdeen - Representation to Planning Application P130490

Dear Sir/Madam

Please find attached representation to the above planning application submitted on behalf of my clients Stockland Muir Limited. I would be obliged if you could acknowledge receipt of this representation.

Kind regards

Malcolm

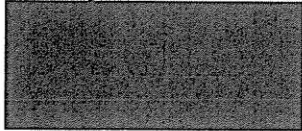




**Malcolm Campbell**

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