

PRE-APPLICATION FORUM

LAND TO THE SOUTH WEST OF DOONIES FARM AND TO THE NORTH OF HARENES PLACE, ALTENS INDUSTRIAL ESTATE
PROPOSAL OF APPLICATION NOTICE

PROPOSED CONSTRUCTION OF A MATERIALS RECYCLING FACILITY (MRF), A REFUSE DERIVED FUEL PLANT (RDF) AND A COUNCIL DEPOT.

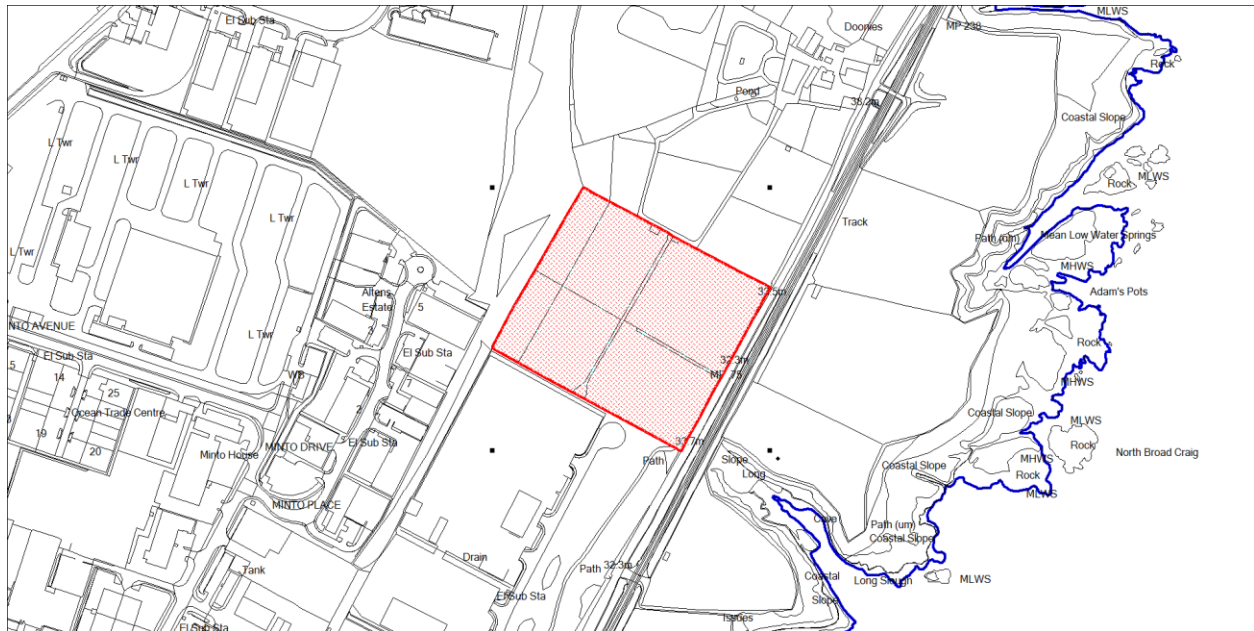
For: SITA UK Limited

Reference number. : P141763

Officer: Daniel Lewis

Pre- application Forum Date: 12 February 2015

Ward : Kincorth/Nigg/Cove (N Cooney/C Mccaig/A Finlayson)



SUMMARY

This is a report to the pre-application forum a potential application by SITA for the construction of a Materials Recycling Facility (MRF), a Refuse Derived Fuel plant (RDF) and a Council Depot. The MRF would separate

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 2 December 2014. The earliest date on which an application can be submitted is 24 March 2015.

RECOMMENDATION:

It is recommended that the Committee

- (i) note the key issues identified
- (ii) if necessary seek clarification on any particular matters and
- (iii) identify relevant issues which they would like applicants to consider and address in any future application.

DESCRIPTION

This greenfield site is currently unused on land to the immediate south west of Doonies Farm and north of Hareness Place in Altens Industrial Estate

RELEVANT HISTORY

None

PROPOSAL

The proposal is for the construction of a Materials Recycling Facility (MRF), a Refuse Derived Fuel plant (RDF) and a Council Depot.

The MRF would be a facility where up to 70,000 tonnes per annum of co-mingled recyclable materials such as glass, card paper and plastics would be separated into different factions using a range of manual and automated systems and then be bailed for transport to a reprocessor.

The RDF would be a facility where municipal residual waste would be processed to create a fuel involving a combination of mechanical sorting and shredding. It would then be bailed on site prior to export to an appropriate facility elsewhere to recover energy from the material by incineration or other thermal generation process. Currently about 60 percent of Aberdeen's household waste goes to landfill and is subject to landfill tax. The development of the RDF will allow waste that is currently being landfilled to be turned into a fuel that can offset the use of fossil fuels and would also significantly reduce the Council's landfill tax costs.

The site would also accommodate the main Council depot including a small office and the entire fleet of refuse and other Council vehicles – totalling 73 collection

related vehicles and separate staff parking.. The depot is currently located at Kittybrewster and requires to be relocated because the new Berryden Corridor road realignment will take a substantial portion of the are occupied by the current depot.

A Screening Opinion has been given by the Council that any application will not require to be accompanied by a formal Environmental Impact Assessment. Environmental impact can be fully assessed and dealt with via the submission of detailed supplementary information and studies as itemised at the end of the following section of this report.

CONSIDERATIONS

The main considerations against which the eventual application would be assessed are outlined as follows:

Principle of Development and Development Plan Policy

The adopted Local Plan currently zones most of the site as **B1 Business and Industry** and it is also allocated as an opportunity site Altens East/Doonies OP70.

Policy R4 - Sites for New Waste Management Facilities states that the following sites will be safeguarded for waste related uses: Altens East/Doonies (OP70) – materials recycling facility/an anaerobic digestion or in-vessel composting facility/and or a transfer station.

Policy R3 – New Waste Management Facilities states that Proposals for waste management facilities within the City must comply with the waste hierarchy. Applications for waste management facilities will be supported

provided they:

1. conform to the Zero Waste Plan and Aberdeen Waste Strategy;
2. meet a clear need for the development to serve local and/or regional requirements for the management of waste;
3. represent the Best Practicable Environmental Option for that waste stream;
4. will not compromise health and safety;
5. minimizes the transport of waste from its source;

Applicants must submit:-

a) sufficient information with the application to enable a full assessment to be made of the likely effects of the development, together with proposals for appropriate control, mitigation and monitoring; and

b) a design statement in support of the application, where the development would have more than a local visual impact; and

c) land restoration, after-care and after-use details (including the submission of bonds or a commitment to negotiating a legally binding method for dealing with these details).

Proposals for waste management facilities that are located in a building will be acceptable on Business and Industrial Land (BI1). Inappropriate neighbouring developments that may compromise the operation of existing waste management facilities will not be approved.

A strip of land alongside the coast road and also within the site identified in the proposal of application notice is zoned as **Green Belt. Policy NE2 – Green Belt** states that no development will be permitted in the green belt for purposes other than those essential for agriculture, woodland and forestry, recreational uses compatible with an agricultural or natural setting, mineral extraction or restoration or landscape renewal. Exceptions can be made for proposals associated with existing use in the Green Belt (subject to certain criteria) and essential infrastructure such as electronic communications infrastructure, electricity and grid connections and transport proposals such as the AWPR and other roads that cannot be accommodated other than in the Green Belt.

Other material considerations

A transportation statement assessing the impact of HGV and other vehicle movement on the network will be required as part of any application. Details of car parking and sustainable transportation will be required as part of a Green Travel Plan

Assessments would also need to be submitted with any application to assess the impact of the proposal on landscape and visual impact, biodiversity (flora and fauna), air quality/dust, odour generation, noise and hydrology and flood risk (including drainage and SUDS)

Proposed Aberdeen Local Plan

Policy R4 proposes to safeguard and zone the entire site as Altens East/Doonies (OP54) – materials recycling facility/a refuse derived fuel plant and a depot for the collection fleet – with no other local plan zoning applicable

The text associated with Opportunity Site 54 states that the site is reserved for a material recycling facility, refuse derived fuel plant and collection depot. Space along the coast road will need to be reserved for road widening in association with the new harbour at Nigg Bay.

PRE-APPLICATION CONSULTATION

The Proposal of Application Notice application detailed the level of consultation to be undertaken as part of the Pre-Application Consultation process. Consultation with Cove Community Council and local Councillors has been carried out. Two public exhibitions were advertised in the Press and Journal and the Evening Express on 5 January 2015. These events were held on 13 / 14 January at the Altens Thistle Hotel from 12 pm until 8pm. 8,000 homes and businesses were notified by leaflet drop in and around Altens between 2 January 2015 and 5 January 2015

CONCLUSION

This report highlights the main issues that are likely to arise in relation to the various key considerations of the proposed development. It is not an exhaustive list and further matters may arise when the subsequent application is submitted. Consultees will have the opportunity to make representations to the proposals during the formal application process.

RECOMMENDATION

It is recommended that the Committee note the key issues at this stage and advise of any other issues.

Dr Margaret Bochel

Head of Planning and Sustainable Development.