

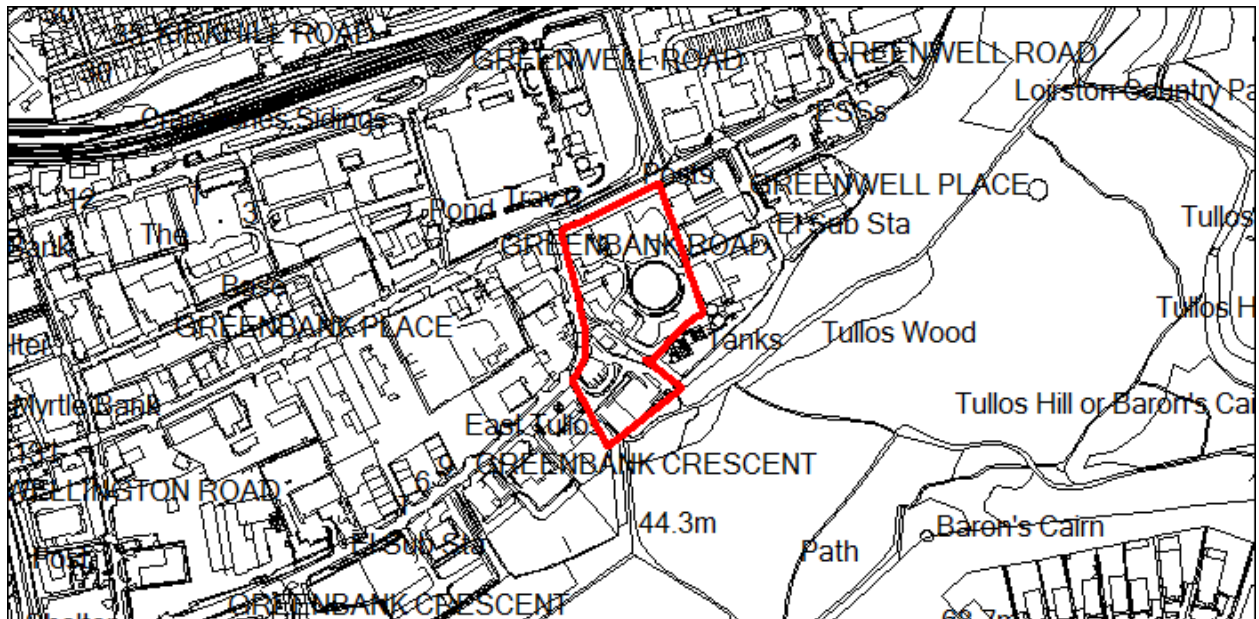
Pre-Application Forum

GREENWELL ROAD, EAST TULLOS
PROPOSAL OF APPLICATION NOTICE

PROPOSED ENERGY FROM WASTE FACILITY

For: Aberdeen City Council

Application Ref. : P151587
Officer: Nicholas Lawrence
Committee Date:
Ward : Kincorth/Nigg/Cove (N Cooney / A
Finlayson/S Flynn)



SUMMARY

This report to the Pre-Application Forum (the Forum) is in respect of a potential planning application promoted by the Aberdeen City Council (the Applicant) for the creation of an energy from waste plant (the Plant) at Greenwell Road, EAST Tullus, Aberdeen (the Application Site).

The Application Site is currently occupied by a number of derelict structures and operational areas, the most notable of which is the gas holder, associated with

the activities of Scotia Gas Networks. It is proposed that the gas holder will be decommissioned followed by its demolition and the land decontaminated prior to any application being submitted to the local planning authority for consideration.

It should also be noted that the proposal constitutes a Schedule 1 development under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 any planning application for such a development will be supported by an Environmental Statement (ES).

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the Applicant submitted a Proposal of Application Notice (the Notice) on the 1st of October 2015. As the Notice period has abated the Applicant can now lodge an application.

RECOMMENDATION:

It is the recommendation of the Development Management Manager that the Forum:

1. Note the key issues identified at this stage;
2. If deemed necessary seek clarification, amplification or explanation on any particular matter/s; and
3. Identify relevant issue/s that they would like the Applicant to address in any future application

APPLICATION SITE

The Application Site as set out to Officers totals some 2.00 hectares in area and is located to the east of the junction created by Greenbank Crescent and Greenbank Road on the East Tullos Industrial Estate. The boundary of the site shown on the plan supporting the Notice includes a further parcel of land abutting the south-west of the Application Site that encompasses the Refuse Treatment Facility. This land is within the ownership and control of the Applicant.

As noted above the Application Site displays a number of remnants associated with its former use for the storage and distribution of natural gas and thereby constitutes previously developed land (i.e. a brownfield site).

With regard to context the industrial estate incorporates a diverse range of operators and uses (e.g. fish processing plant and waste transfer station abutting the Application Site). Whilst industrial and commercial activities dominate to the north, west and east of the site the southern and eastern aspects is defined by the Loirston Country Park. In terms of the wider context the residential area of Torry, including educational and recreational facilities, is some 500 metres to the north of the proposed development. The residential area of Kincorth is to the west of the A956 (Wellington Road).

On the matter of designations, the Application Site lies within the East Tullos Industrial Estate which under the scope of the extant Local Development Plan is zoned for business and industrial uses. Under the emerging replacement Local Development Plan, which is a material consideration in the decision-taking process, the Application Site remains washed over by the Business and Industrial use. However, the Application Site is earmarked as an Opportunity Site (i.e. OP107) that is deemed “*suitable for an energy from waste facility*”. Loirston Country Park is within the Green Belt and forms part of the Green Space Network.

PROPOSED DEVELOPMENT

The proposed development as outlined by the Applicant is for the Plant to convert municipal waste from the administrative areas of Aberdeen City Council, Aberdeenshire Council and Moray Council into heat and power. The proposed capacity of the Plan is in the order of 150,000 tonnes per annum transported to the site via heavy goods vehicles and will operate 24 hours per day and 7 days per week. There will be no pre-treatment of the material on site or significant storage, albeit what constitutes the level of non-significant storage is not set out by the Applicant.

With regard to the development this would comprise or a number of linked elements that include waste reception; bunker; boiler; turbine hall; stack; weighbridge; offices; together with ancillary buildings and supporting infrastructure. Allowing for the size and alignment of the Application Site, together with the preferred process (i.e. moving grate) it is envisaged that the building will adopt a rectangular shape on a north-south axis towards the eastern boundary of the Application Site.

In terms of development form and its visual presence this information was not set out in the Notice documentation; however, a series of concepts were presented to Officers in early December and a further design meeting is set for the early afternoon of the 14th of January 2016.

CONSIDERATIONS

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

1. Whether the principle of the development is acceptable;
2. The appropriateness of the proposed Application Site and due consideration of alternative sites;
3. If acceptable in principle, whether the application in its detailed form represents a sustainable form of development allowing for its location, proposed use, design, form, presence, relationship to the cityscape/landscape; transmission of derived heat and power from the scheme

4. Impact upon surrounding residential areas, industrial uses and amenity areas by reason of, albeit not limited to, air quality, noise, physical and perceptual health impacts, visual and occupational and recreational amenity, industrial hazard;
5. Physical and social infrastructure impacts / requirements;
6. Impact upon road network, servicing and parking;
7. Flooding, hydrology, drainage and water quality; and
8. Economic impacts

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 has been undertaken with the community councils for Torry, Cove and Altrhens, Nigg, together with Kincorth and Leggart. Public consultation events have also been held and this was publicised via advert in the local newspapers, leaflet drops, to the immediate and wider areas of the application site, and posters placed in the buses servicing the application site and wider area. In addition, the local Members together with local representatives of the Scottish and UK Parliaments were forwarded A COPY OF THE Notice.

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.

Daniel Lewis

Daniel Lewis
Development Management Manager