

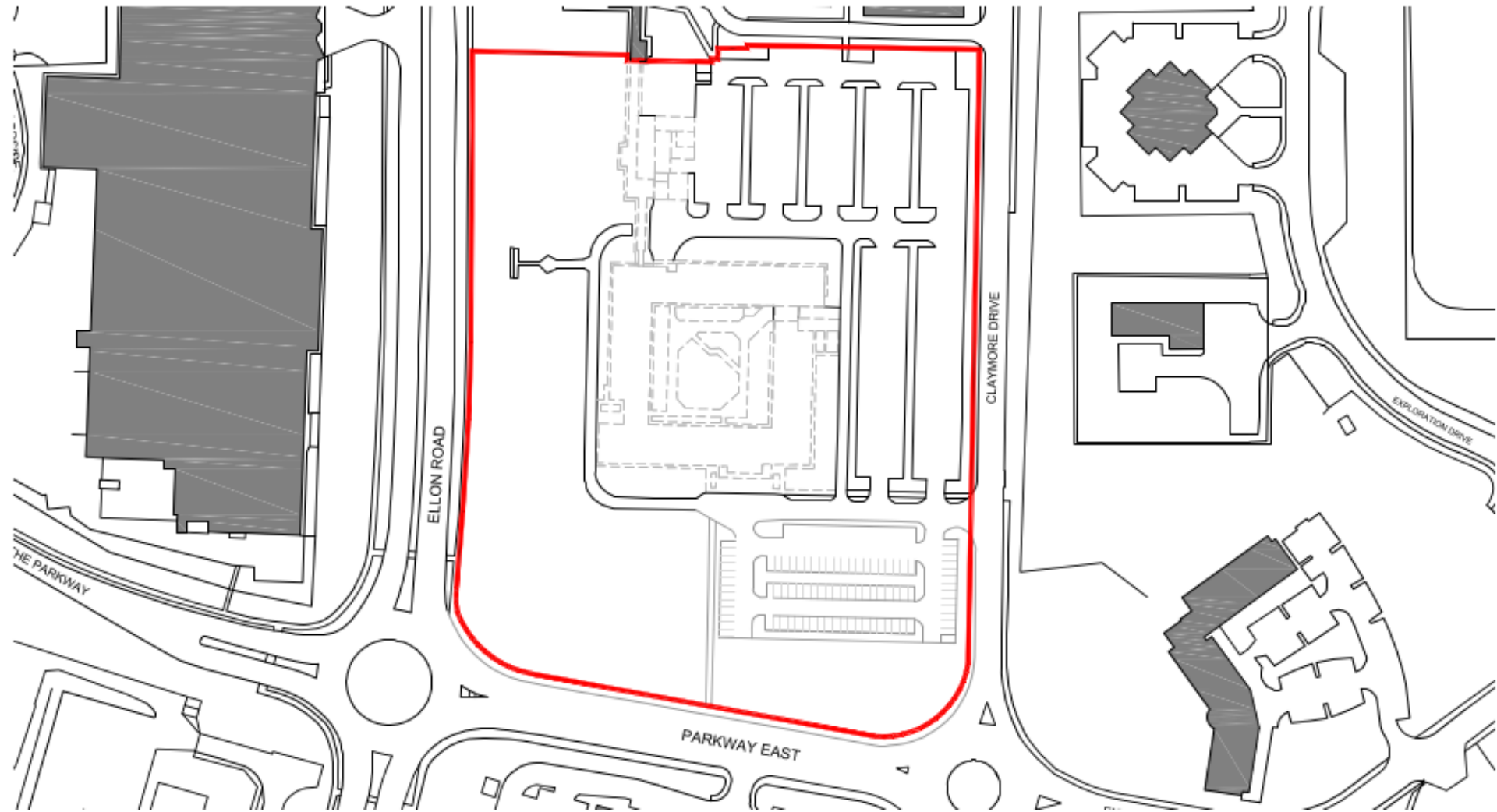
17th June 2021

Erection of residential led, mixed use development of around 100 to 150 units (mix of house types and flats), including facilities consisting of up to 500 sqm of commercial floorspace (within classes 1(shops), 2(financial, professional and other services) and/or class 3(food and drink)) with associated works

Silverburn House , Claymore Drive, Aberdeen

Application ref 191904/PPP

LOCATION PLAN



AERIAL PHOTO



ELLON ROAD

CLAYMORE DRIVE

APPLICATION SITE

PARKWAY EAST

EXHIBITION DRIVE

AERIAL PHOTO

SILVERBURN LODGE

GYMNASTICS CENTRE

BAKER HUGHES, WOODSIDE ROAD

ELLON ROAD

APPLICATION SITE

CLAYMORE DRIVE

PARKWAY EAST



SITE PHOTOS



LOOKING SE TOWARDS FORMER AECC SITE

SITE PHOTOS



LOOKING SOUTH ACROSS PARKWAY EAST

SITE PHOTOS



LOOKING EAST ONTO CLAYMORE DRIVE

SITE PHOTOS



LOOKING NORTH AT SITE FROM EXHIBITION DRIVE ROUNDABOUT

SITE PHOTOS



LOOKING SE ACROSS SITE, SHOWING BURN & EXISTING TREES

SITE PHOTOS



LOOKING EAST ACROSS INTERIOR OF SITE

SITE PHOTOS



LOOKING EAST ACROSS INTERIOR OF SITE

SITE PHOTOS



LOOKING NE ACROSS INTERIOR OF SITE

SITE PHOTOS



FACING NORTH: SILVER BURN

SITE PHOTOS



LOOKING SOUTH: CULVERT UNDER PARKWAY EAST

SITE PHOTOS



PROPOSED SITE ACCESS FROM CLAYMORE DRIVE

SITE PHOTOS



LOOKING SW ALONG SITE FRONTAGE TO CLAYMORE DRIVE

SITE PHOTOS



LOCATION OF NORTHERN ACCESS ROAD

SITE PHOTOS



GYMNASTICS CENTRE TO NORTH

SITE PHOTOS



GYMNASTICS CENTRE TO NORTH

SITE PHOTOS



SILVERBURN LODGE, ADJOINING NW CORNER OF SITE

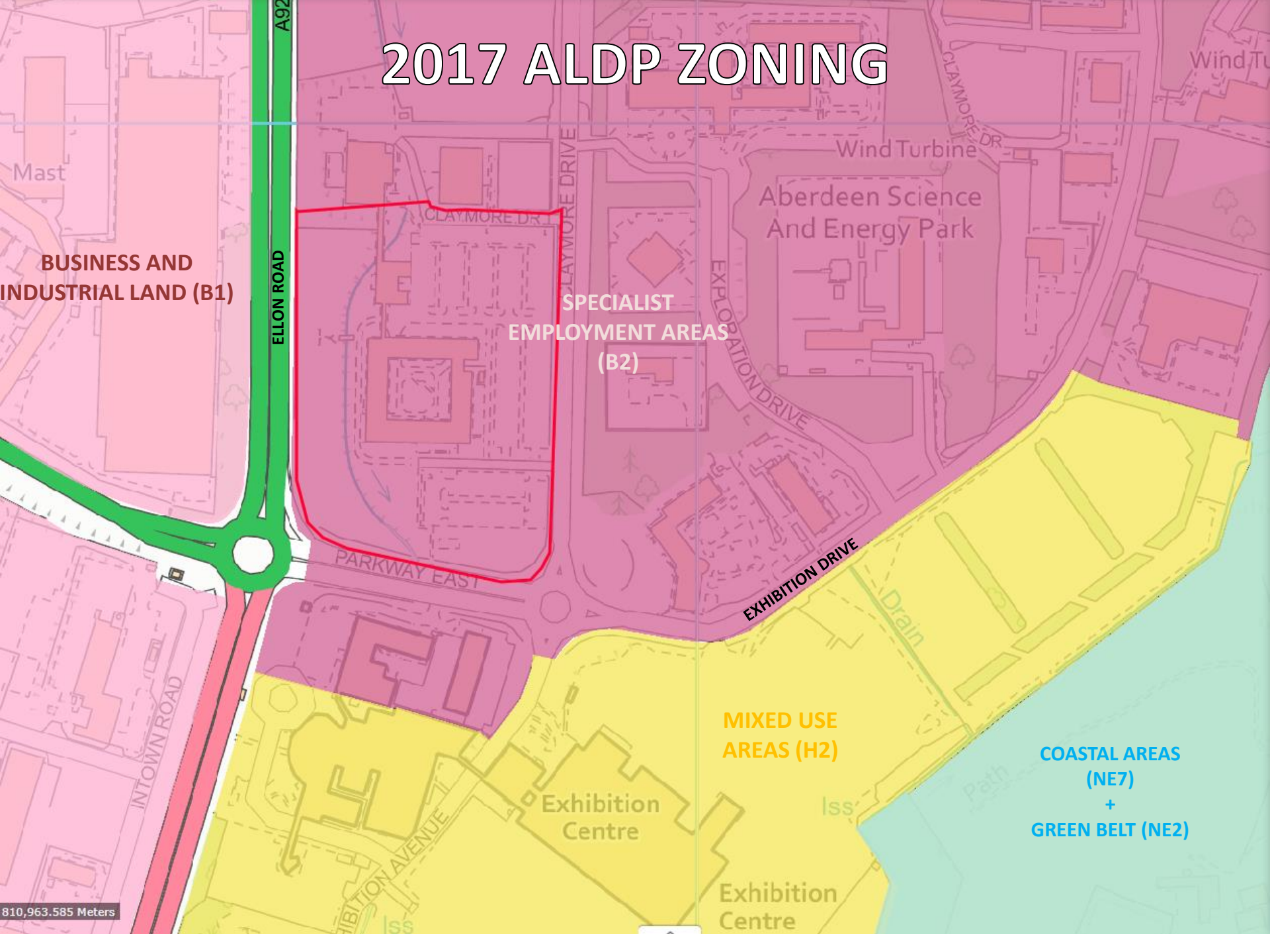
BACKGROUND

- Application was subject to statutory Pre-Application Consultation
- Applicants and officers presented to ACC Pre-Application Forum in September 2019
- Pre-Application Consultation Report forms part of current submission

INDICATIVE SITE PLAN



2017 ALDP ZONING



ABERDEEN LOCAL DEVELOPMENT PLAN

- Site zoned within a 'B2' area in the ALDP, which relates to 'Specialist Employment Areas'
- Policy B2 encourages business (class 4) uses. May also provide for industrial and storage/distribution (classes 5 & 6)
- B2 makes no provision for residential use
- Represents a 'significant departure' from Development Plan
- Proposed ALDP is a material consideration in assessment. This re-allocated the site for residential development of approx. 100 units.
- Significant departure necessitates a Pre-Determination Hearing – PDMC meeting of June 2020 established that this hearing would be before PDMC, rather than FC.

OP75

PROPOSED ALDP ZONING

ELLON ROAD

OP12

RESIDENTIAL
AREAS (H1)

SPECIALIST
EMPLOYMENT AREAS
(B2)

BUSINESS AND
INDUSTRIAL LAND (B1)

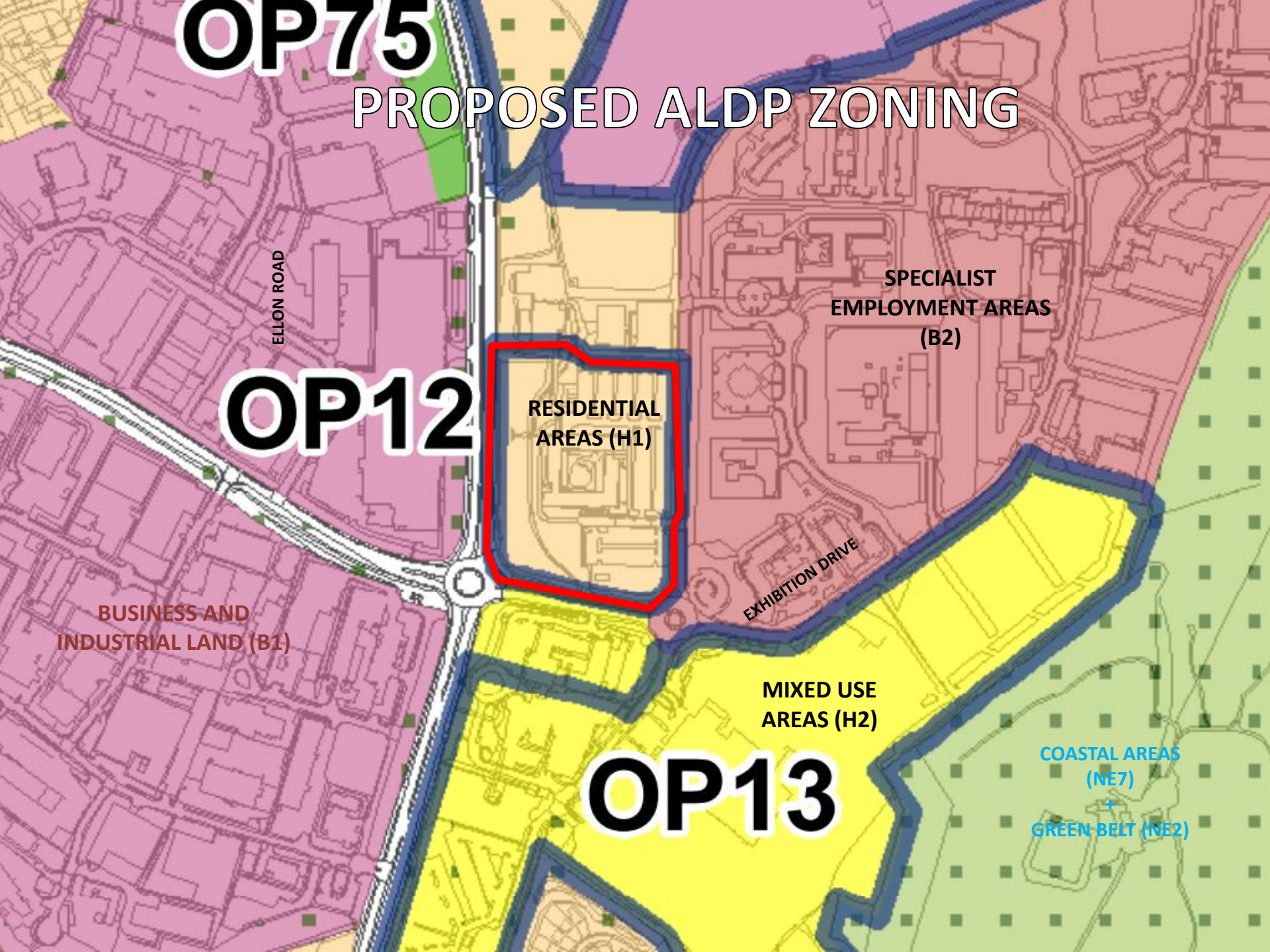
EXHIBITION DRIVE

MIXED USE
AREAS (H2)

OP13

COASTAL AREAS
(NE7)

GREEN BELT (NE2)



PROPOSED ALDP

- Approved by Council March 2020.
- Represents the 'settled view' of the Council on what the next LDP should contain
- Proposes re-zoning of the Silverburn House site for residential use
- Statutory consultation on Proposed Plan from May-Aug 2020
- Responses currently being reviewed and processed
- 5 reps in relation to Silverburn House site, both for and against re-zoning

REPRESENTATIONS

- 2no representations received (BOC gases on Ellon Road and operators of Bon-Accord Centre)
- Objection from Bridge of Don Community Council
- Objection from SEPA due to lack of info on flood risk and realignment of watercourse now withdrawn and conditions requested, securing further information on these matters
- ACC Roads response notes no objection. Conditions will be required to secure various matters for further assessment/agreement
- ACC Education response highlights capacity at Scotstown School and Bridge of Don Academy to accommodate additional pupils generated
- ACC Developer Obligations response identifies sums payable in respect of Core Paths, Healthcare, Open Space, Community Facilities and Sports and Recreation