

APPENDIX F – PLANNING OVERVIEW & SUMMARY

BEACH BALLROOM

Consents Required

Planning Permission / Listed Building Consent

Major/Local

Local development (less than 5000m² gfa of new build / 2ha development area)

Consenting Strategy

Proposals to be included within PPIp for Masterplan.

Thereafter, AMSC/Planning Permission (where external alterations) and Listed Building

Consent required for the detailed design interventions.

Planning Principle

Any proposals to protect, preserve and enhance the City's historic environment, and the principle of improved public leisure and recreation use, is compliant with the Local Development Plan. Detailed design will need to consider local and national supplementary guidance, including Historic Environment Scotland's 'Managing Change in the Historic Environment' series of guidance notes.

Surveys

As above, either as part of EIA or individual assessments, may require:

- Design Statement;
- Planning Statement;
- Heritage Statement;
- Active Travel Plan;
- Lighting Strategy.

Summary

As a prominent built heritage asset for the City, the principle of any proposals to refurbish and upgrade the Beach Ballroom will be wholly compliant with local and national planning policy and guidance. The detailed design of the proposals and level of intervention will require to further consider more detailed local and national supplementary guidance, and will be subject of further discussions with Council officers and key stakeholders.

MASTERPLAN

Consents Required

Planning Permission / Marine License (for any Licensable elements)

Major/Local

Major development (greater than 5000m² gfa / 2ha development area)

Consenting Strategy

Options include:

- Planning Permission in Principle (PPIp) followed by Approval of Matters Specified in Conditions (AMSC) for individual developments;
- 'Hybrid application' (PPIp inc detailed design for some elements) or 'Tandem' applications (PPIp plus separate detailed Planning Permission(s));
- Individual detailed Planning Permissions for all individual developments.

It is anticipated that any Marine License process (determined by the Marine Scotland - Licensing Operations Team) for any Pier or similar will dovetail with the chosen planning consenting process.

Planning Principle

Proposals for recreation and sport use compliant with Policies NC9 and NE3. National planning policy will require relocation of cricket pitch (as 'outdoor sports facility') unless deemed surplus to requirement.

Proposals can be made compliant with other LDP policies subject to detailed design considerations.

EIA/Surveys

Either as part of EIA or individual assessments, may require:

- Design and Access Statement;
- Transport Assessment;
- Active Travel Plan;
- Planning Statement;
- Heritage Statement;
- Ecology and Protected Species Surveys;
- Marine noise modelling;
- Noise Impact Assessment;
- Air Quality Assessment;
- Site Investigation/Geo-Environmental;
- Flood Risk Assessment (inc Coastal Flooding);
- Drainage Impact Assessment;
- Landscape/Seascape (Visual) Impact Assessment;
- Lighting Strategy.

Summary

The principle of a Beachfront Masterplan including refurbished Ballroom, Stadium, Leisure and associated Public Realm is compliant with the policies of the adopted and emerging Local Development Plans.

The impact of the proposals upon the existing natural environment at this location will need to be considered further during the detailed design stages, however it is anticipated that these can be appropriately managed and mitigated, and controlled through the planning process as required.

STADIUM & LEISURE

Consents Required

Planning Permission(s)

Major/Local

Major development (greater than 5000m² gfa / 2ha development area)

Consenting Strategy

Options include:

- Planning Permission in Principle (PPiP) as part of Masterplan, followed by Approval of Matters Specified in Conditions (AMSC);
- Hybrid application (PPiP inc detailed design for Stadium/Leisure elements) or PPiP for Masterplan plus separate Planning Permission for Stadium/Leisure;
- Straight to detailed Planning Permission(s) for Stadium/Leisure.

Planning Principle

Regardless of the extent to which the Stadium/Leisure proposals straddle policy allocations NC9 (Beach and Leisure) and NE3 (Urban Green Network), the principle of development is compliant with the Local Development Plan in that the proposals will relate to sport and recreation, and will contribute to the range and quality of existing uses, facilities and activities of the wider beach area. As an 'outdoor sports facility', national planning policy (SPP) may require the suitable relocation of the existing cricket pitch at Kings Links, unless this is identified as being surplus.

EIA/Surveys

As above, either as part of EIA or individual assessments, may require:

- Design and Access Statement;
- Transport Assessment;
- Active Travel Plan;
- Planning Statement;
- Ecology and Protected Species Surveys;
- Noise Impact Assessment;
- Air Quality Assessment;
- Site Investigation/Geo-Environmental;
- Flood Risk Assessment (inc Coastal Flooding);
- Drainage Impact Assessment;
- Lighting Strategy.

Summary

The principle of development is compliant with the Local Development Plan in that the proposals will either relate to sport and recreation, or the existing uses within the wider beach area. As an 'outdoor sports facility', national planning policy (SPP) may require the suitable relocation of the existing cricket pitch at Kings Links, unless this is identified as being surplus. While the Stadium is likely to be the most prominent element of new build development within the wider area, the impacts of a stadium are already experienced and managed within the area, with these being moved circa 500m to a new location.

PUBLIC REALM & LANDSCAPE

Consents Required

Planning Permission* / Marine License (for any Licensable elements)

**A number of individual public realm and landscape interventions may not constitute "development" or could be undertaken by the Council as 'permitted development', however for the purposes of this report, they have been considered as part of the Masterplan activities requiring permissions.*

Major/Local

Major development (2ha development area) on basis of large areas of Links open space.

Consenting Strategy

It is anticipated that the Public Realm/Landscape works would form part of the wider Masterplan, and be delivered alongside the individual elements of built development. Any 'public realm' only works could come forward separately, following any PPIP consent granted for the wider Masterplan.

It is anticipated that any Marine License process, for any Pier structure or similar, could dovetail with the chosen planning consenting process, including public consultation event(s).

Planning Principle

Any proposals which protect, promote and enhance access and the landscape value of the Green Space Network will be compliant with the Local Development Plan policies relating to the urban green space network, and the maintenance and improvement of access and informal recreation opportunities.

EIA/Surveys

Should any Public Realm/Landscape works come forward separately, they may require to be supported by:

- Design and Access Statement;
- Ecology and Protected Species Surveys;
- Site Investigation/Geo-Environmental;
- Drainage Impact Assessment;
- Lighting Strategy.

Summary

The principle of Public Realm/Landscape works are wholly compliant with the LDP, and it is anticipated that these would be consented as part of the Masterplan, and then delivered alongside the new built development. However, these can be brought forward separately. Any works which project into the coastal waters will likely require a separate Marine License, which can be pursued in tandem with the relevant planning permissions.