

Project Name	Shoreline Regeneration (Phase C)		
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Sponsoring Cluster	Commissioning	Version	1

Contents

(Press F9 function key to update table of contents after completion of Business Case – [guidance here](#))

1.	Introduction and Project Overview	1
2.	Executive Summary	4
3.	Strategic Fit.....	8
4.	Business Aims, Needs & Constraints	9
5.	Objectives	12
6.	Scope	13
6.1	Out of Scope	20
7.	Options Appraisal	20
7.1	Boardwalk/Pier – Do Nothing / Do Minimum	20
7.2	Boardwalk/Pier – Medium Intervention.....	22
7.3	Boardwalk/Pier – Major Intervention.....	Error! Bookmark not defined.
7.4	Beach Interface	22
7.5	Esplanade.....	23
7.6	Beach Village.....	24
7.7	Community Clubhouse.....	24
7.8	Recommendation.....	26
8.	Benefits	26
9.	Costs	30
10.	Key Risks.....	31
11.	Procurement Approach	32
12.	Time	33
12.1	Time Constraints & Aspirations	33
12.2	Key Milestones	34
13.	Governance	35
14.	Resources	35
15.	Environmental Management.....	36
16.	Preserving Our Heritage	37
17.	Stakeholders	37
18.	Assumptions	40
19.	Dependencies	41
20.	Constraints.....	42
21.	ICT Hardware, Software or Network infrastructure	43
22.	Change Controls Issued by the Project	43
23.	Support Services Consulted	43
24.	Document Revision History	45
25.	Decision by Capital Board	45

[Find further guidance in the ACC Project Management Toolkit online](#)

1. Introduction and Project Overview

Briefly describe the basic project concept. Describe the current business situation as it relates to the problem or opportunity that gave rise to the idea, including any other drivers such as regulatory or legal compliance requirements.

If taking no action may have a negative effect on the organisation, then also describe what will happen if the project is **not** undertaken.

Introduction

This Outline Business Case (OBC) outlines the rationale and provides the evidence for the Shoreline Regeneration (Phase C) works which forms part of the wider City Centre and Beachfront Masterplan, supporting the wider Aberdeen City Vision.

Shoreline Regeneration forms the next stage of the Beachfront Masterplan, which builds on and coordinates with the public realm works of Phase A and B.

Phase A being the Beach Park, Events Park and the work to Broadhill which has achieved Full Business Case and Phase B being the new Pedestrian Spine and infrastructure upgrades to improve connectivity to the City Centre and Beachfront, which is working towards Full Business Case.

The main objectives of the Beachfront Masterplan are;

- The Beachfront Masterplan offers a unique opportunity to create a transformational new waterfront destination for the City of Aberdeen alongside ongoing City Centre regeneration.
- Developing key facilities on Aberdeen Beachfront including new play and events facilities, re-imagining the beach ballroom, replacing the leisure centre and the inclusion of a potential community sports stadium.
- Desire to recreate the spirit of “The Silver City by the Sea” and re-establish Aberdeen as “The finest beach and the most beautiful holiday resort in Britain” – 1930’s advertising campaign.
- Adopting new green technologies throughout the City and Beachfront whilst welcoming associated businesses into Aberdeen as the City works towards NZC; accelerating the transition from oil and gas to renewables.

Background

A Strategic Outline Case was approved by Council in April 2023 which recommended the project to proceed to feasibility stage and the preparation of this OBC. The elected members instructed the Chief Officer to progress the Beachfront Shoreline Regeneration (Phase C) work to the completion of an Outline Business Case (OBC).

The City Centre and Beachfront Masterplan forms a critical part of the City’s vision for the future, with the preservation of the coastline frontage a critical aspect to the long-term protection of this investment. The Masterplan looks to draw the public down from City Centre to the Beachfront area, with the integration between beachfront intervention and future coastal management defence measures a crucial item to ensure a coherent solution to the City Coastline. This item was identified as a key aspect to the Beachfront Vision brief, where it was highlighted the need for co-ordination with potential flood/sea defence works planned for the area.

The Beachfront Phase C Strategic Outline Case identified the following elements to be taken forward and form the basis of the Outline Business Case:

- 1. Esplanade** – an enhancement of the public realm to create an active frontage along the length of the coastline.
- 2. Boardwalk/ Pier** – a new structure that will become a focal point at the Masterplan's periphery, forming a new key public space between the Beach Boulevard, the Esplanade and the North Sea. A viewing point out to the North Sea.
- 3. Beachfront Interface** – regrading of the existing levels, by building over the existing lower sea wall through the creation of a series of ramps and walkways, making the beach accessible to all.
- 4. Satellite Facilities** – a series of facilities located at key points along the length of the Esplanade will provide toilet, change and shower facilities for all beach and water users, whilst utilising the elevation of these structures to create satellite observation decks.
- 5. Beach Village, Pavilion & Slipway** – the slipway will provide access to the Beachfront below the Esplanade which could potentially be utilised by both the RNLI to launch in-shore lifeboats as well as Jet Skiers. The northern section of the Beachfront would be supported by a new Pavilion incorporating an observation deck and supporting facilities for water users.
- 6. New Footdee Club House** - a new Footdee Club House located at the very South of the beach front where the water is safest and could provide facilities for the Surf Club, Wild Swimmers and Surf Life Saving Club. The facility could provide various amenities, providing education space for safe water usage, with opportunities for an elevated observation deck at the most used part of the water.
- 7. Safer Swimming Zone** – this feature was added following additional stakeholder consultations shortly after the SOC document. An innovative engineering arrangement to provide a safer opportunity for open water swimming, to encourage more inclusivity and users in a contained environment. This area will also introduce new 'artificial reefs' to encourage biodiversity and marine ecology as well as forming the first part of the coastal defence to the concentrated central Beachfront masterplan zone.

Project Overview

The beachfront provides the opportunity to create a regional and wider destination as part of the City Vision, attractive to the local community encourage usage and increased footfall to the area, whilst creating a tourist attraction for the region.

This shoreline phase of the masterplan provides the opportunity to build on the existing features of the area which includes the Beachfront and leisure facilities, whilst complementing the proposed Phase A and B Public Realm work and enhanced active travel routes that form the core part of the masterplan.

The recent consideration of the brief has seen the 6 key elements develop as follows;

- Esplanade – improvements to accessibility and condition, to over 3km of beachfront
- Boardwalk/ Pier projecting towards the sea and connecting into the Beach Park masterplan and aligned with Beach Ballroom
- Beachfront Interface – working with ACC Coastal defences to reprofile the area in front of the Beach Park to enhance accessibility to the beach and water's edge for all.

- Series of Satellite Facilities along the Beachfront Esplanade enhancing beach user experience
- Beach Village providing multi-use activity space, changing facilities and short stay camper parking
- Committee Club House to support local open water and beach community clubs.
- Open water safer swimming zone as part of the beachfront interface

2. Executive Summary

Provide a clear, concise summary of the key features of the business case, briefly describing what the project will deliver, any key decisions associated with it, the expected costs, and the funding position (showing any budgets already identified/ expected and the ask of Capital). Include an outline of the benefits, and any dis-benefits, what risks and assumptions are associated with the project, and summarise planned or agreed dates and time constraints. Indicate who is the project sponsor and how the project will be owned and governed and what form the project board will take.

Key features

The key features of this Outline Business Case are:

- A key *placemaking* component and focal point for the Aberdeen City Vision and the Beachfront Masterplan, creating a destination at local, regional and national level.
- Shoreline Regeneration is an integral section of the masterplan, incorporating some of the most significant transformational interventions to the beachfront.
- The natural beachfront and shoreline are high performing assets that provides access for families and the public, with this phase seeking to enhance the local offering which is attractive to the city's residents and external visitors.
- The creation of focal points and supporting facilities for beach and sea water users, encourage active health activities to the area and build on the increased use over recent years, while enhancing safer use of the beach area and water environment.
- Enhancing accessibility for all to the beach area including those with mobility challenges, ensuring opportunities are available for everyone to engage with the natural beachfront, shoreline and marine environment.

Vision

The Beachfront Masterplan offers a unique opportunity to create a transformational new waterfront destination for the City of Aberdeen. At the heart of the Masterplan is the redevelopment of the iconic Beach Ballroom – the ‘jewel in the crown’ of the Beachfront redevelopment. An enhanced public realm setting for the re-imagined Ballroom, integrated with a potential new Stadium and Leisure complex, will create a dynamic new character area which connects back into the City Centre. This people-focussed environment will be inclusive for all, creating a real community asset and bringing the ‘Wow’ factor back to the Beachfront.

What the project will deliver

This project phase will deliver:

- A new Boardwalk overlooking and projection out towards the sea.
- A new Committee Clubhouse for water and beach users.
- A series of Satellite Facilities which will support the increase in water and beach users, whilst providing opportunities for enterprise and more commercial uses.
- The creation of an open water safer swimming zone in the heart of the beachfront masterplan.
- A new beach village space to support beach users, host events and short stay camper parking.
- An enhancement of the entire existing beach esplanade, improving accessibility, safety and condition
- Improved beach interface between the core beach masterplan elements such as the Beach Park, Events Field, Beach Ballroom and the enhanced active travel routes to the city centre and north and south, with the sandy beach, waters edge and safe swimming area.

Appendix B – illustrates the Location Plan & Masterplan Layout

Key decisions

- Approval of this Outline Business Case and instruction to prepare a Full Business Case (FBC) for the project subject to approval at Council Committee and the outcome of the statutory consultation.

Funding position

The Council Budget meeting on 10 March 2021 outlined a funding commitment totalling £150M from the General Fund Capital Programme over financial years 2021/22 to 2025/26 to ensure the Council transforms the City Centre and the Beach area. The Council will continue to facilitate the next phase of design works with Hub North Scotland Limited (HNSL) and the supply chain of current contractors who will undertake works relating to two or more workstreams thus allowing lower cost to be achieved.

The completion of the scheme is necessary to realise the overall vision for the Beachfront within the City Centre and Beachfront Masterplan along with the significant regional economic benefits as is explained within this submission. The Council and the hNSL have a regular forum to review the funding and grant options available to support the ACC City Vision. As part of the appraising of the identified options opportunities for new inward and grant funding sources will be pursued as part of the FBC preparation.

The city has previously been successful in obtaining funding though from the Levelling up Fund for the City Vision. Examples of the funding options that may be considered are the Place Based Investment Programme Fund, Regeneration Capital Grant Fund, Just Transition Fund, Shared Prosperity Fund, Green Growth Accelerator Fund. Opportunities for commercial support through naming rights, sponsorship and other supported investments will be sought as part of the process of identifying preferred options during the FBC process.

The Council will review funding where there is a benefit to the improvement, retention and enhancement on coastal defences, for instance at the safe swim area and boardwalk area. These interventions will provide long term protection benefit to this focal point of the beachfront.

As is widely reported, Brexit (increased tariffs and product manufacturer delays), manufacturing delays associated with the Covid Pandemic, supply issues due to the conflict in eastern Europe and the energy crisis are continuing to impact on price increases across the UK. The cost impact of these issues on the project continues to be monitored by the project team. Necessary allowances have been included in the cost plan in-line with current industry forecasts.

Revenue

The primary focus of the shoreline regeneration phase is to create a destination, however there are some revenue opportunities as part of this phase including:

- Rental income from leased satellite facilities throughout the entire length of the esplanade.
- Beach Village offers a range of opportunities including camper stay rental, area for hosting one of events and general parking.
- Committee Clubhouse associated facilities.
- Hosting of Beach & Water Events.

Benefits/Dis-benefits

The project is expected to deliver the following Benefits:

- Creation of a 'destination' at the beachfront for the City and Visitors.
- A focal point for the masterplan through the construction of a Boardwalk, Beach Interface and the safe swimming tidal pool.
- Enhanced facilities to support water & beach users and enhance safety
- The creation of a hub for water & beach users through the construction of a Community Clubhouse
- Increased sense of community, wellbeing, inclusion and accessibility.
- Modern, attractive space for local water clubs and groups to meet.

Conclusion

The scope of this Outline Business Case is an integral part of the vision of the Beachfront Masterplan to create a destination of choice for the people of the City of Aberdeen and to support increased tourism for the city and region. The OBC provides evidence of this, and approval is sought to progress forward to prepare a Full Business Case (FBC) subject to the outcome of the statutory community consultation.

Risks

The top risks from the Project Risk Register are:

- *Construction inflation*: market conditions lead to increases over programme timeline. Mitigation: close monitoring of market conditions through the appointed Cost Manager.
- *Coastal Management Defences*: coastline approach and timeline impact on the programme delivery. Mitigation: continued engagement with ACC Structural, Flooding & Coastal team and monitoring of the existing coastline condition.
- *Weather Conditions*: inclement weather and associated sea conditions impact on programme timeline. Mitigation: winter break incorporated in the timeline and look to maximise offsite construction.
- *Statutory Approvals*: complex statutory application and marine licence process impacts on approval/programme timeline. Mitigation: early engagement commenced with ACC Planning and Marine Scotland.
- *Site Conditions*: additional site investigation and survey work to be undertaken, with design assumptions incorporated at this early stage. Mitigation: continue to roll out our survey works matrix to inform the design approach.
- *Project Budget*: insufficient budget or funding receipt to complete the works. Mitigation: robust development appraisals and market condition appraisals to identify all funding options.

A full Risk Register with mitigating actions has been prepared for this stage of the project with the key risks outlined within Section 10 of this Outline Business Case.

Assumptions

The key assumptions for delivery of Shoreline Regeneration/Phase C are:

- Design work undertaken to date is at feasibility level, not detailed design.
- Any decision to proceed with this project will be subject to a statutory community consultation exercise that will be undertaken once the Outline Business Case approvals have been obtained; this being work that has already commenced.
- Several design assumptions have required to be made at this early stage of the design process which will be subject to more detailed site investigation and survey works associated with the beach esplanade, seabed and existing sea defences.
- Construction costs include contingency and inflation allowances to the mid-point of the construction contract.

Governance

Craig Innes, Chief Officer – Commercial & Procurement.

3. Strategic Fit

This section will consider how the project fits with the list of projects identified in the Local Outcome Improvement Plan (LOIP). Firstly, state if the project is identified within the LOIP. If it is not, how does it work with the Council's strategic objectives such as:

- Prosperous Economy
- Prosperous People (Children & Young People)
- Prosperous People (Adults)
- Prosperous Place

The recommendation to undertake detailed design and prepare a Full FBC for the Coastal Management Strategy in relation to the Beachfront Concept Masterplan Phase C projects, will support numerous existing local authority strategies.

Whilst the Project is not specifically referenced in the LOIP, it will support the following Stretch Outcomes:

- **Prosperous Economy Stretch Outcome 2.2** - Increasing the number of people in Aberdeen in sustained, fair work – The proposal to develop a detailed Coastal Management Strategy for the beachfront is crucial to implement a successful Beachfront Masterplan, which will in turn create both construction job opportunities and long-term employment opportunities.
- **Prosperous People (Children & Young People) Stretch Outcome 8.2** - Ensuring that children and young people receive accessible information and opportunities to engage and participate in decision making. – The Beachfront Concept Masterplan design has been subject to extensive public consultation whereby all community groups and local education facilities were involved to inform the proposed design.
- **Prosperous People (Children & Young People) Stretch Outcome 9.3** - Tackling antisocial behaviour in problem areas with appropriate and effective interventions. – The proposal supports the development of the Beachfront Masterplan which considers areas subject to antisocial behaviour and seeks to reduce this behaviour through intelligent street-lighting and landscape design.
- **Prosperous Place Stretch Outcome 14** - Increase sustainable travel: 38% of people walking and 5% of people cycling as main mode of travel by 2026 – This proposal seeks to improve the beachfront by maintaining beach access for active travel, improve accessibility and permeability throughout Aberdeen City.
- **Prosperous Place Stretch Outcome 15** - Addressing the nature crisis by protecting/ managing 26% of Aberdeen's area for nature by 2026 – The provision of a FBC to further develop the Coastal Management Strategy for the beachfront will enable further protection of coastal habitats, aligning with national ambitions to protect 30% of land and water species by 2030.

4. Business Aims, Needs & Constraints

Provide an overview of the sponsoring organisation and explain how the project supports the existing policies and strategies, and how it will assist in achieving the business goals, aims and business plans of the organisation. Include any relevant information about the current business situation, such as the organisational structures, business model, buildings, processes, teams, and technology currently in place.

Sponsoring Organisation

Aberdeen City Council is the local authority responsible for delivery of the Aberdeen City Centre and Beachfront Masterplan.

Alignment with Policies & Strategies

The project supports the following policies and strategies:

- Aberdeen City –Centre and Beach Masterplan, and the associated further development of the Beachfront Delivery Framework
- Aberdeen City Council Delivery Plan 23/24
- Local Development Plan

In addition to the above, the following have also informed this Outline Business Case:

- Nestrans Regional Transport Strategy 2013-35
- North East Flood Risk Management Strategy
- Open Space Strategy
- UNESCO Child-Friendly City guidelines
- City Region Deal 2015-2025

Vision

The high-level vision for the Aberdeen Beachfront has been developed over several years, initially presented to Aberdeen City Council Committee during 2021. The Aberdeen Beachfront Development Framework is a companion document to the refreshed City Centre Masterplan and together they present an ambitious vision for the future of Aberdeen which will: *“support a vibrant city centre and beach that respects and enhances Aberdeen’s unique qualities and characteristics and puts people at its heart.”*

Following the recent delivery of the Port of Aberdeen (£400m), the vision to transform the beachfront is more crucial than ever to encourage tourism, support local businesses and drive the local economy through placemaking and improved public realm facilities. This vision supports the City Region Deal, whereby Aberdeen aims to provide *“an economy that will value place, natural environment, wellbeing and be entrepreneurial and outward looking.”*

Business goals, aims and business plans

The following **Strategic Objectives** for the project were agreed as part of the Strategic Outline Case:

The City Centre and Beach Masterplan (CCBMP) 2022 provides a framework of development and direction that demonstrates a significant change in the way the city operates, with the planned Beachfront Phase C works forming a key component to the masterplan vision.

Aberdeen City Council are aware through their monitoring and consultant studies of a need for coastal management with actions being required in the short, medium and longer term. ACC are working towards the development of a strategy for future coastal management and are currently looking to develop an options appraisal for various possible coastal management options in the various sections along the coastal frontage.

The following Strategic Goals & Aims were identified as part of the Strategic Outline Case:

- Beachfront Masterplan and Development Framework to create a transformational new waterfront destination for the City of Aberdeen.
- An integrated design solution that protects our city's long-term coastline whilst enhancing the beachfront to encourage public use.
- A people-focussed environment will be inclusive for all, creating a real community asset and bringing the 'Wow' factor back to the Beachfront.
- Create facilities that support the local community group growth.
- A focal point that defines the Beachfront as a destination in the area.
- Define a strategy for future coastline management.
- Successful maintenance of the beach and continued provision of coastal protection against coastal erosion and flooding through effective coastal management planning and implementation and maintenance of existing and future coastal management measures in alignment with a coastal management strategy.

Current Business Situation – where are we now?

The project team and designers are appointed for the Shoreline Regeneration Phase, with the team actively assisting with the preparation of this Outline Business Case. The team has been selected due to their continuity across the wider City Centre and Beachfront Masterplan and their involvement within Phase A and Phase B. The team are also supported by Arch Henderson to provide civil and structural engineer input on the shoreline interface aspects.

A Strategic Outline Case was approved in April 2023, with the current concept design that forms the basis of this OBC, beginning to move towards the completion of RIBA Stage 2.

Describe the purpose of the project, why it is needed, establishing a compelling case for change based on business needs, e.g., demand for services, deficiencies in existing provision etc. Where are we now and where do we need to get to.

Why is the project needed?

The Shoreline Regeneration Phase C is one of the key projects included in the City Centre and Beach Masterplan, as integral part of the Beachfront and as defined by the Beachfront

Development Framework 2023. Where the framework set out the vision to a world class tourism destination based on an innovative landscape-led approach, with this phase critical to meeting this objective. The proposed 7 intervention all focus on providing high quality space and encouraging activities along the shoreline, with enthuses on being free to use and accessible to all.

This Phase supporting the goal in creating a world class beachfront, with an active sea frontage and creating a people-focused environment, which prioritises active travel and spaces for people, with a focus on environmental and economic sustainability. The significant stature of the Boardwalk intervention will provide this central destination focal point, which draw people to the area, whilst supported by unique feature attractions of the Safer Swimming Zone.

The Beach Masterplan Phase A and B are progressing in tandem, with Phase A works due to commence in 2024, with this Phase form the remaining section of the Masterplan in fulling aims and objectives of the Masterplan Vision.

Identify any constraints, e.g., timing issues, legal requirements, professional standards, planning constraints. What assumptions have been made, and any linkages and interdependencies with other programmes and projects should be explained, especially where the proposed project is intended to contribute to shared outcomes across multiple Clusters.

Typical Development Programme, including Planning/Statutory requirements

The Shoreline Regeneration works will be the third phase of the Beach Masterplan which will require to be coordinated with the previous phases taking cognises of any temporary measures that require to be put in place. This Phase will form the final connecting section between the Urban Park, Beach Ballroom and beach shoreline, with overall construction phasing require form part of a detailed construction programme phases and will require early engagement with a Main Contractor as part of the next phase.

The Boardwalk, Beach Interface and Safer Swimming Zone will be subject to an Environmental Impact Assessment (EIA) and Marine Licence consideration, which constraint the delivery programme due to the estimated application duration periods. These factors have been taken into consideration whilst preparing this OBC.

The Beach Village access will be gained directly off the new Accommodation Road which will require to be completed prior to the commencement of this element of the phase. These works are anticipated to be progressed in the Q4 2025. Whilst the Esplanade works will likely be broken down into a series of sections or phasing to accommodate other associated working include Phase B connectivity, Satellite Facilities and Community Clubhouse.

Linkages and interdependencies with other programmes and projects

The Aberdeen City Centre and Beach Masterplan (CCBMP) recalibration exercise recognises the importance of the Beachfront Redevelopment, to improving connectivity and linkage to ongoing City Centre regeneration, with the view to creating a world recognised Beachfront. The Shoreline Regeneration Phase C works forming a key component achieving the collective objectives of the Masterplan, with the significance of this shoreline also recognised within the Beachfront Development Framework in creating a transformational Beachfront for the City.

The Phase C works are a critical partner in delivering this overall collective vision for the Beachfront, with the loss of this phase having a wider impact and dilution in creating an attractive, active shoreline regeneration destination.

State what impact the project will have on business as usual, e.g., temporarily reduce capacity or divert resources.

This Phase will see the continuation of the Beachfront Masterplan, which will involve Project Sponsor engagement and continued support from HNSL with the day-to-day activities. In addition, the project delivery will need periodic support from a number of internal Council Services at crucial stages of the project, most notably Planning Department, Building Control, Legal, Corporate Landlord, Estates & Maintenance and Communications.

Externally, there will be some potential disruption to completed earlier phases including the Urban Park, Beach Ballroom and Leisure Facilities which will require support to manage temporary conditions during the construction periods and locally to the beach.

5. Objectives

List the project's objectives. Make these tangible and clear as they will influence which option is recommended and will be used to monitor project progress and success.

As part of the approved Aberdeen City Centre & Beach Masterplan, the document set out of series of SMART (Specific Measurable Achievable Relevant Timely) Objectives with metrics and owners which were informed by Aberdeen City Council's vision for the city, the Local Outcome Improvement Plan and recent Economic Performance Reports. The SMART Objectives identified to deliver against the four Masterplan objectives of Economy, Inclusion, Net Zero and Quality.

The table below shows the SMART Objectives appropriate to the Beach Masterplan projects and progress around gathering baseline data, current data, the source of the data, along with a RAG status and where possible how the trends are evolving.

Objective	What does success look like? /Plus Metric
Reduction in car journeys at the Beachfront	20% (12,552 -> 10,042) reduction in all vehicle journeys at the beachfront, daily average
Creation of Construction jobs over the build period	200 new Construction Jobs
Materials sourced from the local area	20 to 30% of net Construction Costs to be local materials
Contractors labour from the local area	50% Local labour employed
Increased footfall and revenue at the Beach Ballroom and other Beach Leisure Facilities	100% Footfall and 100% revenue6 increases (Leisure only)

Creation of free public realm and open park/play space, leading to increased satisfaction with the Beach area	2,000m2
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In addition, the HNSL SMART objectives measures have been shared with the Tier 1 Contractors where they have been appointed on projects within this Masterplan. These are discussed at the Social Impact meetings with the Tier 1 Contractors and will be measured at the appropriate time in the construction phases. Baseline data is being gathered as the projects develop.

6. Scope

What will the project produce? What are its outputs?

Consider what business services, processes, people, and environments will be delivered, affected, or changed by the project.

Also define the work the project will carry out to make the transition from the project to 'business as usual' – the handover period.

State the project success criteria.

Overview

The overarching vision for Phase C Aberdeen Beachfront is to create a vibrant, safe, and accessible waterfront that fosters community engagement and promotes water safety. This vision aligns seamlessly with the Aberdeen City & Beachfront Masterplan and previously approved elements, ensuring a cohesive and aesthetically pleasing environment. The emphasis on safety, accessibility, and revenue generation opportunities, positions this project as a valuable addition to the Aberdeen waterfront, promising a positive impact on both residents and visitors alike. Whilst forming an integrating solution to protecting the City shoreline along this increasingly valuable to asset. The Beachfront Phase C Projects will incorporate 7 key elements which, for the purposes of planning considerations, include the following:

1. Esplanade (North) & Esplanade (South): Largely improvements to existing road/footways and land immediately adjacent to roads/footways with limited 'street furniture', all in connection with improving access to and enjoyment of the beach and improving active travel opportunities. Esplanade (Central): As Esplanade (North) & Esplanade (South) but overlapping with Boardwalk and Beachfront Interface.

Appendix B, Fig4i & 4ii – illustrates the Esplanade & Beach Interface regeneration

2. Boardwalk: Boardwalk structure (Options A & B) which extends from the Esplanade and projects beyond the sea wall and over the beach, with access/connection points to the Pedestrian Spine (Beach Boulevard) and the proposed new Beach Ballroom entrance. The Boardwalk structure follows the sinuous route of the Rope Works concept, extending gracefully to the North Sea. Its purpose is to create an active frontage and pedestrian-friendly environment, enhancing the overall aesthetic appeal of the Beach Esplanade and connecting the Beach Boulevard to the "jewel in the crown" Beach Ballroom. Boardwalk Option B projects below the Mean High Water Springs mark, while Option A (major) proposal sits above the Mean High-Water Springs.

Appendix B, Fig3i & 3ii – illustrates the Boardwalk Option A & Option B

3. Beachfront Interface: To regrade the existing levels from esplanade to beach level, building over the existing lower sea wall through a series of ramps and steps, making the beach accessible to all.

The new Beach Interface section and Boardwalk will incorporate the reconstruction of the existing coastal defence wall along this section of the coastline to accommodate the construction works. The new defence wall section will form the first steps in addressing the sea defences along this stretch of the Beachfront and provide a catalyst for the long-term coastal management. The wall defences will be developed to align with the long-term future coastal management defence strategy.

Appendix B, Fig4i & 4ii – illustrates the Esplanade & Beach Interface regeneration

4. Satellite Facilities: A variety of modular Satellite Facilities located at key points along the length of the Esplanade will provide toilets, changing, shower and storage facilities for all beach and water users, all for the purposes of improving access to the beach. Satellite Facilities strategically located along the remainder of the Esplanade provide essential facilities for beach and water users. The elevated structures also serve dual purposes as observation decks, enhancing beach safety and monitoring. Satellite Facilities offer revenue generation through the provision of storage lockers for clubs and the potential for integration of PV panels for solar energy collection to offset running costs.

Modular units are under 4 metres in height and will be located in clusters of 7 max (under 200m³).

Appendix B, Fig6– illustrates the new Satellite Facilities

5. Beach Village: The Beach Village serves as a central hub for various beach activities, including parking facilities, hook-up point for trailers and additional satellite facilities. The Beach Village is envisioned as a dynamic space for events and activities that contribute to revenue generation and community vibrancy. The Beach Village presents opportunities to host revenue-generating events and activities, attracting sponsors and visitors while also attracting tourism to visit the beachfront with the opportunity to plug in trailer which could be booked out.

Appendix B, Fig6– illustrates the Beach Village

6. Footdee Community Clubhouse - The Footdee Clubhouse, situated at the southern end where the water is safest, caters to the Surf Club, Wild Swimmers, and Surf Life Saving Club. Beyond offering facilities for these groups, it provides educational opportunities on safe water usage. The elevated observation deck further enhances its ability to improve the safety of water and beach users. Revenue opportunities are woven into the fabric of the design. The Footdee Clubhouse, particularly through its café, provides potential revenue streams via food and beverage services, potentially involving collaborations with local businesses and the Fittie Trust for mutual benefit. The Clubhouse not only aligns with the overarching masterplan but also presents a unique opportunity to create a thriving and sustainable community space.

A class 10 (non-residential institution) facility which could provide various amenities, providing education on safe water usage, with opportunities for an elevated observation deck at the most used part of the water.

Appendix B, Fig7– illustrates the proposal for the Community Clubhouse

7. 'Safer swimming facility': An engineering arrangement to alter existing groynes and 'fish tails' to provide a safer opportunity for open water swimming.

The Safer Swimming Zone construction will form the first part of the outer coastal defence to the concentrated central Beachfront masterplan zone. The Swimming Zone enhancing the existing sea groynes by the introduction of concrete revetment structures walls to provide a contained swimming environment. As part of the Safer Swimming Zone and central Beachfront elements the proposals will introduce new 'artificial reefs' to encourage biodiversity and marine ecology by introducing large rock and concrete elements to emulate rock pools and reef structures. These new features will be located adjacent to the existing rock armour.

The Council Structural, Flooding and Coastal team have previously engaged with a specialist coastline and engineering consultancy company to provide a high-level overview past, present and future of coastal behaviour and consider the potential coastal management defence options. The consultancy 2019 Report considered the beneficial impact of the coastline defences works undertaken in 2006, whilst highlighting the need for future works to protect key areas of our Beachfront coastline. The report noted that the T-Groynes adjacent to the Beachfront Leisure zone and Beach Ballroom were coming increasingly more vulnerable, with the need to consider measures to protect or enhance, with the risk of failure potentially becoming more acute within the next twenty years. These aspects have been taken into consideration as part of the Shoreline Regeneration phase, with the need to protect the increasing valuable asset of the Beachfront.

Hub North Scotland appointed from its supply chain an Architect, a Civil/Structural Engineer, a Mechanical and Electrical Engineer and a Cost Consultant to support the development of this OBC. The design team has been working collaboratively with ACC and other stakeholders across the collective project, with an invested knowledge and understanding of the collective deliverable through support in the preparation of the Beachfront Development Framework.

Project Success Criteria

The following objectives have been developed would represent a successful project:

- A catalyst for increased footfall to the Beachfront, whilst creating revenue and support to adjoining facilities including the Beach Ballroom and Leisure Facilities
- Create a public realm space that is free and accessible to all, leading to increased utilisation and satisfaction.
- A form an integrated solution and complete the Beachfront Masterplan following the earlier phases.
- Create a destination landmark through the delivery of a large Boardwalk and sculptural structure incorporating the 'light of the north'.

Planning - Proposed Planning Consenting Strategy

Subject to further and ongoing discussions with Council Planning officers, given the variety of different proposals and physical interventions as outlined above, there are a number of different planning consenting positions. While some of the proposed interventions are considered to be deemed as not 'development' or 'permitted development', others will require planning permission, or indeed Marine License consent.

Parts of the work will benefit from falling under Part 12 'Development by a Local Authority' of the Town and Country Planning (General Permitted Development) (Scotland) Order 2011 (as amended).

This is set out further below and will remain subject of further discussion with Council Planning officers and Marine Scotland. This approach is consistent with previous reporting within the Aberdeen Beachfront Development Framework process and in previous reports to the City Growth and Resources Committee in August 2021.

The narrative and table below seeks to set out the anticipated planning approval process for the constituent parts of the Shoreline Phase C works

Where the public realm works concern existing public roads, it has previously been discussed with Council planning officers that some parts of the works may do not constitute "development", for the purposes of the Town and Country Planning (Scotland) Act 1997 (as amended), Section 26 (2)(b) as they would be works carried out by the roads authority within the boundaries, and for the maintenance or improvement, of a public road, or where there would not be significant adverse effects on the environment.

Where works do constitute 'development', such public realm works would fall under 'permitted development' as they would fall under Class 31 of the General Permitted Development (Scotland) Order 2011 (as amended), which permits work by a roads authority for the maintenance or improvement of a road, or land adjoining the boundary of a road. This scenario will be relevant to the anticipated public realm works within the '1-Esplanade'.

Looking beyond public realm works and works to or adjacent existing public roads and footways, as previously reported, some other works would fall under Class 30 of the Order which permits the erection or construction and the maintenance, improvement or other alteration by a local authority of –

- (a) any building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity on land belonging to or maintained by them, being building works or equipment required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;
- (b) street furniture required in connection with the operation of any public service administered by them.

Given the provisions of Class 30 as above, several small-scale interventions along the Beachfront would fall under the terms of 'permitted development', where they are related to the improvement of that land for its retained purpose, which in this case would be open space and recreational activity related to public access to the beach and water. This would particularly

relate to '4 – Satellite Facilities' (e.g. Beach huts and associated changing facilities etc) where these are under 4m in height or 200 cubic metres combined, and similar facilities being included within '3 - Beach interface'.

The other elements of the Beachfront Phase C Projects are anticipated to require planning permission as they would constitute 'development' and would not fall under the 'permitted development' criteria outlined above, in relation to height or building volume. This would include '2 - Boardwalk', '5 - Beach Village' (change of use to car park), '6 - Footdee Club House' and '7-Safer Swimming Facility' (due to anticipated height of amended groynes above the seabed).

Major v Local;

It should be noted that any developments with an area that constitutes "development" of less than 2ha, or under 5000m² gfa in these circumstances, would constitute 'local development', while any developments above these thresholds would constitute a 'major development'. As a result, it is not anticipated that any of the 7 elements of the Beachfront Phase C Projects will breach these thresholds individually, and therefore are not currently anticipated would be 'major developments'. or require Pre-Application Consultation. Notwithstanding all of the above, following discussions with Council Planning officers, it was mutually agreed that there would be a preference to combine some individual developments into a larger planning application. This relates to '1 - Esplanade Central', '2 -Boardwalk', '3 -Beach Interface', and '7 - Safer Swimming Facility'.

Marine Licensing and EIA Strategy

The '2- Boardwalk' (heavy option) and '7-Safer Swimming Facility' components will require Marine Licensing in addition to planning permission, given their proposed locations within the 'intertidal zone' - this is the area between Mean High-Water Springs (closest to the Esplanade) and Mean Low Water Springs (roughly in line with the end of the groynes). In the intertidal zone, terrestrial planning authority (Council) responsibilities overlap with Marine Scotland's responsibilities for the marine area.

Any works within Scottish waters of over 50m in length or 1000m² are 'Licensable', which would include any Piers, marine construction works, or coastal protection works. Licensable works require a Pre-Application Consultation (PAC) process similar to that required for 'major' planning applications and require a Marine License consent from Marine Scotland Licensing Operations Team (MS-LOT). The pre-application consultation consists of carrying out a public pre-application consultation to allow the public, local communities, environmental groups and other interested parties to comment upon proposed marine projects at an early stage - before an application is submitted. This 12-week process must be completed before submitting a marine licence application and the marine licence application must be submitted within one year of the PAC event. MS-LOT aim to process marine licence applications within 14 weeks.

In addition, following previous discussions with Council Planning officers and Marine Scotland the '2-Boardwalk', '3-Beach Interface' & '7-Safer Swimming Facility' may require an Environmental Impact Assessment (EIA) as part of both the Planning and Marine Licensing consenting processes. This is because as they fall within 'Schedule 2' of the EIA Regulations ("Coastal work to combat erosion and maritime works capable of altering the coast through the construction, for example, of dykes, moles, jetties and other sea defence works, excluding the maintenance and reconstruction of such works"). Further clarification is required from Marine Scotland on whether the 'heavier touch' boardwalk 'overhanging' the MHWS would require an

EIA as part of marine licensing consenting process. Discussions with Marine Scotland and Council officers will continue beyond this OBC stage.

Indicative Timescales (Planning and Marine Licensing)

This section provides an indicative timescale for planning permissions and marine licensing as required for the proposal:

Proposal	Consents Required w/ Indicative Timescales (with potential to overlap)
<p><i>Boardwalk option 1:</i> Boardwalk (Heavy), Esplanade (Central), Safer Swimming Facility and Beach Interface</p> <p><i>*As stated above, ACC Planning in general agreement to group all interventions into one planning application.</i></p>	<ul style="list-style-type: none"> • EIA Scoping & Preparation: 9-12 months • Marine Licence & Planning PAC: 3 mths • Marine Licence: 3-4 months • Planning Application (Major Development): 4 month target <p>Indicative Timescales: 12-18 months</p>
<p><i>Boardwalk option 2:</i> Boardwalk (Medium), Esplanade (Central) Safer Swimming Facility and Beach Interface</p> <p><i>*As stated above, ACC Planning in general agreement to group all interventions into one planning application.</i></p>	<ul style="list-style-type: none"> • EIA Scoping & Preparation: 6-9 months • Planning Application (Local or/Major TBC): 2 months or 4 months target <p>Indicative Timescales: 12-18 months</p>
<p>Beach Village - Car Park, Satellite Facilities (see below)</p>	<ul style="list-style-type: none"> • Planning Application (Local Development): 2-month target <p>Indicative Timescales: 2-4 months</p>
<p>Clubhouse (c 1,000m2 GFA)</p>	<ul style="list-style-type: none"> • Planning Application (Local Development): 2 months <p>Indicative Timescales: 2-4 months</p>
<p>Satellite Facilities</p>	<p>Following discussions with Council Planning Officers, it is envisaged that the satellite facilities would constitute 'permitted development'. This includes the satellite proposals which are within the scope of the beach village application.</p> <p>While no formal consent is required, a voluntary Certificate of Lawful Use could be progressed, which effectively confirms the 'permitted development' position. Councils have 28 days to reply to such requests.</p> <ul style="list-style-type: none"> • Indicative Timescales: 1 month.

Statutory National/Local Planning Policy and Guidance Review

Any Phase C planning applications will be assessed against the relevant development plan and associated planning context at the time of any such applications being made and determined. As of June 2023, the 'development plan' now consists of the National Planning Framework 4 (adopted by Scottish Government in February 2023) and the Aberdeen Local Development Plan (ALDP). In any instances of potential or perceived incompatibility between NPF4 and the LDP, whichever of them is the later in date is to prevail; in such an instance, the provisions of the Aberdeen LDP 2023 will prevail and is considered first below. In addition, Scotland's National Marine Plan (adopted March 2015) will be considered in relation to any works that also require a Marine License ('2-Boardwalk' and '7- Safer Swimming Facility').

As outlined by Aberdeen Local Development Plan, the proposals fall within land defined as Urban Green Space and Green Space Network (Policy NE2) and Beach & Leisure (Policy VC11). The Urban Green Space element of Policy NE2 aims to protect areas for recreation and sport, while Policy NE1: Green Space Network aims to "protect, support, and enhance the City's Urban Green Space", for example parks, playing fields, outdoor sports facilities, unless suitable alternative and equally convenient and accessible public green space can be provided. In terms of the Green Space Network, the policy notes that "Development proposals will seek to protect, support and enhance the Green Space Network. This broadly encompasses the wildlife, biodiversity, ecosystem services & functions, access, recreation, landscape and townscape value of the Green Space Network".

Within the 'Beach & Leisure' areas of the city, the Aberdeen Local Development Plan 2023 notes that proposals will be permitted provided they:

1. *contribute to the range and quality of the existing uses, facilities, and activities of the wider beach area;*
2. *are of an appropriate scale;*
3. *do not have an unduly adverse effect on the character of the area, or cause negative visual or environmental impacts or affect the amenities of nearby residents; and*
4. *do not result in the significant generation of car borne journeys, nor additional pressure for car parking.*

The 7 elements of the Beachfront Phase C Projects are considered to be consistent with the uses referred to in the LDP.

Regarding NPF4, the proposals are considered to comply with the purpose of the following key policies: Policy 1 (tackling the climate and nature crises), by creating a zero carbon, nature positive development; Policy 2 (climate change mitigation and adaptation), by minimising emissions from development; and Policy 3 (biodiversity), by enhancing biodiversity and strengthening nature networks and nature-based solutions. Further consideration of these key policies, and additional applicable NPF4 policies, as design proposals evolve.

Energy Strategy

All the facilities are based on an electric utility connection approach.

Club House Facility

The following low and zero energy solutions shall be integral part of the clubhouse design development to minimise energy consumption and aid in meeting the wider Masterplan objectives, achieved through:

- Photovoltaic (PV) panels will be provided to meet the energy requirements within the Technical Standards.
- Heating to be provided via all-electric air source heat pump.
- LED Lighting throughout with lighting controls (including externally).
- Local instantaneous electric showers.
- Increased U-values.
- Heat recovery on mechanical ventilation where installed.

Satellite Facilities

The following low energy solutions shall be incorporated to minimise energy consumption:

- LED Lighting throughout (including externally).
- Local instantaneous electric showers (where heated showers required) to minimise distribution losses.
- Point of use water heating to serve wash hand basins to minimise distribution losses.
- The satellite facilities will be unheated.

External lighting

- External lighting where installed shall be LED lighting with solar timeclock and photocell controls to minimise energy consumption.

Beach Village, Campervan Connection

- Electric hook-ups points will be provided for food and beverage outlets and short stay camper parking to avoid the use of fossil fuels.

Electric Vehicle and Bike Charging

- Charging points will be provided for electric vehicles and bikes.

6.1 Out of Scope

List any notable exclusions, those areas that may be viewed as associated with the project or the affected business area, but which are excluded from the scope of the project.

In due course, the Shoreline Regeneration will require to be reviewed against Development Framework Phase 2 once this is available. This exercise has not formed part of this OBC.

7. Options Appraisal

7.1 Boardwalk/Pier – Do Nothing / Do Minimum

Description	Continue to manage and maintain site for remainder of asset lifetime.
Expected Costs	£0 additional cost. Continued road/surface maintenance costs.
Expected Benefits	No anticipated benefit.

Risks Specific to this Option	<p>Future investments not stimulated and continued decline of beachfront area.</p> <p>This option could result in higher future costs for repairs, maintenance and coastal protection of this location.</p>
Advantages & Disadvantages	<p>Whilst there is significant cost avoidance, this options acts against aspirations to develop the beachfront and is a missed opportunity to support the achievement of the City Centre and Beach Masterplan objectives of regenerating the shoreline, attracting visitors and business and, for anchoring growth in Aberdeen.</p>
Viability	No viability issues
Other Points	Reputational damage to ACC

7.2 Boardwalk/Pier – Option A (Larger)	
Description	<p>Boardwalk structure which extends from the Esplanade and projects beyond the sea wall and over the beach, with access/connection points to the Pedestrian Spine (Beach Boulevard) and the proposed new Beach Ballroom entrance. Boardwalk will extend beyond the mean high water spring tide line.</p> <p>Bespoke 'Light of the North' beacon at boardwalk, to be developed by local artist. Allowance to include cantilevered structural solution and external feature lighting. Curved panels and handrail to be included to suit design intent geometry. Boardwalk fascia and immediate underside to be stainless steel panels with preformed corners (no exposed fixings). Coloured bespoke steel structure to engineer design and architectural design intent; finish to be suitable for marine environment.</p>
Expected Costs	£TBC
Expected Benefits	Very significant active travel and visitor spend benefits. Also creates a new iconic landmark in Aberdeen (viewed from the City, the sea and the beach) that will improve its overall image.
Risks Specific to this Option	Cost over-runs given the significance of the design proposal.
Advantages & Disadvantages	<p>Stimulated visitor spending; encouraged participation in physical activities improving citizen and visitor health and wellbeing; Changing perception of Aberdeen as a place to live, work, visit and invest.</p> <p>Significant cost outlay.</p>
Viability	Extension of the structure beyond the mean tide line will require a marine license that could create pressure on the project's timescales and programme.

Other Points	-
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7.3 Boardwalk/Pier – Option B(Smaller)	
Description	<p>Boardwalk structure which extends from the Esplanade and projects beyond the sea wall and over the beach, with access/connection points to the Pedestrian Spine (Beach Boulevard) and the proposed new Beach Ballroom entrance. Boardwalk will extend close to, but will not cross, the mean high water spring tide line.</p> <p>Bespoke 'Light of the North' beacon at boardwalk, to be developed by local artist. Allowance to include cantilevered structural solution and external feature lighting. Curved panels and handrail to be included to suit design intent geometry. Boardwalk fascia and immediate underside to be stainless steel panels with preformed corners (no exposed fixings). Coloured bespoke steel structure to engineer design and architectural design intent; finish to be suitable for marine environment.</p>
Expected Costs	TBC
Expected Benefits	Significant active travel and visitor spend benefits. Potential to create a new iconic landmark in Aberdeen that could improve its overall image by forming a significant 'end point' of the journey from the City to the sea.
Risks Specific to this Option	Cost over-runs given the significance of the design proposal.
Advantages & Disadvantages	<p>Stimulated visitor spending; encouraged participation in physical activities; Changing perception of Aberdeen as a place to live, work, visit and invest.</p> <p>Significant cost outlay, and above benefits may be limited in their magnitude as the boardwalk does not always reach beyond waters' edge.</p>
Viability	No viability issues identified.
Other Points	-

7.4 Beach Interface	
Description	<p>Proposal to regrade the existing levels from esplanade to beach level, building over the existing lower sea wall through a series of ramps and steps, making the beach accessible to all.</p> <p>Improvements to the public realm on the beachfront, including proposed coastal structures, green space, coastal defences, footways and active travel route to tie into Leisure and Ballroom works.</p>
Expected Costs	TBC
Expected Benefits	Improved coastal resilience in terms of flood risk and erosion. Increased footfall and improved perception of the beachfront area. Increased uptake of active travel.

Risks Specific to this Option	Inflation of construction materials.
Advantages & Disadvantages	Significant reimagining of the beachfront area that could bring amount largescale changes in visitor numbers. Significant cost outlay and disruption to the area throughout construction phase.
Viability	No viability issues identified.
Other Points	-

7.5 Satellite Facilities	
Description	A variety of modular Satellite Facilities located at key points along the length of the Esplanade will provide toilets, changing, shower and storage facilities for all beach and water users, all for the purposes of improving access to the beach. Modular units are under 4 metres in height and will be located in clusters of 7 max (under 200m3).
Expected Costs	TBC
Expected Benefits	Greater access to the beachfront and increased footfall and improved perception of the beachfront area. Increased uptake of active travel through facility provision.
Risks Specific to this Option	Inflation of construction materials.
Advantages & Disadvantages	Potential reimagining of the beachfront area that could bring amount largescale changes in visitor numbers. Significant cost outlay and disruption to the area throughout construction phase.
Viability	No viability issues identified.
Other Points	-

7.6 Esplanade	
Description	Esplanade (North & South): Largely involves improvements to existing road/footways and land immediately adjacent to roads/footways with limited 'street furniture', all in connection with improving access to and enjoyment of the beach and improving active travel opportunities. Esplanade (Central): as Esplanade (North & South) but overlapping with Boardwalk and Beachfront Interface. Development includes general remedial work to streetscaping and creation of street furniture, public realm and civic space, coastal structures, grass embankment as well as a new seating terrace.
Expected Costs	TBC

Expected Benefits	Increased footfall and improved perception of the beachfront area. Increased uptake of active travel.
Risks Specific to this Option	Inflation of construction materials.
Advantages & Disadvantages	Significant reimaging of the beachfront area that could bring amount largescale changes in visitor numbers. Significant cost outlay and disruption to the area throughout construction phase.
Viability	No viability issues identified.
Other Points	-

7.7 Beach Village

Description	New car park and associated access with toilets, changing, showers, campervan electrical hook up facility to be accessed via a realigned Accommodation Road. Parking provision of Motorhome sized as well as standard sized parking spaces on the beachfront to provide better and more attractive access to Aberdeen's waterfront. Inclusion of an active travel route in addition to streetscaping and street furniture investment. Coastal greening and creation of improved greenspace through the planting of 258 trees. Further remedial work to underpass including lighting, artwork and resurfaced landscape.
Expected Costs	TBC
Expected Benefits	Greater access to the beachfront through day and overnight parking provision. Increased footfall and improved perception of the beachfront area. Increased uptake of active travel.
Risks Specific to this Option	Inflation of construction materials.
Advantages & Disadvantages	Significant reimaging of the beachfront area that could bring amount largescale changes in visitor numbers. Significant cost outlay and disruption to the area throughout construction phase.
Viability	No viability issues identified.
Other Points	-

7.8 Community Clubhouse

Description	A class 10 (non-residential institution) facility which could provide various amenities, providing education on safe water usage, with opportunities for an elevated observation deck at the most used part of the water
Expected Costs	TBC

Expected Benefits	Offers a variety of conveniences and amenities all in one place and encourages community engagement.
Risks Specific to this Option	Inflation of construction materials.
Advantages & Disadvantages	Significant positive placemaking impacts and amenity provision for local communities. Better perception of the beachfront area
Viability	No viability issues identified.
Other Points	-

7.9 Safer Swimming Facility

Description	An engineering arrangement to alter existing groynes and 'fish tails' to provide a safer opportunity for open water swimming.
Expected Costs	TBC
Expected Benefits	Benefits from physical exercise. Increase in the attractiveness of the beach and sustained rise in footfall.
Risks Specific to this Option	Inflation of construction materials.
Advantages & Disadvantages	Significant positive placemaking impacts and amenity provision for local communities. Better perception of the beachfront area. Initial cost outlay.
Viability	No viability issues identified.
Other Points	-

7.10 Recommendation

Using evidence based on the options appraisal and the objectives scoring, clearly articulate the recommended option, showing the best fit against the project's stated objectives, and balancing cost, benefits, and risk. Note, if an option fails to deliver any essential objective, then it must be discounted as unsuitable. The recommendation should not be made on objectives scoring alone but the table can be used to eliminate those options that score poorly as a first stage, with the second stage being a more detailed analysis of the remaining options. Bear in mind:

- Investment Appraisal
- Assumptions
- Constraints
- Dependencies

All components listed were assessed as part of an economic impact assessment, with the results of this assessment presented in Section 8. The economic impact model considered three packages of intervention:

1. **Do Minimum:** Continue to manage and maintain shoreline, but do not invest in any additional infrastructure.
2. **Boardwalk Intervention (Option A):** All above components, including the larger of the Boardwalk structures.
3. **Boardwalk Intervention (Option B):** All above components, including the smaller of the Boardwalk structures.

An economic impact assessment has been carried out below. Based on this process and the options Benefit Cost Ratio's (BCR's), it is recommended that Option 2 (Option A, Boardwalk Intervention) be selected as the preferred way forward.

8. Benefits

In the tables below, identify the key benefits the project will deliver.

All benefits need to be measurable, realistic and have a baseline or comparable starting point. These benefits will be monitored during and after the project close to gauge project success and value for money. If a benefit is more subjective, then that should be supported by, for example, staff or customer surveys taken **before and after** the project.

Give an idea of the total financial benefits if these exist.

List any dis-benefits where appropriate, e.g., the loss of a disposal receipt where it is proposed to utilise a surplus building instead of selling it.

Do-Minimum:

There are no anticipated economic benefits arising from this option, as such an economic impact assessment has not been possible.

Option A Boardwalk Intervention:

Stantec have undertaken an economic impact appraisal of the proposed Aberdeen Beachfront Masterplan investments. Given the array of beachfront proposals currently across Aberdeen and the risk of double counting benefits of the individual interventions, the economic impact appraisal has been modelled across the whole beachfront area.

These figures relate to the full package of investments, including the three phases of public realm works, the Boardwalk Option A) and the redevelopment of the Beach Ballroom, Leisure Centre and Linx Ice Arena.

This study found that the proposed beachfront developments would together generate £597 million (Present Value, PV) of net additional gross value added (GVA) to the Aberdeen economy over a 30-year appraisal period. This is broken down below.

Area of impact	Value of impact
Figures included in the economic impact calculation (£m)	
Active travel benefit ¹	12
Visitor spend	456
Construction spend	130
Total economic impact	597

Based on the above analysis, the project's benefit-cost ratio (i.e. total benefits divided by total cost) is 1.2, or a £1.12 return for every £1.00 invested.

Further non monetisable benefits of the option include improvements to the quality of surrounding beachfront public realm for Council staff working in Aberdeen and an increase in business rate receipts.

Option B Boardwalk Intervention:

The modelling for the smaller of the two options, has been based on the same assumptions as Option A Boardwalk Intervention, the only difference is that the active travel and visitor spend benefits have been scaled to reflect the reduced economic impact of a more modest Boardwalk structure.

The total footfall assumption detailed in the following section (1 million per annum) has been reduced for this option. VisitScotland² provide Q3 2023 data on the purpose of domestic leisure visits in Scotland. It is reported that 20% of all new visits were to see a visitor attraction, go sightseeing or to explore local areas. Of this 20% of new visitors, it has been conservatively assumed that half of them would no longer visit Aberdeen beachfront if the Boardwalk structure was not of the same scale as Option 2. This therefore reduces the overall

¹ Includes impacts on reducing congestion, reducing infrastructure maintenance costs, reducing accidents, improving local air quality, reducing noise and greenhouse gas emissions, improved health, reduced absenteeism and improved journey ambience, adjusted to account for adverse impact on Government fuel duty receipts.

² VisitScotland 2023. Summary of Scotland's Day Visit Tourism Performance in quarter 3 2023 (July to September 2023). Available online at: <https://www.visitscotland.org/research-insights/about-our-visitors/uk/day-visits-survey#2023>

annual visitor footfall by 10%. Subsequently, both the visitor spend and active travel benefits have reduced.

This study found that the proposed beachfront developments would together generate £498 million (Present Value, PV) of net additional gross value added (GVA) to the Aberdeen economy over a 30-year appraisal period. This is broken down below:

Area of impact	Value of impact
Figures included in the economic impact calculation (£m)	
Active travel benefit ³	10-
Visitor spend	362
Construction spend	125
Total economic impact	498

Based on the above analysis, the project's benefit-cost ratio (i.e. total benefits divided by total cost) is 0.97, or a £0.97 return for every £1.00 invested.

Further non monetisable benefits of the option include improvements to the quality of surrounding beachfront public realm for Council staff working in Aberdeen and an increase in business rate receipts.

Impact Modelling Assumptions:

Although there is a degree of cost certainty in relation to the Shoreline Regeneration works that are the subject of this business case, further costing work is still required in relation to the proposed future phases of development.

The midpoint of values has been taken from HM Green Book guidance for standard buildings, non-standard buildings and for standard civil engineering. HM Treasury Green Book standard discount rate of 3.5% has been used to discount costs and benefits over a 30-year appraisal period.

Benefit modelling assumptions:

Construction spend benefits

- Turnover to GVA ratio (for Aberdeen's construction sector) from the Scottish Annual Business Statistics of 0.44 was applied to total annual capital spend for each option.
 - The following assumptions were then applied to estimate the net construction GVA:
 - Deadweight: 0% (no spending would happen on site in the counterfactual scenario)

³ Includes impacts on reducing congestion, reducing infrastructure maintenance costs, reducing accidents, improving local air quality, reducing noise and greenhouse gas emissions, improved health, reduced absenteeism and improved journey ambience, adjusted to account for adverse impact on Government fuel duty receipts.

- Displacement: 40% (project will lead to some displaced construction activity elsewhere)
 - Leakage: 20% (as advised by Robertson, a proportion of the construction providers will be non-local)
 - Multiplier: 1.44 Type II multiplier assumed. (Scottish Government input output tables provides a Scotland wide multiplier of 1.87 for the construction sector. It has been assumed that 50% of these indirect and induced benefits will be retained locally.)
- The net construction GVA was then discounted and summed over the full appraisal period

Active travel benefits

Baseline footfall was provided by the Council, specifically how many people currently visit Aberdeen Beachfront, and Beach Boulevard North Side and the Beach Esplanade. An 80% pedestrian/20% cyclist split was assumed. It was assumed that total footfall would rise to 1 million post investment (by comparison, Blackpool attracts 19 million visitor nights, Brighton 11 million and Bournemouth 10 million).⁴

DfT's AMAT tool was then used to calculate the active travel benefits of the project.

Visitor spend benefits

The same above AMAT data was used alongside the following conservative assumptions:

Assumption	Value	Description
Percentage of non-local visitors	50%	Conservative modeller's assumption
Percentage of day visitors	50%	Only a small proportion will come as part of an overnight visit
Average spend per day visitor	£36.91	VisitScotland Grampian Factsheet 2019
Average spend per overnight visitor	£239.60	
Deadweight	0%	It is assumed that investment would not take place under counterfactual
Displacement	10%	A proportion of visits to some other attractions in the city will be displaced

⁴ <https://britishdestinations.files.wordpress.com/2019/04/2019-house-of-lords-select-committee-report-the-future-of-seaside-towns.pdf>

Leakage	5%	Some proportion of the visitor spend will be from outside of Aberdeen. For example, visitors bring their own food with them.
Multiplier	1.30	Scottish Input Output tables provides a Scotland wide multiplier of 1.60 for the sport and recreation sector. It has been assumed that 50% of these indirect and induced benefits will be retained locally.
GVA as a percentage of spend	68%	Scottish Annual Business Statistics 2020, arts entertainment and recreation GVA to turnover ratio.

9. Costs

Use the tables below to provide cost information. Costs must include capital investment and where relevant any ongoing revenue costs incurred by the project or as a result of the project. The source/basis of any estimates should be clearly identified.

Refer to the Government Green Book and the Supplementary Guidance on Optimism Bias for information on determining costs. Outline any assumptions in estimating costs in Section 17 and confirm in the Checklist that you have followed this guidance.

[Green Book Supplementary Guidance Optimism Bias](#)

[The Green Book 2022 \(HM Treasury Guidance\)](#)

To improve the design development process for capital projects there is a need to consider full life cycle costs, including maintenance. Therefore, costs should be considered at least over a 5-year period. It is an estimate of the resources and capabilities (people, physical resources, and funding) needed to deliver the project and sustain the benefits. The estimates need to cover both the direct project costs and the ongoing (business as usual) costs for the lifetime over which the benefits are to be considered.

Include information on where the budget will come from.

Full costs breakdown to be included.

Any impact on business as usual or service delivery.

10. Key Risks	
Description	Mitigation
<p>Fully explain any significant risks to the project that you are aware of, especially those which could affect the decision on whether and in what form the project goes ahead.</p> <p>Append your full Risk Log if available.</p>	<p>Details of any mitigating action already taken or suggested.</p>
<p>The significant risks to the project are summarised below:</p>	
<p><i>Construction Inflation:</i> there is a risk of Construction inflation continuing to increase over the project delivery programme period. This could result in the project becoming unaffordable to ACC even with Developer Contributions and External Investment.</p>	<p>Cost Managers to closely monitor the market. Include appropriate levels of Contingency in Costings. Prepare the design to ensure that it can be delivered within the budget available.</p>
<p><i>Coastal Management Defences:</i> continued coordination and development of the medium-long shoreline intervention as part of the defence's mechanism for the future. The existing shoreline continues to evolve each year.</p>	<p>Continue to work with ACC Structural, Flooding and Coastal team in the development of the proposals to ensure coordination with the long-term coastal management defences.</p>
<p><i>Weather Conditions:</i> inclement weather forms an increased risk to the project timeline due to the proximity to the sea, with the potential to cause significant delay and disruption to site activities.</p>	<p>The programme timeline has assumed a winter break between the months of October to March on a given year. The winter programme break will be maximised through offsite construction including features associated with the Boardwalk, Beach Interface & Safer Swimming Zone. Only one winter break is anticipated.</p>
<p><i>Statutory Approvals:</i> complex statutory approvals including Marine Licence to cover elements relating to the Beach Interface, Boardwalk and Safer Swimming Zone. In addition, the requirement to prepare an EIA document.</p>	<p>Early engagement has commenced with Marine Scotland and ACC Planning to agree a planning strategy. The programme deliverables have been phased to minimise the associated application risks.</p>
<p><i>Site Conditions:</i> unknown existing condition and environmental factors lead to challenges in meeting the brief and delivering the works.</p>	<p>An extensive series of survey works to be undertaken to inform the delivery of the project and design, with these works to be undertaken to inform an FBC.</p>
<p><i>Project Budget:</i> insufficient budget or inability to provide appropriate funding receipts, thereby delaying/stalling the development of a critical phase of the Beachfront Masterplan</p>	<p>Prepare robust development appraisals and continued market research to promote the works with the view to seeking external investment.</p>

11. Procurement Approach

If this project will involve the procurement of products or services, describe the approach that will be taken based upon the recommended option.

The Design Teams must conduct a check on the Health & Safety track record on tender documentation and submission prior to award and confirm this has been done.

The Procurement Strategy will be prepared following, and with the benefit from, lessons learned from the other related Beachfront projects including the Phase A & B Public Realm works.

The project will be delivered by hub North Scotland Ltd, ACC's strategic development partner for the planning, procurement and delivery of community-based infrastructure projects across the north of Scotland. Hub North Scotland comprises 16 public sector organisations, the Scottish Futures Trust and private sector partners in a joint venture company known as a hubCo with the purpose of working collaboratively to deliver inspiring projects for communities and best value for participants. Aberdeen City Council are one of these public sector organisations and have been part of the hub initiative since 2011.

The key purpose of the hub initiative is to establish a long-term partnering relationship between hubCo and Aberdeen City Council and to procure the provision of appropriate infrastructure and related services involved in providing Community Services with the aim of:

- a) improving the efficiency of delivery of community-based facilities;
- b) delivering economies of scale through shared facilities;
- c) making the best use of public resources; and
- d) providing continuous improvement in both cost and quality in public procurement.

Hub North Scotland's dedicated supply chain members are working collaboratively with Aberdeen City Council to develop, design and deliver all projects within the ACC City & Beach Vision programme. All procurement is carried out in strict compliance with Hub North Scotland's Project Delivery Method Statement with a completely open book approach to project costs which is continually benchmarked and reviewed to maximise efficiency, accountability and demonstrate continuously improving value for money. The Hub North Scotland supply chain is structured to include both local and national partners maximising economies of scale whilst providing opportunities to local companies. Project development plans have specific focus on community and stakeholder engagement to maximise outcomes for end users.

The medium-long interventions (Boardwalk, Beach Interface and Safer Swimming Zone) are associated with the existing coastline and will be subject of a separate procurement exercise due to the complexity and specialist nature of these works. This separate review will ensure that the most economical beneficial appointment of an experienced main contractor is identified to deliver the works, with early contractor engagement a priority action through the preparation of the FBC. The medium-long elements will incorporate the initial phases of the coastal management defences, which will also be a key considering factor when identifying the most appropriate procurement route and main contractor selection.

12. Time

12.1 Time Constraints & Aspirations

Detail any planned or agreed dates, any time constraints on the project or the affected business areas and any other known timescales.

A detailed review of the programme has been undertaken for this phase considering each of the work elements deliverables which has informed an overall programme strategy which has naturally been broken down into two phases. The timeline takes cognises of the Beachfront Public Realm Phase A and B works, with the deliverables coordinated to align with the initial phasing.

The two phases have been broken out as follows:

- Short-Medium Intervention Delivery: Beach Village, Satellite Facilities, Clubhouse & Esplanade Works
- Medium-Long Intervention Delivery: Boardwalk (medium/heavy), Safer Swimming Zone, Beach Interface

The programme phasing has been structured to allow the short-medium elements to be brought forward and not be constrained by the more complex delivery and construction aspect associated with the coastline. The Beach Village, Satellite Facilities, Clubhouse & Esplanade Works all benefit from shorter or limited statutory approval processes and their nature and scale of the works involves a reduced construction period. These facilities will have direct positive impact on the local community and will be a real benefit to support and promote healthy living through increased activities at the Beachfront.

The medium-long delivery elements are an integrated series of interventions adjacent to the Beach Park and centrally located as a critical part of the Beachfront Masterplan.. The anticipated planning timescales have been included in the programme which also includes for the necessity to undertake an Environment Impact Assessment (EIA) and to apply for a Marine Licence – this is for both the proposed interventions and temporary construction works. The combined impact of the statutory planning and licencing process for these larger elements of work is projected to be around an 18-month period.

The project is located adjacent to the existing coastline, which will require extensive coordination with the existing coastal defences and to work within sea tidal zones. The nature of these works can lead to high programme disruption compounded by the expected inclement weather along the north-east coastline. To account for this, the programme timeline has been prepared incorporating a winter recess period between October and March, where works would be restricted from the beach level due to the high risk of programme delays. During these coastline recess periods, the less affected aspects of Phase C works will continue, and the time will be used to maximise the use of offsite construction associated with the Boardwalk, Beach interface platform plinths and Safer Swimming Zone. These three elements together are of a large scale and complexity in construction and will require a range of 24-30 months to complete on site. These initial allowances have been incorporated within the timeline below and will be developed further through early Main Contractor engagement as part of the Full Business Case development.

12.2 Key Milestones – Short-Medium Intervention Delivery

Beach Village, Satellite Facilities, Clubhouse & Esplanade Works

Description	Target Date
Approval of Outline Business Case at Council Committee	7 th February 2024
Statutory Consultation Consent Achieved	31 st October 2024
FBC approval (subject to outcome of statutory consultation)	31 st October 2025
Contractor Appointment	31 st October 2025
Construction Completion (68 weeks)	31 st March 2027
Handover	1 st April 2027
Opening (1 month after Handover)	1 st May 2027
Defects liability period (12 months after handover)	1 st April 2028

12.3 Key Milestones – Medium-Long Intervention Delivery

Boardwalk (medium/heavy), Safer Swimming Zone, Beach Interface

Description	Target Date
Approval of Outline Business Case at Council Committee	7 th February 2024
Statutory Consultation	30 th November 2025
FBC approval (subject to outcome of statutory consultation)	30 th June 2026
Contractor Appointment	30 th June 2026
Construction Completion (24-30 months)	30 th September 2029
Handover	1 st October 2029
Opening (1 month after Handover)	1 st November 2029
Defects liability period (12 months after handover)	1 st November 2030

13. Governance

Include any plans around the ownership and governance of the project and identify the people in the key project roles in the table below.

A detailed resource and skills plan will be provided at FBC stage.

Role	Name	Service
Project Sponsor	Craig Innes	Chief Officer – Commercial & Procurement

14. Resources

List the staff resources and expertise required to implement the project. Ensure support services are included, such as Project Management, Legal, Procurement and Communications.

Task	Responsible Service/Team	Start Date	End Date
Project Sponsor	Craig Innes	Already in place	Q1 2029
Project Manager - ACC	Corporate Landlord	Already in place	Q1 2029
Design Team	Hub North Scotland PMO Deliver	Already in place	Q1 2029
End User input to design	Estates & Maintenance	Q3 2025	Q3 2026
Provide Legal input	ACC Legal	Q3 2025	Q3 2026
Manage Communications	ACC Communications	Already in place	Q1 2029
Planning/Statutory Application	ACC Planning	Already in place	Q4 2025
Building Warrant	ACC Building Control	Q2 2024	Q2 2026

15. Environmental Management

Fully explain any impacts the project will have on the environment (this could include, e.g., carbon dioxide emissions, waste, water, natural environment, air quality and adaptation). Include both positive and negative effects and how these will be managed. Include details on how this has been assessed, giving an idea of the cost implication if this exists.

The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 put in place a target for net zero greenhouse emissions by 2045 in Scotland, accelerating new and updated associated policy interventions. With the production of a Net Zero Vision for Aberdeen (2020) prepared in response and set out the Net Zero Aberdeen Routemap approved in February 2022. This sets the pathway for a net zero city by 2045. The Routemap is enhanced by the Aberdeen Adapts, the City's Climate Adaption Framework and the Council Climate Change Plan which sets out a series of drivers for climate and sustainability that need to be embedded into the Aberdeen City Centre and Beachfront Masterplan.

The Shoreline energy strategy is based on supporting these objectives through the overall strategy by the nature of the intervention and a focus on the natural environment. Where accommodation is being provided as an integral part, the facilities have been developed with a sustainable and economical approach.

The project will also contribute to a reduction in CO₂ and particle emissions by reducing vehicular movements through the wider Aberdeen Beachfront Masterplan, with the Shoreline Phase a continuation of these objectives. The Phase incorporates a significant amount of new planting which will absorb carbon and improve quality of the local environment. Air quality across the Beachfront and in the City will also improve because of reduced traffic in the region.

The Safer Swimming Zone and central shoreline elements will incorporate the introduction of new 'artificial reefs' with the objective to encourage biodiversity and marine ecology by introducing large rock and concrete elements to emulate rock pools and reef structures. These new features will be located adjacent to the existing rock armour.

The project will minimise the embedded carbon of construction through maximising the use of locally sourced materials and following guidance from Zero Waste Scotland. Furthermore, no impact on waste collection or treatment of surface water is anticipated as part of this Phase.

	Yes	No
Is a Buildings Checklist being completed for this project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If no, what is the reason for this?

The project is not sufficiently developed at OBC stage to complete the Buildings Checklist document, this document will be completed at a later stage.

16. Preserving Our Heritage

Describe fully any impacts the project will have on the heritage of the city or more widely in the region or nationally. This could include but is not exclusive to the following examples:

- Specific historical items of interest.
- Features of significant local or regional importance/interest.
- Granite elements of existing structures.

Include both positive and negative effects and how these will be managed.

Include details on how this has been assessed, giving an idea of the cost implication if this exists.

There is no item of significant Heritage or Historical Listing directly associated with this phase of the masterplan. The works are however adjacent to the Grade B Listed Beach Ballroom, which is of significant architectural quality, with the design sympathetic to the building. The Beachfront Interface, Esplanade and Boardwalk consider the surrounding topography and connectivity to enhance the amenity space on approach to the Ballroom, whilst the Boardwalk layout has been aligned to create a focal point at one end. The Boardwalk layout elevates the Ballroom stature as an architectural gem; a key cultural and historic asset to the City.

With the Shoreline Regeneration proximity to the Beachfront there may be some risk of archaeology finds being identified. As part to the project development and next stage, a series of site investigate surveys will be undertaken to mitigate any potential impact during the construction phase. Desktop studies will be undertaken to identify any area of special interest.

In terms of natural assets and greenspaces, whilst currently a lack of meaningful urban external public space exists within the City Centre, the Beachfront provides an exceptional natural resource for the City and its residents. Improving the public realm in the City Centre and better connecting the City Centre and the Beach are key aims of this Masterplan and were noted as top priorities during public consultation on the City Centre and Beach projects in 2021. The Shoreline Regeneration will form a critical part in meeting this priority, enhancing the public amenity spaces through a more accessible shoreline, Boardwalk and supporting facilities to encourage greater outdoor activities.

17. Stakeholders

List the key interested individuals, teams, groups, or parties that may be affected by the project or have an interest in it, including those external to the organisation. Show what their interest would be and their level of responsibility. Also note any plans for how they will be engaged including the use of any existing communication channels, forums, or mechanisms already in place.

In the event the Business Case projects a total capital expenditure of more than £10 Million, stakeholders should include “ACC Bond Investors” who may require to be communicated with through the London Stock Exchange.

Overview

From the outset of the Shoreline Regeneration phase has involved numerous engagement sessions with Aberdeen Water Safety Group, Water sports users and clubs, the RNLI and Lifeguards. This early engagement highlighted various requirements for the scope, beach and water user needs and safety points, with a focus on improving life safety and the intent of reducing incidents at the beach in line with government targets to take pressure off RNLI / emergency blue light services.

This continued engagement has seen some deviation from the Beachfront Development Framework.

These include;

- The Water sports Community Club facilities has been relocated to the very south of the beach at Footdee. The original location at groynes 16/17 was identified to be one of the less safe parts of the beach for water users and only to be used by advanced surfers and swimmers who are aware of the dangers. Therefore, to discourage water use at this area the proposed facility has been relocated to the Footdee area of the beach. This is appropriate given it has been identified as the most used and considered the safest, area for water users.
- The creation of a Safer Swimming Zone at groynes 10/12, near the Boardwalk feature, forms an additional intervention from the Beachfront Development Framework. This is proposed to address the water condition concerns within the central Beachfront location and to provide a new attraction to encourage utilisation and footfall to the city and the beach.
- Observation decks for the lifesaving club and other users. Observation decks have been built into the Footdee and Satellite Facilities, with intermediate satellite observation points between these and towards the northern end of the beach to allow these areas to be monitored.
- The slipway and previous pavilion option are no longer included following the stakeholder consultations, whereby the existing slipway is considered satisfactory and a pavilion in this location was not considered to bring any particular value to the beachfront.

Recent Engagement & Participation

In preparation of the OBC the following activities have been undertaken:

- A detailed stakeholder and consultation plan covering this specific phase has been implemented, with a good level of participation and engagement throughout. Details are included within the table below.
- Phase C engagement has involved several of the local community groups including Free Swim Aberdeen (Wild Swimming), Granite City Surf Club, Scot Surf and Aberdeen Surf Life Saving Club. The sessions have been in form of open workshops, meetings, and full walk of the Esplanade.
- The Community Clubhouse concept design has been developed through regular engagement sessions with the local water groups. The Clubhouse is designed to provide a combination of water user supporting facilities, storage space and multi-functional accommodation for flexible community activities. The Clubhouse provides

the platform to increase footfall to the beach and sea, whilst providing the opportunity to consider wider water use events and competition to the region.

- The Satellite Facilities have been designed flexibility to accommodate the evolving needs of the water activities, public use patterns and visitors. The location and extents of these facilities developed through dialogue with the local water users to define the provisions, locations along the esplanade and scale, with the focus on providing facilities adjacent to the main water and beach uses.
- ACC Planning Officers have been consulted on each of the proposed elements to establish an understanding of the application processes and anticipated timelines. This has been accompanied with engagement with EnviroCentre on the Environmental Impact Assessment deliverables and Marine Scotland on the extent of Marine Licences that would be required for the interventions or temporarily during the construction stage.
- Beach businesses were visited in summer 2023 offering a general update. Where businesses have registered to be kept informed of progress, the team has been back in touch.
- The team updated the Community Council Forum in October 2023 with members of Pittodrie and Castlehill Community Council attending. Dates are being co-ordinated to provide further updates to the Forum, the Community Council and the Footdee Community before the first week in February.
 - Early engagement with Children and Young People (CYP) around the Beachfront Development Framework was primarily focussed on Phase A and the concept of play. Key themes of fun, sport, adventure and colour fed directly in the development of the Phase A proposals however other elements such as ‘clean, green and safe’, accessibility to the beach, areas for reflection and imagination have flowed naturally into the proposals for Phase C.
 - Many CYP said they had been restricted in coming to the Beach as there is currently too much traffic. The more inclusive scheme proposed will improve pedestrian access and cycleways. This was reinforced through wide consultation with the young ASN community in summer 2023 when elements such as wheelchair access to the beach, suitable and sufficient changing and toilet facilities and sea view disabled parking were all highlighted as issues by young people and their carers and families. These elements are all considered within the Phase C proposals.’
 - Specific activities are currently being developed to build on the extensive engagement to date with Children and Young People (CYP) to ensure these conversations both widen and deepen around all elements of the City Centre and Beach Masterplan. An online tool will on ‘the journey so far’ and how CYP have influenced the process, as well as allowing interactive involvement by individuals and classes as part of school-specific pages. The platform being developed is Thinglink, which is an interactive, map-based resource which local schools are already familiar with.

Stakeholder Engagement Plan

Stakeholder Grouping	Engagement
Water Sports/ Water Safety Group	
Aberdeen Water Safety Group	Regular meetings & engagement – Sept 23
HM Coastguard	Regular meetings & engagement – Sept 23
Aberdeen Surf Life Saving Club	Regular engagement & input. Ongoing
Swim Free Aberdeen	Regular engagement & input. Ongoing
ACC Engagement	
ACC Structure, Coastal & Flooding Teams	Regular meeting & support. Ongoing
ACC Transport & Roads Teams	Regular meeting & support. Ongoing
ACC Planning	Regular meeting & support. Ongoing
Marine Scotland	Meeting held – Dec 23
Public Engagement	
Children & Young People	Masterplan engagement. Ongoing
Community Council Forum / Groups	Group update & engagement – Oct 23 Next update proposed for 5th Feb 24.
Footdee Community Trust	Masterplan wide engagement. Ongoing. Next meeting proposed 1st Feb 24.
Independent Groups	
Disability Equity Partnership	Masterplan wide engagement. Ongoing Next update 29th Jan 24
ACTUP	Masterplan wide engagement. Ongoing
Codona's	Regular updates & engagement – Aug 23
Aberdeen Science Centre	Regular updates & engagement – Aug 23
Transition Extreme	Regular updates & engagement – Aug 23

18. Assumptions

Document the high-level assumptions that have been made during the development of the Business Case and any other unanswered questions that may be significant. Refer to the Supplementary Guidance on Optimism Bias and detail the assumptions you have made in constructing the costs and business case.

[Green Book Supplementary Guidance Optimism Bias](#)

Assumptions

The following assumptions has been summarised below:

- Design work undertaken to date is at concept design stage, with detail to be developed as this phase progresses. The design is typical for this stage of a project and will be informed through further development and undertaking detailed survey works.
- The commitment to proceed with the findings of this OBC will be subject to obtaining statutory approval and marine licence consent where appropriate.

- The Shoreline Regeneration Phase forms an integral part of the Aberdeen City Centre and Beachfront Masterplan, with the assumption that the initial two Phases A & B associated with the Urban Park proceed, with this phase forming a critical part and the extension to these phases. This Phase has been coordinated with Phase A & B.
- Beach Village layout has been based on the proposed new Accommodation Road being constructed, with junction access directly of the new road. The Beach Village layout is sufficiently flexible to accommodate any changes to arise as part of the new road network.

19. Dependencies

Document any projects, initiatives, policies, key decisions, or other activities outside the control of the project that need to be considered or which may present a risk to the project's success, or on which this project depends.

Dependencies

The following dependencies have been identified:

- The Shoreline Regeneration document completes the Beachfront Masterplan in achieving the overall economical and transformational objective set out for the area, with the design developed based on an integrated solution in conjunction with the further advanced Public Realm Phases A and B. The work in these other Phases is being progressed on the assumption that Phase C will progress and has a key dependence on their layouts.
- The approved Beachfront Development Framework Phase 1 playing a crucial role in the Beachfront Masterplan development. Phase C contributes significantly to achieving the Framework which sets out a vision and key design principles to provide a world class sport, leisure and tourism destination which will revitalise the Beachfront area and reconnect it to the city centre. The Phase C Shoreline Regeneration OBC has been developed in line with this ethos.
- The City Centre & Beachfront Masterplan 2022, set out the vision for the City, which includes the importance of all the Beachfront phases, including this Shoreline Regeneration phase, in achieving the overall objectives around the pillars on Economy, Inclusion, Net Zero and Quality. The Masterplan deliverables and SMART objectives have informed the basis of the deliverables of this Phase.

20. Constraints

Document any known pressures, limits or restrictions associated with the project.

The following project constraints are documented below:

Design Constraints

- The Beach Interface, Boardwalk and Safer Swimming Zone has been coordinated with the existing coastal defences, with the layout set out to align with the existing esplanade to the north and south, whilst Safer Swimming Zone scale has been determined by the location of groynes 10/12.
- Alternative sustainable energy sources were considered as part of the Satellite Facilities development, with PV panels and battery storage considered. However due to the size of facilities required, these would require a utility connection. Such a utility connection is not economically available along some sections of the existing shoreline.

Site Constraints

- The existing site utilities extents are restricted to the centrally Beach Park area, which has limited the nature of Satellite Facilities planned for the North and South extents of Esplanade.
- The Esplanade works have been developed to match the existing topography and an upgrading of the features.

Funding Constraints

- The request at this stage is to move to the next stage of design development of the Phase C Shoreline regeneration and towards an FBC.
- There are various funding options and grants available to local authorities and the scheme provides some commercial and revenue opportunities that will require to be pursued. Whilst these require to be read in conjunction with the economic impact assessment information included in this OBC, the timing of funding applications and discussions may impact on timing.

Construction Constraints

- The Boardwalk, Beach Interface and Safer Swimming Zone close proximity to sea will require careful construction planning, with any main interface works to the beach/sea requiring to be completed out with the winter months period. The programme has assumed that some works will be completed out with the months of October to March of a given year. However, this is a constraint when considering the programme timeline.
- The Shoreline Regeneration intervention works require to be coordinated as part of the wider Beachfront masterplan taking into consideration key constraints relating to over saturation of construction activities, construction traffic and wider masterplan phasing.
- The Beach Village timeline has been coordinated to consider the need for the new Accommodation Road construction to be completed which will form the platform for these works and road access to this area.

21. ICT Hardware, Software or Network infrastructure

List any new ICT systems or changes likely as a result of the project. If there are no ICT changes, then record as 'none'.

Description of change to Hardware, Software or Network Infrastructure	Approval Required?	Date Approval Received
None		

22. Change Controls Issued by the Project

Date	Change Ref ID	Approval Route	Change Description
-	-	-	(None at present)

23. Support Services Consulted

The minimum **consultation period for Outline/Full Business Cases is 10 working days** unless the Programme Board Chair agrees there are exceptional circumstances that require a shorter turnaround time.

Note:

- It is mandatory for Capital projects to consult with the full list below.
- If any services are not consulted, this should be indicated in the Comments section, along with the reason why. All comments received should also be noted, or reasons given for discounting them.
- It is a legal requirement for the Council to carry out an [Equality and Human Rights Impact Assessment \(EHRIA\)](#) to evaluate the impact our decisions have on our customers.

Note: There is a copy and paste version of the consultation list below which you can use for circulating your Business Case – [Support Services Consulted Circulation List](#)

Service	Consultee	Comments	Date
Resources	Chief Officer, Finance jbelford@aberdeencity.gov.uk		
Resources	Chief Officer, Corporate Landlord stbooth@aberdeencity.gov.uk		
Governance	Chief Officer, Governance (tbc)		
Place	Chief Officer, Strategic Place Planning DDunne@aberdeencity.gov.uk		
Place	Chief Officer, City Growth		

Service	Consultee	Comments	Date
	rsweetnam@aberdeencity.gov.uk		
Operations	Chief Officer, Operations and Protective Services mareilly@aberdeencity.gov.uk		
Operations (Facilities)	Andy Campbell, Facilities Manager AnCampbell@aberdeencity.gov.uk		
PMO	PMO Programme Manager RMacTaggart@aberdeencity.gov.uk		
Finance	Scott Paterson, Finance Partner spaterson@aberdeencity.gov.uk		
Asset Management	Alastair Reid, Team Manager alareid@aberdeencity.gov.uk		
Legal (Property/ Planning & Environment)	Ross Campbell roscampbell@aberdeencity.gov.uk (For Capital Board consultations only)		
Legal (Property/ Planning & Environment)	Alan Thomson alathomson@aberdeencity.gov.uk (For Transportation Board consultations only)		
Legal (Commercial & Procurement)	Michele Pittendreigh, Team Leader MPittendreigh@aberdeencity.gov.uk		
Legal	Elena Plews EPlews@aberdeencity.gov.uk		
Legal	Fiona Closs FCloss@aberdeencity.gov.uk		
Procurement	Boguslawa Symonowicz BSymonowicz@aberdeencity.gov.uk		
ICT – Digital & Technology	Steve Robertson, Digital & Transformation Manager sterobertson@aberdeencity.gov.uk		
Design – Public Buildings	Neil Esslemont, Team Leader nesslemont@aberdeencity.gov.uk		
Grounds Maintenance	Steven Shaw, Environmental Manager stevens@aberdeencity.gov.uk		
Communications	tbc		
HR	Lindsay MacInnes, People & OD Manager lmacinnnes@aberdeencity.gov.uk		
Transportation Strategy and Programmes	Joanna Murray, Team Leader joannamurray@aberdeencity.gov.uk		
Place – TSAP	Nicola Laird, Senior Project Officer NLaird@aberdeencity.gov.uk		
Roads Management	Stuart Allan, Team Leader Technical StuAllan@aberdeencity.gov.uk Vycki Ritson, Team Leader Engineering vritson@aberdeencity.gov.uk		
Roads Projects	Alan McKay, Team Leader		

Service	Consultee	Comments	Date
	AlanMcKay@aberdeencity.gov.uk		
Emergency Planning Officer	Fiona Mann FioMann@aberdeencity.gov.uk		

You can attach a link to your document to the list above but will need to attach a **copy of your document** to the consultees below as the link function doesn't work for generic addresses:

Service	Consultee	Comments	Date
Estates	Property Estates Manager Estates@aberdeencity.gov.uk		
Environmental Policy	EPConsultations@aberdeencity.gov.uk		
Equalities	Baldeep McGarry/ Faiza Nacef equality_and_diversity@aberdeencity.gov.uk		
Planning	Local Development Plan Team LDP@aberdeencity.gov.uk Development Management PI@aberdeencity.gov.uk		

24. Document Revision History

Version	Reason	By	Date
1.0	First draft OBC	Ross Keillor, HNSL	12/December/2023
2.0	Second draft OBC	Ross Keillor, HNSL	12/January/2024
3.0	Third draft OBC	Ross Keillor, HNSL	17/January/2024
4.0			
5.0			
6.0			
7.0			
8.0			
9.0			
10.0			

25. Decision by Capital Board

	Date
* Approved/Not Approved to:	

* Insert approval decision from Capital Board.