

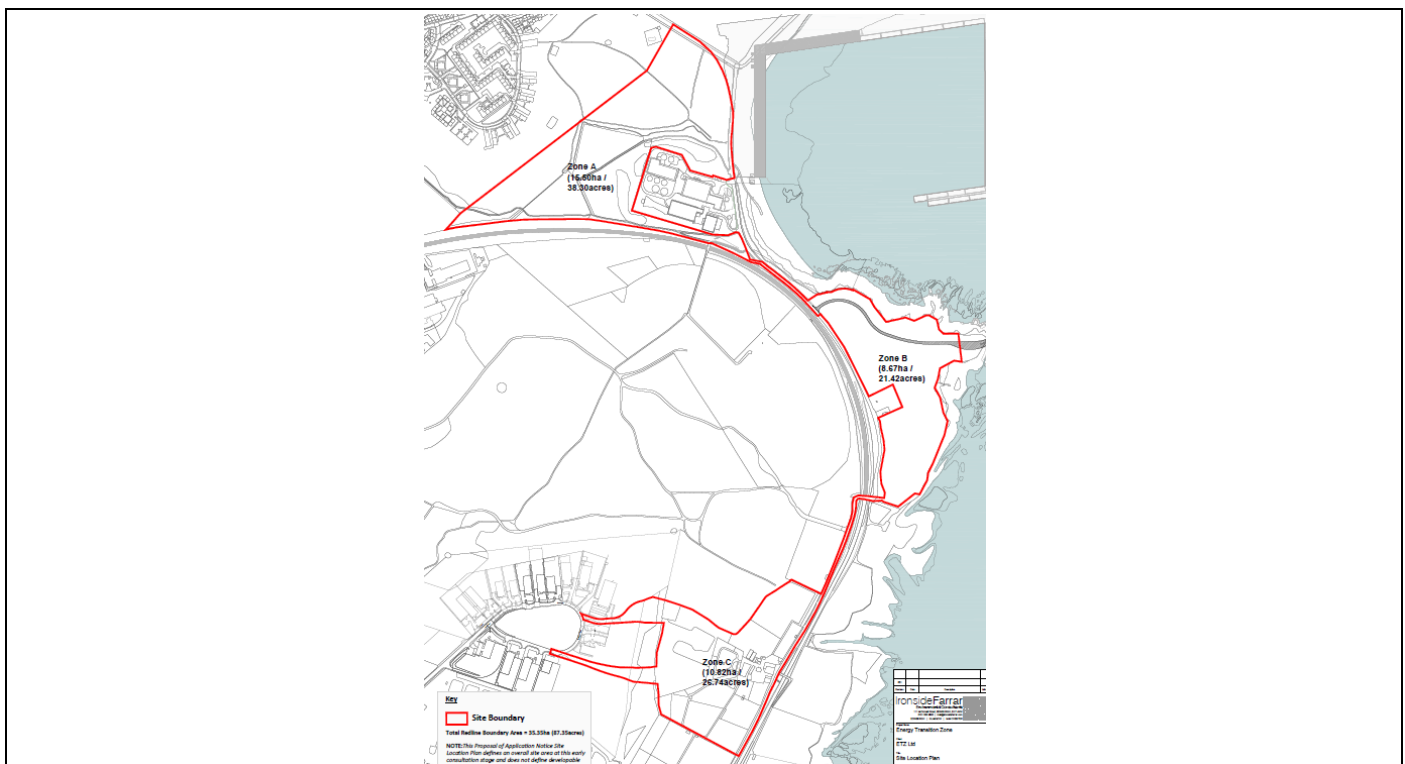


# Planning Development Management Committee

Report by Development Management Manager

**Committee Date: 15 February 2024**

<b>Site Address:</b>	Land at Coast Road, St Fittick's Park/ Gregness Headland/Doonies Farm, Aberdeen,
<b>Application Description:</b>	Proposed business / industrial development (Class 4/5/6); road infrastructure; active travel connections; landscaping and environmental works including drainage and other infrastructure
<b>Application Ref:</b>	231371/PPP
<b>Application Type</b>	Planning Permission in Principle
<b>Application Date:</b>	1 November 2023
<b>Applicant:</b>	ETZ Ltd.
<b>Ward:</b>	Torry/Ferryhill
<b>Community Council:</b>	Torry



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## **RECOMMENDATION**

It is recommended that Committee:

- Agree to hold a hearing for this application; and,
- Agree to report back for determination to this Committee.

## **APPLICATION BACKGROUND**

### **Site Description**

The development site is approximately 35.35ha in total and consists of three linked areas – St Fittick’s Park (Zone A), Gregness (Zone B) and Doonies (Zone C). These areas are allocated for development in the Aberdeen Local Development Plan 2023 as follows: Zone A – OP56 (St Fittick’s) and small section of OP62 (South Harbour); Zone B – OP62 (South Harbour) and Zone C – OP61 (Doonies).

The St Fitticks Park (A) area covers 15.5ha and includes the south east area of the park, with the Tullos Burn and wetlands, adjacent woodland, open space and a recreational area. The Scheduled Ancient Monument of St Fittick’s Church is close to the northern boundary of this site. The River Dee Special Area of Conservation lies 630m to the north of St Fittick’s Park.

Gregness (B) covers an area of 8.67ha is immediately adjacent to the coast and to Nigg Site of Special Scientific Interest (SSSI), designated for geological reasons, with the Coast Road forming the boundary to the west. It was formerly coastal grassland but has been used more recently as a storage and production area in association with the construction of the new South Harbour in Nigg Bay immediately to the north of the site. Gregness is also covered by the Balnagask to Cove (Site 1) Local Nature Conservation Site (LNCS) designation. The LNCS includes mixed habitats supporting herb rich grasslands, heathland, rocky cliffs, insect fauna and nesting sea birds. Access onto the south breakwater is taken through this site.

Doonies (C) includes a granite farmhouse and steading together with fields previously used by Doonies Rare Breeds Farm. Two linear areas connect the main site to Peterseat Drive which is within the northern part of the Altens Industrial Area, to allow for potential future access linkages. Along the northern site boundary a footpath provides access to Tullos Wood from an existing public car park on Coast Road.

Footpaths, including core paths, the railway, cycle routes and Coast Road run through the sites. Residential areas in Balnagask and Torry lie close to the St Fitticks Park site to the north west and Burnbanks Village lies further away to the south of Doonies.

### **Relevant Planning History**

A Masterplan was approved by Planning Development Management Committee on 18 January 2024 and is now Aberdeen Planning Guidance in support of the Aberdeen Local Development Plan 2023.

Application Number	Proposal	Decision Date
230890/ESS	Proposed business / industrial development (Class 4/5/6) road infrastructure, active travel connections, landscaping and environmental works including drainage and other infrastructure	Screening opinion issued 9 August 2023, confirming EIA is required.
230707/PAN	Proposed business/industrial development (class 4/5/6); road infrastructure; active travel connections; landscaping and environmental	N/A

	works including drainage and other infrastructure	
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## **APPLICATION DESCRIPTION**

### **Description of Proposal**

The application is for Planning Permission in Principle (PPP) and as such further applications would be required for Matters Specified in Conditions (MSC). Development would consist of the erection of buildings and laying of external hard surfaced yard areas in business / office, industrial and / or storage and distribution use. This would include creating level areas and buildings of relatively large footprint, representing a substantial change to the current undeveloped nature of the land. The buildings indicated in the photomontages provided as part of the current planning application are indicative in terms of building heights and reflect typical industry requirements, envisaging approximately 55,000m<sup>2</sup> of floorspace in total. Strategic landscape planting and footpath and open space upgrades are also proposed.

The application proposal includes:

At St Fittick's (Zone A) indicative plans show 13,600 m<sup>2</sup> gross floor area (GFA) on three plots on the development area and includes:

- An area of woodland to the west of the Waste Water Treatment Works (WWTW) which would need to be removed;
- A grassed recreational area to the west of the WWTW which would need to be removed;
- The Tullos Burn would be realigned along the stretch to the north of the WWTW;
- The Coast Road would be realigned into the area to the north of the burn, so that it would sweep west and then north - close to the south side of St Fittick's Church and through the area currently used as a laydown area for the South Harbour, which is part of St Fittick's Park. A development site would be created to the north east of the realigned road.

At Gregness (Zone B) indicative plans show 10,000m<sup>2</sup> GFA, the development area includes one plot on the same site (albeit larger footprint) as the current industrial building (temporarily required for the South Harbour construction) and grassland around the edges of the headland area.

At Doonies (Zone C) indicative plans show 30,650 m<sup>2</sup> GFA, the development area includes five plots with roads links through to Peterseat Drive.

The end users of the development are unknown and it is not therefore possible to provide further details about characteristics of the development at this stage. The land as OP61 is gently sloping and of an open agricultural character.

### **Amendments**

None currently.

### **Supporting Documents**

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S3FQANBZH5900>

Environmental Impact Assessment Report by Ironside Farrar, October 2023, including need for the project, description of proposal, alternatives considered, summary of environmental commitments and environmental assessment with the following:

- Landscape Framework, Landscape and Visual Impact Assessment (LVIA) by Ironside Farrar
- Biodiversity Protection and Enhancement Plan, Version 4, 14.09.23, by ECOS Countryside Services LLP
- Tree Survey by Struan Dalgleish Arboriculture
- Population and Health Report by Dr Martin Birley
- Cultural Heritage Report by CFA Archaeology Ltd
- Air Quality, Climate Change and Noise & Vibration by ITP Energised Ltd

Statement of Community Benefits by Ironside Farrar October 2023

Planning Statement by Ironside Farrar

Site Investigation - Doonies by Ironside Farrar

Site Investigation – Gregness, by Ironside Farrar

Site Investigation – St Fittick’s, by Ironside Farrar

ETZ Masterplan (Draft) by Ironside Farrar

Transport Assessment by Systra

Pre-Application Consultation (PAC) report by Ironside Farrar, October 2023

Flood Risk Assessment Version 2.0 by Kaya, August 2023

Drainage Assessment V1 by Ironside Farrar

### **Reason for Report to Committee**

The application has been referred to the Planning Development Management Committee under the Pre-determination Hearings Procedure as agreed in April 2020 (Report Number GOV/20/087), whereby under Section 38A(4) of the Town and Country Planning Scotland Act 1997, a planning authority may elect to give an applicant or persons who have submitted representations the opportunity of appearing at a Pre Determination Hearing. At the Development Management Sub-Committee on 17<sup>th</sup> June 2010, it was determined that the following criteria would trigger a report to that committee to determine whether a pre-determination hearing should be heard. The criteria (the “*discretionary criteria*”) were that the application had been subject of:

- (a) more than 20 objections; **and**
- (b) the Council had a financial interest; **and/or**
- (c) the application is a departure from the development plan.

The application is the subject of 221 objections and the Council has a financial interest in the development as the owner of the land to which the application relates.

### **Pre-Application Consultation**

The applicant presented to the Pre-Application Forum on 24 August 2023

The applicant undertook statutory pre-application consultation which included:

Two public events:

Event 1- Thursday 29th June, 3pm-8pm

The first consultation event included a series of boards which provided information on the site and emerging proposals with the opportunity to comment, raise issues or ask any questions to members of the Project Team.

Event 2- Thursday 3rd August, 3pm-8pm

A second consultation event provided further developed proposals and responses to issues previously raised with the opportunity to comment, raise issues or ask any questions to members of the Project Team.

In addition, throughout the consultation period, questions or comments could be made by:

- Phone - (0131) 550 6500 (Mon - Fri, 9am - 5.30pm).

- Email – [etz@ironsidefarrar.com](mailto:etz@ironsidefarrar.com)
- Post to 111 McDonald Road, Edinburgh, EH7 4NW.

Consultation material was published online to a dedicated ETZ website (<http://www.ironsidefarrar.com/etz.htm>), allowing those unable to attend the event to review and comment on the proposals.

The event was advertised as follows:

- Proposal of Application Notice was sent to Aberdeen City Council, Torry Community Council, Cove & Altens Community Council and Local Members for Torry / Ferryhill Ward and Kincorth / Nigg / Cove Ward.
- A local flyer-drop advertising the event to c. 9,000 residential addresses within communities of Torry, Balnagask and Cove.
- Circulation of a consultation event flyer via email to all attendees of previous ETZ Consultation Events that have provided contact details and wish to be kept informed about further consultations.
- Circulation of a consultation event flyer to local community media and groups and organisations with capacity to circulate: SHMU/Torry Vision, Old Torry Community Centre, Altens Community Centre, Balnagask Community Centre, Tullos Management Committee, Torry Community Group, King's Community Church, Tullos Community Garden, Old Torry Heritage Group, Torry Library, Cove Library, Greyhope Bay, Cultivate Aberdeen, Torry People's Assembly, St Fittick's Church, Jesus House, Sacred Heart Roman Catholic Church, Friends of St Fittick's, Big Noise Torry, GREC, Balnagask Golf Club, Deeside Family Resource Centre.
- A newspaper notice advertising the consultation arrangements and events was published at least 7 days before the events took place in accordance with Regulations.

## **CONSULTATIONS**

The following bodies have been consulted on the current planning application:

**ACC - Waste and Recycling** – Business waste collections would be required for the uses proposed. Swept path analysis to show refuse vehicles accessing each site and bin storage, would be required.

**ACC - Developer Obligations** – Given the scale of development it is considered that the mitigation measures - core path enhancement, enhanced quantity/quality of open space and recreational facilities should be provided by the developer through new and enhanced infrastructure within the masterplan area and this would be preferred over financial contributions. The impacts on community infrastructure that require to be mitigated to make the application acceptable in planning terms should be recognised separately to that of the wider community benefits package. Further detail of the mitigation measures should therefore be provided as part of the planning application which sets out the type, location, timing and responsibilities for delivery of mitigation measures required to make the development acceptable under Policy I1 and how these interventions will be implemented in advance of or alongside future detailed planning applications for the individual sites across the ETZ area. The measures will need to be secured through either planning condition or where that is not competent then by a suitable legal agreement.

**ACC - City Growth** – No comments received

**Sport Scotland** – Site includes a recreational playing field within the St Fittick's Park area. Policy 21 of NPF4 states that loss of sports facilities will only be supported where replacement or upgrade of existing facilities is provided, in convenient location, or there is a clear excess of provision. Proposal would need to be justified against the provisions of the policy.

The principle of compensatory measures to off-set impacts of the development on outdoor sports

facilities is generally accepted, provided these are dealt with through a linked, robust delivery mechanism such as a time-limited planning condition or obligation and that compensation is adequate. Would request further consultation on both the proposed measures and detailed wording of the planning condition.

**Port of Aberdeen** – No comments received.

**Archaeology Service (Aberdeenshire Council)** – Past archaeological trial trenching found limited remains, with further potential especially around St Fittick's church. A watching brief would be required. On other sites micro-siting of works around boundary stones would be required. Standing survey required for Doonies farmhouse, which would be demolished.

Mitigation required for visual impact on setting of Scheduled Monument of St Fittick's Church – this is proposed in the EIA.

Agrees with results, assessments, conclusions and recommendations in the EIA and requires conditions to be attached to any approval – requiring watching brief, survey of farmhouse and protective fencing to features during construction.

**Historic Environment Scotland** – Do not object. Note significant impact on setting of the Category A listed, Scheduled Monument St Fittick's Church. Welcome the mitigation and compensatory measures, which would help to lessen the adverse impacts, notes the impact remains significant. Would welcome opportunity to be involved as design options for buildings are discussed at a later stage. Would welcome discussion on interpretation panels for St Fittick's, which would require Scheduled Monument Consent (SMC).

Agree that impact on Tullos Cairn Scheduled Monument is minor although moderate when considered with the proposed consented solar farm at Ness Landfill.

**NatureScot** – Proposal could be progressed with mitigation measures, however, it could adversely affect Nigg Bay Site of Special Scientific Interest (SSSI). NatureScot therefore object unless proposal is subject to measures: condition requiring construction method statement and operational drainage plan showing how water runoff from Gregness would be managed to discharge away from the SSSI.

In response to Habitats Regulations Appraisal (HRA) for the ETZ Masterplan, noted no adverse effect on the integrity of the River Dee Special Area of Conservation (SAC). Advise that proposals would be unlikely to have significant effect on qualifying interest of the River Dee SAC – based on distance of the river and minimal likelihood of disturbance to otter population on river.

Note findings of otter survey, however, aware that otters may make use of area, and pre-commencement surveys would be required for St Fittick's Park (Zone A).

**Scottish Water – No objection.** Unable, at this stage, to confirm water supply capacity, capacity for foul drainage treatment only, at Nigg WWTW. Surface water would not be permitted into combined sewer system.

**Scottish Environment Protection Agency** – No written comments provided. Awaiting revision to Flood Risk Assessment then formal response will follow.

**North East Scotland Biological Records Centre** – Responded with search data for all notable species records, habitats and conservation sites within a 200m radius of the site.

**ACC - Land and Property Assets** – No comments received.

**ACC - Structures, Flooding and Coastal Engineering** – Awaiting revision to Flood Risk Assessment then formal response will follow.

**ACC - Environmental Health** – The Air Quality Impact Assessment (ITP Energised, October 2023) has been reviewed and its findings considered acceptable – “no mitigation measures are deemed to be required with regard to operational traffic emissions”.

Environmental Noise (operational phase): generally in agreement with findings:

- no significant effects from road traffic
- noise limits set for proposed developments, assessment will be needed at detailed stage. Condition recommended.

Construction noise and dust:

- Construction Environmental Management Plan should be updated at detailed design stage.

**Network Rail** – Object - further information is required. Issue relates to existing and new surface water drainage under the railway.

**Police Scotland** – This is a medium crime area. Comments in relation to: crime reduction measures during construction phase; creating environments that reduce opportunities to commit crime with design led solutions as cost effective, resource efficient and highly impactful means of improving the quality of life. Attributes of sustainable communities should be incorporated. Vehicular and pedestrian routes should be open, direct and well used. Further detailed advice is provided.

**ACC - Roads Development Management Team** – As this application is for ‘Planning Permission in Principle’, full details of much of the proposed shall be required to be conditioned and purified as part of future MSC applications. There are no significant concerns.

Other projects, notably upgrades to Coast Road propose to bring substantial upgrades to the adjoining network which will improve/provide new active travel facilities and provide new links to these proposed development sites.

Noted that changes to core paths are proposed and these will be development further through consultation and detailed applications.

Ensure there is provided an active travel link from core path 108 through to Girdleness Road and Kirkhill Place. This link would provide a route to Wellington Road and greater connectivity of existing active travel/core path network. This would further help facilitate active travel choices to and from the site.

A number of matters would need to be agreed at detailed stage:

- Bus stops should be provided and public transport access strategy
- Vehicle and cycle parking, space sizes and electric vehicle charging.
- Access via upgraded Coast Road / Hareness Road is acceptable but contingent on upgrades progressing. Measures may be required to enforce the use of this route.
- Construction traffic routing
- Accesses on the public road, possibly requiring level changes as part of the Coast Road upgrades,
- Visibility splays
- Safe pedestrian routes within sites
- Vehicles being able to enter and exit in forward gear
- Access strategy for abnormal loads
- Travel Plan
- Waste Management Plan, including storage of refuse and access for collection vehicles.

- Drainage Impact Assessment – no water retaining features would be permitted within 5m of public road/footway.

In terms of traffic modelling, the scope was discussed with the Roads Team. The conclusion of the modelling work is accepted and it is noted that the impact on the road network does not appear to be significant. It is noted that there are queues at Wellington Road junctions and this may require to be considered further.

Measures such as signage and calming measures may be required to ensure that larger vehicles do not travel west and north along St Fittick's Road. Previously it has been considered acceptable for smaller vehicles to use links to north and west, however, at detailed stage impacts on junctions in Torry will need to be considered.

Impacts of link through to Peterseat Drive will also require to be considered at detailed stage.

**Scottish Forestry** – National Forest Inventory identifies greater area of tree loss than the application submissions in zones A (St Fittick's) and C (Doonies). In Zone A compensatory planting is insufficient to offset previous and proposed loss of woodland. Discrepancy between figures should be ground truthed and corresponding compensatory planting areas should be sought.

**Torry Community Council** – Object in the strongest terms to allowing construction on part of St Fittick's Park. St Fittick's Park is green belt and is the only green space left in Torry for the use of the people of Torry.

Granting of this planning permission would have severe impact on the people of Torry not only due to losing the last green space available, also to their physical and mental well-being and due to losing the abundance of wildlife in this area. There are ample sites in the nearby area of Altens that can be used for the purpose of the ETZ.

## **REPRESENTATIONS**

Representations have been made by a total of 233 people. This includes 221 letters of objection and twelve (12no.) letters of support.

The matters raised could be briefly summarised as follows:

- Loss of green open space / St Fittick's Park;
- Impact on health and well-being;
- Impact on wildlife;
- Impact on wetlands and Tullos Burn;
- Impact on economy of local area and wider city;
- Appropriateness of sites and alternatives;
- Lack of meaningful participation and consultation with local people;
- Insufficient information to properly assess the application – development details and community benefits;
- Aberdeen City Council is involved with the development and not an appropriate body to decide application.

## **MATERIAL CONSIDERATIONS**

### **Legislative Requirements**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where making any determination under the planning acts, regard is to be had to the provisions of the



Development Plan; and, that any determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

## **Development Plan**

### National Planning Framework 4

National Planning Framework 4 (NPF4) is the long-term spatial strategy for Scotland and contains a comprehensive set of national planning policies that form part of the statutory development plan.

1. Tackling the climate and nature crises
2. Climate mitigation and adaptation
3. Biodiversity
4. Natural places
5. Soils
6. Forestry, woodland and trees
7. Historic assets and places
8. Green belts
9. Brownfield, vacant and derelict land and empty buildings
10. Coastal development
11. Energy
12. Zero waste
13. Sustainable transport
14. Design, quality and place
15. Local living and 20 minute neighbourhoods
18. Infrastructure first
19. Heat and cooling
20. Blue and green infrastructure
21. Play, recreation and sport
22. Flood risk and water management
23. Health and safety
24. Digital infrastructure
25. Community wealth building
26. Business and industry

### Aberdeen Local Development Plan (2023)

Relevant planning policy requirements from the ALDP are set out below:

#### **B5 – Energy Transition Zone:**

Within the areas identified as Energy Transition Zone on the Proposals Map, there will be a presumption in favour of the development, production, assembly, storage and/or distribution of infrastructure required to support renewable energy related industries; this includes offshore wind, tidal, hydrogen and solar.

Infrastructural/transport improvements directly related to the wider Energy Transition Zone will be permitted where they have a functional requirement to be located there. Development proposals will be required to include suitable open space and landscape enhancements for the wellbeing of people and wildlife.

#### **B4 – Aberdeen Harbours:**

Within the areas zoned for Aberdeen Harbour on the Proposals Map, there will be a presumption in favour of harbour infrastructure and ancillary uses, which are required for the effective and efficient

operation of the harbour and which have a functional requirement to be located there. This may include administrative offices, warehousing and storage (including fuel storage), distribution facilities and car/HGV parking. Other harbour-related uses will be treated on their merits.

Residential and mixed-use development within the area surrounding the harbour must take account of the character of the area and avoid undue conflict with adjacent harbour-related land uses. New development must not impinge upon the viability or operational efficiency of the harbour, or of existing businesses within the harbour zoned area. Mitigation measures may be required in order to permit uses which could otherwise give rise to such conflict.

Zone A – OP56 (St Fittick's) and small section of OP62 (South Harbour)

Zone B – OP62 (South Harbour)

Zone C – OP61 (Doonies)

OP56: Energy Transition Zone. This site, along with OP61, will support renewable energy transition related industries in association with Aberdeen South Harbour. Any development at this site must have a functional association with the South Harbour which precludes it being located elsewhere, such as the size of the infrastructure preventing transport from other locations or requiring 'roll on / roll off' level access to the South Harbour.

Appropriate environmental assessments will be required, including a Habitats Regulations Appraisal to accompany development proposals in order to avoid adverse effects on the qualifying interests of a range of European sites. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. A Flood Risk Assessment is also required. Other issues which need to be addressed include water quality and habitats associated with the East Tullos Burn, heritage impacts, recreational access, habitat connectivity, compensatory planting and landscape buffering with residential areas.

Joint Masterplan needed for OP56, OP61 and OP62. The joint masterplan for OP56, OP61 and OP62 should consider the following matters:

- The extent of the developable area within the B5 Energy Transition Zone zoning;
  - Areas which should remain undeveloped and the extent of any buffer zones;
  - Mitigation measures to ensure the continued viability of linear habitats including the East Tullos Burn, recreation and core path network;
  - Options for the use of the wastewater treatment plant;
  - Measures to avoid, minimise, mitigate, and compensate potential impacts on biodiversity / greenspace that will ensure at least no net-loss of biodiversity across the masterplan area.
- Ecological surveys to assess the presence of and effects on protected habitats and species will be required.

OP61 (Doonies): Energy Transition Zone. This area along with OP56 will support renewable energy transition related industries in association with Aberdeen South Harbour. Similar requirements apply as for OP56.

OP62: Aberdeen Harbour expansion. Bay of Nigg Development Framework approved. Similar requirements apply as for OP56.

WB1 – Healthy Developments: Developments are required to provide healthy environments, reduce environmental stresses, facilitate physical activity and promote physical and mental wellbeing. Requires a Health Impact Assessment to be submitted to enhance health benefits and mitigate any

impacts on the determinants of health.

WB2 – Air Quality: Requires an impact assessment, together with mitigation measures.

WB3 – Noise: Requires an impact assessment, together with mitigation measures.

NE1 – Green Belt: Only a very small area of the application site is designated as Green Belt, this lies between the Doonies ETZ designation and the Peterseat Drive Industrial Area. The policy contains a presumption against development with certain exceptions. One of these exceptions notes roads that are planned through masterplanning of sites. These areas are included with the aim of providing roads linking Doonies to Peterseat Drive.

NE2 – Blue and Green Infrastructure: This policy considers impact on rivers, wetlands, water courses and coastal areas (blue infrastructure) and the Green Space Network, which includes open space, woodlands, food growing areas (green infrastructure). It seeks to maintain the coherence of green networks for recreation, landscape, access, biodiversity and ecosystems, whilst not all of these will apply to every area of GSN, the policy seeks to retain and improve linkages between green areas for humans and wildlife, including paths.

NE3: Our Natural Heritage: Development should not damage sites, habitats, ecosystems or species protected by law or designation (national, regional or local), with geodiversity value. Alternatives must be considered, mitigation provided and overall biodiversity gains achieved. Detrimental effects, where unavoidable, must be outweighed by social, environmental or economic benefits.

This policy states that Buffer Strips are required alongside watercourses, further guidance is provided in Aberdeen planning Guidance and NatureScot Guidance.

NE4: Our Water Environment: this requires Flood Risk Assessment and Drainage Impact Assessments. This policy refers to Undeveloped and Developed Coast. St Fittick's (A) falls into Developed Coast, whilst Gregness (B) falls into both categories.

There is a presumption against development in undeveloped coastal area, with some exceptions, including where a coastal location is required and where public access is maintained.

NE5: Trees and Woodland: Seeks to protect trees and woodlands, with mitigation required.

D1 – Quality placemaking: High Standards of design and layouts are required with design strategy to be submitted. Particular consideration needs to be given to visual impact, including consideration of materials and green roofs and walls.

D2 – Amenity: Including ensuring that refuse and recycling, cycle storage, low and zero technology and plant and services are sensitively integrated.

D3 – Big Buildings: Requires assessment of impact of big buildings on their context, although usually related to the city centre, this is of relevance in terms of visual impact.

D4 – Landscape – requires consideration of the impact on landscape setting of the city.

D5 – Landscape Design – requires design to be informed by a framework strategy.

D6 – Historic Environment: Requires assessment of impact on setting of nearby Scheduled Ancient Monuments (SAMs), including St Fittick's Church and the Cairns on Tullos Hill.

D7 – Our Granite Heritage: Seeks retention of all granite buildings. Doonies Farmhouse and

Steading would require to be considered under this policy.

R5 – Waste Management – Sufficient space requirements for storage and collection of refuse and recycling.

R6 – Low and Zero Carbon Buildings and Water Efficiency

R8 – Heat Networks

I1 – Infrastructure

T1 – Land for Transport

T2 – Sustainable Transport: Transport Assessments and Travel Plans will be required.

T3 – Parking

C11 – Digital Infrastructure – all new commercial development is expected to have access to high speed communications.

B1 – Business : Small area adjacent to Peterseat Drive falls into this designation

B4 – Aberdeen harbours: Presumption in favour of harbour infrastructure and ancillary uses with functional requirement to be there. New development must not impinge on the use of the harbour.

### **Aberdeen Planning Guidance**

- [Energy Transition Zone Masterplan](#)
- Natural Heritage
- Open Space and Green Infrastructure
- Flooding, Drainage and Water
- Air Quality
- Waste Management Requirements for New Developments
- Resources for New Developments
- Landscape
- Big Buildings
- Transport and Accessibility
- Outdoor Access
- Trees and Woodland
- External Materials and Their Use – including on green roof and wall infrastructure

### **Other National Policy and Guidance**

- [NatureScot – Developing with Nature Guidance](#)

### **Other Material Considerations**

- [Regional Transport Strategy](#)
- [Local Transport Strategy](#)
- [Climate Change Plan \(2018-2032\) - update](#)

- [Energy Supply Strategy.pdf \(aberdeencity.gov.uk\)Draft Energy Strategy and Just Transition Plan \(2023\)](#)

## **Discussion**

As described above, the planning authority may elect to give an applicant and persons who have submitted representations the opportunity of appearing at a Pre-Determination Hearing. In addition, the Planning Development Management Committee may opt to subsequently determine the application itself, or to refer the matter to Full Council. The agreed procedures require this report to make a recommendation, and it is suggested that relevant factors for consideration in reaching that include: the level of representation attracted by an application and the scale of development proposed.

Given the number of objections from the public, including from the Community Council and the level of public interest, the number of issues raised and the Council's land ownership, in the interests of transparency it is recommended that a hearing be held.

It is noted that the ETZ Masterplan was recently considered by the Planning Development Management Committee, having been referred from Full Council. Taking into account the scale of the proposal, the existence of the ETZ Masterplan as Aberdeen Planning Guidance, the level of public representation and the content of the Local Development Plan, specifically Opportunity Sites OP56, OP61 and OP62, it is considered that the Planning Development Management Committee is equipped to provide the necessary public scrutiny via a discretionary Pre-Determination Hearing and determination of the application thereafter, and that referral to Full Council would not be necessary in this instance.

## **Next Steps**

Should Committee decide to hold a pre-determination hearing. This will be arranged in accordance with the Committee's instructions, subject to there being interest in attending from those who have made representation in relation to the application.

Members should note that when an application is to be determined by full Council or PDMC that all members who wish to participate in the determination should attend the pre-determination hearing as well. This represents best practice in decision making and provides consistency with Standing Order 34 (Quasi-Judicial Items of Business) that members should be present for the entire discussion.

Following any hearing, a report will be prepared by officers for Planning Development Management Committee or Full Council (per Committee's instruction). This will include an assessment of the proposed development and make a Recommendation to Members as regards determination of the application.