

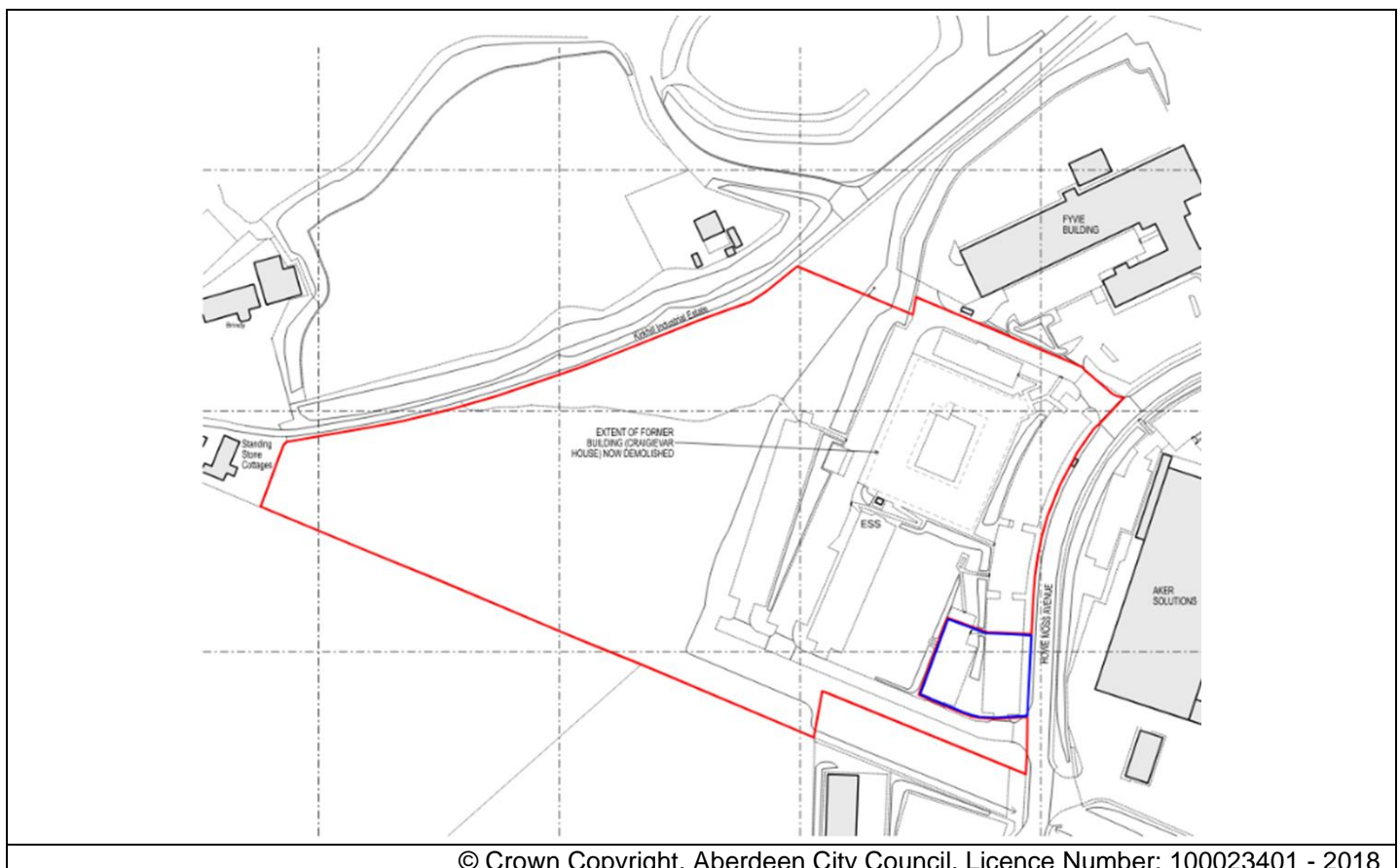


# Pre-Application Forum

Report by Development Management Manager

**Meeting Date: 7<sup>th</sup> November 2024**

<b>Site Address:</b>	The Quad (formerly Craigievar House), Howe Moss Avenue, Aberdeen, AB21 0GP
<b>Description of Proposal:</b>	Proposed business and industrial development, comprising c7,500 sqm of class 5 and 6 uses with ancillary class 4 use and associated works
<b>Notice Ref:</b>	240991/PAN
<b>Notice Type:</b>	Proposal of Application Notice
<b>Notice Date:</b>	22 August 2024
<b>Applicant:</b>	Arrowmere Capital 2 Ltd
<b>Ward:</b>	Dyce/Bucksburn/Danestone
<b>Community Council:</b>	Dyce and Stoneywood



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## **RECOMMENDATION**

It is recommended that the Forum –

- a) note the key issues identified;
- b) if necessary seek clarification on any particular matters; and
- c) identify relevant issues which they would like the applicants to consider and address in any future application.

## **APPLICATION BACKGROUND**

### **Site Description**

The application site, which extends to just over 4 hectares, relates to an area of designated business and industrial land on a mixed greenfield/ brownfield site located within and at the north western edge of the Kirkhill Industrial Estate. The site was most recently occupied as an office development with associated parking areas and other ancillary facilities, which has recently been demolished, and with the site now having been cleared. The site is relatively flat in nature, with the public road located to the rear of the site (north-west) sitting at a significantly higher level.

The surrounding area is mixed in nature and includes offices and business/ industrial units to the north (currently vacant), east and south and with areas of open space to the south. The area of land to the west includes residential properties and areas of land which have been utilised as parking for the airport.

### **Relevant Planning History**

None of particular relevance to this development.

## **APPLICATION DESCRIPTION**

### **Description of Proposal**

The proposed development comprises the redevelopment of the existing site for a 7500 sqm mixed use class 5 (general industrial) and class 6 (storage and distribution) facility with ancillary office accommodation (class 4) along with associated landscaping, parking facilities and other works.

## **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.

- Policy 1 (Tackling the climate and nature crises)
- Policy 2 (Climate mitigation and adaptation)
- Policy 3 (Biodiversity)
- Policy 9 (Brownfield, vacant and derelict land and empty buildings)
- Policy 12 (Zero waste)
- Policy 13 (Sustainable transport)
- Policy 14 (Design, quality and place)
- Policy 20 (Green and blue infrastructure)
- Policy 22 (Flood risk and water management)

- Policy 26 (Business and industry)

### Aberdeen Local Development Plan (2023)

- WB2 (Air Quality)
- WB3 (Noise)
- NE4 (Our Water Environment)
- D1 (Quality Placemaking)
- D2 (Amenity)
- D5 (Landscape Design)
- R2 (Degraded and Contaminated Land)
- R5 (Waste Management Requirements for New Development)
- R6 (Low and Zero Carbon Buildings, and Water Efficiency)
- I1 (Infrastructure Delivery and Planning Obligations)
- T2 (Sustainable Transport)
- T3 (Parking)
- C11 (Digital Infrastructure)
- B1 (Business and Industrial Land)
- B3 (Aberdeen Airport and Perwinnes Radar)
- B6 (Pipelines, Major Hazards and Explosive Storage Sites)

### **Aberdeen Planning Guidance**

- Planning Obligations (SG)
- Air Quality
- Noise
- Materials
- Landscape
- Aberdeen International Airport & Perwinnes Radar
- Transport & Accessibility
- Flooding, Drainage and Water Quality
- Waste Management Requirements for New Developments
- Resources for New Development

### **POLICY CONTEXT**

#### **Principle of Development**

Policy B1 (Business and Industrial Land) of the Aberdeen Local Development Plan (ALDP) advises that *“Land zoned for business and industrial uses on the Proposals Map, including already developed land, shall be retained for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses and safeguarded from other conflicting development types.”* This policy also goes on to state that *“Where business and industrial areas are located beside residential areas, we will restrict new planning permissions to Class 4 (Business). Buffer zones, which are appropriately sized and landscaped, may be required to separate these uses and safeguard residential amenity.”*

Policy 26 (Business and Industry) of NPF 4 advises that *“development proposals for business and industry uses on sites allocated for those uses in the LDP will be supported.”* It also advises that proposals should take into account the *“impact on surrounding residential amenity”*.

Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings) of NPF4 is of some relevance and states that development proposals that will result in the sustainable reuse of

brownfield land including vacant and derelict land, whether permanent or temporary, will be supported. The intent of this policy is to help reduce the need for greenfield development.

## **Layout, Siting and Design**

Policy 14 (Design, quality and place) of NPF 4 states that *“development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale”* and *“development proposals will be supported where they are consistent with the six qualities of successful places: healthy, connected pleasant, distinctive, sustainable, adaptable”* while Policy D1 (Quality Placemaking) of the ALDP advises that *“all development must ensure high standards of design, create sustainable and successful places”*, and also reiterates the Scottish Government’s six qualities of a successful place.

## **Amenity**

Policy 23 (Health and Safety) of NPF4 states that development proposals that are likely to raise unacceptable noise issues will not be supported and that a Noise Impact Assessment may be required where the nature of the proposal or its location suggests that significant effects are likely. Policy D2 (Amenity) of the ALDP states that development will be designed to ensure that occupiers are afforded adequate levels of amenity in relation to noise, air quality and immediate outlook. It also requires that external lighting minimises light spillage into adjoining areas and the sky. Policy WB3 (Noise) of the ALDP states that in cases where significant exposure to noise is likely to arise from development, a Noise Impact Assessment (NIA) will be required as part of a planning application.

## **Transport and Accessibility**

Policy 13 (Sustainable transport) of NPF4 seeks to improve, enhance or provide active travel infrastructure while Policies T2 (Sustainable and active travel) and T3 (Parking) of the ALDP 2023 requires that new developments must be accessible by a range of transport modes, with an emphasis on active and sustainable transport and that proposals for car parking that are not directly related to new developments will not be supported. It also goes on to advise that new developments will be required to install EV charging infrastructure.

## **Waste Management Requirements**

Policy R5 (Waste Management Requirements for New Development) requires all new developments should have sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate. As such, details of waste storage and collection arrangements are required.

## **Flooding, Drainage and Water Quality**

Policy 22 (Flood risk and water management) of NPF4 and Policy NE4 (Our Water Environment) of the ALDP 2023 are considered to be of relevance to the determination any future planning application and seek to ensure that where a development may result in a material increase in the number of buildings at risk of flooding, area of land at risk of flooding, if there is an increase in land use vulnerability compared to the existing land use.

## **Air Quality/ Noise**

Policy WB2 (Air Quality) of the ALDP advises that development proposals which may have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants are proposed and agreed with the Planning Authority. Planning applications for such

proposals should be accompanied by an assessment of the likely impact of development on air quality and any mitigation measures proposed.

Policy WB3 (Noise) states that in cases where significant exposure to noise is likely to arise from development, a Noise Impact Assessment (NIA) will be required as part of a planning application. There will be a presumption against noise generating developments, as identified by a NIA, being located close to noise sensitive developments, such as existing or proposed housing, while housing and other noise sensitive developments will not normally be permitted close to existing noisy land uses without suitable mitigation measures in place to reduce the impact of noise to an acceptable level.

### **Contaminated Land**

Policy R2 (Degraded and Contaminated Land) of the ALDP states that the Council will require that all land that is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. This may involve undertaking site investigations and risk assessments to identify any actual or possible significant risk to public health or safety, or to the environment, including possible pollution of the water environment, that could arise from the proposals.

### **Natural Heritage**

Policy NE3 (Our Natural Heritage) of the ALDP 2023 seeks to ensure that development does not have an adverse impact on protected species and habitats whereas Policy D5 (Landscape Design) seeks development proposals that will be designed with an effective, functional and attractive landscape framework supported by clear design objectives.

Policy 20 (Blue and Green Infrastructure) of NPF4 advises that development proposals for or incorporating new or enhanced blue and/or green infrastructure will be supported. Where appropriate, this will be an integral element of the design that responds to local circumstances.

### **Aberdeen Airport**

The site lies within the consultation zone for Aberdeen International Airport. Policy B3 (Aberdeen International Airport and Perwinnes Radar) of the ALDP 2023 advises that *“any development falling within safeguarded areas identified on the airport safeguarding map will be subject to consultation with Aberdeen International Airport. Any proposed development must not compromise the safe operation of the airport.”*

### **Developer Obligations**

Policy I1 (Infrastructure Delivery and Developer Obligations) of the ALDP advises that where development either individually or cumulatively will place additional demands on community facilities or infrastructure that would necessitate new facilities or exacerbate deficiencies in existing provision, the developer will be required to meet or contribute to the cost of providing or improving such infrastructure or facilities

### **Tackling the Climate and Nature Crises, Climate Mitigation and Biodiversity**

Policy 1 (Tackling the Climate and Nature Crises) of NPF4 requires significant weight to be given to the global climate and nature crises in the consideration of all development proposals. Policy 2 (Climate mitigation and adaptation) of NPF4 requires development proposals to be designed and sited to minimise lifecycle greenhouse gas emissions as far as possible, and to adapt to current and future risks from climate change. Policy 3 (Biodiversity) of NPF4 requires proposals for local

development to include measures to conserve, restore and enhance biodiversity, proportionate to the nature and scale of development.

## **Pipelines**

The eastern section of the site lies within the outer zone (381m – 435m) of the INEOS Forties oil pipeline. Policy B6 of the ALDP 2023 advises that “where certain types of new development are proposed within the consultation zones of pipelines, the Council will consult the Health and Safety Executive (HSE) to determine the potential risk to public safety.”

## **Carbon Emissions and Water Efficiency**

Policy R6 (Low and Zero Carbon Buildings, and Water Efficiency Low and Zero Carbon Buildings) states that all new buildings will be required to demonstrate that a proportion of the carbon emissions reduction standard set by Scottish Building Standards will be met through the installation and operation of low and zero carbon generating technology. This should be in accordance with the Resources for New Development Aberdeen Planning Guidance.

Buildings on the site would need to achieve Aspect Gold level 1: Carbon dioxide emissions. 30% of the carbon dioxide emissions reduction standard set by the Scottish Building Standards Technical Handbooks December 2022 would need to be met through the installation and operation of low and zero carbon generating technologies. The use of solar power, photovoltaics and heat pumps would all be appropriate. This would not be required if it can be demonstrated that the development will achieve a CO2 saving 15% greater than required by the current Building Standards.

Policy R6 of the ALDP also states that to reduce the pressure on water abstraction from the River Dee, and the pressure on water infrastructure, all new buildings are required to use water saving technologies and techniques. The level of efficiency required, and types of efficiencies are detailed in the Resources for New Development Aberdeen Planning Guidance. A BREEAM rating of ‘Excellent’ should be achieved by non-domestic (commercial) buildings. This information should be submitted with the application.

## **PRE-APPLICATION CONSULTATION**

In accordance with the Town and Country Planning (Pre-Application Consultation) (Scotland) Amendment Regulations 2021, two public drop-in exhibitions were held on the 26<sup>th</sup> September 2024 and the 24<sup>th</sup> October 2024 at the Leonardo Hotel and Conference Venue between 3pm and 7pm. Information on the proposed development and associated public consultation events were advertised in the Evening Express 7 days in advance. Consultation was also proposed with Dyce and Stoneywood Community Council.

In addition to the above consultation was undertaken with Councillors in the Dyce/ Bucksburn and Danestone ward. A targeted mailshot was also undertaken to surrounding business and industrial properties within 250m of the site along with a number of residential properties in the surrounding area as agreed with the Planning Authority.

## **NECESSARY INFORMATION TO SUPPORT ANY FUTURE APPLICATION**

As part of any application, the applicant has been advised that the following information would need to accompany the formal submission –

- Contaminated Land Risk Assessment (Desk Based Study)
- Noise Impact Assessment

- Flood Risk Assessment
- Drainage Impact Assessment
- Transport Assessment
- Green Travel Plan
- Biodiversity Action Plan
- Bird Hazard Management Plan
- Pre-Application Consultation Report

## **RECOMMENDATION**

It is recommended that the Forum –

- a) note the key issues identified;
- b) if necessary seek clarification on any particular matters; and
- c) identify relevant issues which they would like the applicants to consider and address in any future application.