



DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Planning Permission in Principle

Henry Farrar
Ironsides Farrar
111 McDonald Road
Edinburgh
EH7 4NW

on behalf of **ETZ Ltd.**

Aberdeen City Council in exercise of its powers under the above mentioned Act hereby **grants planning permission in principle** for the development specified below and shown in the approved plans and drawings.

Application Reference Number	231371/PPP
Address of Development	Land At Coast Road St Fittick's Park/ Gregness Headland/Doonies Farm Aberdeen
Description of Development	Proposed business / industrial development (Class 4/5/6); road infrastructure; active travel connections; landscaping and environmental works including drainage and other infrastructure
Date of Decision	24 January 2025

DETAILS OF ANY VARIATION MADE TO THE APPLICATION

In agreement with the applicant, the following variations were made to the application under section 32A of the 1997 act –

Supplementary information has been submitted. The indicative building at Gregness has been reduced in height.

REASON FOR DECISION

The reasons on which the Council has based this decision are as follows –

The application is for planning permission in principle (PPP) for renewable energy related uses on land allocated in the adopted Aberdeen Local Development Plan 2023 (ALDP) under Policy B5: Energy Transition Zones (St Fittick's/Zone A, southern half of Gregness/Zone B and Doonies/Zone C) and Policy B4: Aberdeen Harbours (northern half of Gregness). Policy B5 supports renewable energy related uses and Policy B4 considers harbour related uses on their merits. LDP Opportunity Sites 'OP56: St Fittick's', OP61: Doonies and OP62: Bay of Nigg also cover the entire site between them, supporting renewable related uses; OP56 requires a functional association with the Harbour, while OP61 supports such uses that are associated with the Harbour and OP62 requires a joint masterplan with the former two.

St Fittick's is covered by OP56 and Policy B5 which together support renewable energy related uses that have a functional association with the Harbour; Gregness is covered by OP62, Policy B5 and B4, it therefore supports renewable energy related use and activities related to the Harbour; Doonies is covered by Policy B5 and OP62, with the exception of the road links into Peterseat which are Policy NE1: Greenbelt and B1: Business and Industry. Policy NE1 allows for infrastructure which has a locational justification and Policy B1 supports the uses proposed.

The approved ETZ Masterplan promotes the application site for renewable energy related uses with the relationships to the Harbour as prescribed by the LDP and these two factors would be controlled and ensured by the attached conditions, with details of uses to be provided in detail via Matters Specified in Conditions applications. The proposal for renewable energy related uses furthers the aims of Policy 11: Energy in National Planning Framework 4 (NPF4) which seeks the expansion of renewable energy generation, distribution and storage.

The proposal is therefore considered acceptable in principle, in line with the aforementioned adopted development plan policies and the approved ETZ Masterplan, subject to detailed consideration of the boundaries of the development areas and the proposed mitigation, compensation and enhancement that is considered to outweigh the impacts including the impacts on nearby residents, recreational users and the natural and historic environment. Renewable energy transition is a key issue in combatting climate change, with measures to ensure that biodiversity is enhanced within the wider area, the proposal is considered acceptable in relation to policies 1 and 2 of NPF4 on Tackling the climate and nature crises and Climate mitigation and adaptation.

Part of the northern area of the St Fittick's Zone A site is a floodplain related to East Tullos Burn and the proposal therefore does not comply with Policy 22 in NPF4 as it is not essential infrastructure. In considering Policy 22, factors taken into account were: the key location of this site area in terms of proximity to the Harbour with the site having been allocated for its specific location for energy transition supply chain companies with a functional relationship with Aberdeen South Harbour requiring direct access to the quayside for the movement of large and/or heavy components and that preclude it being located elsewhere. NPF4 also recognises that the South Harbour can act as a cluster of port accessible offshore renewable energy research, manufacturing and support services. Whilst not essential infrastructure, the application proposal at St Fittick's is intrinsically linked to the presence of the Harbour. Conditions require there to be operational reasons for any development to be located on the application site, and the proposed development will not result in flood risk, therefore the proposal complies with LDP Policy NE4: Our Water Environment.

Conditions require development on each site (or sub-site) to come forward via MSC applications that include on and off-site mitigations proportionate to that site and to be detailed following community consultation. Dependent on the impact of the particular site, these would include replacement multi use sports pitch, greenspace creation and enhancement within residential areas ('parklets'), additional and replacement play equipment within St Fittick's Park, skate park extension and pump track, repairs and interpretation boards at St Fittick's Church, biodiversity enhancements including tree planting and landscape planting, water quality and wetland

enhancement off site to the East Tullos Burn, as well as improvements to core path and footpath links, including the coastal path. The HIA identifies qualitative improvements that would be implemented to improve the quality, wildlife habitat, recreational facilities and accessibility of remaining green space within the surrounding area to be key to ensuring a positive outcome in respect of health and wellbeing of the local community and other users of the area. Taking into account the mitigation and enhancement measures the proposals are considered to comply with development plan policies including: LDP policies NE5: Trees and Woodland, WB1: Healthy Developments, NE2: Green and Blue Infrastructure, NPF4 policies 23: Health and Safety. The outcome of an Integrated Impact Assessment has been taken into account, considering the potential impacts of the development on protected characteristics, including those with socio-economic inequalities. The strategic decision to allocate the site for development was taken at the LDP preparation stage and the approved ETZ Masterplan set the broad development areas. The mitigation and enhancement measures proposed will be subject to further community consultation at detailed/MSD application stage.

On the basis of the Biodiversity Protection and Enhancement Plan (BPEP), further detailed biodiversity plans would be required by MSD for each development site and delivery controlled by conditions. However, in principle, it is considered that biodiversity enhancement is achievable and capable of delivery based on the variety and quantity of biodiversity enhancements proposed in the submitted BPEP. Buffer strips to either side of the realigned Burn would be required by condition in accordance with the Aberdeen Planning Guidance: Natural Heritage. The proposal therefore accords with Policy 3: Biodiversity in NPF4 and LDP Policy NE3 – Our Natural Heritage.

Conditions are attached relating to further detailed air quality assessment, noise assessment and a Construction Environmental Management Plan, including for dust management. However, on the basis of the assessments it is considered that there is unlikely to be an adverse impact and that the proposal is capable of complying in this respect with Policies WB2: Air Quality and WB3: Noise in the LDP and Policy 23: Health and Safety.

Although subject to MSD applications relating to massing, siting and design of built fabric and associated yard and boundary infrastructure, the size of buildings likely to be required by the uses envisaged would have a significant adverse impact on the landscape character within the surrounding area. Whilst the foregoing factors result in tensions with LDP Policy D4 on Landscape, tree and landscape planting would, in time, act to soften and partially screen the buildings, and the character of the existing area is already impacted by the Harbour and nearby industrial areas. Furthermore, the impact is localised and the land is allocated for the uses proposed and is in a key location adjacent to the South Harbour. These material considerations weigh in favour of the proposed development.

It is concluded that the proposals would have an impact on the setting of St Fittick's Church, which is a Scheduled Monument, however, the impact would be mitigated to some extent by tree planting in the adjacent area and repairs. Conditions require a programme of archaeological work, recording and protecting. The proposal is therefore considered acceptable and compliant with LDP Policy D6: Historic Environment, Policy D7: Our Granite Heritage and NPF4 Policy 7. Historic assets and places.

On the basis of the traffic modelling, it is considered that there would not be a significant impact on the transport network, however, MSD applications would require transport assessment, parking, access from Coast Road and active travel are subject to conditions that would ensure there is no adverse impact due to traffic, on residential areas and the site is accessible by all modes of transport. The proposal would accord in principle with LDP policies T1: Land for Transport, T2: Sustainable Transport and T3: Parking.

An Integrated Impact Assessment has confirmed that the development will have low negative impact or no direct impact on groups with protected characteristics and that the mitigation measures identified would result in a neutral or positive impact.

Having regard to the foregoing, the application is recommended for conditional approval.



A full evaluation and account of the processing of the application is contained in the report of handling, which is available by entering the application reference number at <https://publicaccess.aberdeencity.gov.uk/>.

CONDITIONS

This permission is granted subject to the following conditions –


1. LENGTH OF PERMISSION

That applications for the approval of all matters specified in conditions of the Planning Permission in Principle hereby approved must be made before whichever is the latest of the following dates:

- a) The expiration of ten years beginning with the date of this planning permission in principle; or,
- b) The expiration of six months from the date on which an earlier application (Matters Specified in Condition) for the requisite approval was refused or dismissed following an appeal or review.

In relation to any matter under part (b) above, only one application for approval of matters specified in conditions may be made after the expiration of the planning permission in principle. The development of a subsequent phase hereby granted shall be begun before the expiration of two years from the final approval of the matters specified in conditions or, in the case of approval on different dates, the final approval of the last such matters to be approved.

Reason: to ensure compliance with section 59 (planning permission in principle) of the Town and Country Planning (Scotland) Act 1997 (as amended).

**ST FITTICK'S / Zone A (as defined on Illustrative Masterplan Visualisation
2366907 **)

2. USE AND FUNCTIONAL ASSOCIATION WITH HARBOUR

That the development sites and buildings in St Fittick's/Zone A shall not be used other than for uses that support renewable energy transition related industries in association with Aberdeen South Harbour and that have a functional association with the Aberdeen South Harbour, which precludes them from 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. Details of such a functional association and preclusion shall be set out in a statement as part of any application for Matters Specified in Conditions (MSC) for approval by the planning authority.

Reason: in accordance with the Opportunity Site description for OP56 and Policy B5 in the Aberdeen Local Development Plan 2023 (or subsequent plan) as land adjacent to the Aberdeen South Harbour is a finite resource justifying restricting its use with the functional locational requirement. The quayside location for such development is the justification for development within the floodplain.

3. PROVISION OF COAST ROAD UPGRADE

That no development within St Fittick's/Zone A shall be occupied unless the Coast Road upgrade works known as Aberdeen South Harbour Link Road: [External Links to Aberdeen South Harbour | Aberdeen City Council](#) (as per application 240620/DPP or a subsequently approved related planning permission) are substantially complete and the road open to vehicular, foot and wheeled traffic, unless otherwise agreed in writing with the planning authority following submission of an access strategy and the implementation of:

a) works to complete any missing links in safe walking and cycling routes.

In either case there shall be implemented:

b) measures to prevent vehicular traffic associated with the construction and operation of the site from using routes through nearby residential areas

Both a) and b) above shall be in accordance with details submitted to, and approved in writing by, the planning authority by way of an application for matters specified in condition.

Reason: In the interests of residential amenity, public health and safety.

4. PHASING

That no development shall take place within the St Fittick's/ Zone A, unless a phasing plan has been submitted to and approved in writing by the planning authority, by way of a matters specified in condition application. Development shall not take place other than in accordance with any such approved plan, or other as is subsequently approved through this condition. The phasing plan shall include the relative timings of:

- a) The erection of buildings on each individual plot including SUDS, car parking and other associated infrastructure and landscape planting;
 - b) The new/replacement section of St Fittick's Road / Coast Road through St Fittick's/Zone A;
 - c) The realignment of the East Tullos Burn, off site/on-site water quality enhancement and landscaping;
 - d) On-plot landscaping;
 - e) On-site (boundary of PPP application) tree and landscape planting;
 - f) Off-site compensatory and mitigatory tree and landscape planting;
 - g) Provision of off-site/on-site play equipment, including skate park, pump park and upgrade of existing play equipment;
 - h) Provision of replacement for existing MUGA equipment (west of Waste Water Treatment Works);
 - i) Parklets within residential areas (off-site mitigation);
 - j) Provision of replacement green space and/or qualitative improvements to brown or green space (off-site mitigation);
 - k) Provision of footpaths (on and off-site) including Tullos Gateway;
 - l) Provision of measures from detailed Biodiversity Protection and Enhancement Plan to be agreed through condition 9;
 - m) Measures identified within the Public Transport Access Strategy to be agreed through condition 13.
- All in accordance with details indicated in the approved plans listed below and approved as part of this application

Reason: In order to control and co-ordinate delivery of essential mitigations for the development

5. DESIGN, LAYOUT, SITING, MASSING

That no development of any individual plots / units shall take place unless a matters specified in conditions application has been submitted to the planning authority for the details listed below.

- a) A description of the proposed use(s), including in relation to the Use Classes Order;
- b) Elevational design and layout of all built structures, including external materials, boundary enclosures and external lighting, with details of measures to avoid light spill into adjoining areas to protect wildlife;
- c) Cross sections through the site as necessary showing the proposed height of buildings, and site levels as proposed with an indication of the levels as existing, including a cross section through St Fittick's Church and the realigned St Fittick's Road and northern site area if within the St Fittick's/Zone A;
- d) Existing and proposed topographical survey plans;
- e) Details of cut and fill operations;
- f) Details of external finishing materials, including any green walls and samples where requested by the planning authority.
- g) Site plan and details of vehicle, motorcycle and short and long term cycle parking, yards, electric vehicle charging points, pedestrian routes and other hardstanding external storage and surface water drainage features, identifying the use of all external spaces.
- h) Details of refuse storage areas and swept path analysis showing access for refuse collection vehicles
- i) Layout and finish of roads and access junctions onto the adopted road network, including details of any direct access and integration between any individual plot and Aberdeen South harbour via a managed crossing of the Coast Road;
- j) Enabling works and infrastructure.

Reason: Permission for the development has been granted in principle only and subsequent approval is required for these matters in accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

6. CYCLE PARKING AND OTHER PRE-OCCUPATION REQUIREMENTS

That the use of any individual unit/plot shall not take place unless the matters listed below have been provided in accordance with plans that have been submitted to and approved in writing by the planning authority by way of a matters specified in conditions application:

- a) Cycle parking on site (long stay and covered);
- b) Core paths, and informal footpaths on and off-site, including an active travel link between Core Path 108 and Core Path 103, to ensure that a direct link is provided to Wellington Road;
- c) Vehicle parking in accordance with a parking strategy;
- d) Electric Vehicle charging;
- e) Surface water drainage systems (SUDS);
- f) High-speed communications infrastructure;
- g) Refuse storage facilities.

Unless otherwise agreed in writing with the planning authority.

Reason: In the interests of encouraging sustainable and active travel and to avoid surface water flooding.

7. REALIGNMENT OF ST FITTICK'S/ COAST ROAD

The northern development site in St Fittick's/Zone A (area to north of East Tullos Burn) shall not be occupied unless the realigned St Fittick's/Coast Road within Zone A is substantially complete and is open to foot, wheeled and vehicular traffic (or other such road arrangement to the satisfaction of

the planning authority), in accordance with detailed plans that have been submitted to and approved in writing by the planning authority by way of a matters specified in condition application.

Reason: In the interests of road safety and to ensure that development related traffic is routed via the Coast Road

8. DETAILS OF EAST TULLOS BURN WORKS

That no development shall take place within St Fittick's Zone A unless the details listed below have been submitted to and approved in writing by the planning authority by way of a matters specified in conditions application (the implementation of these works shall be controlled by condition 4 on phasing):

- a) Restoration design for the Burn to include a natural meandering course;
 - b) Details of dimensions of the burn channel and buffer zones throughout length of Burn within the PPP application site;
 - c) Details of how park users would access the burn for recreational purposes;
 - d) Detailed plans and technical information showing the de-silting pond or other measures to improve water quality;
 - e) Buffers to be a minimum of 6m wide to each side of Burn.
- all in accordance with the Natural Heritage APG

Reason: In the interests of the water environment and biodiversity mitigation and enhancement.

9. BIODIVERSITY PLAN

That no development shall take place of any individual plot / unit unless there has been submitted to and approved in writing by the planning authority by way of a matters specified in conditions application a detailed Biodiversity Protection and Enhancement Plan related to that plot/unit based on the principles and measures described in the BPEP Version 5, June 2024 and the ETZ Masterplan and including the requirements of Policy NE3: Natural Heritage in the adopted Aberdeen Local Development Plan 2023, or such other as is subsequently adopted.

The measures identified in the BPEP shall be implemented fully in accordance with the phasing plan agreed under condition 4.

Reason: To ensure biodiversity mitigation and enhancement in accordance with Policy NE3 and the ETZ Masterplan.

10. LANDSCAPING SCHEME

That no development to any individual plot / unit pursuant to the planning permission hereby approved shall take place unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of landscaping for the site and off site areas to be included as mitigation and compensation. Such a scheme shall include indications of all existing trees, hedges and landscaped areas on the land, and details (numbers and area of woodland) of those to be removed and any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting on-site and off-site including details of numbers, densities, locations, species, sizes and stage of maturity at planting

Reason: In order to ensure adequate protection for the trees on site during the construction of the development and to mitigate, compensate and enhance the tree coverage in the area.

11. LANDSCAPE PLANTING AND MAINTENANCE

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme agreed through Condition 10 and shall be completed during the planting season

immediately following the commencement of the development or as otherwise agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

In addition, prior to the commencement of the implementation of the approved scheme, detailed proposals for a programme for the long-term management and maintenance of all the approved landscaped and open space areas within the development shall be submitted for the further written approval of the Planning Authority. Thereafter, all management and maintenance of the landscaped and open space areas shall be implemented, in perpetuity, in accordance with the approved programme.

Reason: To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area and to ensure that the landscaping is managed and maintained in perpetuity.

12. FLOOD RISK ASSESSMENT

That no development shall take place unless there has been submitted to and agreed in writing by, the planning authority by way of a matters specified in conditions application, a detailed Flood Risk Assessment (FRA) based on the Kaya FRA V3 March 2024, including plans showing a range of flood extents of greater frequency than 1 in 200 years, and the development shall not be operational unless any recommendations contained therein have been implemented in full and are fully operational on site.

Reason: In order to avoid flood risk and pollution of the water environment in accordance with Policy NE4 of the LDP 2023 and Policy 22 of NPF4.

13. PUBLIC TRANSPORT ACCESS STRATEGY

That no development shall take place to any individual plot unless there has been submitted to and approved in writing by the planning authority by way of a matters specified in conditions application a Public Transport Access Strategy and Travel Plan with the aim of increasing access to public transport options. Thereafter the measures so approved shall be implemented in complete accordance with such a strategy and plan

Reason: To increase access to public transport and encourage sustainable travel.

14. TRANSPORT ASSESSMENT

That no development shall take place to any individual plot unless there has been submitted to and agreed in writing with the planning authority by way of a matters specified in conditions application a Transportation Assessment of the impact on the local network and junctions on the A956 Wellington Road and in Torry and access strategy including a strategy for abnormal loads, in accordance with an agreed scope. Thereafter development shall not be brought into use unless any recommendations of transport assessment and access strategy have implemented in accordance with a timetable submitted to and approved through a MSC application.

Reason: In the interests of road safety.

15. HEIGHT OF BUILDINGS

That no buildings on the site shall exceed the heights indicated on the Land Use and Development Capacity Plan 2366912 (16 July 2024) assuming ground levels being based on the indicative development platform levels as per the approved plans unless otherwise agreed in writing with the planning authority following submission of a justification including photomontage viewpoints via a

matters specified in conditions application. Existing ground levels on a sloping site shall be taken to be the lowest level of ground within the building footprint.

Reason: In the interests of visual amenity and to minimise the impact of the development on landscape character.

16.CEMP

That no development shall take place to any individual plot unless there has been submitted to and approved in writing by the planning authority by way of a Matters Specified in Conditions application a detailed Construction Environmental Management Plan, including but not limited to, dust management, surface water management, ecological clerk of works and other measures noted within detailed Biodiversity Protection and Enhancement Plan. Construction shall not take place other than in full accordance with the CEMP as so agreed unless otherwise agreed in writing by the planning authority.

Reason: To prevent pollution and damage to environment and wildlife.

17.SURFACE AND FOUL DRAINAGE

No development shall take place to any individual plot unless a matters specified in conditions application comprising a detailed scheme for surface water drainage and foul water drainage has been submitted to any approved in writing with the Planning Authority. The scheme shall include:

a) A detailed drainage plan for the relevant phase of development, including full details of the proposed means of disposal of surface water from the development, including how surface water run off shall be addressed during construction, as well as incorporating the principles of pollution prevention and mitigation measures.

b) A scheme for the connection of buildings to the public wastewater system has been submitted to any approved in writing by the Planning Authority.

c) Details showing how drainage infrastructure will cross/crosses underneath the railway line.

Thereafter, development shall be implemented in accordance with the agreed scheme and no building shall be used unless connection has been made to the public wastewater network in accordance with the approved details.

SUDS measures for sites adjoining the Tullos Burn corridor shall be located adjacent to the burn unless otherwise agreed in writing with the planning authority.

Reason: in order to ensure adequate protection of the water environment from surface water run-off and maximise the visual, landscape and biodiversity benefits of SUDS measures. In the interests of rail safety.

18.NOISE

That no development shall take place to any individual plot unless there has been submitted to and approved in writing by the planning authority by way of a matters specified in conditions application an appropriate noise assessment by a suitably qualified consultant to predict the impact on sensitive receptors and specify control measures. The assessment should be undertaken in accordance with Planning Advice Note (PAN) 1/2011 Planning and Noise and its accompanying Technical Advice Note. (The methodology should be submitted and agreed in writing with the Environmental Protection Team in advance.)

The use shall not take place unless the recommendations of the noise assessment have been implemented in full and are fully operational, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of the amenity of nearby residents and occupiers

19. AIR QUALITY

Development shall not take place to any individual plot unless there has been submitted to and approved in writing by the planning authority an appropriate air quality assessment by a suitably qualified consultant to predict any impact on sensitive receptors and specify control measures, unless otherwise agreed with the planning authority based on the proposed use. (The methodology should be submitted and agreed in writing with the planning authority in advance.)

The use shall not take place unless the recommendations of the air quality impact assessment have been implemented in full and are fully operational, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of public health

20. MITIGATIONS

That no development shall take place to any individual plot within St Fittick's / Zone A unless there has been submitted to, and approved in writing by, the planning authority by way of a matters specified in conditions application, details of the proposed mitigations for that development plot. (It is expected that all the listed mitigations, or similar as agreed based on the approved drawings, would be implemented for development of Zone A and they are split proportionately between the plots within the zone.). Mitigation works shall be carried out in accordance with the timing agreed in condition 4 (Phasing) above.

Details shall include a description of community consultation that has taken place on the proposed mitigations, a statement of the impact on public health based on the Population Health Chapter of the EIA report, and location, layout and elevational plans as required, details of materials, planting, seed mixes and maintenance of landscaped spaces.

- a) Improvements to existing green and brownfield open spaces within Torry / Balnagask; as indicatively shown on Illustrative Masterplan Visualisation Oct 2024-2391329
- b) St Fittick's Church interpretation and repair works - details to include Conservation Management Plan and plans of interpretation board(s); as indicatively shown on Illustrative Masterplan Visualisation Oct 2024-2391329
- c) Path network enhancements and wayfinding features in St Fittick's Park inside and outside the site – details to include schedule of works to the paths as indicatively shown on Illustrative Masterplan Visualisation Oct 2024-2391329
- d) Improving water quality in East Tullos Burn – details to be agreed through condition 8 as indicatively shown on Illustrative Masterplan Visualisation Oct 2024-2391329
- e) Tullos Wood – access and pathway improvements, including more direct and legible entrance(s) and landscaping; as indicatively shown on Illustrative Masterplan Visualisation Oct 2024-2391329
- f) Enhancing play and recreational equipment and areas, based on the list of off-site mitigation and compensation on the 'Illustrative Play and Recreation Masterplan Visualisation – Zone A Oct 2024 2391330' which includes enhancement / extension to the

existing skate park and provision of 'pump' track – details to include specifications and layout plans.

- g) Enhancing habitats with pollinator planting and management for biodiversity; as indicatively shown on Illustrative Masterplan Visualisation Oct 2024-2391329
- h) Replacement sports pitch at Tullos Primary School playing fields and enhancing recreational and leisure provision to complement the existing Multi Use Games Areas (MUGA); as indicatively shown on Illustrative Masterplan Visualisation Oct 2024-2391329
- i) Enhancement to coastal path connections leading northwards to Torry Battery and south via Gregness as indicatively shown on Illustrative Masterplan Visualisation Oct 2024-2391329

Reason: To provide mitigation for loss of greenspace, recreational facilities, paths and path space; in accordance with Policies NE2 and NE3 in the LDP 2023 and the ETZ Masterplan.

21.PROGRAMME OF ARCHAEOLOGICAL WORKS

No works in connection with the development hereby approved shall commence unless an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the planning authority by way of a matters specified in conditions application and a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be brought into use unless a post-excavation research design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.

Reason: To safeguard and record the archaeological potential of the area.

22.PROTECTIVE FENCING DURING CONSTRUCTION

No works in connection with the development hereby approved shall commence unless a site protection plan for historic environment features has been submitted to and approved in writing by the planning authority by way of a matters specified in conditions application. Site protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:

- a) The location of the historic environment features to be protected during construction works; and
- b) The position and details of the warning signs and protective fencing to be erected.

No works in connection with the development hereby approved shall commence unless the site protection measures have been implemented in full in accordance with the approved details. All protective fencing and warning signs shall be retained during the construction period in accordance with the approved details and no works shall take place at any time within the protected areas.

Reason: In the interests of protecting known features of the historic environment.

23.LOW AND ZERO CARBON TECHNOLOGY, WATER EFFICIENCY AND HEAT NETWORKS

That no buildings shall be occupied unless:

- a) How the development achieves compliance with the Aberdeen Planning Guidance has been submitted to and approved in writing by the planning authority, and any recommended measures specified within that scheme for the reduction of carbon emissions and water efficiency have been implemented in full
- b) an Energy Statement in compliance with ALDP Policy R8: Heat Networks has been submitted to, and approved in writing by the planning authority and any measures as so agreed have been implemented in full

Reason: to ensure that this development complies with requirements for reductions in carbon emissions

GREGNESS / ZONE B (as defined on 'Illustrative Masterplan Visualisation' received 16 July 2024)

24.PROVISION OF COAST ROAD UPGRADE

That no development within Gregness / Zone B shall be occupied unless the Coast Road upgrade works (known as Aberdeen South Harbour Link Road: [External Links to Aberdeen South Harbour | Aberdeen City Council](#) and as per application 240620/DPP or a subsequently approved related planning permission) are substantially complete and the road open to vehicular, foot and wheeled traffic, unless otherwise agreed in writing with the planning authority following submission of an access strategy and the implementation of:

- a) works to complete any missing links in safe walking and cycling routes.

In either case there shall be implemented:

- b) measures to prevent vehicular traffic associated with the construction and operation of the site from using routes through nearby residential areas

Both a) and b) above shall be in accordance with details submitted to, and approved in writing by the planning authority by way of an application for Matters Specified in Conditions.

Reason: In the interests of residential amenity, public health and safety.

25.DETAILS OF BUILDING, SITE LAYOUT AND DESIGN, INC COAST ROAD

That no development shall take place unless there have been submitted to and approved in writing by the planning authority matters specified in conditions application the details listed below. Thereafter the development shall take place in accordance with the details as so agreed, or other as is subsequently approved through this condition.

- a) A description of the proposed use (s) of the unit(s), including in relation to the Use Classes Order and justification in terms of relationship to renewable energy and need for a location which is close to the harbour;
- b) Elevational design and layout of all built structures, including boundary enclosures and external lighting;
- c) Cross sections through the site as necessary showing the proposed height of buildings, and site levels as proposed with an indication of the levels as existing, including cross sections through the site showing the relationship with the coastal edge and the Coast Road (including the upgrade project);
- d) Existing and proposed topographical survey plans;
- e) Details of any cut and fill operations;

- f) Details of external finishing materials, including any green walls and samples where requested by the planning authority.
- g) Site plan and details of siting of buildings, vehicle, motorcycle and short and long term cycle parking car parking areas, yards, electric vehicle charging points, pedestrian routes and other hardstanding and external storage and surface water drainage features, identifying the use of all external spaces and including the layout of the ASHLR/Coast Road upgrade project.
- h) Details of refuse storage areas;
- i) Layout and finish of roads and access junctions onto the adopted road network, including the ASHLR (upgrade of Coast Road) where appropriate;
- j) Enabling works and infrastructure;
- k) Marine Noise modelling, or a statement justifying why this is not required.

Reason: Permission for the development has been granted in principle only and subsequent approval is required for these matters in accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

26.CYCLE PARKING AND OTHER PRE-OCCUPATION REQUIREMENTS

That the occupation of the development shall not take place unless there has been provided and implemented the matters listed below in accordance with plans that have been submitted to and approved in writing by the planning authority by way of a matters specified in conditions application:

- a) Cycle parking on site (long stay and covered);
- b) Coastal path upgrades, including linkages to paths off site, improvements to the Coastal Path south as far as the settlement of Cove Bay and details of arrangement for crossing the access to the South Breakwater;
- c) Vehicle parking in accordance with a parking strategy;
- d) Electric Vehicle Charging;
- e) Surface water drainage systems (SUDS);
- f) High-speed communications infrastructure.

Reason: In the interests of encouraging sustainable and active travel and to avoid surface water flooding.

27.HEIGHT OF BUILDINGS

That no buildings on the site shall extend more than the heights indicated on the Land Use and Development Capacity Plan 2366912 (16 July 2024) above existing ground level unless otherwise agreed in writing with the planning authority following submission of a justification including photomontage viewpoints via a MSC application. Existing ground level on a sloping site shall be taken to be the lowest level of ground within the building footprint.

Reason: In the interests of visual amenity and to minimise the impact of the development on landscape character.

28.BIODIVERSITY PLAN

That no development shall take place unless there has been submitted to and approved in writing by the planning authority by way of a matters specified in conditions application a detailed biodiversity Protection and Enhancement Plan based on the principles and measures described in the BPEP Version 5, June 2024 and the ETZ Masterplan and including the requirements of Policy NE3: Natural Heritage in the adopted Aberdeen Local Development Plan 2023, or such other as is subsequently adopted.

The measures identified in the BPEP shall be implemented fully in accordance with the timescales identified within the Plan.

Reason: To ensure biodiversity mitigation and enhancement.

29.LANDSCAPING

That no development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of landscaping for the site, which scheme shall include indications of all existing trees, hedges and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting

Reason: in the interests of the amenity of the area.

30.LANDSCAPE PLANTING AND MAINTENANCE

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of the development or as otherwise agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

In addition, prior to the commencement of the implementation of the approved scheme, detailed proposals for a programme for the long term management and maintenance of all the approved landscaped and open space areas within the development shall be submitted for the further written approval of the Planning Authority. Thereafter, all management and maintenance of the landscaped and open space areas shall be implemented, in perpetuity, in accordance with the approved programme.

Reason: To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area and to ensure that the landscaping is managed and maintained in perpetuity.

31.PUBLIC TRANSPORT ACCESS STRATEGY

That no unit of the development shall be occupied unless there has been submitted to and approved in writing by the planning authority by way of a matters specified in conditions application a Public Transport Access Strategy and Travel Plan with the aim of increasing access to public transport options. The measures identified therein shall be implemented fully in accordance with the timescales specified within the Strategy and Plan.

Reason: To increase access to public transport.

32.TRANSPORT ASSESSMENT

That no development shall take place unless there has been submitted to and agreed in writing with the planning authority by way of a matters specified in conditions application a Transportation Assessment of the impact on the local network and junctions on the A956 Wellington Road and in Torry and access strategy including for abnormal loads, in accordance with an agreed scope. Thereafter development shall not be brought into use unless any recommendations have been carried out or are implemented to the satisfaction of the planning authority in accordance with a timetable for implementation submitted to and approved through a MSC application.

Reason: In the interests of road safety.

33.CEMP

That no development shall take place unless there has been submitted to and approved in writing by the planning authority by way of a matters specified in conditions application a detailed Construction Environmental Management Plan, including but not limited to, dust management, surface water management and other measures noted within detailed Biodiversity Protection and Enhancement Plan. Construction shall not take place other than in full accordance with the CEMP as so agreed unless otherwise agreed in writing by the planning authority.

Reason: To prevent pollution and damage to environment and wildlife.

34.SURFACE AND FOUL DRAINAGE

No development shall take place unless a matters specified in conditions application comprising a detailed scheme for surface water drainage and foul water drainage has been submitted to any approved in writing with the Planning Authority. The scheme shall include:

- a) A detailed drainage plan for the relevant phase of development, including full details of the proposed means of disposal of surface water from the development, including how surface water run off shall be addressed during construction, as well as incorporating the principles of pollution prevention and mitigation measures.
- b) Details of measures to ensure that surface water would be discharged away from the Nigg Bay SSSI,
- c) A scheme for the connection of buildings to the public waste water system has been submitted to any approved in writing by the Planning Authority.

Thereafter development shall be implemented in accordance with the agreed scheme and no building shall be used unless connection has been made to the public wastewater network in accordance with the approved details.

Reason: in order to ensure adequate protection of the water environment from surface water run-off and protecting the Nigg Bay SSSI.

35.NOISE

Development shall not take place unless there has been submitted to and approved in writing by the planning authority an appropriate noise assessment by a suitably qualified consultant to predict the impact on sensitive receptors and specify control measures. The assessment should be undertaken in accordance with Planning Advice Note (PAN) 1/2011 Planning and Noise and its accompanying Technical Advice Note. (The methodology should be submitted and agreed in writing with the Environmental Protection Team in advance.)

The use shall not take place unless the recommendations of the noise assessment have been implemented in full and are fully operational, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of the amenity of the occupiers of nearby buildings.

36.AIR QUALITY

Development shall not take place unless there has been submitted to and approved in writing by the planning authority an appropriate air quality assessment by a suitably qualified consultant to predict any impact on sensitive receptors and specify control measures, unless otherwise agreed with the planning authority based on the proposed use. (The methodology should be submitted and agreed in writing with the planning authority in advance.)

The use shall not take place unless the recommendations of the air quality impact assessment have been implemented in full and are fully operational, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of public health

37.PROGRAMME OF ARCHAEOLOGICAL WORKS

No works in connection with the development hereby approved shall commence unless an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the planning authority and a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be brought into use unless a post-excavation research design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.

Reason: To safeguard and record the archaeological potential of the area.

38.PROTECTIVE FENCING DURING CONSTRUCTION

No works in connection with the development hereby approved shall commence unless a site protection plan has been submitted to and approved in writing by the planning authority. Site protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:

- a) The location of the historic environment features to be protected during construction works; and
- b) The position and details of the warning signs and protective fencing to be erected.

No works in connection with the development hereby approved shall commence unless the site protection measures have been implemented in full in accordance with the approved details. All protective fencing and warning signs shall be retained during the construction period in accordance with the approved details and no works shall take place at any time within the protected areas.

Reason: In the interests of protecting known features of the historic environment."

39.LOW AND ZERO CARBON TECHNOLOGY, WATER EFFICIENCY AND HEAT NETWORKS

That no buildings shall not be occupied unless a scheme detailing:

- a) compliance with the Aberdeen Planning Guidance has been submitted to and approved in writing by the planning authority, and any recommended measures specified within that scheme for the reduction of carbon emissions and water efficiency have been implemented in full
- b) an Energy Statement in compliance with Policy R8: Heat Networks has been submitted to, and approved in writing by the planning authority and any measures as so agreed have been implemented in full

Reason: to ensure that this development complies with requirements for reductions in carbon emissions

DOONIES / ZONE C (as defined on 'Illustrative Masterplan Visualisation' received 16 July 2024)

40.PROVISION OF COAST ROAD UPGRADE

That no development within Doonies/Zone C shall be occupied unless the Coast Road upgrade works (known as Aberdeen South Harbour Link Road: [External Links to Aberdeen South Harbour](#) |

[Aberdeen City Council](#) (as per application 240620/DPP or a subsequently approved related planning permission) are substantially complete and the road open to vehicular, foot and wheeled traffic, unless otherwise agreed in writing with the planning authority following submission of an access strategy and the implementation of:

a) works to complete any missing links in safe walking and cycling routes.

In either case there shall be implemented:

b) measures to prevent vehicular traffic associated with the construction and operation of the site from using routes through nearby residential areas

Both a) and b) above shall be in accordance with details submitted to, and approved in writing by, the planning authority by way of an application for matters specified in condition.

Reason: In the interests of residential amenity, public health and safety.

41.PHASING

That no development shall take place on any individual site within Doonies/ Zone C, unless there has been submitted to, and approved in writing by the planning authority via a MSC, a phasing plan. Development shall take place in accordance with such a plan, or other as is subsequently approved through this condition. The phasing plan shall include the relative timing of:

- a) The buildings on the individual development sites including SUDS, car parking and other associated infrastructure and landscape planting;
- b) The new road between Peterseat Drive and Coast Road;
- c) On-site strategic tree, shrub and plant planting;
- d) Any off-site compensatory and mitigatory tree planting (if required);
- e) Provision of footpaths on and off-site including improvement of the recreational path from the site onto Tullos Hill;
- f) Provision of measures from Biodiversity plan.

Reason: In the interests of avoiding pollution, flooding, access and biodiversity and to ensure that tree planting take place timeously.

42.DETAILS OF BUILDING, SITE LAYOUT AND DESIGN, INC COAST ROAD

That no development shall take place of any individual plot until there have been submitted to and approved in writing by the planning authority by way of a matters specified in condition application the details listed below. The development shall be implemented fully in accordance with the details as so agreed.

- a) A description of the proposed use of the unit, including in relation to the Use Classes Order and the relationship of the use to the renewable energy industry and association with the South Harbour;
- b) A statement of justification in terms of Policy 9 in NPF4 for the demolition of Doonies Farmhouse and granite steadings and suitability for conversion to the proposed use, or reuse of those buildings;
- c) Elevational design and layout of all built structures, including boundary enclosures and external lighting;
- d) Cross sections through the site showing the height of buildings and ground levels;
- e) Existing and proposed topographical survey plans;
- f) Details of cut and fill operations;
- g) Details of external finishing materials including green walls and roofs where appropriate, including samples as requested.

- h) Details of the reuse of granite from Doonies Farmhouse and steading, where these are to be demolished as part of the development.
 - i) Site plan showing siting of buildings, vehicle parking areas, yards, electric vehicle charging points, pedestrian routes, other hardstanding and external storage and surface water drainage arrangements and with the use of all external spaces identified;
 - j) Layout and finish of roads and access junctions onto the adopted road network, and including the links to Peterseat Drive;
 - k) Locations, siting and design of refuse storage areas and swept path analysis showing access for refuse collection vehicles;
- Reason: Permission for the development has been granted in principle only and subsequent approval is required for these matters in accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

43.CYCLE PARKING AND OTHER PRE-OCCUPATION REQUIREMENTS

That the occupation of individual units shall not take place unless there has been provided the matters listed below in accordance with plans that have been submitted to and approved in writing by the planning authority by way of a matters specified in condition application:

- a) Cycle parking on site (long stay and covered);
- b) Core paths, and informal footpaths on and off-site, including footpath link to the path to Tullos Hill;
- c) Vehicle parking strategy;
- d) Electric vehicle charging;
- e) SUDS;
- f) Refuse storage facilities;
- g) High-speed communications infrastructure.

Reason: To help facilitate active travel choices to and from the site and prevent pollution.

44.HEIGHT OF BUILDINGS

That no buildings on the site shall exceed more than 12m above existing ground level (AOD) unless otherwise agreed in writing with the planning authority following submission of a justification including photomontage viewpoints via a matters specified in condition application. Existing ground level on a sloping site shall be taken to be the lowest level of ground within the building footprint.

Reason: In the interests of visual amenity and to minimise the impact of the development on landscape character.

45.BIODIVERSITY PLAN

That no development of any individual plot shall take place unless there has been submitted to and approved in writing by the planning authority by way of a matters specified in conditions application a detailed biodiversity Protection and Enhancement Plan related to that plot based on the principles and measures described in the BPEP Version 5, June 2024 and the ETZ Masterplan and including the requirements of Policy NE3: Natural Heritage in the adopted Aberdeen Local Development Plan 2023, or such other as is subsequently adopted.

The measures identified in the BPEP shall be implemented fully in accordance with the phasing plan agreed under condition 41.

Reason: To ensure biodiversity mitigation and enhancement.

46.LANDSCAPING SCHEME

That no development pursuant to the planning permission hereby approved shall be carried out on any individual plot unless there has been submitted to and approved in writing for the purpose by the planning authority by way of a matters specified in condition application a further detailed scheme of landscaping for the on site and off site areas to be included as mitigation and compensation, which scheme shall include indications of all existing trees, hedges and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting

The existing hedges along the northern site boundary, along the base of Tullos Hill (shown as G22 in the Tree Survey report by Struan Dalgleish Arboriculture, June 2023) shall remain unless otherwise agreed in writing by the planning authority.

Reason: in the interests of the amenity of the area.

47.LANDSCAPE PLANTING AND MAINTENANCE

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of the development or as otherwise agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

In addition, prior to the commencement of the implementation of the approved scheme, detailed proposals for a programme for the long term management and maintenance of all the approved landscaped and open space areas within the development shall be submitted for the further written approval of the Planning Authority by way of a matters specified in condition application. Thereafter, all management and maintenance of the landscaped and open space areas shall be implemented, in perpetuity, in accordance with the approved programme.

Reason: To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area and to ensure that the landscaping is managed and maintained in perpetuity.

48.CEMP

That no development on any individual plot at Doonies/Zone C shall take place unless there has been submitted to and approved in writing by the planning authority as part of a matters specified in condition application, a Construction Environmental Management Plan, including but not limited to, dust management and surface water management. The measures shall be implemented in full and thereafter remain in place and fully operational throughout the construction period.

Reason: In the interests of avoiding pollution.

49.SURFACE AND FOUL DRAINAGE

No development shall take place on any individual plot unless a matters specified in conditions application comprising a detailed scheme for surface water drainage and foul water drainage has been submitted to any approved in writing with the Planning Authority. The scheme shall include:

- a) A detailed drainage plan for the relevant phase of development, including full details of the proposed means of disposal of surface water from the development, including how surface water run off shall be addressed during construction, as well as incorporating the principles of pollution prevention and mitigation measures.
- b) Details of all drainage infrastructure to be utilised that passes under the railway
- c) A scheme for the connection of buildings to the public waste water system has been submitted to any approved in writing by the Planning Authority.

Thereafter development shall be implemented in accordance with the agreed scheme and no building shall be used unless connection has been made to the public wastewater network in accordance with the approved details.

Reason: in order to ensure adequate protection of the water environment from surface water run-off

50.NOISE

Development shall not take place on any individual plot unless there has been submitted to and approved in writing by the planning authority by way of a matters specified in condition application an appropriate noise assessment by a suitably qualified consultant to predict the impact on sensitive receptors and specify control measures. The assessment should be undertaken in accordance with Planning Advice Note (PAN) 1/2011 Planning and Noise and its accompanying Technical Advice Note. (The methodology should be submitted and agreed in writing with the Environmental Protection Team in advance.)

The use shall not take place unless the recommendations of the noise assessment have been implemented in full and are fully operational, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of the amenity of the occupiers of nearby buildings.

51.AIR QUALITY

Development shall not take place on any individual plot unless there has been submitted to and approved in writing by the planning authority by way of a matters specified in condition application an appropriate air quality assessment by a suitably qualified consultant to predict any impact on sensitive receptors and specify control measures, unless otherwise agreed with the planning authority based on the proposed use. (The methodology should be submitted and agreed in writing with the planning authority in advance.)

The use shall not take place unless the recommendations of the air quality impact assessment have been implemented in full and are fully operational, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of public health

52.TRANSPORT ASSESSMENT

That no development shall take place on any individual plot unless there has been submitted to and agreed in writing with the planning authority by way of a matters specified in conditions application a Transportation Assessment of the impact on the local network and junctions on the A956 Wellington Road and in Torry and access strategy including for abnormal loads, in

accordance with an agreed scope. Thereafter, development shall not be brought into use unless any recommendations in the approved assessment have been carried out or are implemented to the satisfaction of the planning authority in accordance with a timetable submitted to and approved through a MSC application.

Reason: In the interests of road safety.

53.PUBLIC TRANSPORT ACCESS STRATEGY

That no unit of the development shall be occupied unless there has been submitted to and approved in writing by the planning authority, by way of a matters specified in condition application, a Public Transport Access Strategy and Travel Plan with the aim of increasing access to public transport options. The measures identified therein shall be implemented fully in accordance with the timescales specified within the Strategy and Plan.

Reason: To increase access to public transport

54.PROGRAMME OF ARCHAEOLOGICAL WORKS

No works in connection with the development hereby approved shall commence unless an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the planning authority by way of a matters specified in condition application and a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be brought into use unless a post-excavation research design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.

Reason: To safeguard and record the archaeological potential of the area.

55.PROTECTIVE FENCING DURING CONSTRUCTION

No works in connection with the development hereby approved shall commence unless a site protection plan has been submitted to and approved in writing by the planning authority by way of a matters specified in condition application. Site protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:

- a) The location of the historic environment features to be protected during construction works; and
- b) The position and details of the warning signs and protective fencing to be erected.

No works in connection with the development hereby approved shall commence unless the site protection measures have been implemented in full in accordance with the approved details. All protective fencing and warning signs shall be retained during the construction period in accordance with the approved details and no works shall take place at any time within the protected areas.

Reason: In the interests of protecting known features of the historic environment

56.STANDING BUILDINGS SURVEY (Doonies)

No works in connection with the development hereby approved shall commence unless a Level 1 archaeological standing building survey of the extant buildings and structures associated with Doonies Farm on the application site has been undertaken and has been submitted to and approved in writing by the planning authority by way of a matters specified in condition application. The standing building survey shall not be undertaken unless its scope has been approved in writing by the planning authority. The survey must be in a digital format and must be clearly marked with the planning reference number.

Reason: To ensure that a historic record of the building is made for inclusion in the National Record of the Historic Environment and in the local Historic Environment Record.

57.LOW AND ZERO CARBON TECHNOLOGY, WATER EFFICIENCY AND HEAT NETWORKS

That no building hereby approved shall be occupied unless a scheme has been submitted by way of a matters specified in condition application detailing:

- a) compliance with the Aberdeen Planning Guidance: Resources for New Development has been submitted to and approved in writing by the planning authority, and any recommended measures specified within that scheme for the reduction of carbon emissions and water efficiency have been implemented in full
- b) an Energy Statement in compliance with Policy R8: Heat Networks has been submitted to, and approved in writing by the planning authority and any measures as so agreed have been implemented in full

Reason: to ensure that this development complies with requirements for reductions in carbon emissions

ADVISORY

That all further applications pursuant to this Planning Permission in Principle (including Matters Specified in Conditions applications) shall be determined by the Planning Development Management Committee, unless otherwise stated by the Planning Authority.

APPROVED PLANS AND DRAWINGS

Illustrative Masterplan Visualisation_Zone A Oct 2024 2391329 Ironside Farrar
Illustrative Existing and Proposed Site (Zone A) July 2366908 (Illustrative Masterplan Visualisation superseded by 2391329)
Illustrative Play & Recreation Masterplan Visualisation - Zone A 2391330 Ironside Farrar
Tree Planting Compensation Plan_Zone A_Oct 2024 2391331
Tree Loss and Compensation Plan Oct 2024 2391332
Illustrative Landscape Sections Oct 2024 2391333
Illustrative Landscape Sections AA – GG 2366906
Illustrative Masterplan Visualisation 2366907
Illustrative Existing Site, Proposed Development and Illustrative Masterplan Visualisation – Zone B 2366909
Illustrative Existing Site, Proposed Development and Illustrative Masterplan Visualisation – Zone C 2366910
Illustrative Access & Connectivity Plan 2366911
Land Use & Development Capacity Plan 2366912

Signed on behalf of the planning authority



Daniel Lewis
Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS PERMISSION

RIGHT OF APPEAL

If the applicant is aggrieved by the decision of the planning authority –

1. to refuse planning permission for the proposed development;
2. to refuse approval, consent or agreement require by a condition imposed on a grant of planning permissions;
3. to grant planning permission or approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A review request must be made using the 'Notice of Review' form available from <https://www.eplanning.scot/>.

SERVICE OF PURCHASE NOTICE

If permission to develop land is refused or granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been permitted, the owners of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).

CONDITIONS



Failure to comply with any condition or limitation subject to which planning permission has been granted is a breach of planning control and may lead to enforcement action being initiated.

All conditions of this planning permission in principle that require the submission of information for the further approval, agreement or consent of the planning authority, require to be subject of a n application for approval of matters specified in conditions. Applications may be made at <https://www.eplanning.scot/>.

COMMENCEMENT AND COMPLETION OF DEVELOPMENT

Prior to implementing this planning permission, a person intending to do so, must give notice to the Council of the date development is expected to commence, by submitting Form A. Failure to do so is a breach of planning control and may lead to enforcement action being initiated.

Subsequently, as soon as is practicable after completion of the development, notice must be given to the Council of the completion date, by submitting Form B.

Forms can be submitted to pi@aberdeencity.gov.uk.

OTHER CONSENTS

This permission does not provide exemption from obtaining other consents administered by Aberdeen City Council, such as advertisement consent, listed building consent, building warrant, premises license, or roads construction consent. Those carrying out development associated with this permission are responsible for obtaining all relevant consents from the Council and other regulatory bodies.

DISPLAY OF NOTICE WHILST DEVELOPMENT IS CARRIED OUT

This development –

- a National or Major development, as defined within The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009; and/or
- a Project of Public Concern, as defined under Schedule 3 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

In accordance with section 27 C (1) of the Town and Country Planning (Scotland) Act 1997 and Regulation 41 of the Town and Country Planning (Development Management Procedure) Regulations 2013, the Public Notice (Form C) attached at the end of this consent must be displayed for the duration of works associated with this consent.

The notice shall be –

- completed to include the name and address of the applicant/developer;
- displayed in a prominent place at or in the vicinity of the site of the development
- readily visible to the public; and
- printed on durable material (e.g. laminated/waterproof).

Failure to display this notice may result in the Council taking enforcement action under section 123(1) of the 1997 Planning Act.

OTHER ADVISORY NOTES

Notification of Initiation of Development

Town and Country Planning (Scotland) Act 1997 – Section 27B

Application reference number: 231371/PPP

Site address: Land At Coast Road, St Fittick's Park/ Gregness Headland/Doonies Farm

Date of decision: 24 January 2025

Person or company intending to carry out the development	
Name and address	
Phone number or e-mail address	
Owner of the land to which the development relates (if different from above)	
Name and address	
Phone number or e-mail address	
Site agent or contractor appointed to oversee development	
Name and address	
Phone number or e-mail address	

Date it is intended to initiate development: DD / MM / YYYY

General Data Protection Regulations – How we use your data

Aberdeen City Council collects, maintains and processes automatically information about you for the purposes of processing and determining planning applications and may be used for consultation purposes where applicable under legislation. Information will be disclosed only in accordance with the requirements of the Town and Country Planning (Scotland) Act 1997 or otherwise as required by law, including disclosure to other agencies (for example Scottish Fire and Rescue Service, Police Scotland, NatureScot, Historic Environment Scotland) as required for the purposes of determining this application.

For the purposes of processing this information Aberdeen City Council is the Data Controller. The Information Commissioner Office is the UK's regulator of data protection law (www.ico.org.uk). For further information on how we use, store & protect your data please see our website www.aberdeencity.gov.uk/your-data/privacy-notices/your-data-planning-application

Notification of Completion of Development

Town and Country Planning (Scotland) Act 1997 – Section 27B

Application reference number: 231371/PPP

Site address: Land At Coast Road, St Fittick's Park/ Gregness Headland/Doonies Farm

Date of decision: 24 January 2025

Person or company completing development	
Name and address	
Phone number or e-mail address	

Date on which development was completed: DD / MM / YYYY

General Data Protection Regulations – How we use your data

Aberdeen City Council collects, maintains and processes automatically information about you for the purposes of processing and determining planning applications and may be used for consultation purposes where applicable under legislation. Information will be disclosed only in accordance with the requirements of the Town and Country Planning (Scotland) Act 1997 or otherwise as required by law, including disclosure to other agencies (for example Scottish Fire and Rescue Service, Police Scotland, NatureScot, Historic Environment Scotland) as required for the purposes of determining this application.

For the purposes of processing this information Aberdeen City Council is the Data Controller. The Information Commissioner Office is the UK's regulator of data protection law (www.ico.org.uk). For further information on how we use, store & protect your data please see our website www.aberdeencity.gov.uk/your-data/privacy-notices/your-data-planning-application

PUBLIC NOTICE

The Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Notice under section 27 C (1) and regulation 41 to be displayed while development is in progress.

Notice is hereby given that planning permission has been granted subject to conditions on 24 January 2025 by Aberdeen City Council.

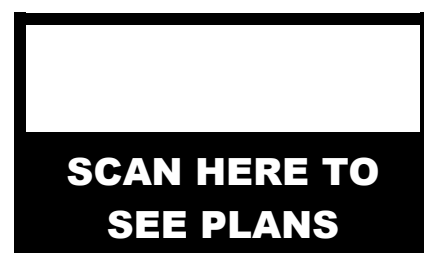
Location of Development: Land At Coast Road, St Fittick's Park/
Gregness Headland/Doonies Farm,
Aberdeen

Description of Proposal: Proposed business / industrial
development (Class 4/5/6); road
infrastructure; active travel connections;
landscaping and environmental works
including drainage and other infrastructure

Reference Number: 231371/PPP

Name of Developer:

Address of Developer:



Further information regarding the planning permission including the conditions, if any, on which it has been granted, can be obtained online by entering the application reference number at <https://publicaccess.aberdeencity.gov.uk>; by scanning the QR code above with your phone camera; contacting pi@aberdeencity.gov.uk; or by appointment only at –

Strategic Place Planning
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

