

Archibald B (Brian)

From: Archibald B (Brian)
Sent: 24 May 2016 11:26
To: 'Andrew Brownrigg'
Cc: Alanna Fordyce; Donna Laing
Subject: RE: PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 15 - ISSUE 03 - ALLOCATED SITES & GENERAL AREA STRATEGY BRIDGE OF DON & GRANDHOME & ISSUE 25 POLICIES B1, B2 & B3 SUPPORTING BUSINESS AND INDUSTRY

Tracking:

Recipient

'Andrew Brownrigg'

Alanna Fordyce

Donna Laing

[REDACTED]

[REDACTED]

Delivery

[REDACTED]

Hello Andrew

I acknowledge receipt of your response to FIR15, this will be passed to the reporter

Thanks
Brian

From: Andrew Brownrigg [mailto:ABROWNRIIGG@aberdeencity.gov.uk]
Sent: 24 May 2016 11:21
To: Archibald B (Brian)
Cc: Alanna Fordyce; Donna Laing
Subject: PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 15 - ISSUE 03 - ALLOCATED SITES & GENERAL AREA STRATEGY BRIDGE OF DON & GRANDHOME & ISSUE 25 POLICIES B1, B2 & B3 SUPPORTING BUSINESS AND INDUSTRY

Hello Brian

Please find our response to Further Information Request 15 in respect of OP3 Findlay Farm. The Council has been invited to make any further comments regarding preferred content of the plan as regards site OP3 and Policies B1 and B2 in light of new information submitted to the DPEA.

Response

Planning Application P16/0107 was received by the Planning Authority in February 2016, some 5-6 months after the Schedule 4 documents were prepared for examination. This response has been prepared in light of the recent conditional consent approved on 29 April 2016.

With regards to site OP3, it is deemed a reasonable request to reflect the Planning Authority decision in the local development plan by amending the land zoning from Specialist Employment Area (B2) to Business and Industrial Land (B1). Subsequent amendment is required solely to the entry for OP3 – Findlay Farm, Murcar within the Policy column of Appendix 2 (amending Specialist Employment Area to Business and Industrial Land). No change to the policy wording of B1 or B2 would be required. The proposals map will sufficiently identify the land zoning for OP3 as Business and Industrial Land. No other change is necessary to the adjacent land zonings.

Whilst comment was not specifically sought on the existing Energy Park land zoning, it is noted that amendment to the existing Energy Park zoning is also sought within the further information provided to the DPEA.

The zoning in the Proposed Plan is considered relevant and appropriate with regards to the existing Energy Park. Amendment to the existing energy park zoning would not be supported in light of the increasingly important role that it will provide as a transitional area between the mixed use site at OP13 (incorporating residential use as well as a park and choose facility and household waste recycling centre) and the business and industrial land to the north of the existing Energy Park. It remains appropriate to preserve amenity levels for future development at OP13 and ensure an appropriate focus and high standard of development at the existing Energy Park. The existing Energy Park remains an important part of the Energetica corridor and a large business and industrial allocation is located immediately to the north of OP3. There is sufficient flexibility in the consents granted on OP1 (for access to OP2), OP2 and now OP3 without the need for further amendment to the existing land zoning at the Energy Park.

As noted by the development management officer, the removal of any restriction of class 6 use applies solely to the extension to the Energy Park (OP3), with the existing area of the original energy park continuing to operate under Class 4 and 5 uses. Separate planning approval would be required to address any change to that situation.

If you have any further queries then please get in touch.

Regards, Andy

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