

HALLIDAY FRASER MUNRO  
PLANNING

P1801/CD/lc

14 June 2013

Local Development Plan Team  
Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

**For the Attention of Andy Brownrigg**

Dear Andy

**FUTURE DEVELOPMENT SITE  
LAND AT CRAIGINCHES, TORRY, ABERDEEN  
Scottish Prison Service**

I refer to the current invites for the submission of 'bids' to have land allocated in the forthcoming Aberdeen City Local Development Plan.

Enclosed is a completed 'bid form' and site plan proposing the allocation of 1.5 ha of land at Craiginches prison, Torry as an opportunity site for future development.

The site lies west of Torry, adjacent to the A956 Wellington Road. The current use of the site is as a prison which is due to close early next year. In order to support the redevelopment, we request that the land is identified as an opportunity site in the forthcoming LDP. We are currently considering the best use of the land and discussing options with the Scottish Prison Service.

Should you have any queries regarding any aspect of the above please do not hesitate to contact me. We will update you as matters progress.

Yours sincerely



**Christine Dalziel  
Planning Consultant  
Halliday Fraser Munro Planning**

Encs.

CARDEN CHURCH  
6 CARDEN PLACE  
ABERDEEN  
AB10 1UR

TELEPHONE  
(01224) 388700

FACSIMILE  
(01224) 388777

E-MAIL  
PLANNING@hfm.co.uk



OFFICES IN BELFAST,  
DUNDEE, EDINBURGH  
AND GLASGOW

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DIRECTOR OF PLANNING  
BOB G REID  
BA(HONS) MCD MRTPI

REGIONAL DIRECTOR  
STEVE CRAWFORD  
BSC (HONS) MRTPI





# Aberdeen Local Development Plan Review

## Proposal for a site to be included in the Main Issues Report

The Proposed Strategic Development Plan does not require us to allocate extra housing or employment land in the next Local Development Plan (LDP). Because the 2012 LDP identified a significant number of greenfield sites to accommodate these requirements, we are not looking to allocate any more greenfield housing or employment land in this plan. It is for this reason that we are not asking for greenfield development options this time around. However, we are always keen to identify new brownfield sites for housing or for other uses. Please use this form to provide details of the site that you wish to have included in the Main Issues Report for consideration as a proposal in the next Aberdeen Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. The City Council has produced a Sustainability Checklist which provides guidance on the issues which will be used to help us judge the merits of competing development options.

This can be found on [www.aberdeencity.gov.uk/localdevelopmentplan](http://www.aberdeencity.gov.uk/localdevelopmentplan)

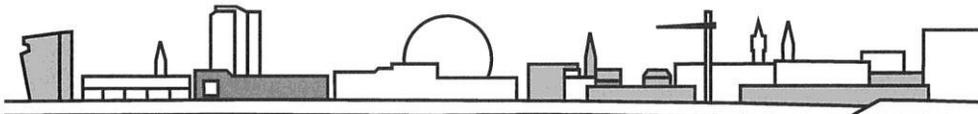
**Please ensure your proposal is with us by 14th June 2013.**

### Using your personal information

Information you supply to Aberdeen City Council (ACC) in this form will be used to prepare the Local Development Plan. The information provided will be made public and will be placed on the Council's website. This will include the name and address of the proposer and landowner.

The Local Development Plan team may also use your contact details to contact you about the information you have provided.

For further information on how your information is used, how ACC maintain the security of your information, and your rights to access information ACC holds about you, please contact Andrew Brownrigg, Team Leader, Local Development Plan Team, Enterprise Planning and Infrastructure, Aberdeen City Council, Business Hub 4 Marischal College, Broad Street, Aberdeen AB10 1AB.



1

Name of proposer: SCOTTISH PRISON SERVICE (PER HALLIDAY FRASER MUNRO) Date: 14/06/2013

Address: CARDEN CHURCH, 6 CARDEN PLACE,  
ABERDEEN

Postcode: AB10 1UR

Telephone: [REDACTED]

Email: [REDACTED]

2

Name of landowner: SCOTTISH PRISON SERVICE

Address: PER AGENT

### The site and your proposal

3 What name would you like the site to be known as?  
[The site name could be descriptive or an address]

CRAIGINCHES, TORRY

Have you any information for the site on the internet? If so please provide the web address:

N/A

4 Please provide a map showing the exact boundaries of the site you would like considered.

Map Provided

5 Please provide the National Grid reference of the site.

NJ944046

6 What is the current use of the site?

PRISON

Has there been any previous development on the site? Yes  No

If so, what was it?

PRISON

7 What do you propose using the site for?

TO BE CONFIRMED



## Sustainable Development and Design

14 Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on [www.aberdeencity.gov.uk/localdevelopmentplan](http://www.aberdeencity.gov.uk/localdevelopmentplan)

Please provide the following information: TO BE CONFIRMED THROUGH FORTHCOMING  
OPTIONS APPRAISAL

A) Exposure – does the site currently have

- Little shelter from northerly winds
- Some shelter from northerly winds
- Good shelter to northerly winds

B) Aspect – is the site mainly

- North facing
- East or west facing
- South, south west or south east facing

C) Slope – do any parts of the site have a gradient greater than 1 in 12?

- Yes

If yes, approximately how much (hectares or %)

- No

D) Flooding – are any parts of the site at risk of flooding?

- Yes

If yes, approximately how much (hectares or %)

- No

E) Drainage – do any parts of the site currently suffer from poor drainage or waterlogging?

- Yes

If yes, approximately how much (hectares or %)

- No

F) Built and Cultural Heritage – would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

G) Natural conservation – would the development of the site lead to the loss or disturbance of wildlife habitats or species?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

H) Landscape features – would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

I) Landscape fit – would the development be intrusive into the surrounding landscape?

- Significant intrusion
- Slight intrusion
- No intrusion

J) Relationship to existing settlements – how well related will the development be to existing settlements?

- Unrelated (essentially a new settlement)
- Partially related
- Well related to existing settlement

K) Land use mix – will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?

- No contribution                      TO BE CONFIRMED
- Some contribution
- Significant contribution

L) Accessibility – is the site currently accessible to bus, rail, or major road networks?

	Bus Route	Rail Station	Major Road
Access more than 800m away	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Access between 400-800m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access within 400m	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

M) Proximity to services and facilities – How close are any of the following?

	400m	400m-800m	>800m
Community facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local shops	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sports facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public transport networks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Primary schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

N) Footpath and cycle connections – are there any existing direct footpath and cycle connections to community and recreation facilities or employment?

- No available connections
- Limited range of connections
- Good range of connections

O) Proximity to employment opportunities – are there any existing employment opportunities within 1.6km for people using or living in the development you propose?

- None
- Limited
- Significant

P) Contamination – are there any contamination or waste tipping issues with the site?

- Significant contamination or tipping present
- Some potential contamination or tipping present
- No contamination or tipping present

Q) Land use conflict – would the development conflict with adjoining land uses or have any air quality or noise issues?

- Significant conflict
- Some potential conflict
- No conflict

If there are significant conflicts, what mitigation measures are proposed?

R) Physical Infrastructure – does the site have connections to the following utilities?

- Electricity
- Gas
- Water and Sewage

If you are proposing housing, is there existing school capacity in the area?

Secondary Capacity

Primary Capacity

Are there any further physical or service infrastructure issues affecting the site?

NONE.

**15** No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission; NONE UNDERTAKEN TO DATE

	Included	Not applicable
Contamination Report	<input type="checkbox"/>	<input type="checkbox"/>
Flood Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Drainage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Habitat/biodiversity Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Transport Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc please state)	<input type="checkbox"/>	<input type="checkbox"/>

**16** Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?

Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)

THE REDEVELOPMENT OF A PRISON ADJACENT TO A RESIDENTIAL AREA

**17** If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.

Masterplan/ Framework attached

If you need help reading this document  
(for example if you need it in a different  
format or in another language), please  
phone us on 01224 523317.

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ভাষা/ইন্টারপ্রেটিং এবং অন্যান্য ফরমটের  
যোগাযোগ সাহায্যের জন্য দয়া করে  
: 01224 523317  
নম্বরে যোগাযোগ করবেন।

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如果需要語言/傳譯及其他形式的傳訊支援服務，  
請聯絡: 01224 523317。

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Если требуется помощь при выборе  
языка /переводчика или других  
способов общения, звоните по  
телефону: 01224 523317

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للحصول على مساعدة بخصوص اللغة/ الترجمة  
و وسائل الاتصال الأخرى، الرجاء الاتصال  
بالرقم التالي: 01224 523317

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Lai saņemtu palīdzību sakarā ar  
valodu/tulkošanu un citiem iespējamām  
komunikāciju atbalsta formātiem, lūdzu  
zvanīt 01224 523317

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Jej jus turite sunkumu su kalba/ vertimu  
ar kitomis bendravimo formomis,  
skambinkite 01224 523317

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Jeśli potrzebujesz pomocy językowej /  
tłumacza lub innej pomocy w  
porozumiewaniu się, proszę zadzwonić  
pod numer: 01224 523317



**Thank you for taking the time to complete this form.**  
Please return completed forms to:

Local Development Plan Team  
**Enterprise, Planning and Infrastructure**  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

Or email it to: [ldp@aberdeencity.gov.uk](mailto:ldp@aberdeencity.gov.uk)

March 2013  
[www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)