

5.	Site Details	
5.1	What name would you like the site to be known by? (Please note if the site is currently included within the ALDP2017 please use the OP site number)	Former Aberdeen Exhibition and Conference Centre (OP13)
5.2	Site Address	Former Aberdeen Exhibition and Conference Centre Exhibition Avenue Bridge of Don Aberdeen
5.3	Postcode	AB23 8BL
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details: N/A
5.5	Is the site currently being marketed?	Yes Details: HBD are providing the new Exhibition and Conference Centre at Bucksburn as part of a JV with ACC. This involves the disposal and redevelopment of the existing AECC.
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: Please see Appendix 2.
5.7	Please provide the National Grid reference of the site.	NJ 949 106
5.8	What is the current use of the site?	Exhibition and Conference Centre (Classes 10 & 11) with adjacent Park and Ride facility.
5.9	Has there been any previous development on the site? If yes please provide details	Yes Details: Extensive exhibition and conference centre buildings with associated car parking and outdoor exhibition space.

6.	Legal and Planning History		
6.1	Please indicate the relationship to the Proposer or Person / Organisation they are working on behalf of, has with the site.	Sole owner	
		Part owner	
		Option to purchase	✓
		No legal interest	
6.2	Is the site under option to a developer?	Yes Details: The site is under option to HBD as part of a JV with ACC.	
6.3	Is the proposed site included in the ALDP2017?	Yes Details: The site is identified as Opportunity Site OP13 for mixed use development.	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details: N/A	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes Details: A Development Framework for the site was completed in December 2014 and adopted as Supplementary Guidance to ALDP 2017.	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Yes Details: P150824. Please refer to Appendix 1 for details.	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	No Details: N/A	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details: N/A	
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site etc.)	No Details: N/A	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	
		Employment	
		Mixed Use	✓
		Retail	
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	No Details: A number of parties have expressed interest in reusing the existing buildings.	
7.3	Site Area (hectares)	16.65 ha or thereby.	
	Housing		
7.4	Approx. no of units.	N/A	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	N/A	
7.6	Affordable Housing Percentage	N/A	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	N/A	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	N/A	
	Employment		
7.9	Business and Office	N/A	
7.10	General Industrial		
7.11	Storage and distribution		
7.12	Other Please specify		
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	No of units and type:- N/A	
7.14	Employment	Not known at this time.	
7.15	Retail	Circa 17,000 m ²	
	Retail		
7.16	Approx. floor area	Circa 17,000m ²	

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	Reuse of existing Conference Centre (excluding Arena) for community and religious use (Class 10) and/or assembly and leisure use (Class 11).
7.18	Approx. floor area	7,000 m ²

8.	Engagement and Delivery	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place please detail how you will do so in the future.</p> <p>No Details: Extensive public engagement took place in 2014 regarding the preparation of the Development Framework and subsequent Application for Planning Permission in Principle.</p>
8.2	Will the proposed development be phased?	<p>Yes Details: Reuse and or redevelopment of the existing buildings will be dependent upon demand.</p>
8.3	Expected development start post adoption of the plan in 2022	Year, 0-5
8.4	Expected development completion	Year, 0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>Yes Details: Funding is available to permit redevelopment of the site.</p>
8.6	Are there any other issues with the delivery of the site that we should be made aware of? (These should include any issues which may prevent or impact on the deliverability of the site.)	<p>No Details: N/A</p>

9.	Sustainable Development and Design		
9.1	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 . Please provide the following information:		
	Orientation		
9.2	Exposure:- (does the site currently have)	Little shelter from northerly winds	
		Some shelter from northerly winds	
		Good shelter from northerly winds	✓
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	
		South, south west or south east facing	✓
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	
		If yes approx. what area (hectares or %)	
		No	✓
	Flooding & Drainage		
9.5	Flooding (is any part of the site at risk of flooding or has it previous flooded, if so provide detail You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	Yes (If yes please use the SEPA flood maps to determine the risk)	
		Little or No Risk	
		Low to Medium Risk	
		Medium to High Risk	
		If yes approx. what area (hectares or %)	
		No	✓
9.6	Has a flooding strategy been developed for the site?	Yes Details: A Flood Risk Assessment and Drainage Impact Assessment were submitted in support of the Application for Planning Permission in Principle.	
9.7	Have discussions been had with the Council's flooding team?	Yes Details: Consulted on Application for Planning Permission in Principle.	
9.8	Have discussion been had with Scottish Water?	No Details: N/A	
9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search ?	Yes Details: The existing development is already served by waste water provision.	
9.10	Is there water capacity for the proposed development?	Yes Details: The existing development already benefits from an	

	http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	adequate water supply.	
	Land Use, Built and Cultural Heritage		
9.11	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	✓
9.12	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	✓
9.13	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	✓
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	
		No intrusion	✓
9.15	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	✓
9.16	Land use mix (will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?)	No contribution	
		Some contribution	
		Significant contribution	✓
9.17	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	✓

9.18	Will the site impact on any water courses?	Yes Details: Please refer to Appendix 1.			
9.19	Does the development site contain carbon-rich soils or peatland? http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No Details: N/A			
9.20	Is the development site within the airport safety exclusion zone?	No Details: N/A			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No Details: N/A			
9.22	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			
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details: N/A			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	Yes Details: Extensive discussions took place regarding preparation of Development Framework and subsequent Application for Planning Permission in Principle.			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No Details: An existing access is utilized. The A90 will be de-trunked following the opening of the AWPR.			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m		✓	
		Between 400-800m			
		Within 400m	✓		✓
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities	✓		
		Local shops		✓	
		Sports facilities	✓		
		Public transport networks	✓		
	Primary schools			✓	
9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to	No available connections			
		Limited range of connections			

	community and recreation facilities or employment? Give the Core Path number if core path is present https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	Good range of connections	✓
9.29	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	✓
Infrastructure			
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	✓
		Gas	✓
9.31	Does the development have access to high speed broadband?	Yes Details: Already provided to existing buildings.	
9.32	Does the development include a Heat Network/District Heating Scheme?	No Details: N/A	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: The development will involve the reuse of existing buildings. Any new development will be designed to accord with Policy requirements in relation to low and zero carbon development.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No Details: N/A	
Public open space			
9.35	Will the site provide the required level of open space as per the current LDP (Please provide details of your calculations)	Yes Details: Existing development already incorporates areas of open space.	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	
		No impact on the Network	✓
		Negatively impact the Network	
		Please justify your response: The proposal involves the reuse of existing buildings and the development of brownfield land.	

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	Yes Details: In respect of Development Framework and subsequent PPIp Application. Not relevant in context of Bid.
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	Yes Details: N/A

11.	Community benefits	
	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.)	
11.1	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?	Yes Details: Sustainable reuse of existing buildings and scope for employment and retail provision for the Bridge of Don area as well as potential retention of Non Residential Institution and Assembly and Leisure Uses (Classes 10 & 11).

12.	Masterplan Development Framework	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes Details: The existing Development Framework is available on ACC web-site. This Development Bid envisages alternative uses.

13.	Additional attachments		
	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;		
		Included	Not Applicable
13.1	Contamination Report	✓	Refer to PPIp App. Ref; P150824 for all supporting info.
13.2	Flood Risk Assessment	✓	
13.3	Drainage Impact Assessment	✓	
13.4	Habitat/Biodiversity Assessment	✓	

13.5	Landscape Assessment	✓	
13.6	Transport Assessment	✓	
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)	✓	

14.	Development Viability		
14.1	Taking into account all the information provided above, and the requirements of the Aberdeen Local Development Plan 2017 and supporting Supplementary Guidance, please confirm that you have assessed the financial viability of your proposed development and found it to be viable for development in the timeframe set out above.	I confirm that I consider the site to be viable as per the details provided above.	✓
		Please provide details of viability: N/A	

Appendix 1

ABERDEEN LOCAL DEVELOPMENT PLAN REVIEW (2022)

CALL FOR SITES

FORMER ABERDEEN EXHIBITION & CONFERENCE CENTRE, BRIDGE OF DON, ABERDEEN

FURTHER DETAILS IN RESPONSE TO SPECIFIC QUESTIONS RAISED IN THE BID FORM

Introduction

This Development Bid is submitted in response to a Call for Sites by Aberdeen City Council to be considered for inclusion within the Aberdeen Local Development Plan Review (2022). The property which is the subject of this Development Brief comprises the Aberdeen Exhibition & Conference Centre and associated land owned by Aberdeen City Council. Henry Boot Developments (HBD) are a joint venture partner developing the new Aberdeen Exhibition & Conference Centre at Bucksburn, and responsible for the disposal and redevelopment of the current site. This Bid is submitted on their behalf.

The proposals are for the reuse and partial redevelopment of the existing Exhibition & Conference Centre, as well as the associated brownfield land. A retail-led mixed use development is proposed utilising, where feasible, the existing buildings. Previous proposals for the site envisaged a residential-led mixed use development. Henry Boot Developments seek to encourage the reuse and redevelopment of the site and wish to ensure that the Local Development Plan designation for the site is as flexible as possible.

The detail contained herein requires to be read in conjunction with the responses provided in the Bid Form. It expands, where necessary, on the response to each of the questions set out in the Form, particularly where further detail is sought. A plan of the site with the boundaries highlighted in red is attached at Appendix 2.

Q5. Site Details

The Bid site, which extends to 16.65 hectares or thereby, lies to the north of Aberdeen in the Bridge of Don community, approximately 5 miles from the city centre. It is currently occupied by the Aberdeen Exhibition & Conference Centre with its associated hardstanding and car parking areas. A satellite communications centre occupies an area of land to the south east of the site. The buildings presently comprise the main entrance with auditorium and a range of meeting spaces, offices, and a feature viewing tower which commands extensive views of the city. The lower site to the east is occupied by the main arena, with associated car parking to the east and north. An existing Park & Choose site occupies land to the south west of the site.

The site is bound by Ellon Road to the west with the Parkway East and Exploration Drive forming boundaries to the north. Royal Aberdeen Golf Course lies adjacent to the eastern edge with housing immediately to the south. To the north-west, outwith the application site, lie two existing hotels. The Aberdeen Science & Energy Park lies further to the north accommodating a range of Class 4 and 5

business and industrial uses. Further business and industrial uses lie to the west of Ellon Road. The predominant uses to the south and south west are residential. The Middleton Park suburb of Bridge of Don lies approximately 1.5km to the north west of the site.

The site mainly comprises buildings, areas of hardstanding and car parking. A woodland shelter belt bounds the site to the south and east. Landscaping within the site is limited and mainly used to define and break up the main car parking areas. In topographic terms, the site is primarily on two levels. The land to the west comprising the auditorium and offices, as well as the existing Park & Choose facility is more elevated. The land accommodating the main arena, hardstanding areas, and car parking sits at a lower level and is relatively flat, rising only very gradually to the south east. There are two water courses crossing the site running north to south and north east to south west. Other than on the periphery of the site, those water courses are presently culverted.

Henry Boot Developments are responsible for the development of the new Aberdeen Exhibition & Conference Centre currently under construction at Bucksburn. Upon completion, and transfer of operations, the existing facility will become surplus to requirements and HBD as joint venture partner are responsible for the disposal and redevelopment of the site.

Q6. Legal & Planning History

The site is owned by Aberdeen City Council. An area of land to the south of the site, presently accommodating the satellite station, has been leased to Rignet UK Ltd. However, this lease is due to expire later this year and is not an impediment to the redevelopment of the site. The hotels lying to the north-west of the site, one of which is presently closed, are in separate ownership and do not form part of the Bid site.

The extant Aberdeen Local Development Plan (LDP) (2017) identifies the site as a development opportunity for mixed use development. Allocated under Reference OP13, the LDP specifies the requirement to accommodate an expansion of the Park & Choose site to 999 spaces and to accommodate a household waste recycling centre to replace the existing facility at Scotstown Road. It further highlights that any residential elements would need to address school capacity issues in the area and requires the preparation of a Masterplan for the site.

Following the decision to relocate the Exhibition & Conference Centre it was agreed that a Development Framework should be prepared for the site in accordance with the Aberdeen Masterplanning process set out by the City Council. The Development Framework was completed in December 2014 and approved by the Communities, Housing & Infrastructure Committee, as Interim Supplementary Guidance on 19 May 2015. It was subsequently adopted as part of the Aberdeen LDP 2017.

The Development Framework proposed a residential-led development with the potential for commercial uses to the west, including the retention of the existing Park & Choose facility, if required. It also made provision for a recycling facility, should it remain a requirement of the Council, following relocation of the Exhibition & Conference Centre operations.

Following the preparation of a Development Framework an application for Planning Permission in Principle was submitted in May 2015. The proposals involved demolition of all existing buildings and the erection of a mixed use development to include approximately 498 residential units, commercial and business use, recycling centre, and park & ride facility. That application was reported to Committee on 10 December 2015 with a favourable recommendation subject to Conditions and a Section 75 Legal Agreement to address developer obligations. Committee expressed a willingness to grant planning permission subject to completion of the Legal Agreement.

The Section 75 Agreement for the site has yet to be concluded and, following adoption of Supplementary Guidance relative to developer obligations, an updated report was put to Committee on 24 May 2018. Committee maintained their willingness to grant planning permission subject to the conclusion of the Section 75 Agreement. That Agreement is in the course of finalisation. Once concluded and planning permission issued the principle of residential-led development will be firmly established.

However, it is contended by HBD that the site is capable of accommodating a range of uses, some of which are likely to be capable of reusing some, or all, of the existing buildings. Consequently, this Development Bid seeks to ensure that the proposed LDP (2022) allows a flexible and sustainable approach to the reuse of the site.

Q7. Proposal

The extant LDP (2017) as highlighted above, allocates the site for mixed use development. Beyond specifying a continued requirement for a Park & Choose facility, and a potential requirement for a replacement recycling facility, it does not specify the nature of uses likely to be acceptable on the site. The Development Framework and subsequent application for Planning Permission in Principle, focused on a residential-led mixed use development. This can only be achieved through redevelopment of the entire site.

HBD are of the view that alternative forms of development and uses, particularly involving retention of the existing buildings should be considered for the site. These uses could include retail, Class 4 business use, continued Class 10 non-residential institution use, such as community and religious uses, and Class 11 assembly & leisure use. Importantly, all are capable of being accommodated within the existing buildings whilst allowing scope for limited additional development, including an expanded Park & Choose facility and, if still required, relocation of a waste recycling centre.

As an example, the existing Exhibition Centre building on the lower part of the site and extending to approximately 10,000 sq m or thereby is capable of accommodating a non-food retail use with limited need for alterations. In addition, a further 7,000 sq m of non-food retail floor space could be accommodated within the existing car parking areas whilst retaining sufficient car parking provision to service the entire development. An indicative masterplan is attached at Appendix 3.

The need for additional retail provision serving the Bridge of Don has long been recognised, particularly by the local community. Although considered a suburb of Aberdeen, the Bridge of Don is larger than many towns with a population in excess of 22,000. That will increase further with the planned development of 7,600 homes scheduled to take place in the period to 2030 taking the population to well over 35,000. This, coupled with the release through the extant and 2012 LDPs of over 100 hectares of employment land, indicates a clear requirement for the provision of further retail facilities to serve the growing community of Bridge of Don.

The reuse of the Exhibition & Conference Centre provides an opportunity to accommodate such facilities in a location accessible to the wider Bridge of Don area. The reuse of existing buildings also promotes sustainability and should be encouraged ahead of redevelopment for alternative uses.

Q8. Engagement and Delivery

Given the sites planning history the proposals for the relocation of the Aberdeen Exhibition & Conference Centre have been in the public domain for a number of years. Extensive public consultation was undertaken in the preparation of the Development Framework and subsequent application for Planning Permission in Principle. As well as meetings with the Bridge of Don Community Council, public consultation events took place in May 2014, where views were sought on concepts and principles of redevelopment. This was followed in September 2014, where views were sought on more detailed proposals followed by a further event in March 2015, where final designs for the Bridge of Don Development Framework were presented.

At the initial consultation event a broad range of uses were put forward by those attending. 6% of the comments received favoured retail use. This compared with 7% for business and office use, and 9% for residential. 12% of those attending did not wish to see any further residential development in the Bridge of Don area. At the subsequent event in September 2014 the majority of respondents supported retail and business development ahead of housing. It is evident, therefore, that full consideration was given to a range of uses on the site with significant support being expressed for retail and business use, as well as residential use.

HBD have previously demonstrated their commitment to public engagement and would intend to consult further on alternative proposals for the site, should the Council be minded to introduce further flexibility through the LDP designation.

The replacement Aberdeen Exhibition & Conference Centre at Bucksburn is scheduled to open in 2019 following the transfer of all operations from the existing site. At that time, the existing site will be available for reuse or redevelopment. The timing of reuse or redevelopment will be dependent upon demand. Interest has been expressed in the reuse of the existing buildings, as set out above. Should this be looked upon favourably, reuse of the existing buildings could take place prior to adoption of the proposed LDP with additional development following post-2022.

Q9. Sustainable Development and Design

As a previously developed site all services are currently available and are capable of serving any future development. Similarly, the site benefits from existing access and excellent pedestrian, cyclist and public transport networks. Reuse of all or some of the buildings would constitute a more sustainable form of development than that currently proposed through the Development Framework and application for Planning Permission in Principle.

In terms of land use, built and cultural heritage, there are no Listed buildings nor ancient monuments within the site. A Phase 1 Habitat Survey has previously been undertaken which highlights the dominant habitat, being buildings and hardstandings, with woodland, grassland, scrub and tall ruderals mainly confined to the eastern periphery of the site. Existing tree belts along the south western flank fall outwith the site. A conifer plantation to the south east, bounding the golf course, offers screening and shelter, but has only a limited life expectancy. An Arboricultural survey carried out to inform the Development Framework and planning application indicated that very little of the existing woodland resource was of significant value. Other than at the periphery of the site the two water courses which cross the site, running north to south and north east to south west, are culverted. Reuse of the existing buildings would limit opportunities to reopen those culverts, but would continue to ensure that there is no flood risk associated with the site.

Mixed use development comprising retail, business use, assembly & leisure use, and continued non-residential institution use would not conflict with adjoining land uses. The site is well related to the extensive residential and employment locations within the Bridge of Don and enjoys a high level of connectivity of footpath and cycle networks. Sitting adjacent to an existing Park & Ride facility it also benefits from regular public transport services.

Q10. Education

The application for Planning Permission in Principle highlighted the requirement for substantial contributions towards primary education provision. Reuse and/or redevelopment of part of the site for the uses proposed above would not impact on the capacity of primary and secondary schools in the area.

Q11. Community Benefits

The reuse of the existing buildings will minimise disruption in the Bridge of Don. It will make best use of an existing resource and reduce the carbon footprint of development. The site benefits from a wide range of existing services, all of which are capable of continuing to serve the alternative uses proposed.

Enhancement of the existing Park & Choose facility will benefit existing residents of Bridge of Don and those in the wider area and in Aberdeenshire. Retail use would increase the already limited offer in the Bridge of Don area and reduce expenditure leakage to other parts of the city.

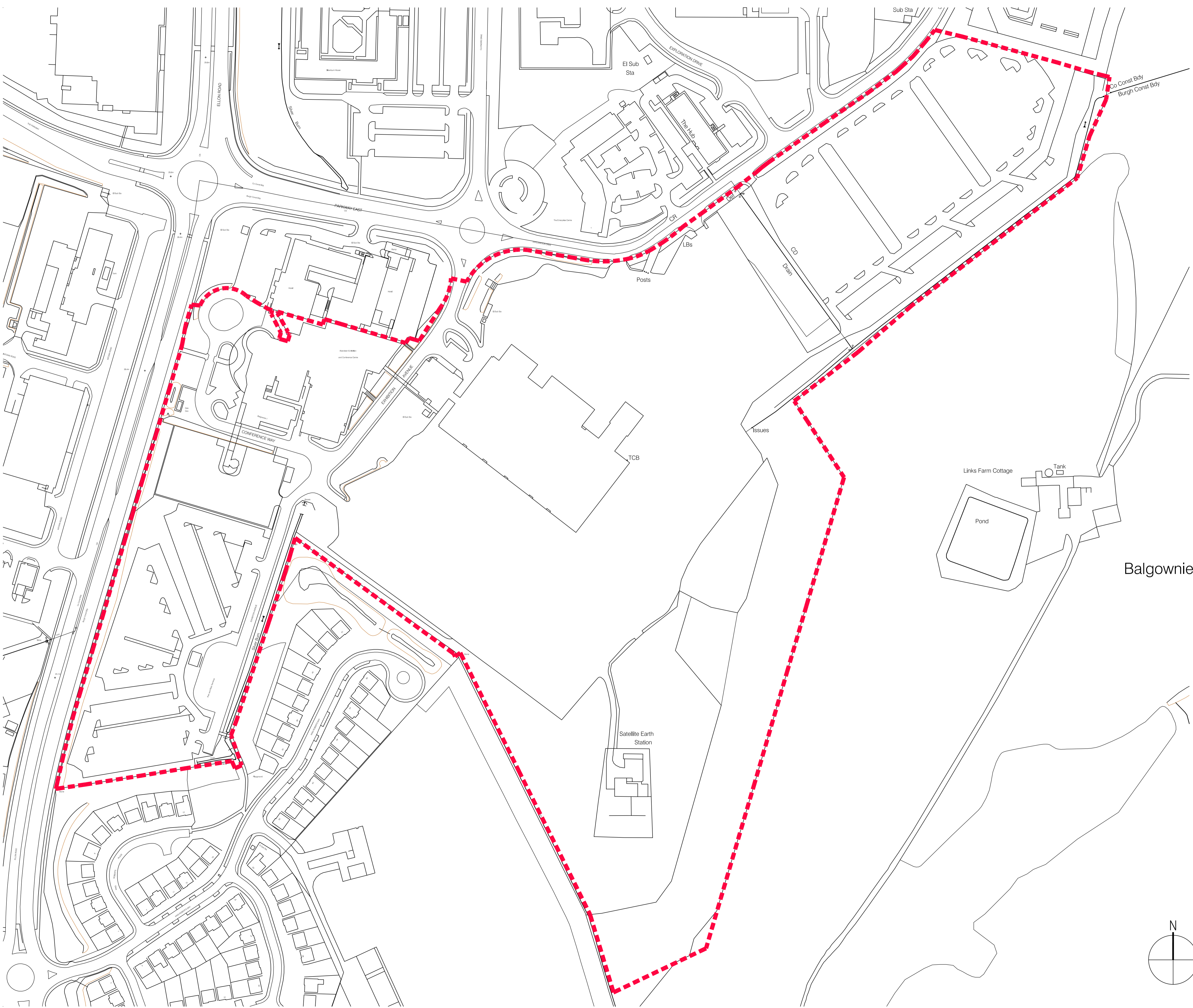
Q14. Development Viability

HBD are required through their contract with Aberdeen City Council to secure best value for the site. They are confident that the proposals set out above, utilising, as far as possible, the existing buildings and associated infrastructure is viable to ensure the continued beneficial use of the Aberdeen Exhibition & Conference Centre site.

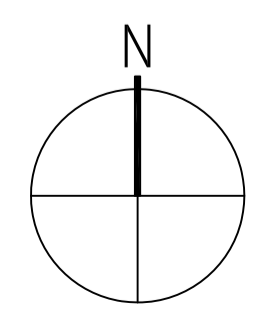
Appendix 2

Note
 The contractor will be held to have examined the site and checked all dimensions and levels before commencing construction work. No assumption should be made without reference to the architect. No dimensions should be scaled from this drawing.

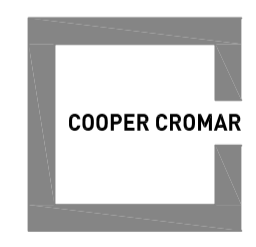
Rev	Description	Date	By
A	Title updated. Planning issue.	19.05.15	KW



Balgownie Lir



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 www.coopercromar.com

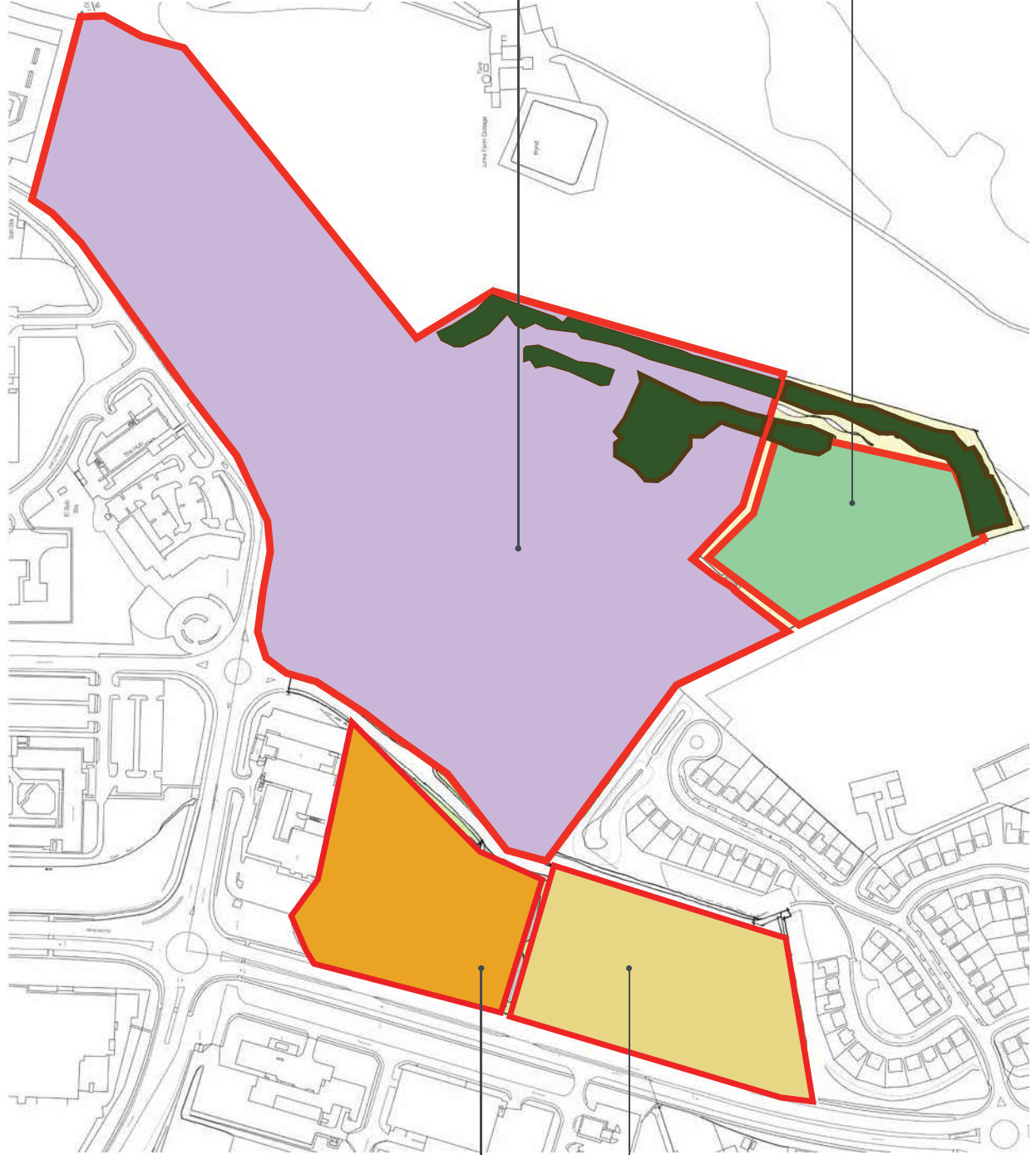


PLANNING	
Client Henry Boot Developments	
Project Title Bridge of Don Masterplan Aberdeen	
Drawing Title Location Plan	
Scale 1:1250 @ A1	Date May 2015
Drawn by KW	Checked by GF
Job No 130026	Drawing No AL10101
Revision A	

Appendix 3

Possible Masterplan

A potential masterplan and land uses is shown opposite.



Possible
Retail
Development

Possible
Recycling
Facility

Possible
Commercial
Development

Possible
Park and Ride
Facility