

5. Site Details		
5.1	<p>What name would you like the site to be known by?</p> <p>(Please note if the site is currently included within the ALDP2017 please use the OP site number)</p>	Site at East Lodge, Culterhouse Road
5.2	Site Address	Land west of East Lodge Culterhouse Road Milltimber
5.3	Postcode	AB13 0EP
5.4	<p>Have you any information for the site on the internet? If so please provide the web address:</p>	<p>Yes <input checked="" type="checkbox"/> No</p> <p>Details: N/A</p>
5.5	<p>Is the site currently being marketed?</p>	<p>Yes <input checked="" type="checkbox"/> No</p> <p>Details: Site would be appropriately marketed subject to achieving allocation and necessary planning permission</p>
5.6	<p>Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)</p>	<p>Details:</p> <p>Please see attached OS Map</p>
5.7	<p>Please provide the National Grid reference of the site.</p>	NJ850015
5.8	<p>What is the current use of the site?</p>	Disused agricultural land
5.9	<p>Has there been any previous development on the site? If yes please provide details</p>	<p>Yes <input checked="" type="checkbox"/> No</p> <p>Details:</p>

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 <input checked="" type="checkbox"/> No <input type="checkbox"/> Details: See attached paper apart.	
6.3	Is the proposed site included in the ALDP2017?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Details: N/A	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Details: N/A	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Pre-application enquiry with Planning Service (See attached paper apart)	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Details: N/A	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Details: N/A	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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.)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: The site would be marketed as a development opportunity and plots sold on the open market.	
7.3	Site Area (hectares)	ha	0.846ha
	Housing		
7.4	Approx. no of units.	4-5	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	Detached family homes	
7.6	Affordable Housing Percentage	% Affordable housing would be provided in line with LDP requirements at the time of any future planning application.	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: Unknown at this stage	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Private	
	Employment		
7.9	Business and Office	m ²	
7.10	General Industrial	m ²	
7.11	Storage and distribution	m ²	
7.12	Other Please specify	m ²	
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	No of units and type:- 4-5	
7.14	Employment	m ²	N/A
7.15	Retail	m ²	N/A
	Retail		
7.16	Approx. floor area	m ²	N/A

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	N/A
7.18	Approx. floor area	m ² N/A

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>Yes / No</p> <p>Details: Given the scale of the development there would be no statutory requirement for community engagement, however the landowner would be willing to discuss any proposal with Community Council.</p>
8.2	Will the proposed development be phased?	<p>Yes / No</p> <p>Details: Given small scale of the development there would be no requirement for phasing</p>
8.3	Expected development start post adoption of the plan in 2022	Year, 0-5, 6-10, 10+
8.4	Expected development completion	Year, 0-5, 6-10, 10+
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>Yes / No</p> <p>Details: The landowner has the appropriate finance in place to promote this site. The site would be marketed and taken forward by a housing developer or offer the potential for self-build post allocation.</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>Yes / No</p> <p>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 / No Details: N/A the site does not flood	
9.7	Have discussions been had with the Council's flooding team?	Yes / No Details: N/A The site does not flood	
9.8	Have discussion been had with Scottish Water?	Yes / No Details: Scottish Water would be contacted following allocation in the LDP.	
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 / No Details: See attached Paper Apart	
9.10	Is there water capacity for the proposed development?	Yes / No Details: See attached Paper Apart	

	http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?		
	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 / No Details: N/A			
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/	Yes / No Details: N/A			
9.20	Is the development site within the airport safety exclusion zone?	Yes / No Details: N/A			
9.21	Is the development site within the airport 57dB LAeq noise contours?	Yes / 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 / No Details: See attached Paper Apart			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	Yes / No Details: N/A			
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?	<input checked="" type="checkbox"/> Yes / No Details: High speed broadband available adjacent to the site	
9.32	Does the development include a Heat Network/District Heating Scheme?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: Small Scale housing proposed would not require provision for Heat Network	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: See attached Paper Apart	
9.34	Are there any further physical or service infrastructure issues affecting the site?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: See attached Paper Apart	
	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)	<input checked="" type="checkbox"/> Yes / No Details: See attached Paper Apart	
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: Please see attached Paper Apart	

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	Yes / No Details:
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 / No Details: Please see attached Paper Apart

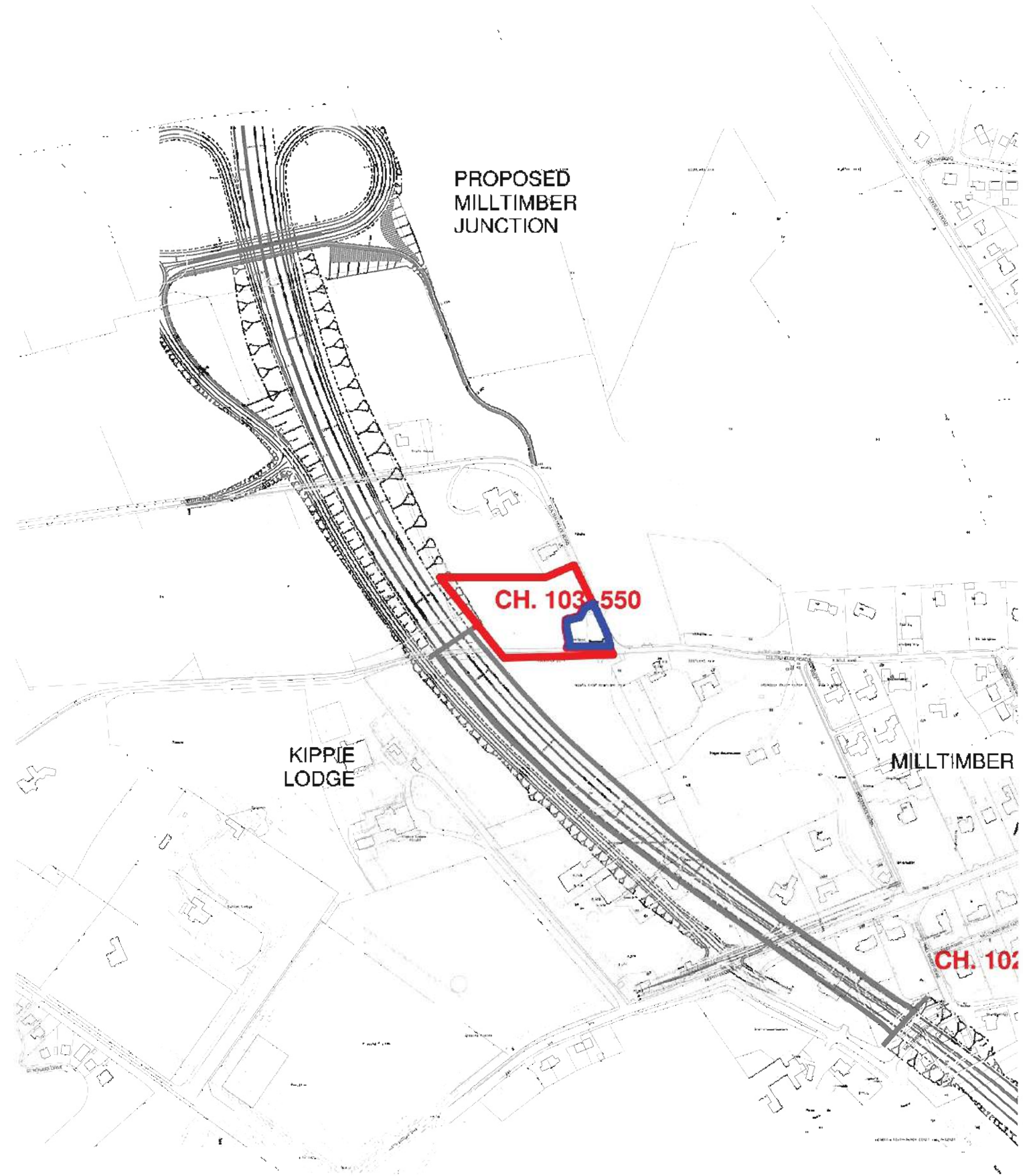
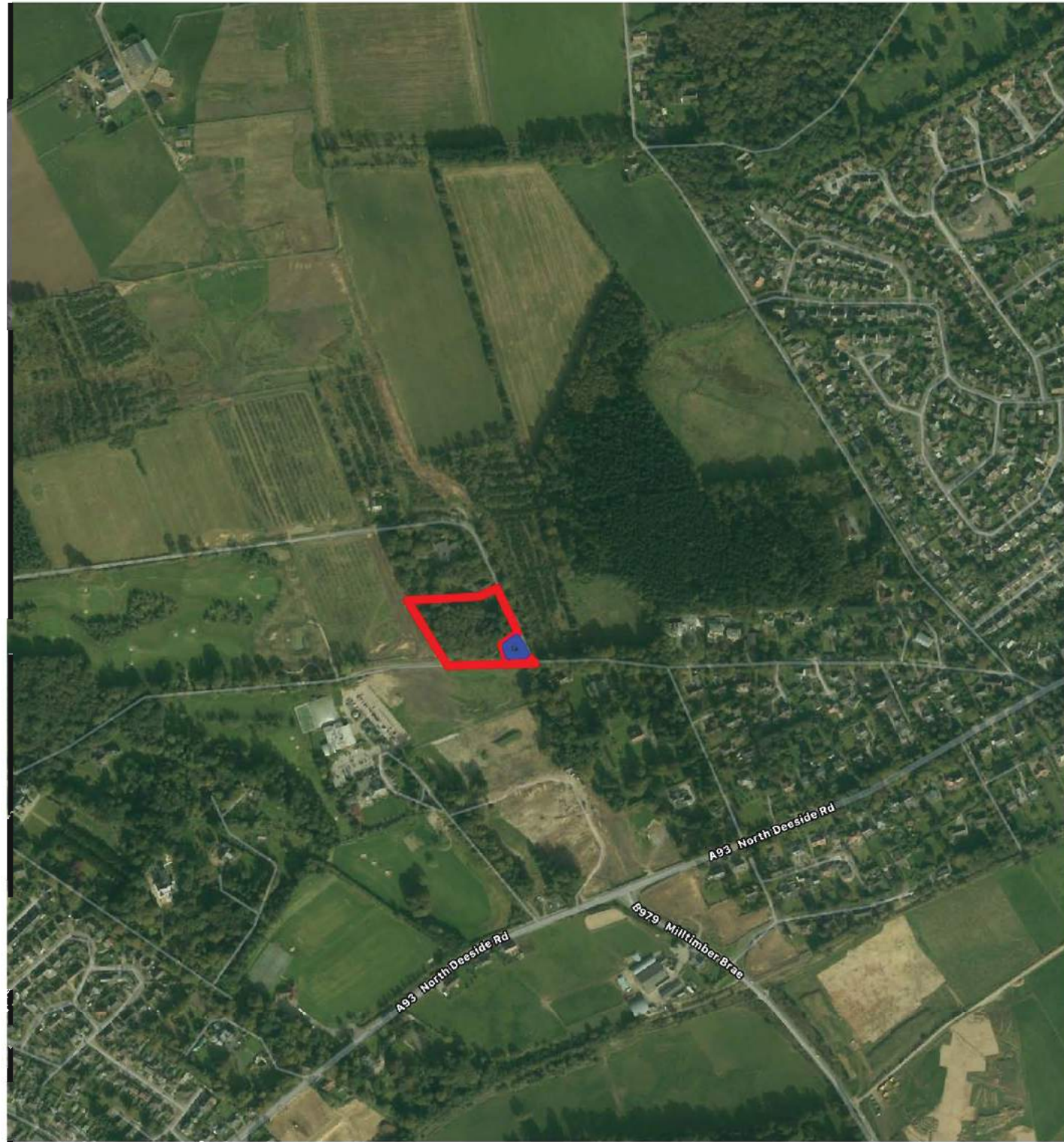
11.	Community benefits	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from 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 / No Details: Please see attached Paper Apart

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 / No Details: Please see attached indicative site layout plan.

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		✓
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: See attached Paper Apart	



Existing

Site Plan

1:5000

NOTES

1. All dimensions are in millimeters unless otherwise stated.
2. This drawing is to be read in conjunction with all relevant architectural, civil, structural, and services engineer's drawings and specifications.
3. Contractor to check all dimensions on site prior to commencement of work on the site or manufacture of any element and report any discrepancies to the Architect's / Client.
4. All works and materials to be carried out in accordance with the current building regulations and local by-laws and to comply fully with current British Standards and codes of practice including BEE regulations and all Safety Acts (a) or any European Standards that may be relevant.
5. All works to be carried out to the satisfaction of the local building control officer.
6. All electrical & products specified are to be installed all as per manufacturer's written specification.
7. Contractor to check on site for any potential hazards prior to starting work & ensure work force are aware of any risk assessments and method statements created to allow them to carry out the job in the safest possible way to themselves and others.

NOTES

8. Contractor to ensure any existing areas required by previous & also to provide Architect's drawings prior to construction. Any discrepancies to be notified to the Architect.
9. Contractor to ensure existing windows and door openings before manufacturing or ordering any element.
10. All windows and doors must have mastic seals both internally and externally.
11. It is the client's responsibility to inform their house insurers that alterations are being made to their property.
12. Contractor must keep the existing building and all water right throughout the construction.
13. If drawings are stamped as 'BUILDING WARRANT' then the Architect has no responsibility for any material design, external finishes or load carrying unless otherwise stated. All specifications of finishes are to be confirmed by the client to the contractor before any work is carried out.
14. All drawings, are stamped as 'BUILDING WARRANT' the location of 'LOCAL AUTHORITY' and 'ACTIVITY' and lighting are to be confirmed by the client.

NOTES

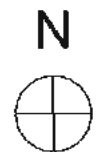
15. Client is responsible for informing local authority of any stages of construction as required under the BUILDING REGULATIONS and BUILDING REGULATIONS (PART 3) (2010) including any necessary fees via online forms issued with approval documents.
16. This drawing cannot be reproduced or used in any way without the express written permission of the Architect. All design intent and content is copyright of the Architect.
17. Any deviation on site from approved BUILDING WARRANT or CONSTRUCTION issue drawings highlighted by Building Control during Completion Certification and requesting AS BUILT drawings will be charged at the Architect's standard hourly rate.

SITE OUTLINED IN RED - 0.8461 HECTARES

PROPOSED SITE

ALL OTHER LAND OWNERSHIP OF APPLICANT

Rev.	Date	Description	Rev.	Chk.	Appd.



Issue Status		LDP SITE BID	
LDP SITE PROPOSAL			
Mr Dave Robb East Lodge Culter House Road AB13 0BP			
Drawing Title Location Plan + Existing Site Plan			
Scale as B2	Date	Drawn	Checked
1:5000	22.05.18	JC	EM

MAC

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ABERDEEN LOCAL DEVELOPMENT PLAN REVIEW PRE-MAIN ISSUES REPORT 2018: DEVELOPMENT BID

PAPER APART: SITE AT EAST LODGE, CULTERHOUSE ROAD, MILLTIMBER

Introduction

This Development Bid is prepared on behalf of our client, Mr D. Robb, in respect of his land interests at Culterhouse Road, Milltimber.

The site lies to the immediate west of East Lodge, located on the popular Culterhouse Road, adjacent to the existing residential suburb of Milltimber, which lies to the south west of the City. The site which extends to 0.846 ha is currently vacant and forms an overgrown area of Greenfield land abutting our client's property at East Lodge. The site extends to the west toward the new AWPR duelled bypass, which bridges across the River Dee to the south, before running north between Milltimber and Peterculter and forming a new grade separated junction to the north west of the site. The AWPR, due for completion in late 2018 will effectively form a new western boundary to the site. The south of the site is bound by an existing minor road serving our Client's property.

A number of existing properties lie to the north at Numbers 61 and 69 Culterhouse Road and also Croft House. To the immediate east lies the designated residential suburb of Milltimber and established residential development spanning north and south of Culterhouse Road. Additionally, a number of proposed housing sites lie to the immediate east, relating to existing LDP allocations OP113, OP112 and OP46.

Access to the site would be taken directly off Culterhouse Road.

Site Plan

Please refer to the attached OS Site Map. The extract below illustrates an aerial view of the site within the context of the surrounding residential environment. The AWPR construction works can be clearly identified to the west.



Q6. Legal and Planning History

The site is owned by Mr David Robb who resides on the adjacent property 'East Lodge' and the development bid is submitted on his behalf. The site has not previously been promoted through the LDP review process. Should the site be favoured as a logical small expansion to the existing residential area of Milltimber, it would be appropriately marketed for development thereafter.

The AWPR runs immediately adjacent to the western boundary of the site and will have a dramatic impact on the physical characteristics of the surrounding landscape as well as associated Greenbelt and Greenspace Network designations. Our client was therefore keen to explore the development potential of the site and Ryden engaged with the Planning (Development Management) Service in Oct 2017 seeking pre-application advice on the likelihood of achieving planning permission for a small scale residential development. The feedback from the Planning Service was that due to the existing LDP Greenbelt and Greenspace designations, it would be unlikely to be supported at that time and recommended that the site should instead be pursued through the LDP review process.

Q7. Proposal

The site is identified for a residential development and has the capacity to deliver around 4-5 detached family homes as well as appropriate access, landscaping and open space. The actual mix will be determined by market conditions at the time, however Culterhouse Road is typified by relatively large, detached homes set within ample plots. Cognisance of this would be taken into account when considering and preparing layouts and densities as any future planning application. Affordable Housing will be provided in line with developer obligations requirements at the time of development. No affordable housing partner, or details of tenure have been identified at this stage and this would be clarified as the process progresses.

Q8. Engagement and Delivery

No public consultation has taken place in respect of this specific bid, nor there a statutory requirement to undertake this for a small scale local development of 4-5 homes. However, my client would be prepared to engage with the local Community Council to discuss the proposal should the site be allocated within the next LDP.

Given the size of the small scale nature of the site, it is anticipated that it would be developed in one phase.

Our client is committed to submitting a planning application as soon as practicable after the site is allocated in the Local Development Plan. Development would commence as soon as planning and necessary technical consents are issued and this is expected in year 0-5 post adoption of the plan. The expected completion of development of the site would also be in the 0-5 year period

Q9. Sustainable Development and Design

The site offers good shelter from northerly winds being protected by existing trees to the north that would be retained and form part of the landscaping strategy for the site.

Slope - The site slope from north to south in a gradual direction, with the highest part located to the north beyond the site boundary. The gradient is gradual and would not involve any significant earth works.

Flooding - SEPA's Flood Risk maps show that there is no risk of flooding on the site from any rivers. There is a small element of surface water flood risk along the western boundary, however that would fall out with the site. The new housing would have the potential to improve any existing surface water run off through the installation of appropriate attenuation measures within a SUDs scheme.

Waste Water and Water - In terms of waste water and water, due to the proximity of housing, connections would be available in the vicinity of the site. An extension to these would be required and new foul and surface water sewers will be provided to service the development and these will be located within the new roads and areas of open space where necessary. It is unknown at this stage if there is capacity in the waste water and water network, however, SW would be obligated to ensure appropriate capacity is provided should the site be identified for development. This would be investigated and agreed at the appropriate time and is not considered to be an impediment to development.

Natural Conservation - The Green Space Network is designated to protect the most important wildlife sites in the City, however given the introduction of a major new piece of transport infrastructure immediately west of the site at the AWPR, these designations have become significantly fragmented and eroded. The new AWPR route, which intersects Milltimber and Peterculter to the north of the new River Dee crossing, will create a new physical boundary to west of Milltimber. Accordingly, the Greenbelt and Green Space Network designations applicable to my client's piece of ground will be substantially diluted. The physical boundary of the western edge of Milltimber will no longer be defined by Greenbelt, but instead by the AWPR. Similarly, the road will impinge upon any wildlife, access and landscape values attributed to the site within the wider context of the City's Greenspace network.

Landscape features - There are some mature trees located within the site as well as dense vegetation and non-native species. The site offers the opportunity to incorporate an effective tree management plan which would be integrated into a robust landscaping proposal to ensure the new housing was integrated into the site with minimal native tree loss. A low stone dyke is located along the southern boundary along the road and will be retained as part of the new attractive residential setting. The masterplan identifies a substantial area of tree planting to the east of the site. Existing trees along the north and west boundaries will be retained and bolstered by supplementary planting to ensure a robust landscape buffer to the AWPR and ensure the development is visually unobtrusive.

Landscape fit - There will be slight intrusion into the surrounding landscape, given that the site is currently undeveloped. However, the substantial tree planting proposed to the west and north will ensure the site is appropriately contained in the context of the wider landscape. Once occupied, the site will be viewed in the context of a small extension to the existing built up area of Milltimber. Notwithstanding the substantial distance between the site and Peterculter, the new AWPR will act as a physical barrier to the west, preventing any potential for future expansion and coalescence between the two areas. This also ensures a boundary with the green belt further to the west beyond the AWPR is suitably imposed. Additionally, the development would be viewed within the context of established residential properties to the immediate east and will be seen in the context of the surrounding area when viewed from the east. It is therefore considered that the development of the site will complement its setting within the broader landscape.

Relationship to Existing Settlements - The site forms a natural expansion of Milltimber, located immediately adjacent to established residential properties, as well as existing LDP housing allocations, with new properties under construction.

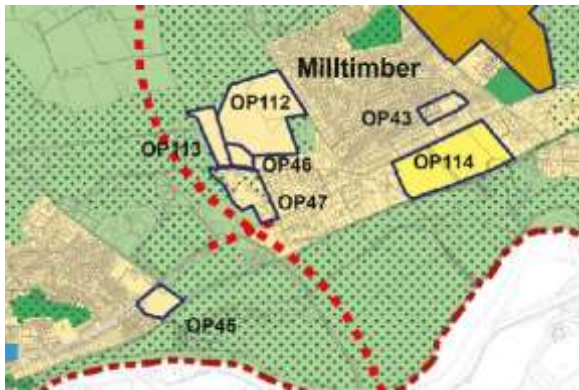
Land Use Mix – The site will provide a small development of 4-5 new properties, with appropriate landscaping and open space. The exact layout and mix would be subject to a future planning application, however an indicative layout has been submitted in support of the bid.

Heating/Low Carbon - Appropriate technologies available at the time will also be considered as a means to deliver reduced energy consumption and heat generation in line with building standards regulations.

Open Space - The site will provide the required level of open space as per the current LDP allowing for appropriate private amenity space and landscaping within the plots. Given the small scale nature of the site, significant areas of open space are not proposed, however future occupants would have access to open space and larger greenspace networks to the north.

Impact on Green Space Network – Development of the site would lead to a loss of a small portion of the City's designated Greenspace Network. However, when considered in the context of the impact of

the AWPR which bounds the site to the west (2017 LDP extract below), any potential loss of habitat would be minimal, as the value of this particular site has been diluted through its presence.



The site offers the opportunity to promote tree management and the provision of bat boxes within the new properties.

Q10. Education

The 2015 School Roll Forecasts indicates that Cults Academy has a rising school roll which is forecast to be operating at 103% capacity by 2023.

Milltimber primary is due to be replaced as part of the ongoing development of Oldfold to the east of the settlement. It is therefore anticipated that there will be future capacity for primary school pupils created by this small scale development.

Developer Contributions may therefore be required, to deal with Secondary education, however, this is not an impediment to development.

Q11. Community Benefits

The proposal will provide benefits to the local community in the form of new housing which would include woodland management. Additional housing may attract further facilities and services to the area.

Q14. Development Viability

Milltimber is an affluent and popular location for housing within the city and Culterhouse Road is a very desirable location to live, offering attractive, peaceful surroundings, a short distance from the city's employment areas, all of which are easily accessible by bicycle and public transport links. There remains a strong interest in the area from the development industry, as can be seen from recent development at Bancon's 'The Den' at Milltimber, CALA's 'Oldfold' development, as well as recent development by Churchill Homes to the immediate east of the proposed site.

My client is confident that there is residual value following development of the site and the provision of necessary access, drainage and landscaping. There are no significant infrastructure constraints impeding this development from being delivered.



Proposed

Site Plan

1:500

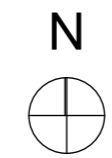
- NOTES**
1. Do not scale off this drawing.
 2. All dimensions are in millimetres unless otherwise stated.
 3. This drawings to be read in conjunction with all relevant Architects, civil structural, and services engineer's drawings and specifications.
 4. Contractor to check all dimensions on site prior to commencement of works on site or manufacture of any element taking place and any discrepancies to be notified to the Architects / Client.
 5. All works and materials to be carried out in accordance with the current building regulations and local by-laws and to comply fully with current British Standards and codes of practice including IEE Regulations and all Safety Act 6 / or any European Standards that may be relevant.
 6. All works to be carried out to the satisfaction of the local building control officer.
 7. All elements & products specified are to be installed all as per manufacturers written specification.
 8. Contractor to check on site for any potential hazards prior to starting works & ensure work force are aware of any risk assessments and method statements created to allow them to carry out the job in the safest possible way to themselves and others.
- NOTES**
9. Contractor to measure any existing area required for steelwork & also to site size Architects drawings prior to manufacture. Any discrepancies to be notified to the Architects.
 10. Contractor to measure existing window and door openings before manufacturing or ordering any element.
 11. All windows and doors must have mastic seals both internally and externally.
 12. It is the clients responsibility to inform their house insurers that alterations are being carried out to their building.
 13. Contractor must keep the existing building wind and water tight throughout the construction.
 14. If drawings are stamped as "BUILDING WARRANT" then the Architects have no responsibility for any material design, internal finishes or fixed furniture unless otherwise stated. All specification of finishes are to be confirmed by the client to the contractor before any work is carried out.
 15. If drawings are stamped as "BUILDING WARRANT" the location of sockets, switches, radiators, extracts and lighting are to be confirmed by the client.
- NOTES**
16. Client to be responsible for informing local authority of key stages of construction as requested under the PLANNING APPLICATION and BUILDING WARRANT APPLICATION including start and completion dates via relevant forms issued with approval documents.
 17. This drawing cannot be reproduced or used in any way without the express written permission of the Architects. All design intent and content is copyright of the Architects.
 18. Any deviation on site from approved BUILDING WARRANT or CONSTRUCTION issue drawings highlighted by Building Control during Completion Certification and requesting "AS BUILT" drawings will be charged at the Architects standard hourly rate.

SITE OUTLINED IN RED - 0.8461 HECTARES

PROPOSED SITE

ALL OTHER LAND OWNERSHIP OF APPLICANT

Rev.	Date	Description	Drn.	Chkd.	Appd.



Issue Status		LDP SITE BID	
LDP SITE PROPOSAL			
Mr Dave Robb East Lodge Culter House Road AB13 0EP			
Drawing Title			
Site Development Appraisal			
Scale at A3	Date	Drawn	Checked
1:2000	22.05.18	JC	EM
		Approved	BM
Job No.	Drawing No.	Rev.	
119-03	119-03(LDP)002	-	

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