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)	Rigifa Farm Area 1, Cove
5.2	Site Address	Land to the east of Cove Road and south of Creel Place Cove Aberdeen
5.3	Postcode	
5.4	Have you any information for the site on the internet? If so please provide the web address:	Yes / No Details: No
5.5	Is the site currently being marketed?	Yes / No Details: No
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: see attached location plan
5.7	Please provide the National Grid reference of the site.	NJ944004
5.8	What is the current use of the site?	Open fields
5.9	Has there been any previous development on the site? If yes please provide details	Yes / No Details: No previous development, but the site was supported by Aberdeen City Council in an historic interim housing strategy. It is understood that the site was identified in the Modified Finalised Local Plan for 90 houses. It is as a logical location for additional housing in Cove.

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 / No Details: Yes, under option to Mactaggart & Mickel Homes	
6.3	Is the proposed site included in the ALDP2017?	Yes / No Details: see paper apart	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	Yes / No Details:	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes / No Details: see paper apart	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Yes / No Details: 912181 (November 1991) - Cove Expansion Area A1/0663 (April 2001) A1/1450 (August 2001)	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes / No Details:	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	Yes / No Details:	
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 / No Details:	

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?	Yes / No Details: Mactaggart and Mickel Homes	
7.3	Site Area (hectares)	~~ha~~ 5.2 ha	
	Housing		
7.4	Approx. no of units.	100	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	A mix of terraced, semi detached and detached houses would be provided. The exact mix to be determined at the detailed design stage.	
7.6	Affordable Housing Percentage	% This would be provided in line with Local Development Plan Policy at the time of a planning application	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes / No Details: Early discussions have taken place with Hillcrest Housing Association	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	This is unknown at this stage, but would be discussed at the detailed design stage.	
	Employment		
7.9	Business and Office	m^2 n/a	
7.10	General Industrial	m^2 n/a	
7.11	Storage and distribution	m^2 n/a	
7.12	Other Please specify	m^2 n/a	
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	No of units and type:-	
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	
7.18	Approx. floor area	m^2

8.	**Engagement and Delivery**	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	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.
		Yes / No Details: see paper apart
8.2	Will the proposed development be phased?	Yes / No Details: see paper apart
8.3	Expected development **start** post adoption of the plan in 2022	Year, 0-5, 6-10, 10+ See paper apart
8.4	Expected development **completion**	Year, 0-5, 6-10, 10+ See paper apart
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	Yes / No Details: Finance will be available by the developer at the time of development.
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.)	Yes / No Details:

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:	
9.7	Have discussions been had with the Council's flooding team?	Yes / No Details:	
9.8	Have discussion been had with Scottish Water?	Yes / No Details:	
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 paper apart	
9.10	Is there **water** capacity for the proposed development?	Yes / No Details: see 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	see paper apart
		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	see paper apart
		No loss or disturbance	
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	
		No intrusion	see paper apart
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:			
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:			
9.20	Is the development site within the airport safety exclusion zone?	Yes / No Details:			
9.21	Is the development site within the airport 57dB LAeq noise contours?	Yes / No Details:			
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: see paper apart			
	Transport and Accessibility				
9.24	Has contact been made with the Council's transport team?	Yes / No Details: only as part of historic planning application			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	Yes / No Details: no access onto trunk road required			
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	✓ at Aberdeen Gateway
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	no, but these can be provided
		Gas	no, but these can be provided
9.31	Does the development have access to high speed broadband?	Yes / No Details: Connections to these can be provided	
9.32	Does the development include a Heat Network/District Heating Scheme?	Yes / No Details: see paper apart	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: see paper apart	
9.34	Are there any further physical or service infrastructure issues affecting the site?	Yes / No Details:	
	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 / No Details: see 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: see 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: see paper apart

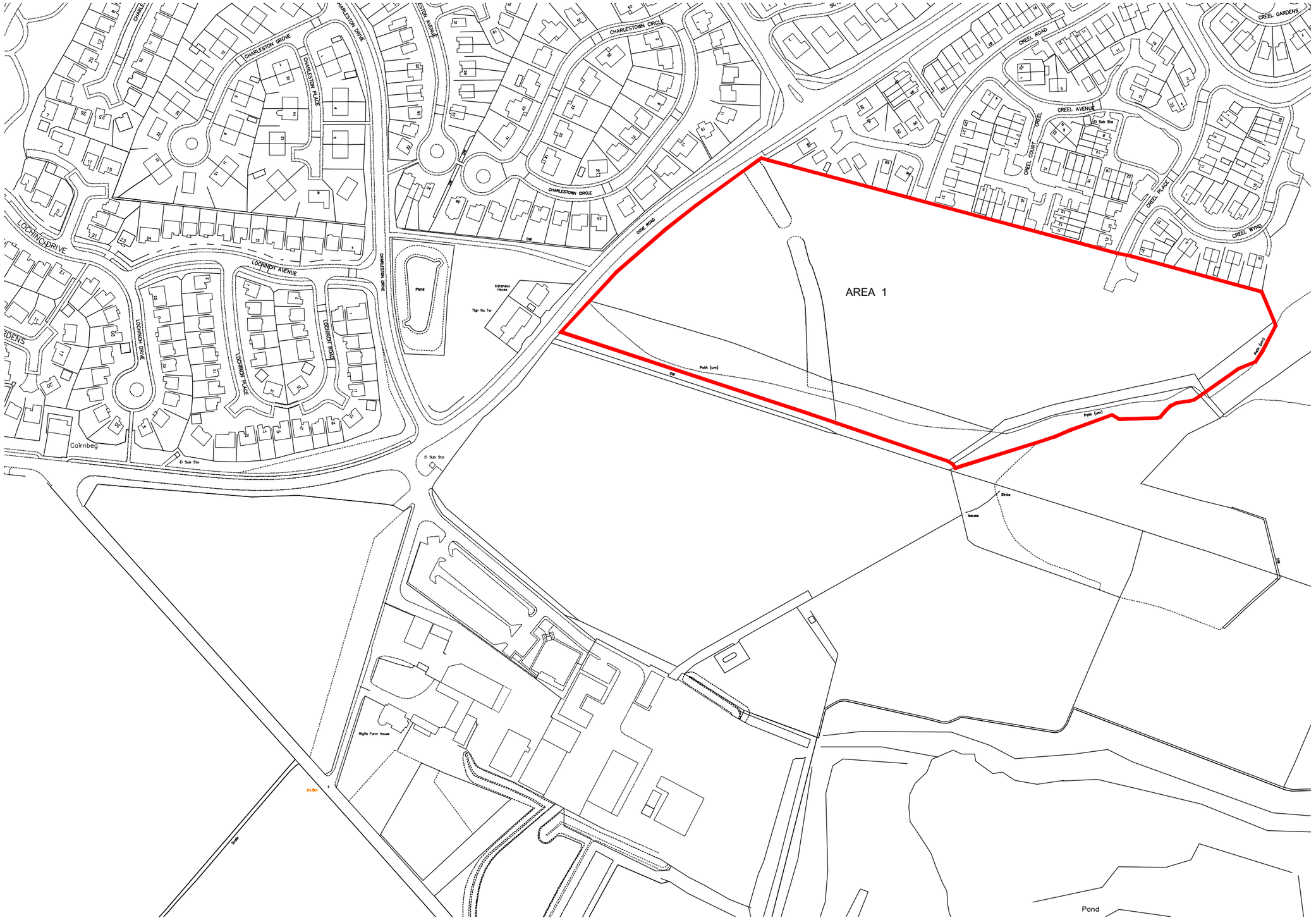
11.	**Community benefits** Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from 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: see 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:

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)	Tree survey Blasting information Utilities information	

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 paper apart	



NORTH

Area 1
Site Area = 5.2 ha

Rev	Description	Date

MACKIE RAMSAY TAYLOR ARCHITECTS
47 Victoria Street, Aberdeen, AB10 1QA
T : (01224) 639295 F : (01224) 637956
E: mail@mrtarchitects.com W: www.mrtarchitects.com

Project
RESIDENTIAL DEVELOPMENT

RIGIFA FARM
COVE, ABERDEEN

Drawing
Location Plan - Area 1 only

Scale	1:2500@A3
Status	INFO
Date	Dec 2017
Drawn By	AHT
Project No.	2064
Drawing No.	L(00)202

ABERDEEN LOCAL DEVELOPMENT PLAN REVIEW
PRE-MAIN ISSUES
PROPOSAL FOR A SITE TO BE INCLUDED IN THE MAIN ISSUES REPORT

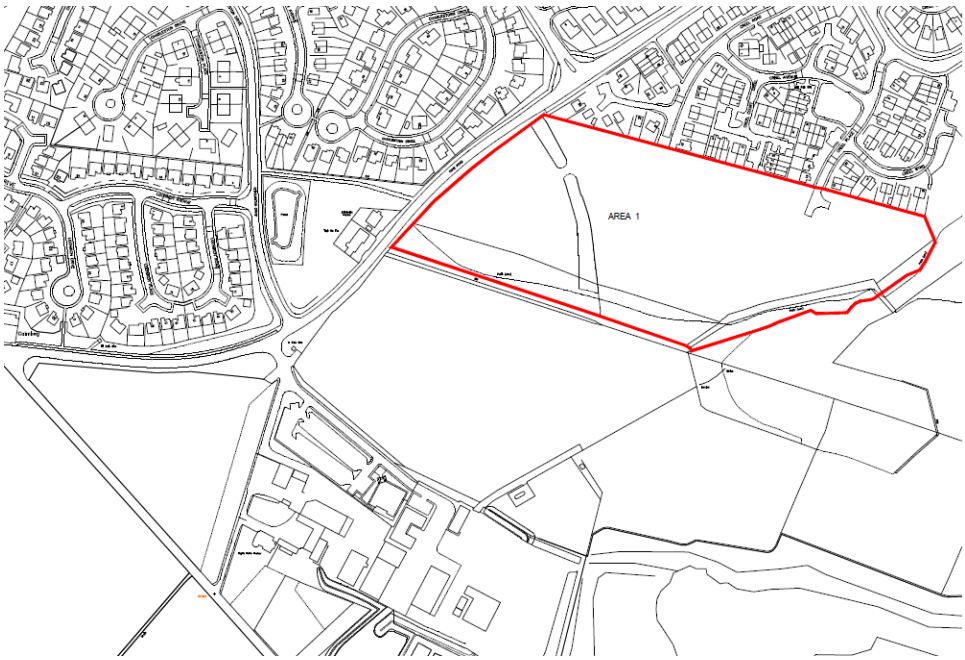
FURTHER DETAILS IN RESPONSE TO SPECIFIC QUESTIONS RAISED IN THE BID FORM

RIGIFA FARM AREA 1, COVE

Mactaggart & Mickel are part of the Mactaggart and Mickel Group, a family-owned group of companies whose core business is creating high quality homes while leaving a lasting legacy for future generations. Mactaggart and Mickel Homes are an award winning family housebuilder who have been hand-crafting new homes in Scotland for more than ninety years. They currently have developments underway across central Scotland, from Edinburgh to Glasgow and the Ayrshire Coast and are looking to expand into the Aberdeen market.

Cove Bay is a suburb which lies to the south east of Aberdeen. It originated around the fishing industry when it had a population of around 300 people. It has been the subject of significant expansion with the development of the Aberdeen Gateway Business Park, new housing at Charleston and Loirston, as well as the new Lochside Academy and Cove Rangers football stadium which are currently under construction. Cove now has a population of over 7,000 people and lies close to the A90, giving good access to the national road network.

The site at Rigifa (Area 1) is located to the south-east of Cove, to the east of Cove Road. It extends to approximately 5.2 hectares (12.8 acres) and is bounded to the north by existing residential development at Creel Road, Creel Court and Creel Wynd, to the east by open space, to the south by an existing farm track and consumption dyke; and to the west by Cove Road and residential development beyond. The site is identified outlined and red on the map below.



Q6. Legal and Planning History

There is some history surrounding the site at Rigifa. The site was included in the 1991 Aberdeen City District Wide Local Plan as part of the Cove Expansion Area. The Finalised Aberdeen Local Plan (September 1999) also allocated the site as strategic reserve land, however, that plan was abandoned

following the preparation and approval of the Aberdeen and Aberdeenshire Structure Plan 2001 – 2016. The site then formed part of an allocated site in the Modified Finalised Aberdeen Local Plan in August 2002. That plan was also abandoned by Aberdeen City Council which was later replaced by the Finalised Aberdeen Local Plan, Green Spaces-New Places, published in August 2004. However, the site was excluded from the Plan.

6.6 Planning Applications - The planning application history for the site dates back to 1991. Wimpey Homes submitted an application (Ref: 912181) in November 1991 in relation to the Cove Expansion Area. An appeal by Wimpey Homes (P/PPA/100/46) for 100 units in June 1998 was dismissed as it was contrary to the Development Plan due to timing. The report, however, confirmed the suitability of the site for housing.

Wimpey Homes submitted a further application (A1/0663) for housing in April 2001 in response to the identification of the site within the interim housing strategy. Issues in relation to the proximity of the site to Leith's Quarry were raised and the Health and Safety Executive stated that the 400m distance between the site and any housing was a benchmark and in fact, there were no regulations which specified the distance required. Aberdeen City Council queried whether residential development at this location would compromise the quarry operation, but no response was received. Although there was no objection to the application from the Council's Environment Team, the applicant appealed the non-determination of the application. This was sisted until the publication of the Local Plan.

In August 2001, Wimpey submitted a further application at the same time as the appeal on the A1/0663 application. No objection was received from the Health and Safety Executive, however, a letter from the Quarry advised of a 250m cordon between the quarry and the nearest house.

Q7. Proposal

The site is proposed for a residential development and has the capacity to deliver around 100 units, as well as open space, strategic landscaping and infrastructure. The bid is accompanied by an indicative site layout (Appendix 1) which demonstrates how the site can be developed. Access can be gained from two points, from Cove Road to the west, or Creel Place and Creel Road to the north. The layout respects the core path between to the south of the site providing an opportunity improve the amenity of this corridor which leads to the Urban Green Space which has recently been purchased by the Cove Woodland Trust. Mactaggart and Mickel would be willing to work with the Trust to enhance this area to benefit the local community. Tree belts are included to screen the site from the adjacent Blackhills Quarry.

The development would include a mix of houses, including detached, semi-detached and terraced, 2 – 5 bedroomed properties. An exact mix would be provided in due course taking account of the prevailing market conditions and affordable housing requirements. Affordable Housing will be provided in line with developer obligations requirements at the time of development. Early discussions have taken place with Hillcrest Housing Association, however, no details of tenure have been identified at this stage and this would be clarified as the process progresses.

The bid for the entire site is supported by a number of studies, including a Tree Survey, Extended Phase 1 Ecological Survey, Services Report, Transport and Access Appraisal Report, Landscaping Plan as well as a Blasting Report which all support the development of the site.

Q8. Engagement and Delivery

8.1 The local community have been involved in the historic planning applications associated with the site as detailed in section 6 and the previous LDP bid processes. No public consultation has taken

place in respect of this specific bid, however, the local community and community council will be consulted if the site is identified for development. This would take the form of exhibitions as part of any major planning application or any consultation required by Aberdeen City Council through the LDP Review process.

8.2 Given the size of the site and its capacity to deliver around 100 houses, it is considered that this can be undertaken in one phase.

8.3 The developer 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 a planning and other technical consents are issued and this is expected in year 0-5 post adoption of the plan.

8.4 The expected completion of Area 1 would be in the 0-5 year period.

Q9. Sustainable Development and Design

9.2 Exposure - The site has good shelter from northerly winds being protected from existing dwellings to the north. The site is less well sheltered from south westerly winds, although strategic landscaping proposed will provide some shelter.

9.4 Slope – A site appraisal has been carried out for the site which identified that the site slopes gently from east to west with a high point to the west. No part of the site has a gradient greater than 1 in 12.

9.9/9.10 Water and Waste Water - In terms of waste water and water, the existing services report (Appendix 2) demonstrates that 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, capacity can be made available if the site is identified for development. This would be investigated and agreed at the appropriate time and is not considered to be an impediment to development.

9.11 Built and Cultural Heritage - A land information search has been carried out which concludes that there are no built and cultural heritage designations on the site. Development would therefore not result in any loss or disturbance.

9.12 Natural Conservation - Given the current Green Belt and Green Space Network status of the site, there will be some loss or disturbance of wildlife habitats or species. However, the site has previously been included as an opportunity site in past Local Plans, therefore, the principle of development has previously been accepted.

[redacted] In terms of designated sites, the closest is a Site of Special Scientific Interest (SSSI) which is 500m east of the site and presents itself as Dickie's bladder-fern Maritime cliff. The development of the bid site will have no impact on this designation. There is no woodland in the direct vicinity of the site and the closest is 1km west at Blue Hill.

[redacted] No field signs or potential breeding habitat for other

species were noted. The site offers negligible roosting opportunities for bats and potential foraging habitat is present along tree lines and woodland edges, however, these are unlikely to be affected by the proposed development. Mature trees would be retained where possible and significant new planting proposed to enhance opportunities for biodiversity. The report concludes that no additional ecological surveys are considered necessary.

9.13 Landscape features – A Landscape Appraisal (Appendix 4) has been carried out which considers landscape features on the site. There is a gorse belt with evidence of drystone field boundary buried under it. Parts of this will be retained where possible. A consumption dyke runs to the south of the site which would also be retained. There is also a young mixed tree belt to the south and east and this is identified as Woods In and Around Towns (WIAT) Challenge Fund which aims to bring urban woodland into sustainable management and improve recreation facilities.

A tree survey (Appendix 5) has been undertaken to assess the existing trees on the site, the majority of which are in a fair condition, within category C which are classified as being "of low quality with an estimated remaining life expectancy of at least 10 years; unremarkable or very limited merit; trees with no material conservation or other cultural value". Some are in a poor condition, or dead and require to be removed regardless of development on the site.

The development will retain trees where appropriate and significantly enhance planting on the site to improve these landscape features, which will aid the integration of housing and provide screening to and from the site. It would also comply with the WIAT Challenge Fund aims and the developer is willing to work with the Community Trust who have recently purchased land nearby for community use, to integrate this land with the trust land to expand and improve community facilities in the area.

9.14 Landscape Fit - The site fits well into the landscape and will be seen in the context of existing residential development to the north and west. Tree belts will be retained and enhanced to screen the site from the housing to the north and the quarry to the south. This will both soften its visual impact and give protection to the quarry operations nearby. The core path to the south will be retained and this corridor enhanced, therefore causing no impact on this important feature. It is therefore considered that there will be no intrusion into the surrounding landscape.

9.15 Relationship to existing settlements - The site forms a natural expansion of Cove and this was previously accepted by Aberdeen City Council in their identification of the site within a Cove Expansion Area and Opportunity Site within historic draft Local Plans. It lies immediately adjacent to existing residential development to the north and west. It is therefore considered to be a logical location for new housing, with existing access points on Creel Place and Creel Road indicating that future development would be likely. The site would enjoy good pedestrian links, with Cove Road bounding the site to the west and the network of public transport routes that are found along that Road, connecting the site with Aberdeen and the wider area. Charleston Primary School is also within close proximity of the site.

9.16 Land Use Mix – While the predominant use is for housing, significant amenity space is provided to the south, with the Core Path route retained and enhanced providing for an attractive community feature. There is potential for this to link with the area of land that is proposed to be purchased by the Community Trust.

9.22/9.23 Land Use Conflict – Blackhills Quarry lies to the south and east of the bid site. Historic correspondence has referred to a 250m and 400m distance between the quarry and any housing and the previous LDP process considered this issue through the request of further information. The

quarry, in their response stated that the proximity of development was not a health and safety issue, but ensuring that the quarry operations do not have to be curtailed due to new development.

The Health and Safety Executive do not set any specific danger zones for blasting operations and there are no regulations which specify stand-off distances. Their advice, suggesting a 400m distance from the quarry to any development, has been relied upon by the Council in determining applications and development bids. However, this was dated 2003, was only a benchmark which was considered good practice and it is argued that this information is now out of date, with much better blasting practices undertaken now. It should also be noted that Rigifa farmhouse lies adjacent to the site and any blasting is required to respect the residential amenity of this property. Therefore, anything beyond this will be protected and will also meet residential amenity requirements.

Instead of applying the historic HSE benchmark, the proximity of development should be based on more recent investigations and information. The existing permission for Blackhills Quarry contains a number of conditions. It requires that the ground vibration as a result of the blasting operations shall not exceed a peak particle velocity of 6mms-1 ppv for 95% of events with no blast exceeding 12.0mm/sec-1 at existing private residential and commercial properties. Prior to the commencement of any blasting operations, a scheme for the monitoring of blasting, including the location of monitoring points and equipment to be used shall be submitted to and approved in writing by the planning authority. Thereafter, all blasting operations shall take place in accordance with the scheme as approved. Details of the methods employed to minimise air pressure from blasting operations shall also be submitted to and approved by the planning authority.

Mactaggart and Mickel have employed a Quarry Blast Consultant to investigate the blasting operations of the quarry in more detail. This integrated the Leiths Quarry plans and the proposed bid plans, taking the blasting charge weight proposals and added these to each phasing plan. As a result, 6 plans were created (Appendix 6). The solid brown lines are the "explosive charge weight contours" that have to be adhered to in order to ensure that the vibration limits are not exceeded at Rigifa farm. The dashed blue line and dashed brown lines are the "explosive charge weight contours" that would need to be used if the proposed housing on the bid site is developed.

The blasting charge weight contours have then been reversed to create an equivalent distance outside the quarry (Appendix 7) and determine an appropriate distance that development can be located from the quarry

If the quarry operator operates within the terms of their consent, the blast monitoring investigations conclude that the development of this site would impact marginally on the quarry's blasting operations. However, anything beyond 263m is acceptable and the site layout (Appendix 1) considers this distance and proposes a significant amenity area to protect the housing from the blast operations. It should also be noted that by the end of phase 5 of the quarry operations, the quarry has extracted all the mineral from the area that would be influenced and small changes to phase 4 of the quarry operation (such as the quarry concentrating on working on the northern boundary rather than the southern boundary) could result in this problem being completely alleviated.

It is therefore argued that the 400m distance suggested through the previous LDP processes is not relevant and the 263m cordon is the appropriate distance to be applied. The indicative layout demonstrates that the site can accommodate housing without impacting the quarry operations and this could be amended further through the course of the planning process if required.

9.28 Footpath and cycle connections – Core Path 78 runs through the south of the site connecting the site with the wider Cove area to the north, including the coastal path network, as well as the wider

Aberdeen area. A Transport and Access Appraisal Report (Appendix 8) has been prepared for the bid site. It summaries that the surrounding transport network includes facilities for pedestrians in the form of footways on Cove Road and Charleston Road as well as Core Path 78; cyclists in the form of NCN Route 1; and bus passengers in the form of services 3 and 18 on Cove Road. The site therefore has good footpath and cycle connections with the wider area.

9.32/9.33 Heating/Low Carbon Policy – Mactaggart and Mickel Homes, in common with the majority of housebuilders, advocate a fabric first approach to ensure energy conservation and thus minimise carbon footprint. Appropriate technologies available at the time will also be considered as a means to deliver reduced energy consumption and heat generation.

9.35 Open Space - The site will provide the required level of open space as per the current LDP Policy. A significant area of open space is proposed to the south as well as the protection and enhancement of the Core Path corridor through the site. There are also more localised areas of open space throughout the site.

9.36 Impact on Green Space Network – the site is currently identified in the Aberdeen Local Development Plan as Green Space Network, however, it is considered that there is merit in the removal of this designation. The aim of the Green Belt is to maintain the distinct identity of Aberdeen and the communities within and around the city, by defining their physical boundaries clearly. It helps to avoid coalescence of settlements and sprawling development on the edge of the city and maintaining access to open space. The Cove area has been the subject of expansion over recent years and the bid site is seen as a logical location for expansion. It is surrounded on two sides by development and the Green Belt designation is no longer considered appropriate on the site. There is adequate land to the east and south of the site that can perform the Green Belt function.

Similarly, the purpose of the Green Space Network designation is to protect, promote and enhance the wildlife, access, recreation, ecosystem services and landscape value of the land. However, the Phase 1 habitat survey confirms that the site has no value in these terms. Other than the Core Path corridor, which would be retained, the site is not used for recreation purposes. It is therefore argued that the site has no value in Green Space Network terms and this was previously accepted by the Council in its historic designation for housing.

It is understood that the main reason for the application of the Green Belt and Green Space Network designation was due to the proximity of the quarry and the blasting operations. However, further investigation has taken place in relation to this which demonstrates that the site is suitable for development. It should be noted that there is an existing farmhouse to the south and the quarry and any blasting operations must retain the residential amenity of this site. Therefore, anything beyond this will be protected and will also meet residential amenity requirements.

In relation to the bid site, some blast monitoring has been carried out which concludes that anything beyond 263m is acceptable. The site layout demonstrates the boundary of this and proposes a significant amenity area to protect the housing from the blast operations. It is therefore argued that the 400m distance suggested through the previous LDP processes is not relevant and the 263m cordon is the appropriate distance to be applied.

Q10. Education

No recent discussions have taken place with the Council's Education Department. The 2015 School Roll Forecasts state that Charleston Primary School is forecast to have a rising school roll, predicted to

be operating at 179% of capacity by 2023. More recent forecasts should have been carried out by Aberdeen City Council, however, these are not publicly available.

It is understood that a new primary school is to be built as part of OP59 at Loirston and that changes are proposed to the catchment areas of the schools in Cove. Without more up to date forecasts, it is difficult to predict the impact from development on the bid site, however, it is considered that these changes will significantly improve the capacity of Charleston School.

A new Lochside Academy is being built in Cove, which is due to open in summer 2018, with a capacity of 1,350 pupils. It is anticipated that this school would have capacity for additional development in Cove.

Developer contributions would be agreed, if required during the planning application process and is not an impediment to development.

Q11. Community Benefits

The proposals provide benefits to the local community in the form of housing, including affordable housing, as well as significant areas of enhanced open space and an enhanced Core Path corridor, providing opportunities to link with Urban Green Space to the east.

Q14. Development Viability

Cove is a popular location for housing, given the recent housing developments. This is enhanced through the recent Aberdeen Gateway development, providing employment close to areas of housing. The landowner has invested in promoting the site through previous Local Development Plans and submitting planning applications for the site when the Council considered it had potential through its identification in historic Local Plans. Mactaggart and Mickel now has an option over this site which demonstrates their commitment to the site and its deliverability of the site in the next Local Development Plan.

Mactaggart and Mickel are confident that there is residual value following development of the site and the provision of necessary infrastructure. The infrastructure constraints have been considered and they are confident that they can be addressed and do not impose an impediment to development.

ROAD TYPE 1 - 2m/ 6m/2m (PRIMARY ROAD)

ROAD TYPE 2 - 2m/ 5.5m/2m (SECONDARY ROAD)

ROAD TYPE 3 - 2m/ 4.8m/1.2m/2m (TERTIARY ROAD)

RESIDENTIAL DEVELOPMENT - 100 UNITS

Schedule
Site Area - 5.2 ha

100 Units

75 Open market House Plots
8 Affordable Flatted Units
17 Affordable Terraces

Area 1 - House Type Schedule

7 No	Adam (5 bed)	(A)
22 No	Bryce Semi (3 bed)	(B1)
23 No	Bryce Detached (3 bed)	(B2)
15 No	Douglas (4 bed)	(D)
8 No	Miller (4 bed)	(M)
17 No	Aff. Terrace (2/ 3 bed)	(T)
8 No	Affordable 600 sq.ft 2 bed cottage flat 2 storey	(F)

Rev	Description	Date

MACKIE RAMSAY TAYLOR ARCHITECTS
47 Victoria Street, Aberdeen, AB10 1QA
T : (01224) 639295 F : (01224) 637956
E: mail@mrtarchitects.com W: www.mrtarchitects.com

Project
RESIDENTIAL DEVELOPMENT

RIGIFA FARM
COVE, ABERDEEN

Drawing
Indicative Site Plan Drawing
Area 1 Only

Scale	1:2000@A3/1:1000@A1
Status	Info
Date	May 2018
Drawn By	AHT
Project No.	2064
Drawing No.	L(00)211

Existing Services

124028: Residential Development - Rigifa Farm, Cove Aberdeen

December 2017

FAIRHURST

Contents

Appendix

Disclaimer

Fairhurst does not accept liability for the accuracy of record information provided by others and contained within this document.

A desktop utility records search older than 90 days must be classed as historical and used with caution.

Read this document alongside HSE HSG47 'Avoiding danger from underground services' and published guidance from utility providers. Attention is also drawn to the New Roads and Street Works Act 1991 (NRSWA).

Only leading utility providers have been approached. The utility providers referred to within this document do not necessarily represent an exhaustive list of utility providers.

Utility records alone are not sufficient to identify and locate services before starting work. Utility records provide basic information on which to base a thorough site survey before work begins. Safe excavation practices, in accordance with HSG47, must be used to verify and establish the actual position of apparatus, before mechanical plant is used.

Damage to underground services can cause fatal or severe injury as well as significant disruption and environmental damage; it can also delay the project and incur considerable costs.

Appendix

Do not scale from this drawing.

Rev.	Date	Description	Drawn	Checked	Approved

GRID REFERENCE - NJ 94295 00291

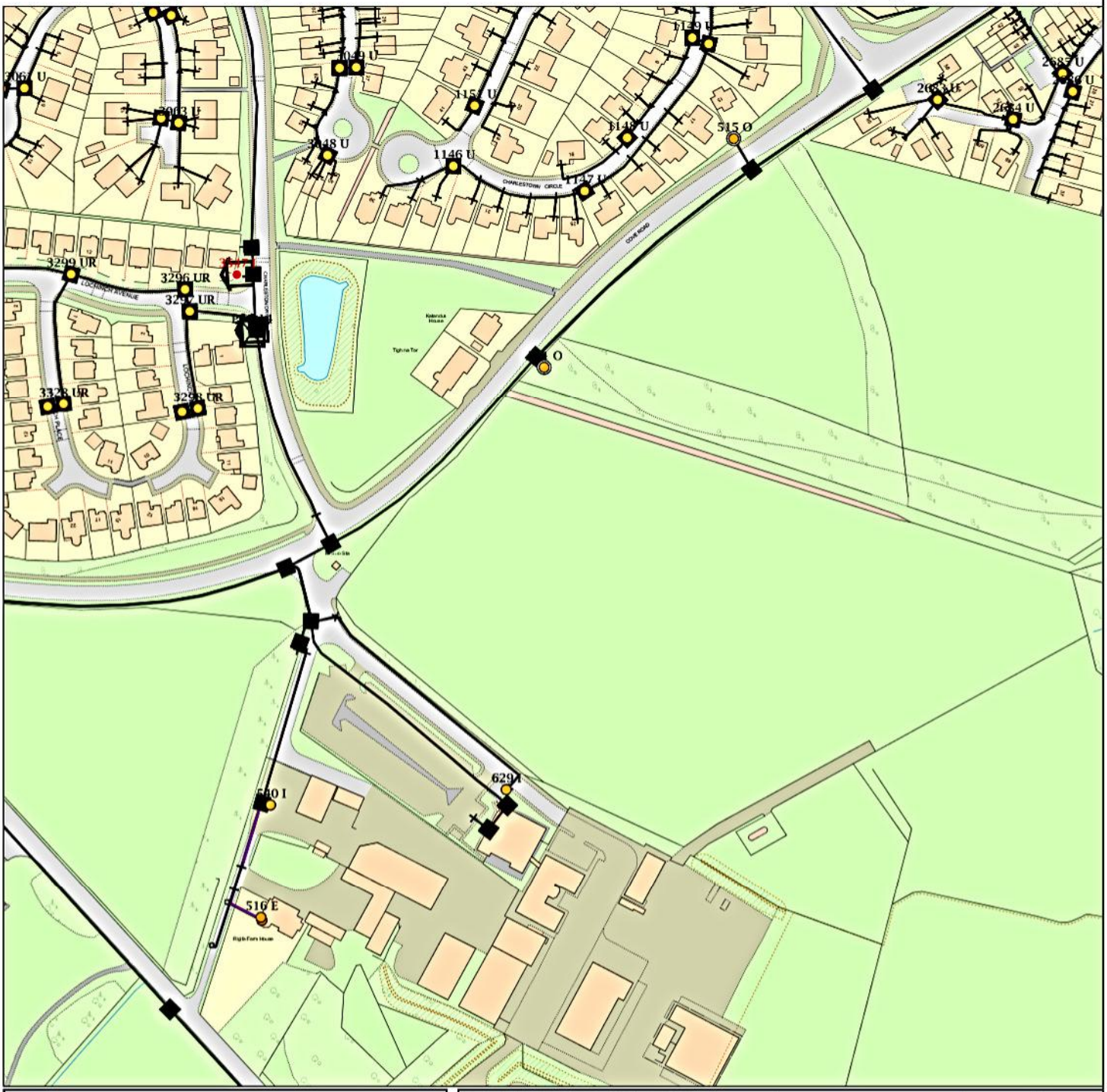
Project Title:
RESIDENTIAL SITE
RIGIFA FARM
COVE, ABERDEEN

Drawing Title:
LOCATION PLAN

FAIRHURST
88 Queens Road,
ABERDEEN, AB15 4YQ
Tel: 01224 321 222 Fax: 01224 323 201

Scale at A4:	Status:	
NTS	For Information	
Drawn: CR	**Checked:**	**Approved:**
Date: 11/12/17	Date:	Date:
Drawing No.: 0001		Revision: –

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

KEY TO BT SYMBOLS

DP		Pole	
Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	+
Built		Split Coupling	
Planned		Duct Tee	
Inferred		Planned Box	
Building		Manhole	
Kiosk	K	Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation

BT Ref : MKP02596B
Map Reference : (centre) NJ9429500291
Easting/Northing : (centre) 394295,800291
Issued : 08/12/2017 14:59:18

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

Enquiry Confirmation

LSBUD Ref: 11805102

Date of enquiry: 08/12/2017
Time of enquiry: 14:37

Enquirer

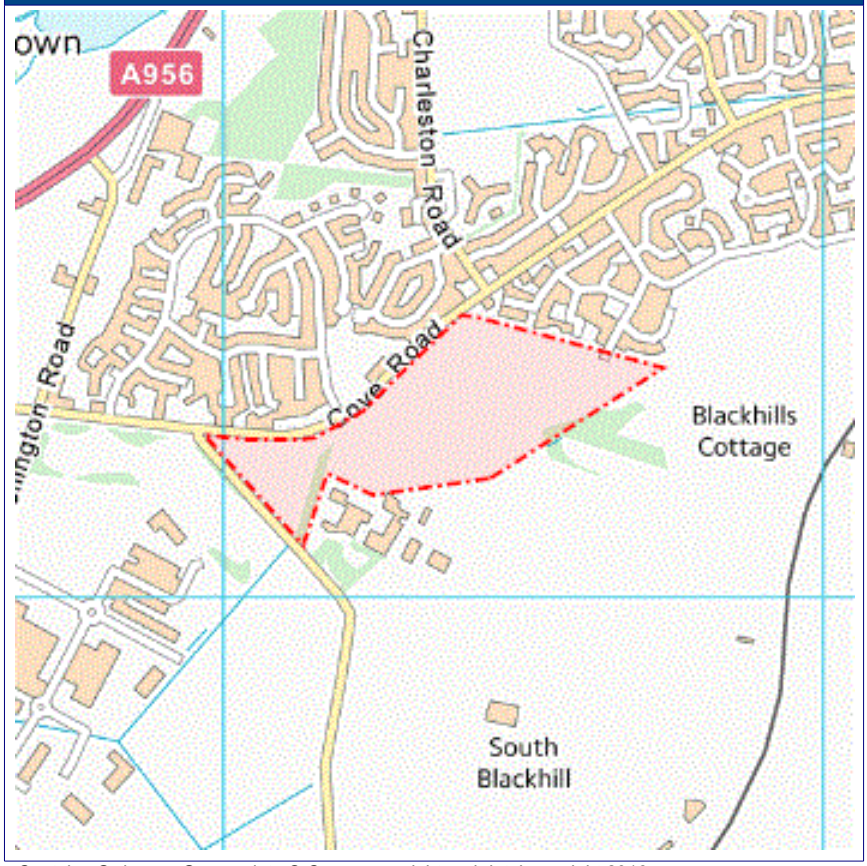
Name	Mr Craig Riddell	Phone	01224 321222
Company	Fairhurst	Mobile	Not Supplied
		Fax	Not Supplied
Address	88 Queens Road Aberdeen Aberdeen City AB15 4YQ		
Email	craig.riddell@fairhurst.co.uk		
Notes	Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.		

Enquiry Details

Scheme/Reference	124027		
Enquiry type	Initial Enquiry	Work category	Development Projects
Start date	09/12/2017	Work type	Commercial/industrial
End date	31/12/2017	Site size	111020 metres square
Searched location	XY= 394295, 800291 Easting/Northing	Work type buffer*	25 metres
Confirmed location	394394 800294		

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map



Enquiry Confirmation

LSBUD Ref: 11805102

Date of enquiry: 08/12/2017
Time of enquiry: 14:37

Asset Owners

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.linesearchbeforeudig.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LinesearchbeforeUdig accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Asset Owners & Responses. Please note the enquiry results include the following:

1. "LSBUD Members" who are asset owners who have registered their assets on the LSBUD service.
2. "Non LSBUD Members" are asset owners who have not registered their assets on the LSBUD service but LSBUD is aware of their existence. Please note that there could be other asset owners within your search area.

Below are three lists of asset owners:

1. LSBUD Members who have assets registered within your search area. ("Affected")
   a. These LSBUD Members will either:
      i. Ask for further information ("Email Additional Info" noted in status). The additional information includes: Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.

      ii. Respond directly to you ("Await Response"). In this response they may either send plans directly to you or ask for further information before being able to do so, particularly if any payments or authorisations are required.

2. LSBUD Members who do not have assets registered within your search area. ("Not Affected")

3. Non LSBUD Members who may have assets within your search area. Please note that this list is not exhaustive and all details are provided as a guide only. It is your responsibility to identify and consult with all asset owners before proceeding.

National Grid. Please note that the LSBUD service only contains information on National Grid's Gas above 7 bar asset, all National Grid Electricity Transmission assets and National Grid's Gas Distribution Limited above 2 bar asset.

For National Grid Gas Distribution Ltd below 2 bar asset information please go to www.beforeyoudig.nationalgrid.com

Enquiry Confirmation

LSBUD Ref: 11805102

Date of enquiry: 08/12/2017
Time of enquiry: 14:37

LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.

List of affected LSBUD members			
Asset Owner	**Phone/Email**	**Emergency Only**	**Status**
SGN	08009121722	0800111999	Await response

LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.

List of not affected LSBUD members		
AWE Pipeline	Gamma	Premier Transmission Ltd (SNIP)
BOC Limited (A Member of the Linde Group)	Gateshead Energy Company	Prysmian Cables & Systems Ltd (c/o Western Link)
BP Exploration Operating Company Limited	Gigaclear PLC	Redundant Pipelines - LPDA
BPA	Humbly Grove Energy	RWEnpower (Little Barford and South Haven)
Carrington Gas Pipeline	IGas Energy	SABIC UK Petrochemicals
CATS Pipeline c/o Wood Group PSN	INEOS FPS Pipelines	Scottish Power Generation
Cemex	INEOS Manufacturing (Scotland and TSEP)	Seabank Power Ltd
Centrica Storage Ltd	INOVYN Enterprises Limited	Shell (St Fergus to Mossmorran)
CLH Pipeline System Ltd	Intergen (Coryton Energy or Spalding Energy)	Shell Pipelines
Concept Solutions People Ltd	Mainline Pipelines Limited	SSE (Peterhead Power Station)
ConocoPhillips (UK) Ltd	Manchester Jetline Limited	Total (Colnbrook & Colwick Pipelines)
DIO (MOD Abandoned Pipelines)	Manx Cable Company	Total Finaline Pipelines
E.ON UK CHP Limited	Marchwood Power Ltd (Gas Pipeline)	Transmission Capital
EirGrid	Melbourn Solar Limited	UK Power Networks
Electricity North West Limited	National Grid Gas (Above 7 bar), National Grid Gas Distribution Limited (Above 2 bar) and National Grid Electricity Transmission	Uniper UK Ltd
ENI & Himor c/o Penspen Ltd	Northumbrian Water Group	Vattenfall
EnQuest NNS Limited	NPower CHP Pipelines	Veolia ES SELCHP Limited
EP Langage Limited	Oikos Storage Limited	Western Power Distribution
ESP Utilities Group	Ørsted	Westminster City Council
ESSAR	Perenco UK Limited (Purbeck Southampton Pipeline)	Wingas Storage UK Ltd
Esso Petroleum Company Limited	Petroineos	Zayo Group UK Ltd c/o JSM Group Ltd
Fulcrum Pipelines Limited	Phillips 66	

Enquiry Confirmation

LSBUD Ref: 11805102

Date of enquiry: 08/12/2017
Time of enquiry: 14:37

The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding. Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.

Non-LSBUD members (Asset owners not registered on LSBUD)			
Asset Owner	**Preferred contact method**	**Phone**	**Status**
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08009173993	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Energetics Electricity	plantenquiries@energetics-uk.com	01698404646	Not Notified
ENGIE	nrswa@cofely-gdfsuez.com	01293 549944	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
GTT (formerly Hibernia Networks)	owen.maguire@gtt.net	01704 322 300	Not Notified
Interoute	interoute.enquiries@plancast.co.uk	02070259000	Not Notified
KPN (c/-Instalcom)	kpn.plantenquiries@instalcom.co.uk	n/a	Not Notified
Level 3 Communications UK Ltd (C/-Instalcom)	plantenquiries@instalcom.co.uk	02087314613	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Scottish and Southern Energy	asset.data@sse.com	01256337294	Not Notified
Scottish Water	searches@scottishwater.co.uk	01382563666	Not Notified
Sky UK Limited	nrswa@sky.uk	02070323234	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified
Vtesse Networks	https://plant.interoute.com/plant-enquiries/	01992532100	Not Notified

Watch it!

Safety advice brought to you by
Scottish and Southern Electricity Networks

These notes are intended to help all those who have to work in the vicinity of electrical apparatus. Employers have a legal obligation to ensure that their operatives are fully instructed in the correct procedures.

The Electricity at Work Regulations 1989 impose health and safety requirements upon employers, employees and self-employed persons with respect to electricity at work. The regulations impose restrictions on persons being engaged in work activities on or near live conductors.

Regulation 14 requires that: "No person shall be engaged in any work activity on or near any live conductor (other than one suitably covered with insulating material so as to prevent danger) that danger may arise unless:

- it is **unreasonable** in all circumstances for it to be dead; and
- it is **reasonable** in all circumstances for him to be at work on or near it while it is live; and
- suitable precautions (including where necessary the provision of suitable protective equipment) are taken to prevent injury."

The purpose of the regulations is to require precautions to be taken against the risk of death or personal injury from electricity in work activities.

Publications

The Health and Safety Executive have produced a document entitled 'Avoiding Danger from Underground Services', and the Appendix 1 deals specifically with electric cables. Copies are available from the HSE's Accredited Agents and good booksellers, Ref. HS (G) 47.

Copies of Health and Safety Guidance note GS 6 relating to safe working in proximity to overhead lines, are available from the Health and Safety Executive's website - www.hse.gov.uk.

Note

In situations of emergency or danger, or where the advice contained in these notes cannot be followed, you must consult Scottish and Southern Electricity Networks immediately. Tel. 08457 708090 for southern England or 0800 300999 for Scotland.

Additional copies of these "Watch it!" leaflets can be obtained from our Asset Data Team office upon request. Tel. 01256 337294, or Fax 01256 337295.

You must read and accept the following safety notes as part of the contract to receive our network plans. You will have the option to print these and issue them to site staff.

Watch it! - Working in the vicinity of underground cables

Our plans show the positions and normal depths for the buried cables and pipes at the time when they were installed. However, alterations to road alignments surface levels and buildings may have occurred subsequently without our knowledge. If you discover plant or cables that are not marked or incorrectly marked, then you are required to contact us as soon as possible to give us the opportunity to amend our plans.

These plans show the equipment owned by Scottish and Southern Electricity Networks. There may be other privately owned plant in the area, which is outside of our control. You should always check with the Local Authority, National Grid Company, Department of the Environment, other Electricity Companies and other utilities before proceeding.

It is not intended that the issue of these plans will absolve either party from their obligation under any of the acts that control digging in the public highways.

Supplies To Properties, etc.

The location of cables supplying individual properties, street lighting, traffic signs, telephone kiosks etc. are not always shown on the plans. You should assume that each property, streetlight etc. will have its own supply cable.

Major Circuits

Where our plans indicate the presence of cables with a voltage exceeding 11,000 volts, you are advised to contact our local depot (telephone number is on the plans), before commencing any excavations within the vicinity of these cables. These major circuits form an extremely important link in Scottish and Southern Electricity Networks' networks, and damaging or modifying these circuits is a major and costly undertaking. Any development should therefore be designed to allow these circuits to remain undisturbed and accessible in their present location.

For your own and your workmates' safety, please follow the **do's** and **don'ts** listed below:

- ✓ **do** make sure you have plans of the underground cables in the area **before** any excavation work starts. Remember that some cables may not be shown on plans. If carrying out emergency work, excavate as though there are buried live cables in the vicinity.
- ✓ **do** use a cable locator to determine the position of existing cables in the work area. The positions should be marked and tests made as work proceeds. **If in doubt, get advice from your supervisor.**
- ✓ **do** ask for a cable to be made dead if it is buried in concrete.
- ✓ **do** watch for signs of cables as work progresses. Note any marker-tape or cable-cover, which may be exposed

- ✓ **do** backfill carefully, using stone-free soil around the cables, replacing marker-tapes and / or covers.
- ✓ **do** notify us immediately if you accidentally damage our cables. Arrange to keep people well clear of a cable that has been damaged until we have confirmed it has been made safe.
- ✓ **do** make sure before starting to demolish a building that all cables have been disconnected. We welcome prior notice of the intention to demolish buildings. This enables us to ensure that the site has been made safe electrically.
- ✓ **don't** operate a bulldozer, scraper, dragline or excavator; unless you are satisfied that there are no buried cables in the working area.
- ✓ **don't** use picks, pins, forks or pointed instruments in soft clay or soil when cables are present. Exercise extreme caution where such instruments are used to free lumps of stone, or break up firmly compacted ground. **Never** throw a fork or sharp instrument into the ground.
- ✓ **don't** dig trial holes over the indicated route of the cable. Excavate alongside instead.
- ✓ **don't** use exposed cables as a convenient step or handhold.
- ✓ **don't** handle or attempt to alter the position of any cable.

Remember that a damaged cable may cause extensive loss of supplies, make expensive repairs necessary and cause serious or even fatal injury.

If effective measures are not adopted to protect our equipment, we will take steps to recover the cost of any damage caused. Persons causing damage resulting in loss of supply to customers can be held legally responsible for any claims made by those customers. Promptness in reporting an incident will minimise costs.

In most cases it is not practicable to make cables dead without interrupting supplies to our customers. But given adequate notice, we will wherever possible, give advice regarding special precautions which may be necessary on any site where particular problems are likely to be encountered. The right is reserved to make a charge for this service.

Electricity cables can exist anywhere - under paths or roads, in gardens or driveways, on new housing or industrial development sites or even farmland.

Watch it! - Working in the vicinity of overhead lines

For your own and your workmates' safety, please follow the **do's** and **don'ts** listed below

- ✓ **do** carefully note the position of all overhead lines before commencing work.
- ✓ **do** co-operate with us during planning and sitework stages.
- ✓ **do** follow the advice given in HSE Guidance Note GS 6 when siting barriers, goal posts, bunting etc.
- ✓ **do** keep overhead lines in view when moving scaffolding or machinery and take special care when felling or lopping trees.
- ✓ **do** remember that the raising or slewing of a crane or excavator jib may cause danger when operating near an overhead line.
- ✓ **do** avoid any machinery that is in contact with an overhead line until we confirm that conditions are safe.
- ✓ **do** warn others to keep well clear.
- ✓ **don't** drive a high vehicle below an overhead line when an alternative route is available.
- ✓ **don't** raise the bed of a tipper lorry beneath an overhead line or drive under the line with the body of the vehicle raised.
- ✓ **don't** steady any suspended load until you are satisfied that there is no danger from overhead lines.
- ✓ **don't** handle or use scaffold platforms, poles, pipes or ladders unless they are at a safe distance from overhead lines.
- ✓ **don't** transport long objects beneath overhead lines, unless they are carried in a horizontal position.
- ✓ **don't** approach or touch any broken or fallen overhead lines.

Always remember that:

- Electricity can jump gaps.
- Contact or near contact with a crane jib, scaffold or ladder can cause a discharge of electricity with a risk of fatal or severe shock and burns to any person in the vicinity.

If effective measures are not adopted to protect our equipment, we will take steps to recover the cost of any damage caused. Persons causing damage resulting in loss of supply to customers can be held legally responsible for any claims made by those customers. Promptness in reporting an incident will minimise costs.

In most cases it is not practicable to make overhead lines dead without interrupting supplies to customers. However, provided adequate notice is given, then we will, whenever possible, give advice regarding special precautions which may be necessary on site where specific problems may be encountered. The right is reserved to make a charge for this service.

WARNING

GAS IN PLOT AREA

EHV CABLES & LINES IN PLOT AREA

KINCORTH PUMPING STATION
200 kVA

TILLYHOWES
50 kVA

3w 25mm Cu

BRIGGS COTTAGE
B11[illegible]K

LOCHINCH FARM
5 50 kVA

3 LOCHINCH FARMHOUSE
50 kVA

3w 32mm Cu

LOCHINCH
50 kVA

LOCHINCH
B329_K

INCHBROOM S/S

CITY GATE GOVERNOR HOUSE
50 kVA

SUNNYBRAE
10 kVA

FLYOVER LIGHTING
16 kVA

CHARLESTON FLYOVER
B972_K

FLYOVER
LIGHTING
16 kVA

LOCHINCH SAWMILL
100 kVA

3c 150mm
Al

3x1c .166 Cu

HILLSIDE FARM
16 kVA

AWPR CHARLESTON
FLYOVER S/S
1000 kVA

33kV 0.15in ACSR

3x1c 400mm Al

HATTON
50 kVA

Fuses
installed

33kV 0.15in ACSR

ORANGE TRANSMITTER
50 kVA

WHISTLE BRAE
16 kVA

3x1c 400mm Al

CHARLESTON POLICE STATION S/S

BOTHYBRIGGS
25 kVA

3c 150mm Al XLPE

MOSS SIDE NIGG
100 kVA

3w 3/.147
A257/63
Insulated to 33kV spec

BLACKHILL COTTAGE
25 kVA

4 3w 32mm Cu
ES/79/26
Insulated to 33kV spec

LEITHS TRANSPORT S/S

SOUTH BLACKHILL
25 kVA

COVE QUARRY NORTH
B848_K

STEWART METALS
50 kVA

COVE QUARRY
PMR

COVE QUARRY
SOUTH
A086_K

COVE QUARRY
SOUTH

BLACKHILLS
WEIGHBRIDGE
25 kVA

COVE QUARRY
OFFICE
15 kVA

3w 32mm Cu

BLACKHILLS
100 kVA

MAINS OF CAIRNROBIN
50 kVA

CHARLESTON NIGG
200 kVA

OLD CHECKBAR
100 kVA

OLD CHECKBAR CROFT
50 kVA

3x1c 240mm Cu

GALLOWHILL
800 kVA

BANKHEAD
10 kVA

WELLINGTON DRIVE
MARYWELL S/S
315 kVA

CHECKBAR
50 kVA

CHECKBAR
H013_K

CAIRNROBIN PIPE YARD
100 kVA

MARYWELL LIGHTING WEST
16 kVA

3w 3/.104

3c 150mm Al

Tillyhowes
Burnside
Co Const Bdy
Loirston Loch
South Loirston
Pit
Cove
Charlestown Wood
Whitehills
The Graves
Crawpeel Shore
Mutton Rock
Harbour
The Priest
Colsea Yawn
Hare Ness
Horse Shoe
Blue Hill
Hatton
Charlestown
Pol Sta
Rigifa Farm
Mains Charlestown
Moss-side
Moss Side Croft
Wellington Road
Black Hill
South Blackhill
Blackhills of Cairnrobin
Gallowhill
Burnamiddle
Bankhead
Newpark
Mains of Cairnrobin
Clashrodney
Bareside Point

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID.

	services	l.v.	h.v.	e.h.v.
FOOTPATH	0.40m	0.45m	0.60m	0.75m
ROAD CROSSING	0.60m	0.60m	0.75m	0.90m

l.v./services – up to 1000V.
h.v. – over 1000V to 11,000V.
e.h.v. – 22,000V to 132,000V,

WARNING

There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depth of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work. (available from THE HSE)

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE GS6 SHOULD BE CONSULTED. (AVAILABLE FROM THE HSE)

Scottish Hydro Electric Power Distribution plc,
Registered in Scotland No. SC213460
and Scottish Hydro Electric Transmission plc,
Registered in Scotland No. SC213461 both
having their registered Office: at Inveralmond House
200 Dunkeld Road Perth PH1 3AQ

UNCONTROLLED COPY

Subject to revision without notice.

Scottish & Southern Electricity Networks

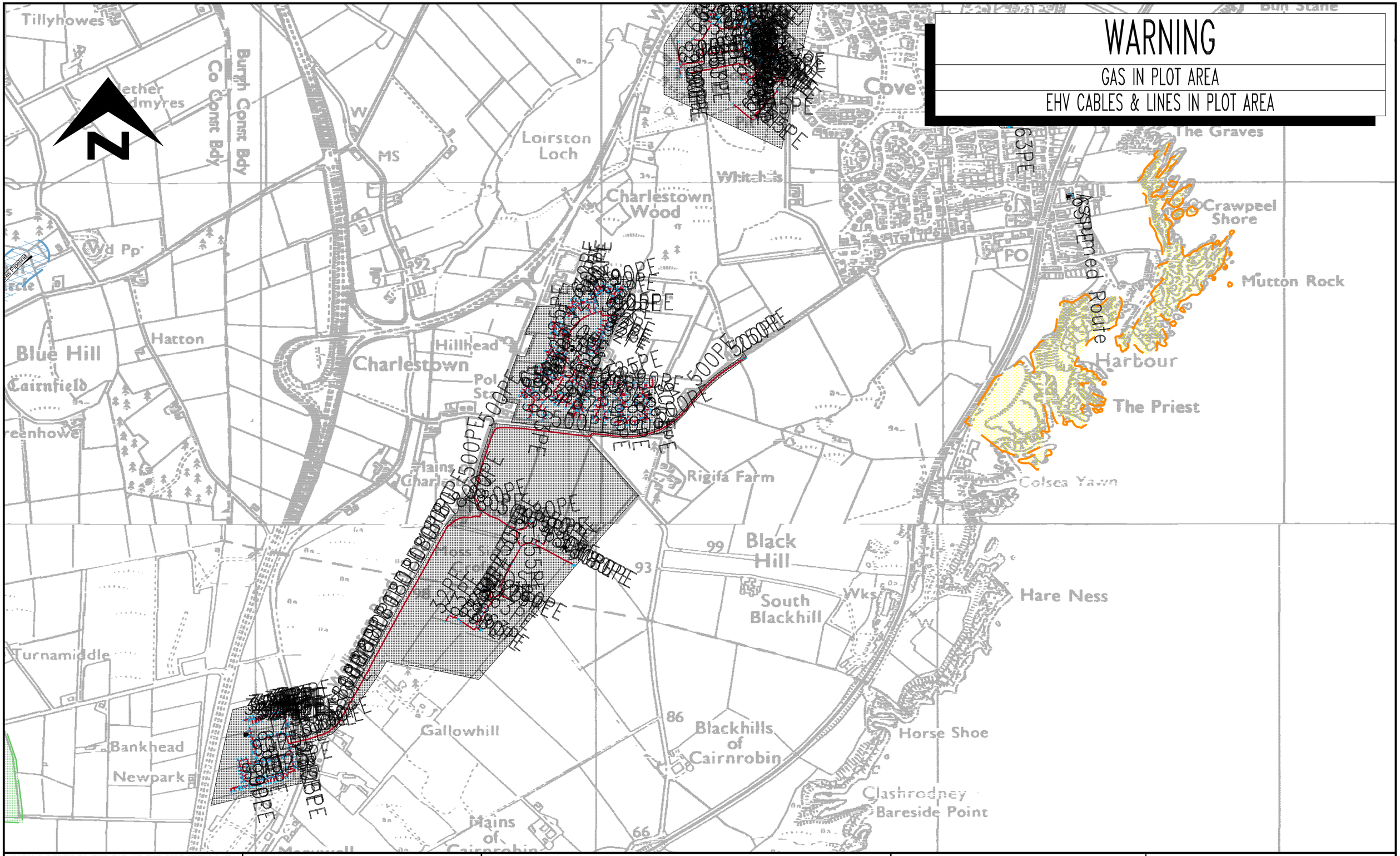
NORTH EAST DISTRICT
Tel: 01224 667200

Grid Ref: nj94290029
Scale: 1:10000
Date: 08/12/2017
All Voltages

WARNING

GAS IN PLOT AREA

EHV CABLES & LINES IN PLOT AREA



NORMAL DEPTH TO THE TOP OF THE PIPE WHEN LAID.

MAINS		SERVICES	
FOOTPATH	0.60m	PRIVATE	0.375m
VERGE	0.75m	PUBLIC	0.45m
ROAD CROSSING	0.75m		

WARNING

There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depth of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work. (available from THE HSE)

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE GS6 SHOULD BE CONSULTED. (AVAILABLE FROM THE HSE)

Indigo Pipelines Ltd
Registered in England and Wales
No. 02742721.
Registered Office:
One London Wall, London EC2Y 5AB

UNCONTROLLED COPY

Subject to revision without notice.

indigo pipelines

NORTH EAST DISTRICT
Tel: 01224 667200

Grid Ref:	nj94290029
Scale:	1:10000
Date:	08/12/2017
GAS	

SMALLWORLD GIS – WASTEWATER LEGEND

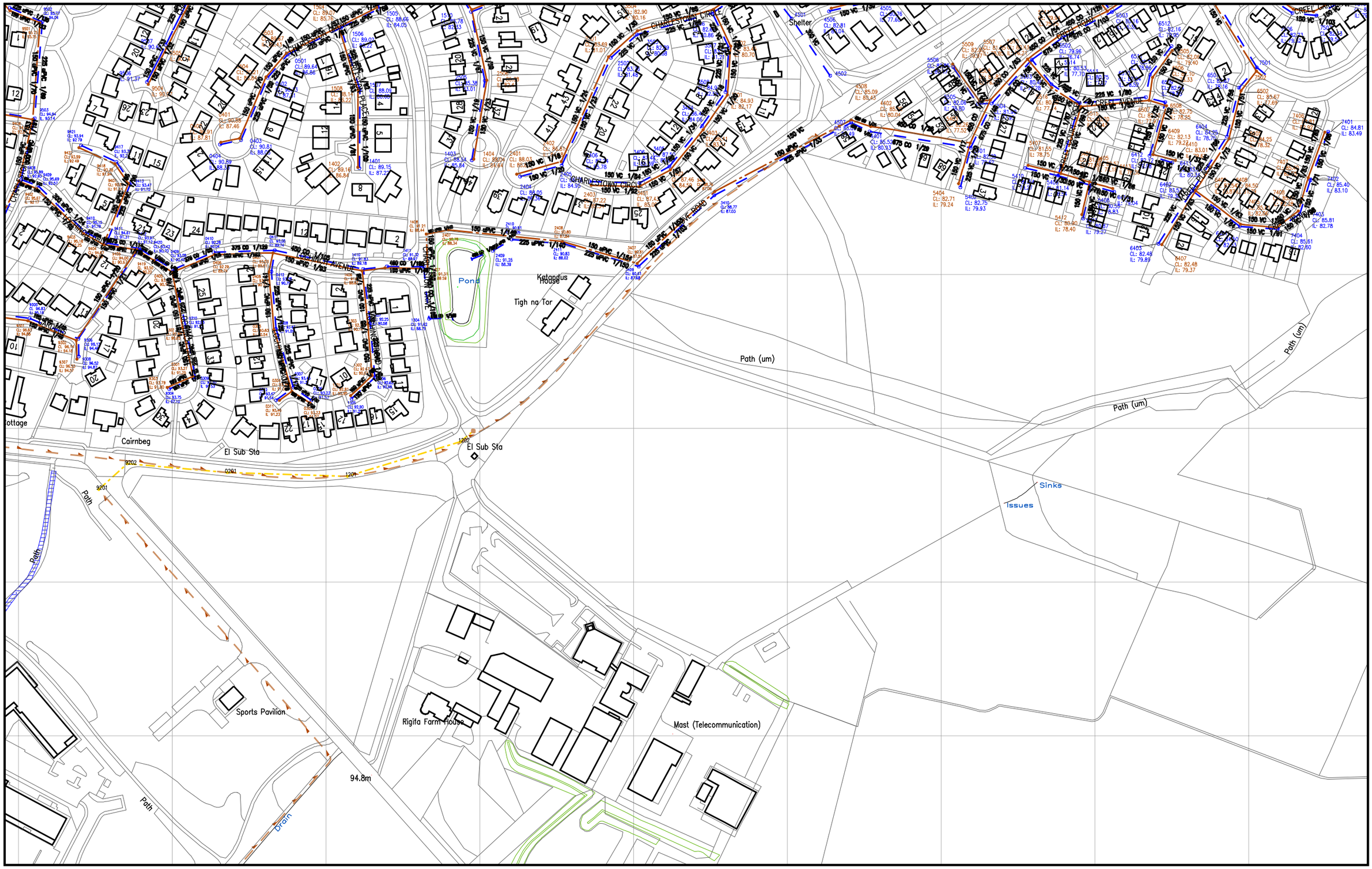
SCOTTISH WATER

Pipework

- Combined (red)
- Foul (brown)
- Surface Water (blue)
- Natural Water (light blue)
- CSO (dark blue)
- Trade Effluent (brown)
- Treated Effluent (black)
- Abandoned (grey)
- Water Course (dark green)
- PFI sewer (bright green)
- Rising Main (red)
- Proposed sewers (foul, combined and surface water)
- Syphon
- Chamber (same colour as pipework)
- Dual Chamber (same colour as pipework)
- Surface Water Chamber

- Collapse/Choke (not visible by default)
- Combined Storm Overflow
- Connection (not visible)
- Duct
- Ghost Node (not visible by default)
- Hatchbox (HB)
- Hydraulic Control Chamber (H)
- Lamphole
- Change of Attributes
- Outfall
- Inlet
- Pumping Station
- Wash Out
- Bifurcation Chamber (BI)

- Balancing Pond
- Rodding Eye
- Septic Tank
- Sewer Junction
- Sewer Structure
- Sewerage Air Valve
- Sewerage Pipe Bridge
- Sluice Valve
- Storm Tank
- Unknown End (?)
- Treatment Plant (WWTW)
- Vent Column
- Buchan Trap
- Capped End (same colour as pipework)



N

The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District Office.

Date Plotted: 08/12/2017

OP/ACGDA610

Wastewater Plan

0 — 236 metres

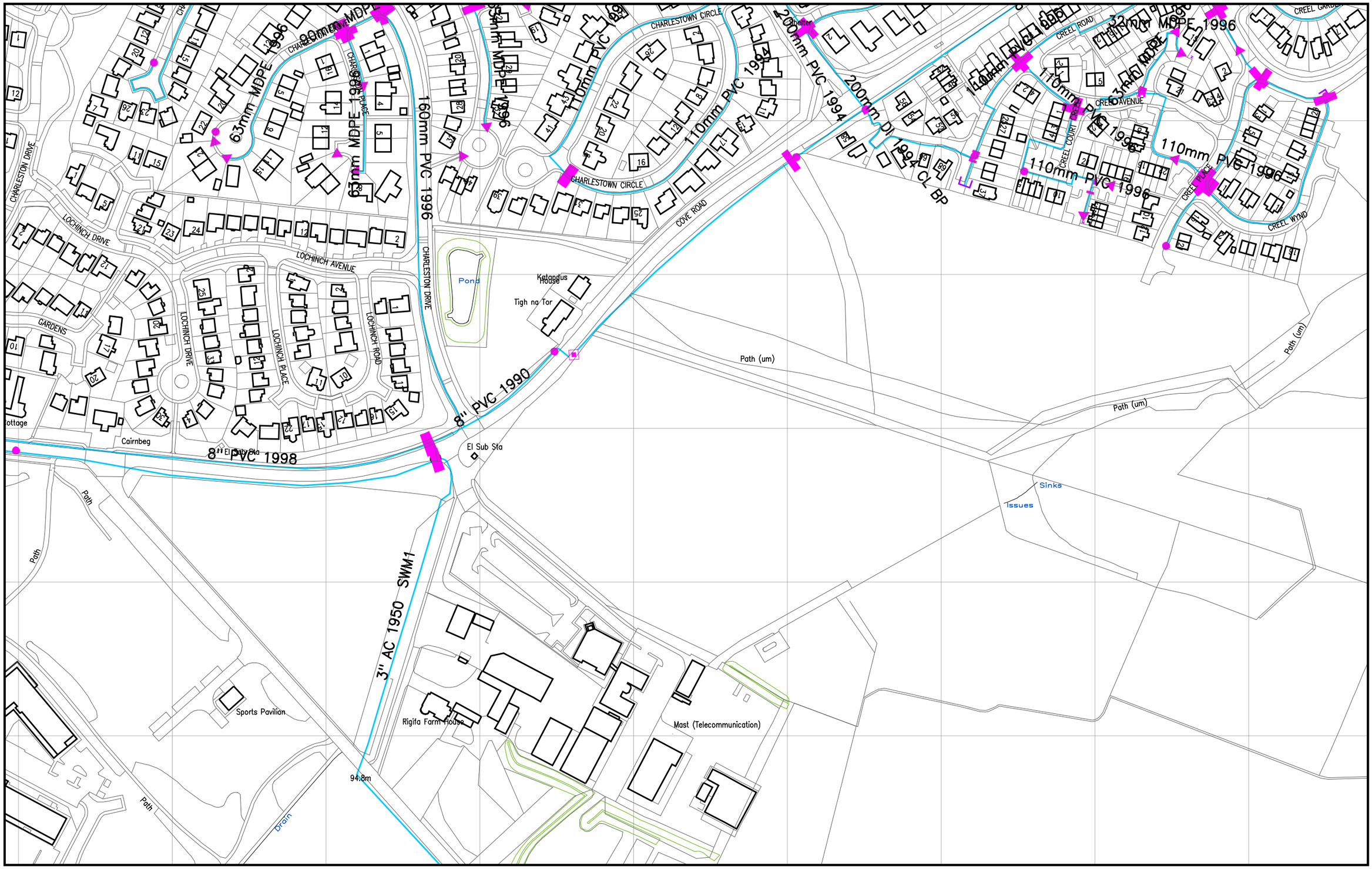
Scale: 1:2500

Plotted By: ntocli01

Scottish Water
Always serving Scotland
Castle House,
6 Castle Drive,
Dunfermline,
KY11 8GG
Tel No: 0845 601 8855

SMALL WORLD GIS WATER LEGEND

- Trunk Main (in use)
- Distribution Main
- Raw Water Main
- Mains (abandoned)
- Mains (proposed)
- Mains (isolated)
- Communication Pipe
- Supply Pipe
- Tunnel
- Open Course
- Aqueduct
- Logical Service Link
- Duct
- Air Valve Double
- Air Valve Single
- Anode
- Hydrant : Terminal
- Hydrant : Fire
- Dialysis Patient
- Tapping
- Field trough
- Other fitting
- Orifice Plate
- Meter Point
- Cleansing Cock
- Coupling
- Flow Restrictor
- Taper
- Change Collar
- End Cap
- Stopcock
- Sample Point
- Service Point
- Hatchbox
- Chemical Dosing Point
- Break Pressure Tank
- Bulk Meter
- Revenue Meter
- Meter Cable
- Meter Display Unit
- Pumping Station
- Booster Station
- Pump Symbol
- River Intake
- Spring Intake
- Borehole Intake
- Other Company Intake
- Clear Water Tank
- Service Reservoir
- Impounding Reservoir
- Pumped Storage Reservoir
- Storage Tank
- Storage - Other
- Balancing Tank - Current
- Water Treatment Works
- Pressure Reducing Valve
- Pressure Sustaining Valve
- Reflux (Non-Return) Valve
- Washout (Scour) Valve
- Control Valve
- Pressure Relief Valve
- Altitude Valve
- Level Control Valve
- Valve - Other
- BC WSZ Valve
- BC DMA Valve
- BC WOA Valve
- BC PRA Valve
- BC PCC Valve
- BC PSA Valve
- Pipebridge



N	The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District Office.	OP/ACGDA610 Water Plan 0 — 236 metres		Scottish Water Always serving Scotland Castle House, 6 Castle Drive, Dunfermline, KY11 8GG Tel No: 0845 601 8855
	Date Plotted: 08/12/2017	Scale: 1:2500	Plotted By: ntocli01	

SGN results from Line Search

Our Ref: 11805102 Your Ref: 124027

Friday, 08 December 2017

Craig Riddell
88 Queens Road
Aberdeen
Aberdeen City
AB15 4YQ

Dear Craig Riddell

Thank you for your enquiry dated Friday, 08 December 2017

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

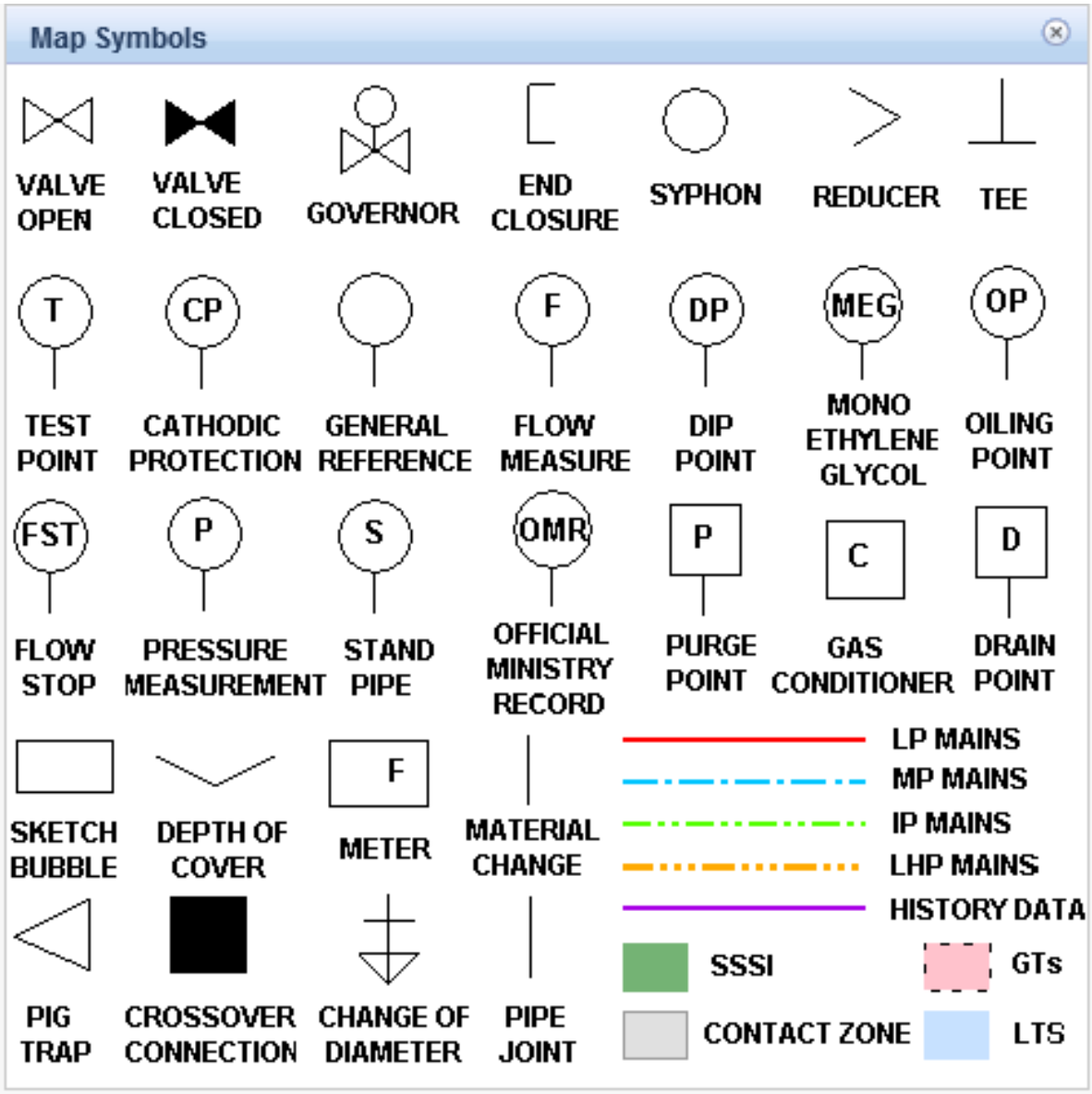
A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

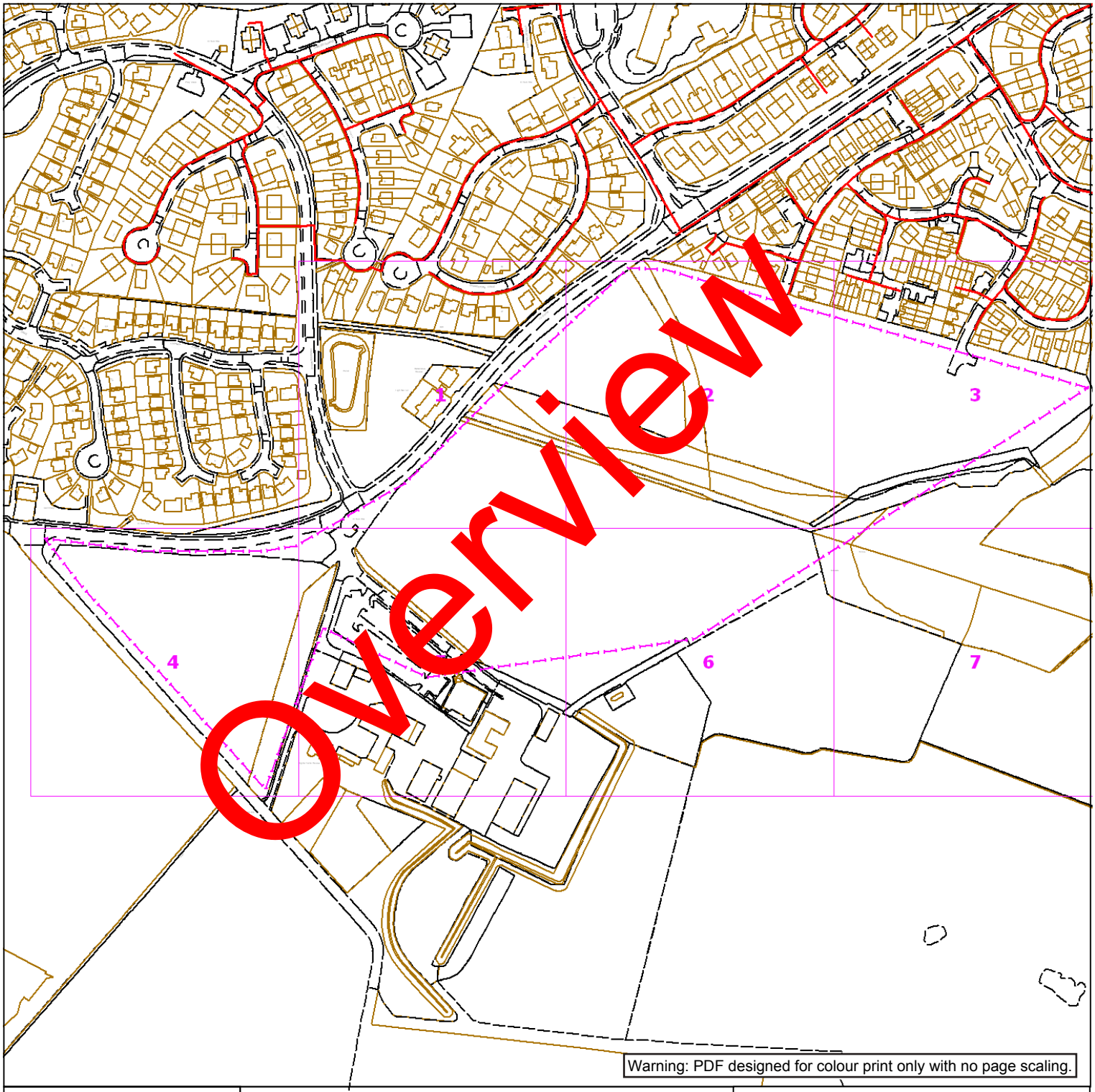
Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

Yours sincerely,
The Safety Admin Team
For more information, visit our Dig Safely pages on sgn.co.uk
Tel: 0800 912 1722


Map Symbols
VALVE OPEN
VALVE CLOSED
GOVERNOR
END CLOSURE
SYPHON
REDUCER
TEE
T
TEST POINT
CP
CATHODIC PROTECTION
GENERAL REFERENCE
F
FLOW MEASURE
DP
DIP POINT
MEG
MONO ETHYLENE GLYCOL
OP
OILING POINT
FST
FLOW STOP
P
PRESSURE MEASUREMENT
S
STAND PIPE
OMR
OFFICIAL MINISTRY RECORD
P
PURGE POINT
C
GAS CONDITIONER
D
DRAIN POINT
SKETCH BUBBLE
DEPTH OF COVER
F
METER
MATERIAL CHANGE
LP MAINS
MP MAINS
IP MAINS
LHP MAINS
HISTORY DATA
PIG TRAP
CROSSOVER CONNECTION
CHANGE OF DIAMETER
PIPE JOINT
SSSI
GTs
CONTACT ZONE
LTS



Warning: PDF designed for colour print only with no page scaling.

SGN
Your gas. Our network.

Contact Us

SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Date Requested: 08/12/2017
Job Reference: 11805102
Site Location: 394350 800281
Requested by:
Mr Craig Riddell
Your Scheme/Reference:
124027

Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
History Data
LAs
GTs
SSSIs

Some Examples Of Plant Items

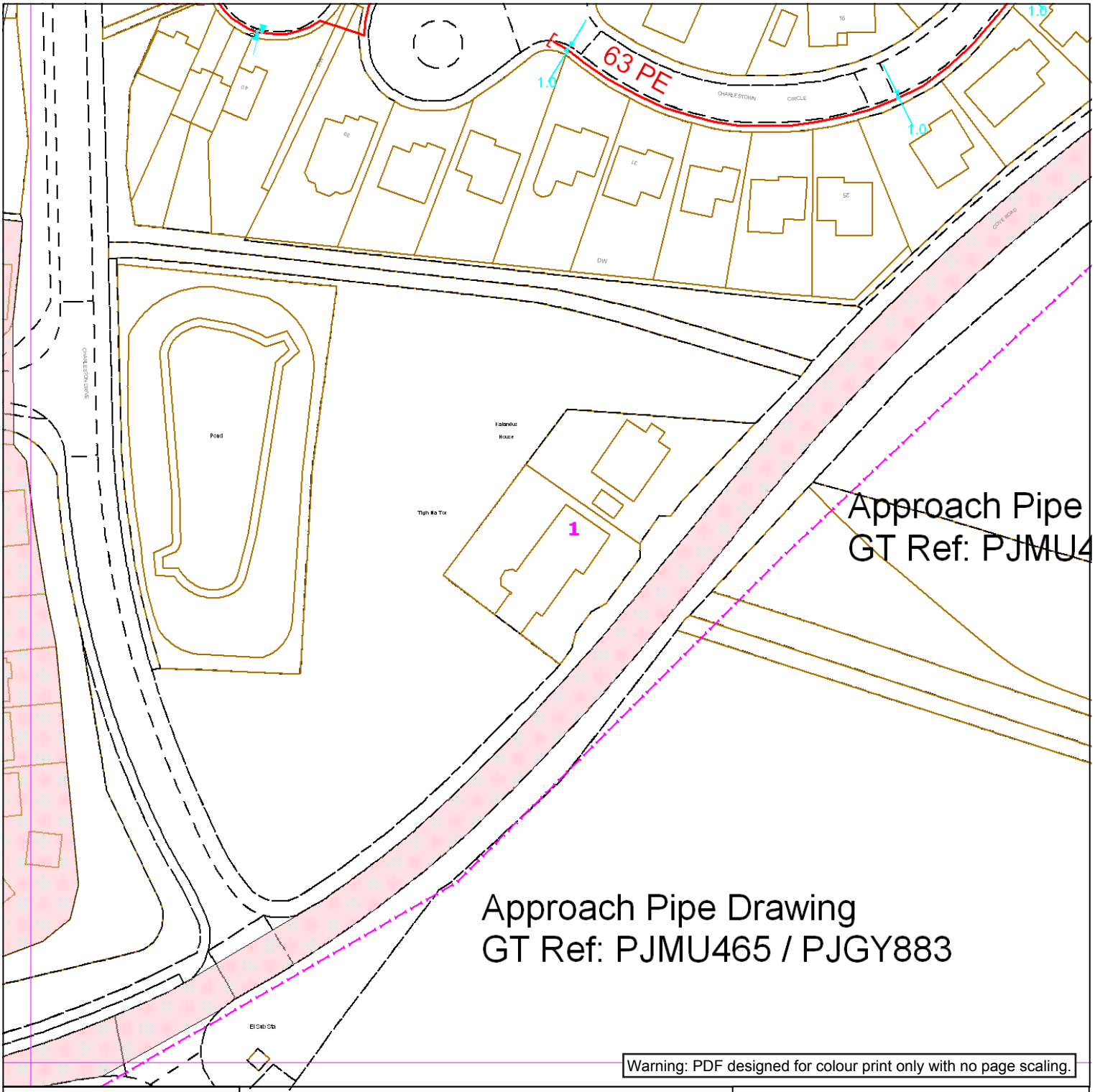
Valve | Syphon | Depth of Cover | Diameter Change | Material Change

Warning: PDF is designed for colour print only, with no page scaling. This information is given as a guide only and its accuracy cannot be guaranteed.

Linesearch before Udig

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999



Warning: PDF designed for colour print only with no page scaling.

SGN
Your gas. Our network.

Contact Us

SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
History Data
LAs
GTs
SSSIs

Some Examples Of Plant Items

Valve | Syphon | Depth of Cover | Diameter Change | Material Change

Warning: PDF is designed for colour print only, with no page scaling. This information is given as a guide only and its accuracy cannot be guaranteed.

Linesearch before Udig

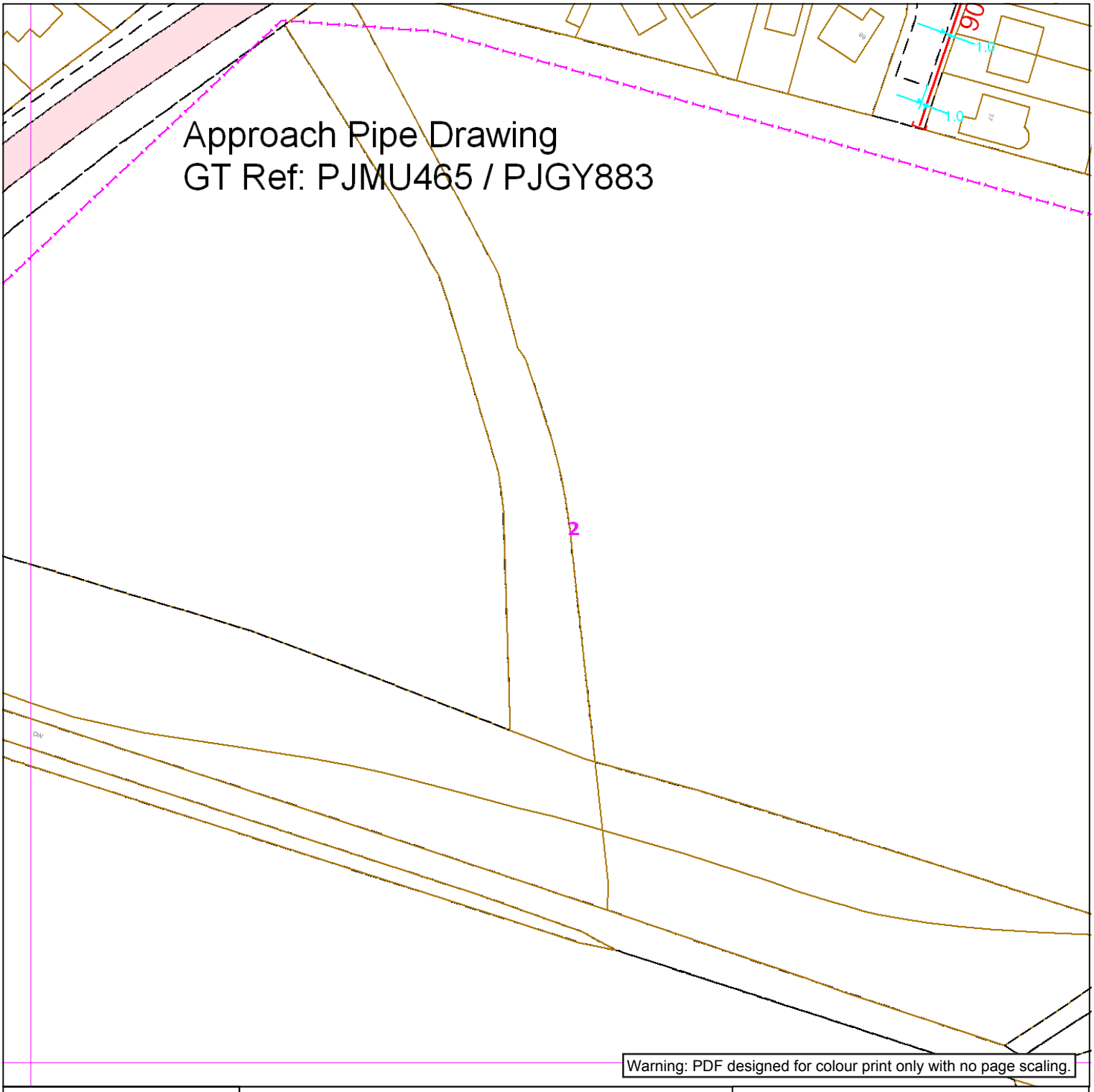
Date Requested: 08/12/2017
Job Reference: 11805102
Site Location: 394350 800281
Requested by:
Mr Craig Riddell
Your Scheme/Reference:
124027

Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Approach Pipe Drawing
GT Ref: PJMU465 / PJGY883



Warning: PDF designed for colour print only with no page scaling.

SGN
Your gas. Our network.

Contact Us

SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
History Data
LAs
GTs
SSSIs

Some Examples Of Plant Items

Valve | Syphon | Depth of Cover | Diameter Change | Material Change

Warning: PDF is designed for colour print only, with no page scaling. This information is given as a guide only and its accuracy cannot be guaranteed.

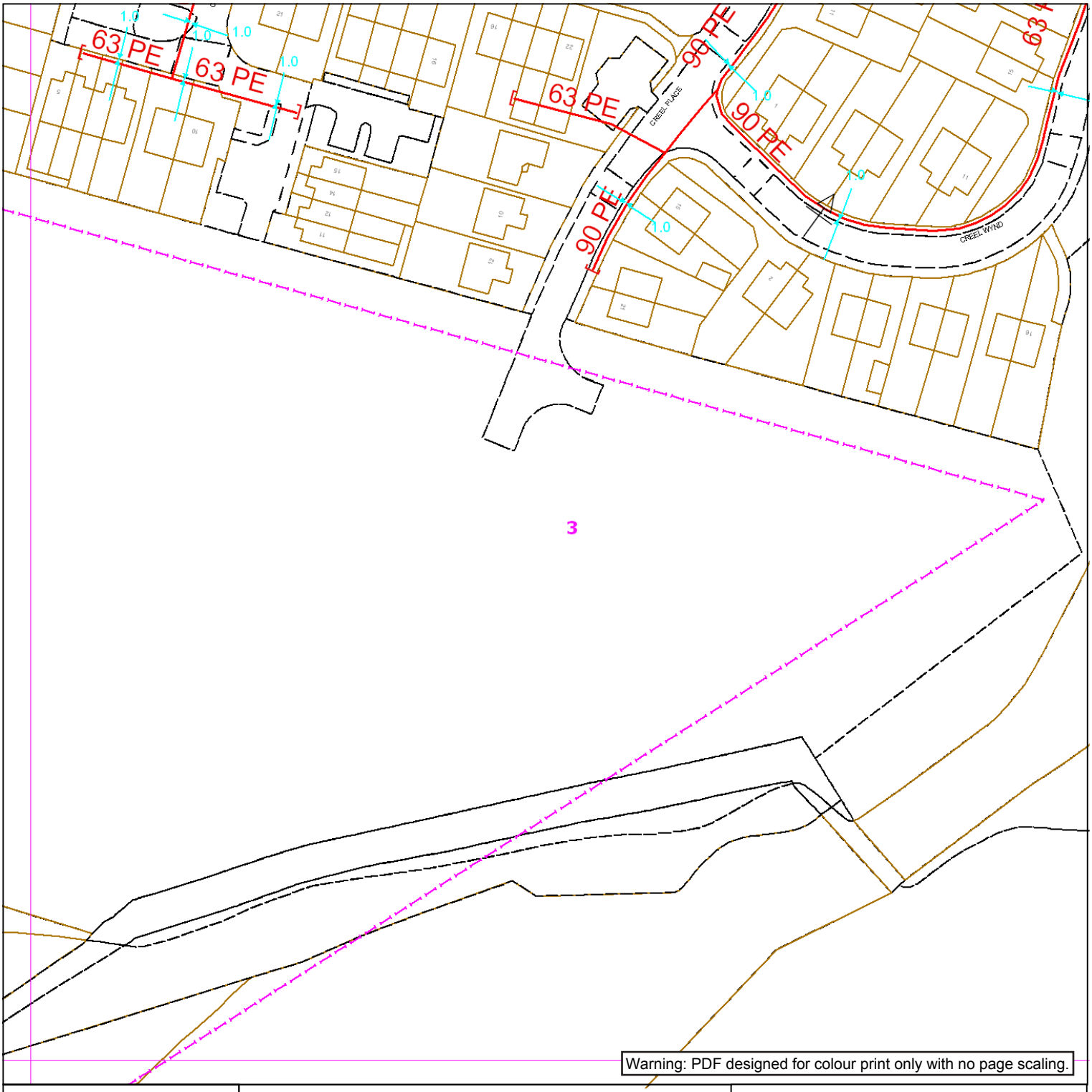
Linesearch before Udig

Date Requested: 08/12/2017
Job Reference: 11805102
Site Location: 394350 800281
Requested by:
Mr Craig Riddell
Your Scheme/Reference:
124027

Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999



Warning: PDF designed for colour print only with no page scaling.

SGN
Your gas. Our network.

Contact Us

SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
History Data
LAs
GTs
SSSIs

Some Examples Of Plant Items

Valve | Syphon | Depth of Cover | Diameter Change | Material Change

Warning: PDF is designed for colour print only, with no page scaling. This information is given as a guide only and its accuracy cannot be guaranteed.

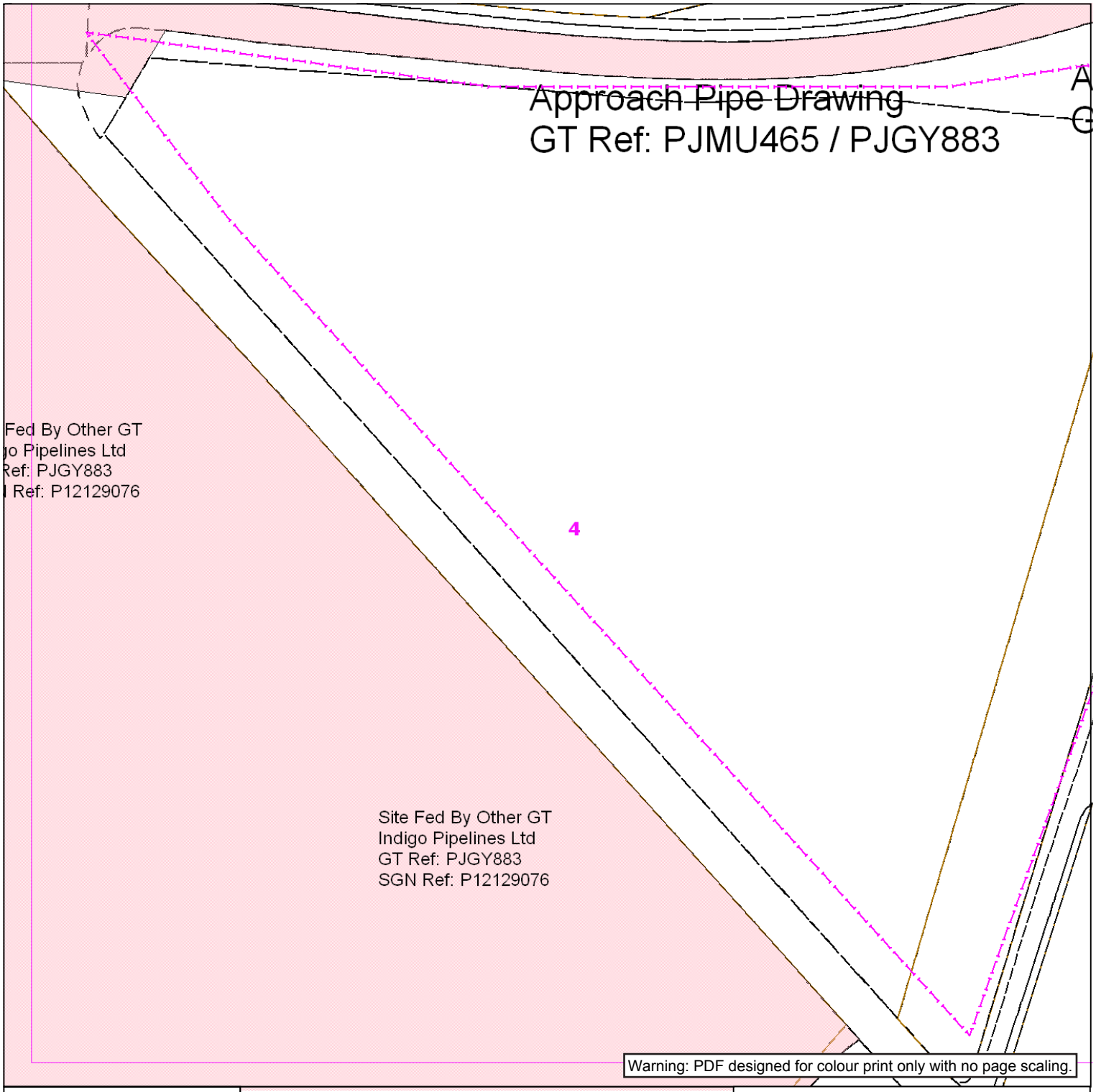
Linesearch before Udig

Date Requested: 08/12/2017
Job Reference: 11805102
Site Location: 394350 800281
Requested by:
Mr Craig Riddell
Your Scheme/Reference:
124027

Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999



SGN
Your gas. Our network.

Contact Us

SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
History Data
LAs
GTs
SSSIs

Some Examples Of Plant Items

Valve | Syphon | Depth of Cover | Diameter Change | Material Change

Warning: PDF is designed for colour print only, with no page scaling. This information is given as a guide only and its accuracy cannot be guaranteed.

Linesearch before Udig

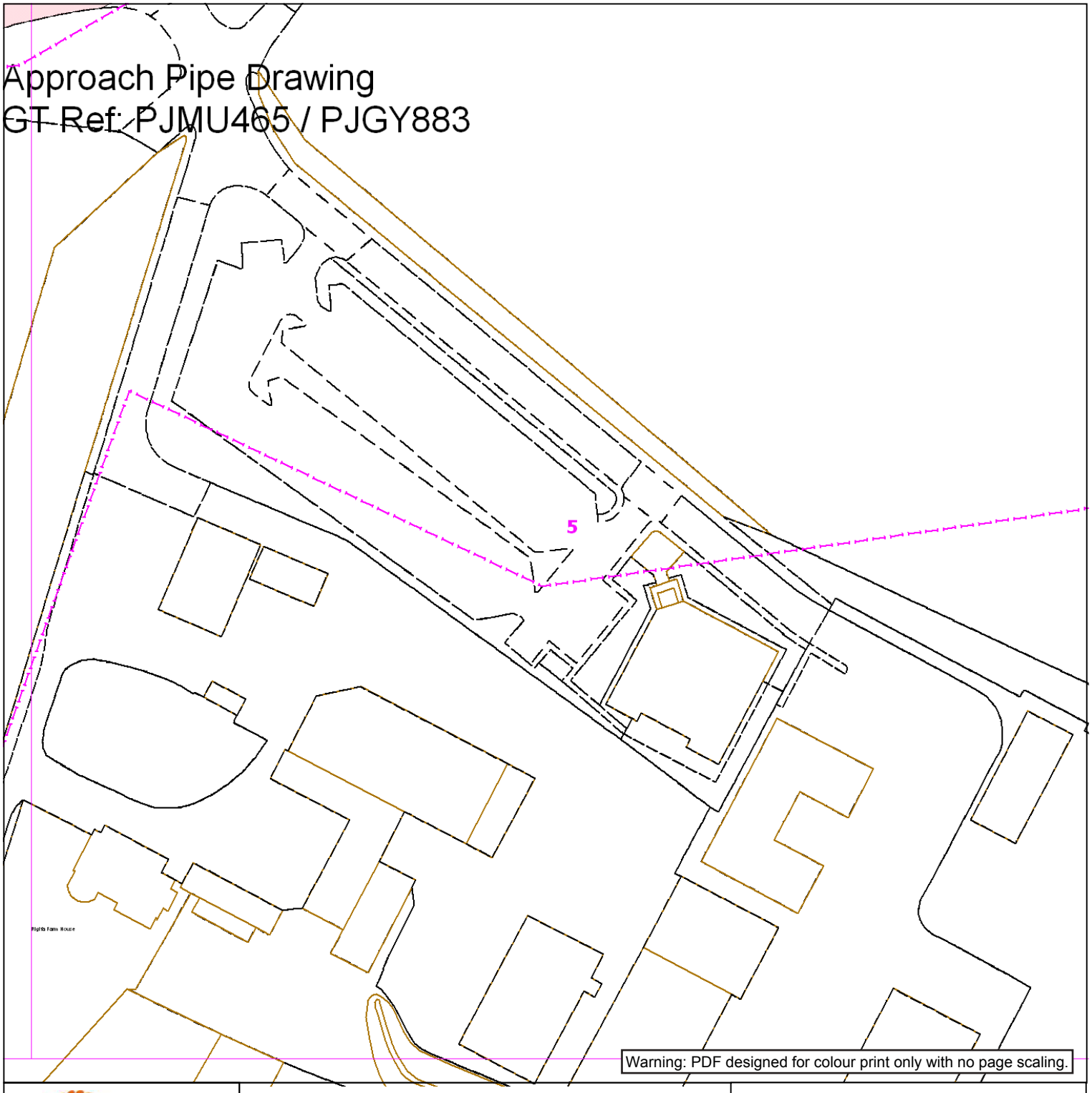
Date Requested: 08/12/2017
Job Reference: 11805102
Site Location: 394350 800281
Requested by:
Mr Craig Riddell
Your Scheme/Reference:
124027

Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Approach Pipe Drawing
GT Ref: PJMU465 / PJGY883



Warning: PDF designed for colour print only with no page scaling.

SGN
Your gas. Our network.

Contact Us

SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
History Data
LAs
GTs
SSSIs

Some Examples Of Plant Items

Valve | Syphon | Depth of Cover | Diameter Change | Material Change

Warning: PDF is designed for colour print only, with no page scaling. This information is given as a guide only and its accuracy cannot be guaranteed.

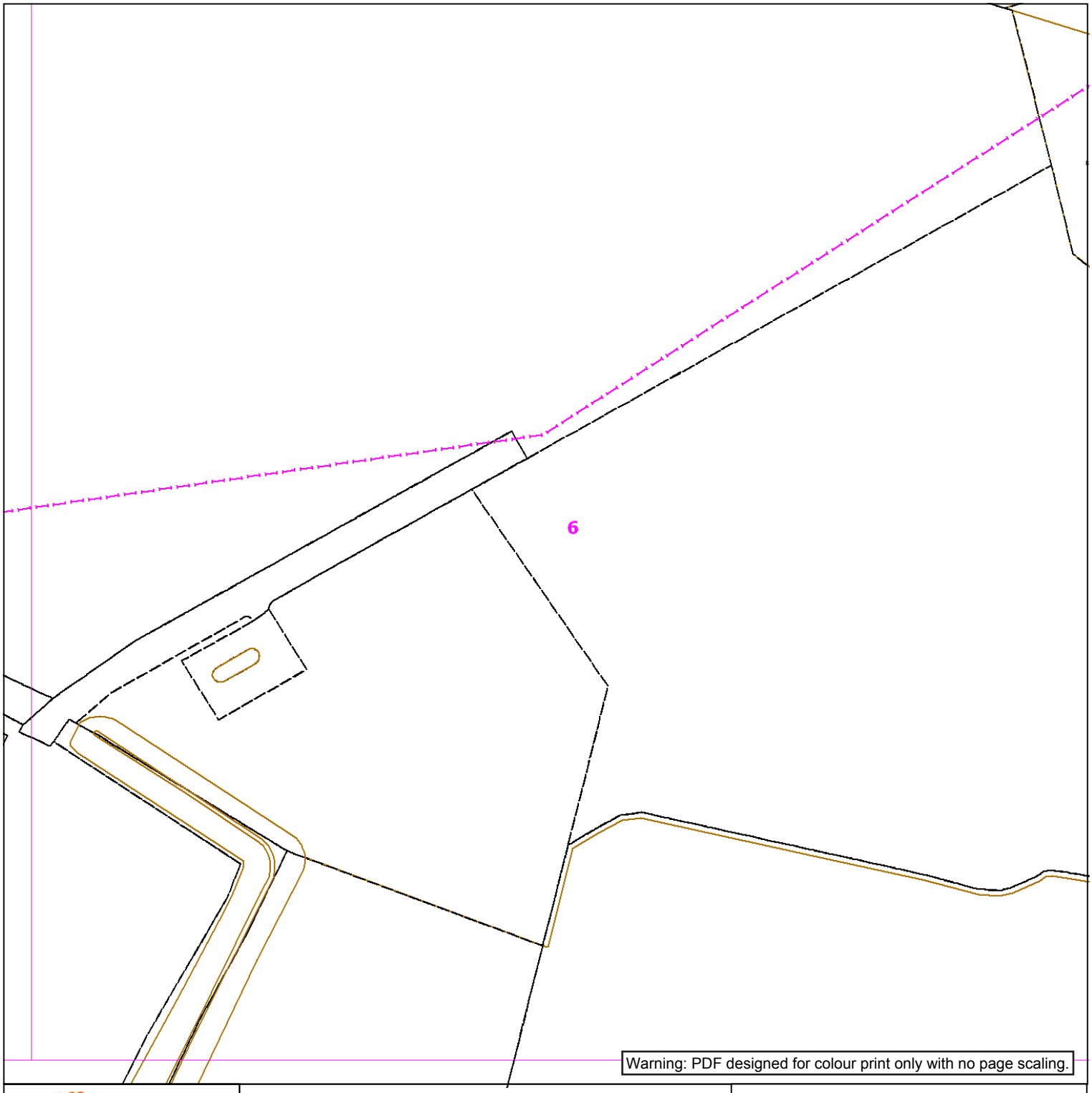
Linesearch before Udig

Date Requested: 08/12/2017
Job Reference: 11805102
Site Location: 394350 800281
Requested by:
Mr Craig Riddell
Your Scheme/Reference:
124027

Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999



Warning: PDF designed for colour print only with no page scaling.

SGN
Your gas. Our network.

Contact Us

SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Date Requested: 08/12/2017
Job Reference: 11805102
Site Location: 394350 800281
Requested by:
Mr Craig Riddell
Your Scheme/Reference:
124027

Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
History Data
LAs
GTs
SSSIs

Some Examples Of Plant Items

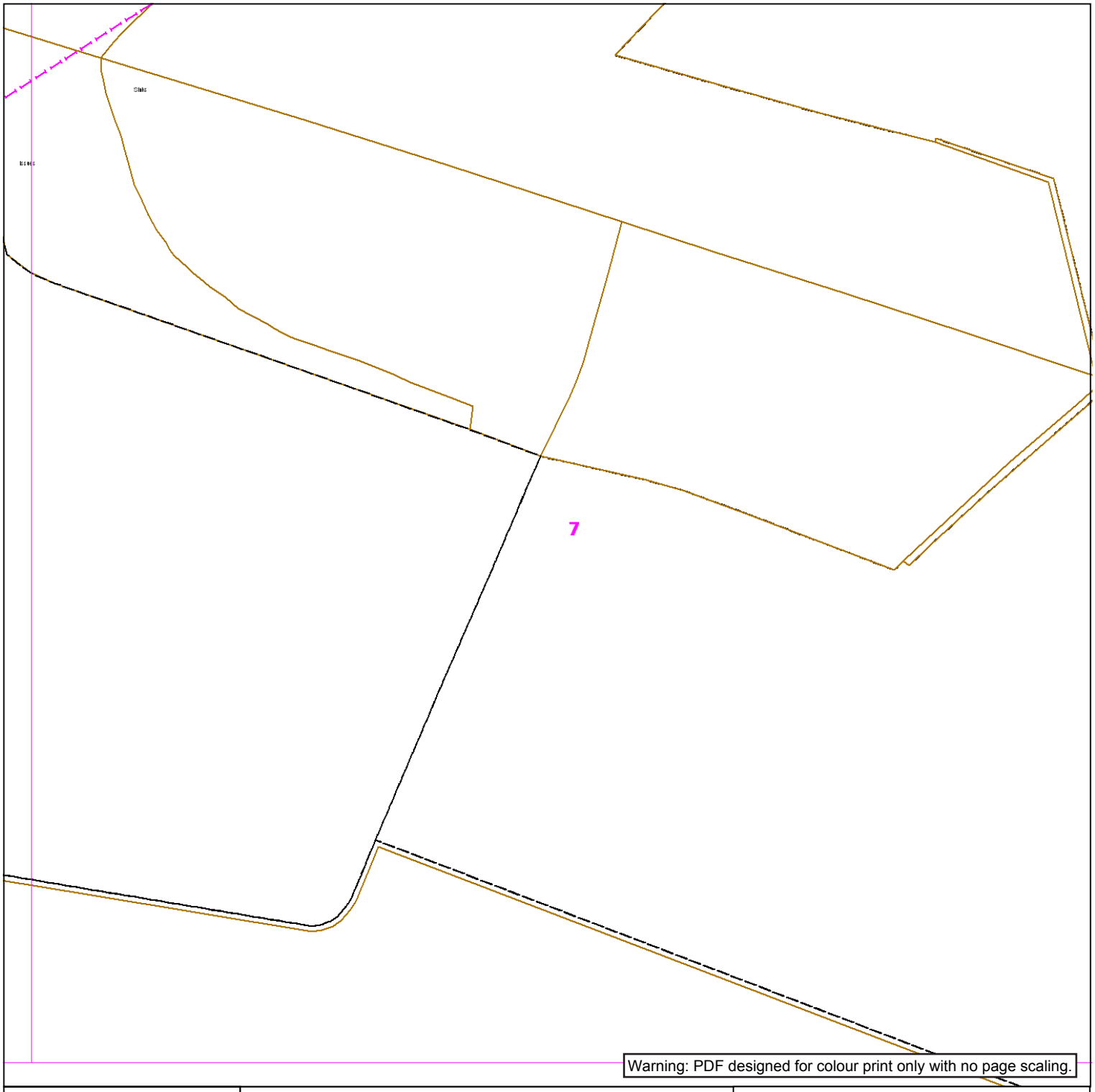
Valve
Syphon
Depth of Cover
Diameter Change
Material Change

Warning: PDF is designed for colour print only, with no page scaling. This information is given as a guide only and its accuracy cannot be guaranteed.

Linesearch before dig

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999



Warning: PDF designed for colour print only with no page scaling.

SGN
Your gas. Our network.

Contact Us

SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Date Requested: 08/12/2017
Job Reference: 11805102
Site Location: 394350 800281
Requested by:
Mr Craig Riddell
Your Scheme/Reference:
124027

Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
History Data
LAs
GTs
SSSIs

Some Examples Of Plant Items

Valve | Syphon | Depth of Cover | Diameter Change | Material Change

Warning: PDF is designed for colour print only, with no page scaling. This information is given as a guide only and its accuracy cannot be guaranteed.

Linesearch before Udig

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999


SGN
Your gas. Our network.
Dig safely
Measures to avoid injury
and damage to gas pipes
eCAT4

The following protective and precautionary measures MUST be taken when working in the vicinity of gas mains and services.

It is the responsibility of the property owner or company carrying out the work to make sure they've complied with the relevant legislation and Health and Safety Executive (HSE) guidance, eg HS(G)47. In practice, this means that whoever is carrying out the work MUST obtain gas mains location information and/or maps showing the indicative position of the gas network before any work takes place.

To avoid injury to yourself, your employees, colleagues and the general public you MUST suitably mark the position of the pipes on site.

HS(G)47 outlines best practice that should be followed to ensure you work safely:

1. Plan the work, obtain maps.
2. Detecting, identifying and marking underground services.
3. Safe excavation and safe digging practices.

In addition to the requirements under the Health and Safety At Work etc. Act 1974 to prevent injuries to employees and others (not employed), it is an offence under regulation 15 of the Pipelines Safety Regulations 1996 to cause damage to a pipeline (which includes gas mains and services as well as higher pressure pipelines) so as to give rise to a danger to persons.

You MUST make sure that current full colour copies of our maps are issued to all relevant personnel on site and they're aware of the presence and location of our gas mains and services prior to any excavation.

In a gas emergency

If you cause a gas leak or suspect a main or service pipe or equipment is leaking, you MUST take the following emergency actions immediately:

- **Ask people to move away from the area of the gas escape.**
- **Call 0800 111 999 immediately.**

1. **Don't** attempt to repair the escape or stop the leakage.
2. As gas may enter buildings, ask people in the surrounding premises to **leave** until it's safe for them to return.
3. **Stop** anyone going near the immediate vicinity of the gas escape.
4. **Prohibit** smoking and extinguish all naked flames.
5. **Don't** use mobile phones or other ignition sources.
6. **Assist** our representatives and other emergency services such as the police, ambulance, and fire service as requested.

Additional reference material

- SGN guidance for Safe Working in the Vicinity of Pipelines & Associated Installations operating >7barg. Applicable for HP only.
- HS(G)47 **Avoiding Danger from Underground Services** available from **hse.gov.uk**
- NJUG **Utilities Guidance on Positioning and Colour Coding of Apparatus** available from **njug.org.uk**

Making an enquiry for gas mains or services maps

Please visit our **Dig safely** pages on **sgn.co.uk** for plant protection information and links to our online mapping system and other associated information and guidance.

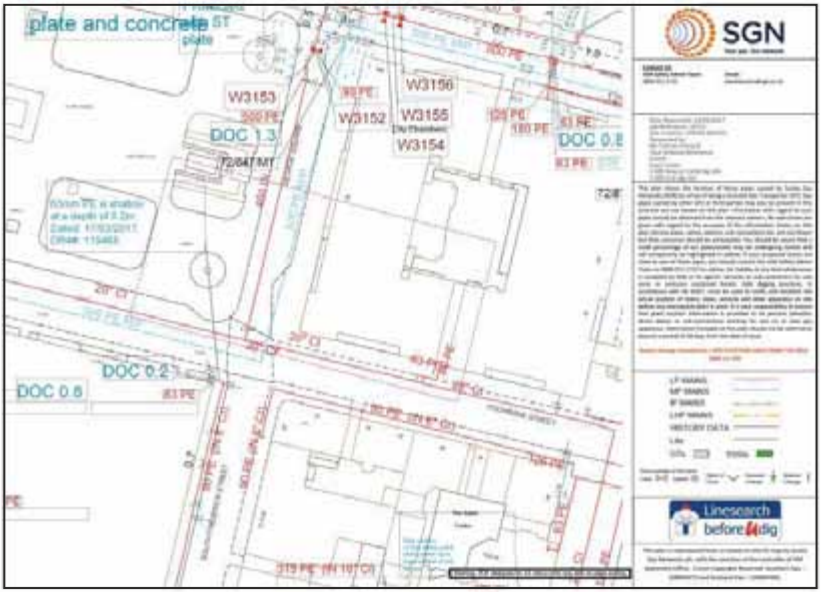
Our simple and easy to use online mapping system is available 24/7, 365 days a year.

You'll need to register/log in and provide a few details about your site location and the work you'll be carrying out. We'll respond immediately by email.

What you're likely to be sent

You'll be sent an email with a map. This will be an extract from our gas mains record, showing your site and any of our gas pipes as well as relevant safety information.

We always send out safety information, however we may forward your enquiry on to a local plant protection officer or a pipelines engineer to make direct contact with you depending on the work location.



Example of a gas map

Note: Service pipes are not shown on our maps

When working near our gas mains and services

Safe system of work

To satisfy ourselves that work in the vicinity of our gas mains is being carried out safely, we may ask for a copy of your risk assessment and/or method statement paperwork.

Where work falls under the Construction (Design and Management) Regulations 2015 reference to our gas mains and services MUST be made within your site Health and Safety file.

Financial

Every reasonable precaution MUST be taken to avoid personal injury or damage to our gas network at all times.

If we incur any costs to repair direct or consequential damage or divert any gas main or service, you'll be recharged in full.

HSE

Any damage to our gas mains or services will be subject to legislative reporting responsibilities to the Health and Safety Executive under Reporting of Injuries, Diseases & Dangerous Occurrences Regulations 2013, Gas Safety Management Regulations 1996, and the Pipelines Safety Regulations 1996.

Minimum safe working distances

Depending on the activity being undertaken and the gas mains or services you are working within the vicinity of, there are different safe distances that MUST be adhered to. SGN plant protection officers or pipeline engineers will inform you of these if required.

Surface boxes and manholes

Do not bury or move our surface boxes. Free access MUST be maintained during and after your work. No manhole cover or other structure can be built over, around or under a gas main, and no work is to be carried out that results in a reduction or increase in cover or protection without prior written agreement.

Deep excavations

Adequate protection, approved by us, MUST be applied for any deep excavations in the vicinity of our gas mains and services that may affect its security and integrity. Ground movement around gas mains MUST be prevented. We MUST be contacted if a sewer trench or any other water authority is to be constructed at greater than 1.5 metres depth near a buried gas main or service pipe. You MUST give us detailed drawings showing the line and width of the proposed sewer or other trench, together with the soil group classification of the area concerned.

Crossing our mains or services

The placing of heavy construction plant, equipment, materials or the passage of heavy vehicles over our gas mains is prohibited unless specifically agreed protective measures (ie the construction of reinforced crossing points) have been carried out. This is particularly important where reductions in side support or ground cover are planned. You MUST NOT carry out any work in servitudes/easements without our prior written consent.

Exposed plant

Where excavations in the vicinity of our gas mains affect its support, the plant MUST be adequately supported and protected in consultation with us and to our satisfaction. It MUST be protected from impact, restraints and thrust blocks, and supports MUST NOT be removed without our agreement.

Hot work

One of our representatives should be present when welding or other hot work involving naked flames is being carried out near our gas mains, as there's potential for heat damage to plastic pipeline/coatings.

Backfilling

Concrete backfill should not be placed closer than 300mm to our mains. No concrete or hard material should be placed under or adjacent to any of our gas mains. Shuttering MUST be constructed to maintain the stated clearances and prevent fresh concrete encasing our mains or services. Material used for backfill around our gas mains MUST conform to the following:

- If sand, it MUST be well-graded in accordance with BS EN 12620:2002.
- It MUST NOT contain any sharp particles (stones, bricks, lumps or corrosive materials).
- Foamed concrete MUST NOT be used.
- It MUST be laid to a minimum depth of 250mm above the crown of the gas main.

Note: Power ramming MUST NOT take place until a 300mm hand rammed layer has been completed over the crown of the main.

Access

Free access to our sites, mains and services, including temporary structures and spoil heaps MUST be available at all times.

Mechanical excavation

Mechanical excavators (including breaker attachments) MUST NOT be used within the following distances from the confirmed location of our gas mains and services shown on our gas maps without prior agreement:

Type of mains and services	Gas map identification	Hand excavation required inside	Pipe pressure indication shown on map
Low Pressure (LP)	0 – 75mbar	0.5 metres	
Medium Pressure (MP)	75mbar to 2 bar	0.5 metres	
Intermediate Pressure (IP)	2 – 7 bar	3.0 metres	
High Pressure (HP)	Above 7 bar	You must seek approval from us prior to any work	

Major accident hazard pipelines

High pressure pipeline

No work is to take place near an HP pipeline until it is agreed with us. After agreement and before any work does take place, the location of our pipeline MUST be marked up and its position confirmed by digging trial holes with our personnel in attendance.

Pipeline markers

High pressure

We will be involved in any work taking place near high pressure pipelines. We will provide you with additional information that you MUST familiarise yourself with before carrying out any work.

The default method of excavating near high pressure gas pipelines MUST always be by hand.

Wind turbines

The UK Onshore Pipelines Operations Association (UKOPA) has identified the appropriate exclusion zone (distance from the base of the wind turbine mast to the edge of the pipeline) as 1.5 times the turbine height. Contact MUST be made with us during the planning stages of a wind turbine or wind farm.

Tree planting

If trees or shrubs are to be planted in the vicinity of our gas mains and services, the selection of tree or shrub type and how it's planted MUST be considered carefully. This is to avoid root damage to buried mains or services, and to ensure our subsequent excavations for main repair and maintenance won't damage the trees or shrubs.

Written approval from us MUST be obtained before any tree planting is carried out on a servitude/easement. Any approval we grant to plant trees

The following trees and those of similar size (deciduous or evergreen) MUST NOT be planted within 6m of the centre line of the main: ash, beech, birch, most conifers, elm, maple, lime, horse chestnut, oak, and sycamore. Apple and pear trees are also included in this category.

Dwarf apple stocks may be planted up to 3m of the centre line of the main.

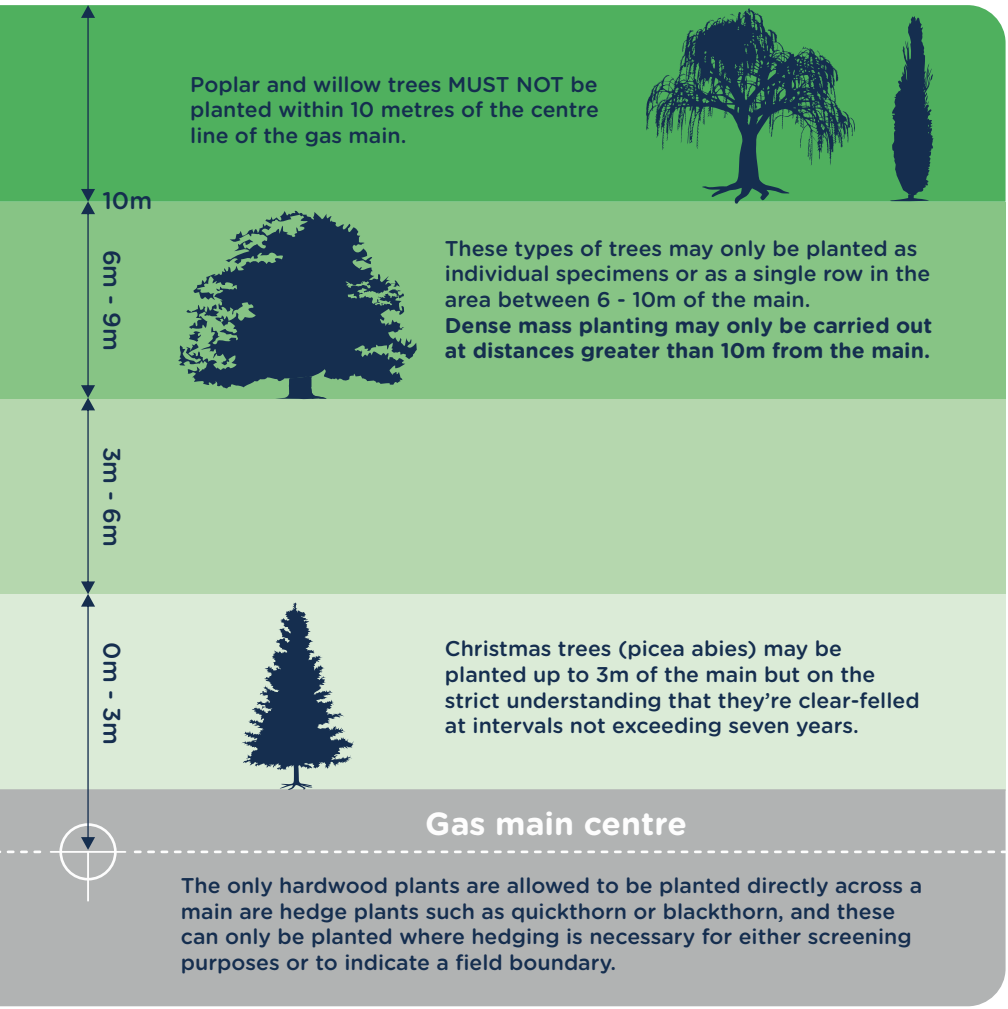
In cases where screening is required, the following are shallow rooting and may be planted close to the gas mains and services: blackthorn, broom, cotoneaster, elder, hazel, laurel, quickthorn, privet, snowberry and most ornamental shrubs.

Gas main centre

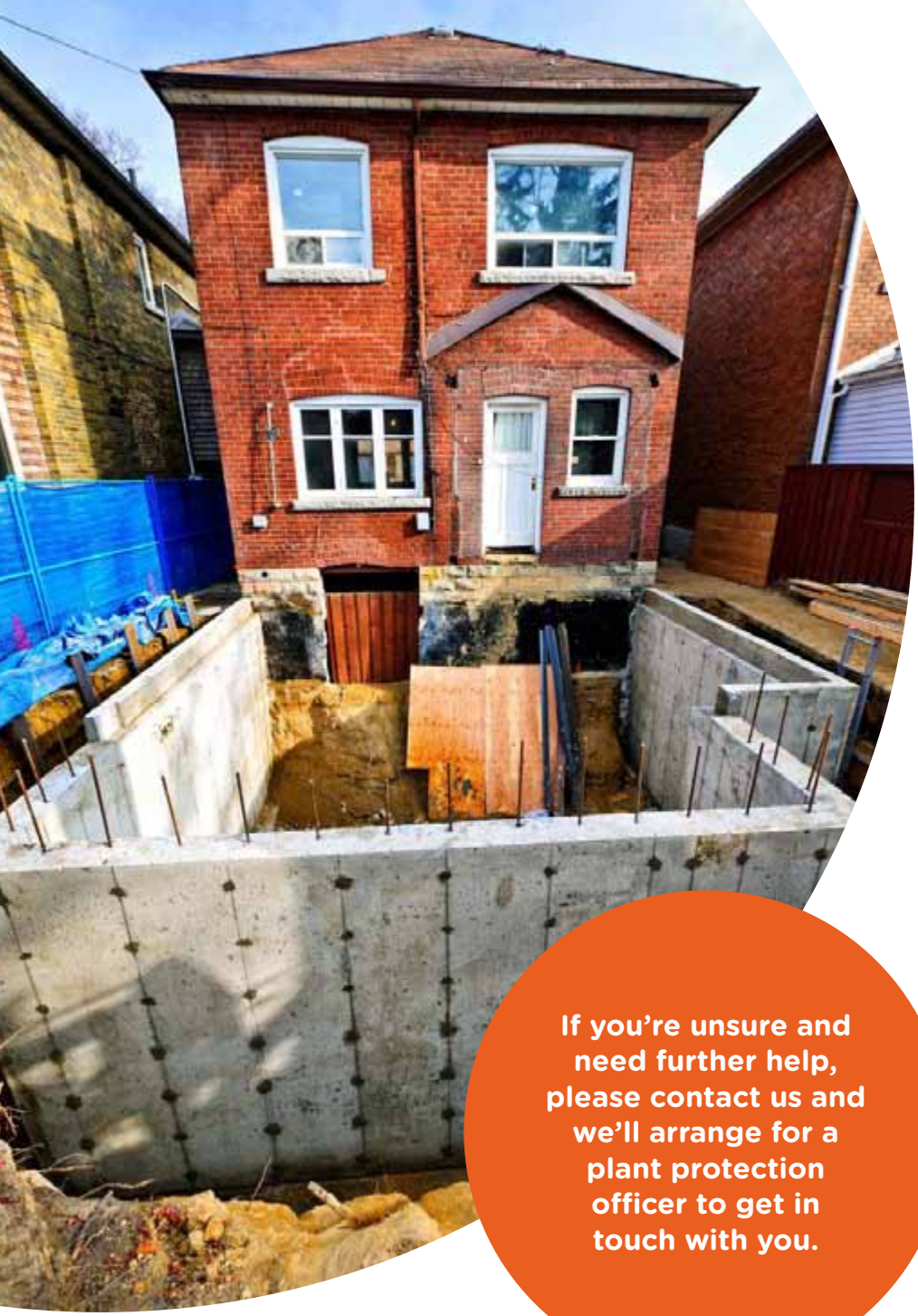
Raspberries, gooseberries and blackcurrants may be planted on the gas main, but a four metre strip, centred on the main, MUST be left clear at all times.

on a servitude/easement will be subject to us retaining the right to remove any tree, which in our opinion may become a danger to our mains in the future.

The written consent to plant trees will state what area may be planted and also the type of tree. The diagram details the specific species and the distances they MUST be planted from gas mains or services. You MUST contact us for further information.



Note: For further guidance, please refer to NJUG 10.

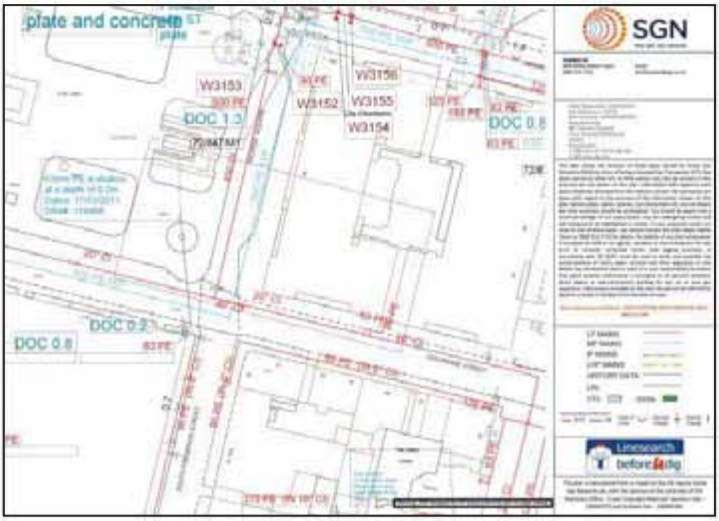


If you're unsure and need further help, please contact us and we'll arrange for a plant protection officer to get in touch with you.

Gas services/work in gardens

If you're going to be carrying out work around your home, or a third party is carrying out work on your behalf, we may send you a site map of our gas mains and services but your own gas service won't be marked.

The simplest way to understand the location of your gas service is to know where it enters your house.



< Your gas service pipe usually takes the shortest route to the gas main, as shown on the sample network map/drawing.

We provide a free plant location enquiry service and we're always happy to help.

www Visit our **Dig safely** pages on **sgn.co.uk**

0800 912 1722 *

*All calls are recorded and may be monitored

Safety Advice - Valves

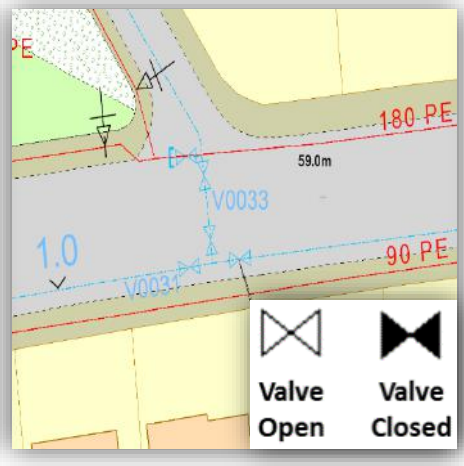
Guidance when undertaking work near gas valves in our network areas

SGN manages the network that distributes gas to 5.8 million homes and businesses across Scotland and the south of England.

Due to a manufacturing issue, we are currently replacing or upgrading certain valve types that are at risk of bolt failure. In extreme cases, this can lead to gas escapes. This is a safety hazard and we have produced this guide to ensure you undertake adequate safety precautions when working near gas valves.

Identifying gas valves

The images below are an illustration of typical gas valves. Please note, valves come in various colours, shapes and sizes, and you may come across a valve that looks different to those found in the images.



What should you do?

When planning to work in our network areas, please observe the following points:

1. You must contact us before starting any work activity within **3.0m** of a gas valve identified on our maps.
2. If an unexpected gas valve is exposed you must immediately stop excavation works and report this to us.
3. To protect yourself against the risks associated with exposing a valve, we advise that you contact us when in doubt.

Contact details

If you require further information or need assistance please contact us:

Safety Admin Team: **0800 912 1722**
plantlocation@sgn.co.uk

Valve enquiries will be forwarded to a local engineer who will provide further safety information.

CIVIL ENGINEERING • STRUCTURAL ENGINEERING • TRANSPORTATION • ROADS & BRIDGES
PORTS & HARBOURS • GEOTECHNICAL & ENVIRONMENTAL ENGINEERING • PLANNING &
DEVELOPMENT • WATER SERVICES • CDM COORDINATOR SERVICES

www.fairhurst.co.uk

Aberdeen
Bristol
Dundee
Edinburgh
Elgin
Glasgow
Inverness
Leeds
London
Manchester
Newcastle upon Tyne
Sheffield
Watford
Wellesbourne

FAIRHURST

DEVELOPMENT BID FOR SITE AT RIGIFA FARM, COVE

LANDSCAPE APPRAISAL

on behalf of Mactaggart & Mickel

ABERDEEN CITY LOCAL DEVELOPMENT PLAN
2018

DEP landscape
initiatives
urban design
landscape architecture
environmental planning

CONTENTS

1.0 INTRODUCTION

1.1 In December 2017 Mactaggart & Mickel instructed **DEP landscape initiatives** to prepare a landscape appraisal of the site at Rigifa Farm, Cove. The site is located on the southern edge of Aberdeen City approximately 500m inland from the coast and comprises of three separate fields, running adjacent to Cove Road. The roadside boundary of stone dyke and/or post and wire fence is open to view and offers some excellent views of the sea beyond.

1.2 In order to inform the landscape planning, we commissioned a ground level tree and woodland survey and a Phase 1 ecological survey. The latter was conducted in January 2018 and the tree and woodland survey were carried out in February 2018.

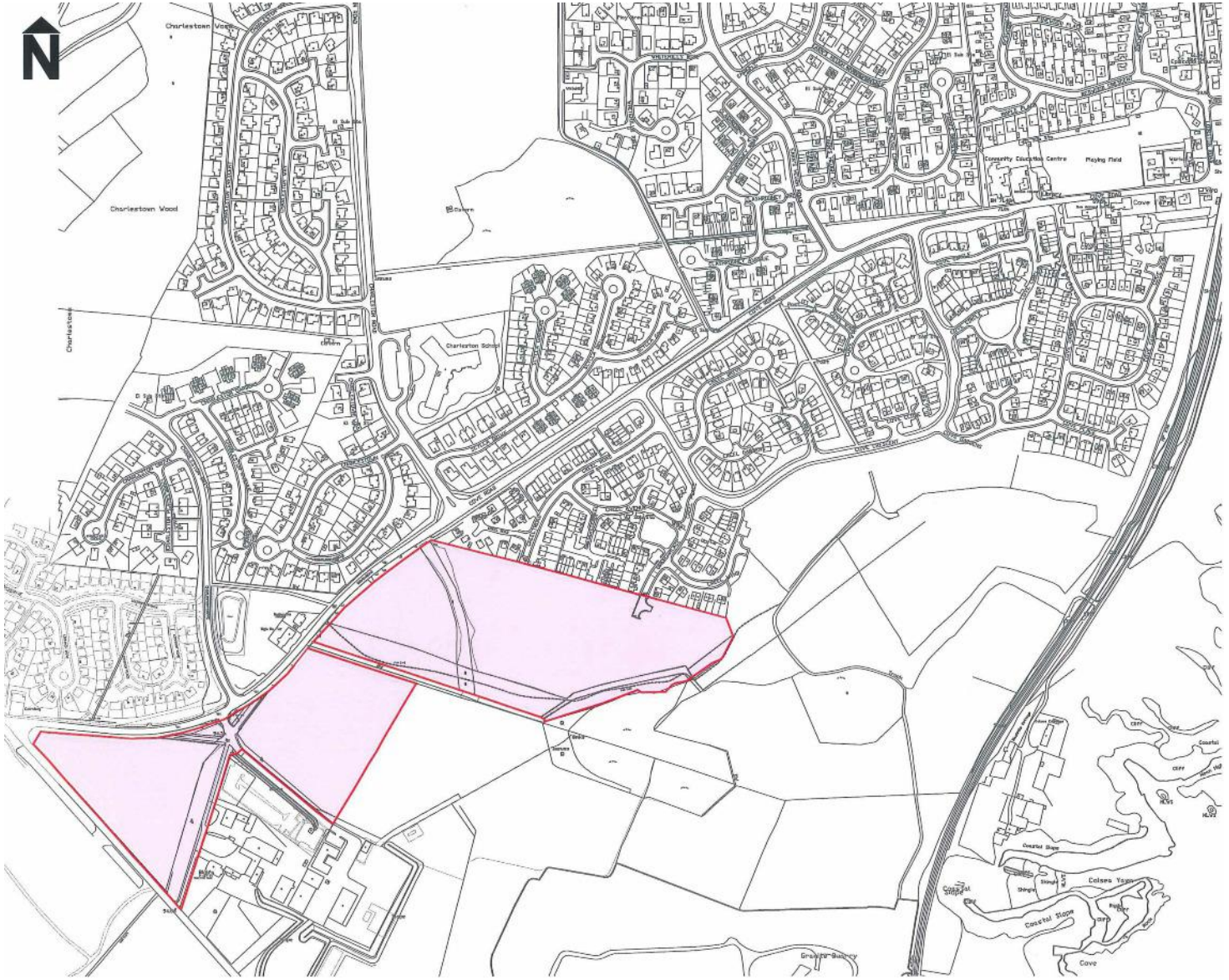
Area 3 open to view and to the elements on two sides

Coastal path links east of Area1

existing cul-de-sac links to the site

Area 1 bounded by existing houses

good connectivity within Cove



2.0 site location plan

KEY APPRAISAL POINTS

- site surrounded on 3 sides by residential and commercial development
- gently sloping ground presenting no difficulty for housing development
- bundaries of stone dykes and fences containing shelterbelts and visual screen planting that with some degree of enhancement could visually absorb new development
- site is a destination and hub for a well developed footpath network through Cove, including corepath 78, the coastal path northwards from Cove
- the surrounding residential properties are both visually connected and at the same time exposed to the site

3.0 aerial view of the site

4.0 Landscape Appraisal

4.1 The Loirston/Cove area consists of a narrow strip of farmland which generally slopes to the tops of adjacent coastal cliffs. Extensive views eastwards can be gained, although these may be obscured in parts by the Edinburgh railway embankment. Views inland are generally restricted due to rising land and industrial development prevalent in the Altens area.

4.2 Settlement

Whilst in the past, development of this south eastern area of Aberdeen has focussed on the industrial and commercial development of Altens, Cove has steadily developed into a settled and desirable residential suburb. Rigifa Farm site stands out as land on the edge of the settlement with great opportunities for infilling isolated agricutural land with much needed residential development.

Adjacent land use of quarrying has blighted this site but with current legislation and technology, there is now every opportunity for development to come forward and piece together the Charlestown built form.

Cove Road demarks the western site boundary. Rigifa Quarry and associated office complex is positioned within the centre of the site. A minor quarry access and coastal road runs along part of the southern perimeter, with housing developments at the northern edge. Rough ground and arable fields sit to the east and beyond is the Edinburgh railway line and the coastal cliffs.

4.3 Topography

The site which is formed by three separate but adjoining fileds, measures 9.5hectares. The highest point of the site is approximately 95m AOD in the westernmost field adjacent to Rigifa Farm and the lowest part is approximately 78m AOD at a point midway along the most northerly field. Slopes are very gentle with a maximum of 1 in 12 or 8% experienced in the largets field.

4.4 Ecology

The site comprises arable and and improved grass fields as well as wooded corridors, Gorse scrub, minor ditches and open water. As two of the three fields are currently farmed and the third is rough grass, the mosaic of habitats is very much more limited. Whilst the communal woodland belt that surrounds the corepath has some degree of variety of species and age, the main woodland belts are dominated by Sitka Spruce which offer minmal wildlife potential.

There were no signs of badger, otter or other protected species but bat foraging suitability was noted along woodland edges.

No further ecological surveys are considered necessary.

The Phase 1 ecological survey is appended to this document.

4.5 Tree survey

A tree survey was carried out by Angus Mackay Consultants in February 2018.

Within the site there were 72no trees surveyed that exceeded 17cms girth at 1.5m height.

Species present and percentages are:-

Picea sitchensis	Sitka Spruce	128
Prunus avium	Wild Cherry	1
Alnus glutinosa	Common Alder	2
Salix caprea	Goat Willow	7
Acer platanoides	Norway Maple	1
Fagus sylvatica	Beech	1

Of the 140 individual trees surveyed, despite tree work being advised on many of the Sitka Spruce, only 10 trees were recommended for removal on the grounds of decay, condition or public safety.

5.0 development site plan

gently rolling slopes of around 1 in 20 (5%) and less

6.0 topography

key features

- site area 9.5 ha
- 123 open market houses
- 41 affordable houses
- “Designing Streets” layout

TARGET NOTES

1. Boundary planting to exposed edges

2. Planting to screen neighbours

3. Retention of site oddities

4. Add to mix of species to enhance woodland walk

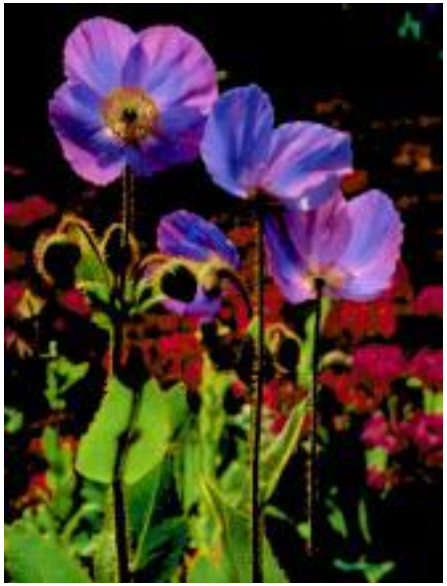
5. Use the introduction of SUDS to create diverse amenity spaces

6. Bolster young native woodland with additional planting

- public open space in excess of 40%
- respecting site topography
- retain and enhance woodland blocks and shelterbelts
- create new blocks of woodland particularly on the boundaries to extend the the surrounding vegetation into the site
- develop strong tree structure within the site
- retain and enhance sea views
- Incorporate “natural” play area(s)
- existing corepath enhanced
- shelterbelt management by introducing a mix of species

7.0 landscape masterplan

landscape institute
registered practice



DEPlandscape initiatives

The Studio, 17 Bidders Gait, Regency Gardens, Lanark ML11 9FG tel 01555 660555

Email: smb@depli.co.uk

RIGIFA FARM ABERDEEN
TREE SURVEY REPORT

For on behalf of

DEP LANDSCAPE INITIATIVES

17 FEBRUARY 2018

Angus Mackay
Landscape Consultants
28 Ballater Drive
Bearsden
Glasgow
G61 1BX

Contents

1. Introduction.

The purpose of this Tree Survey is to report on the trees, and their condition and retention potential at – Rigifa Farm, Aberdeen

2. Existing Tree Resource

140 No trees were individually surveyed along with a woodland survey on remainder of

3. Tree Survey.

3.1 The objects of the survey are:-

- To undertake a detailed assessment with regard to the nature, extent and condition of the trees.
- To provide a comprehensive inventory for the surveyed trees, in line with the British Standard 5837: 2012 -Trees in relation to Design, Demolition and Construction – Recommendations.
- To provide recommendations for works required in the interests of safety and sound arboricultural management.

3.2 Limitations

- The findings and recommendations relating to the tree contained within this report are valid for a period of twelve months from the date of survey I.e. until 31 January 2019.
- As trees are living organisms and subject to change, it is strongly recommended that they are inspected on a regular basis for reasons of safety.
- The report relates only to the trees surveyed.
- The trees have been visually inspected from ground level, and whilst every effort has been made to detect defects, no absolute guarantee can be given as to the structural stability or otherwise of any individual tree. Extreme weather conditions can cause damage to even apparently healthy trees.
- A detailed assessment of the internal condition of the trees was not undertaken.
- This report has been prepared for the sole use of DEP Landscape Initiatives and their appointed agents. Any reference on reliance to this report or information therein by any other party is done so entirely at their own risk.

3.3 Tree Survey Methodology

The tree survey was carried out from the ground on 1,8 & 9 February 2018, by Angus Mackay, Landscape Consultants. Weather conditions at the time were Showery, Dull, Breezy, 2-6 C.

140 No trees were surveyed

The Visual Tree Assessment method (Stage 1) was used to determine the condition of the trees.

Information on the tree is provided in the Tree Survey Schedule. This records pertinent details as follows.

Tree Number	Tree numbers
Tree Species	Common Name and botanical name of species
Diameter	Diameter at breast height. Measured in centimetres at 1.5M
Height	Approximate Height of tree assessed in metres
Crown Spread	Approximate Spread of branches from centre of trunk to drip line, assessed to North, South, East or West
Crown clearance	Crown clearance above adjacent ground level assessed in metres N,S E & W
Age Class	Young (Y) Semi Mature (SM), Early Mature (EM) Mature (M) Over Mature (OM) Veteran (V)
Comments	General comments on tree health, structural condition and form, highlighting any defects or areas of concern.
Useful remaining life expectancy	Estimated remaining contribution in years ie -10, 10 +, 20 + & 40 +
Physiological condition	Good, Normal, Fair & poor.
Category grading	Tree quality assessment.
Recommendations	Recommended remedial action/arboricultural works

Trees are graded with a tree category (as per BS 5837: 2012 – Trees in Relation to Design, Demolition and Construction – Recommendations). There are four main categories as noted below A,B,C for trees good enough to be retained and U for trees to be removed. This is fully expanded overleaf. Within these categories, trees can be assessed for their specimen value, their landscape value or their conservation value.

Category Definitions	Criteria Sub Categories		
	1	2	3
Category A	Mainly arboricultural values	Mainly landscape Values	Mainly cultural values, including conservation
Trees of high quality with an estimated life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual : or those that are essential components of groups or semi formal arboricultural features (e.g) the dominant and/or principal trees within an avenue	Tree, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical commemorative or other values (e.g veteran trees or wood-pasture)
Category B			
Trees of moderate quality with an estimated life expectancy of at least 20 years	Trees that might be included in category A, but are down graded because of impaired condition (e.g presence of significant defects, including un sympathetic past management and storm damage) such that they are unlikely to be suitable for retention for beyond 40 years: or trees lacking the special quality necessary to merit category A designation	Trees usually present in numbers, usually growing as groups or woodland, such that they attract a higher collective rating than they might as individuals: or trees occurring as collectives, but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C			
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees or very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value: and/or trees offering low or only temporary/transient screening benefits.	Trees with no material conservation or other cultural value
Category U	Criteria – sub categories		
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land used for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (eg where, for whatever reason, the loss of the companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate and irreversible overall decline. • Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality		

4.0 Arboricultural Recommendations.

4.1 Category Grading as per schedule

The trees surveyed were in various categories.

4.2 Trees and Construction

In order to safeguard the tree during any works on the property, BS 5837: 2012 recommends the establishment of a tree protection zone from which all construction activity, including material storage, is excluded. All works must ensure tree roots are not damaged by compaction/mechanical damage and tree boles/branches are not damaged by construction traffic. BS 5837: 2012 recommends the erection of a scaffold fence at a distance of 12 times the diameter of the tree to a maximum distance of 15M. Some encroachment into the RPA can be tolerated to a degree, depending on tree and site conditions, but must only be sanctioned by an arboriculturist.

RPA fencing should be erected prior to work commencing to detail as shown on attached drawing prior to any work taking place as per BS 5837:2012

4.3 Tree Surgery and Precautions.

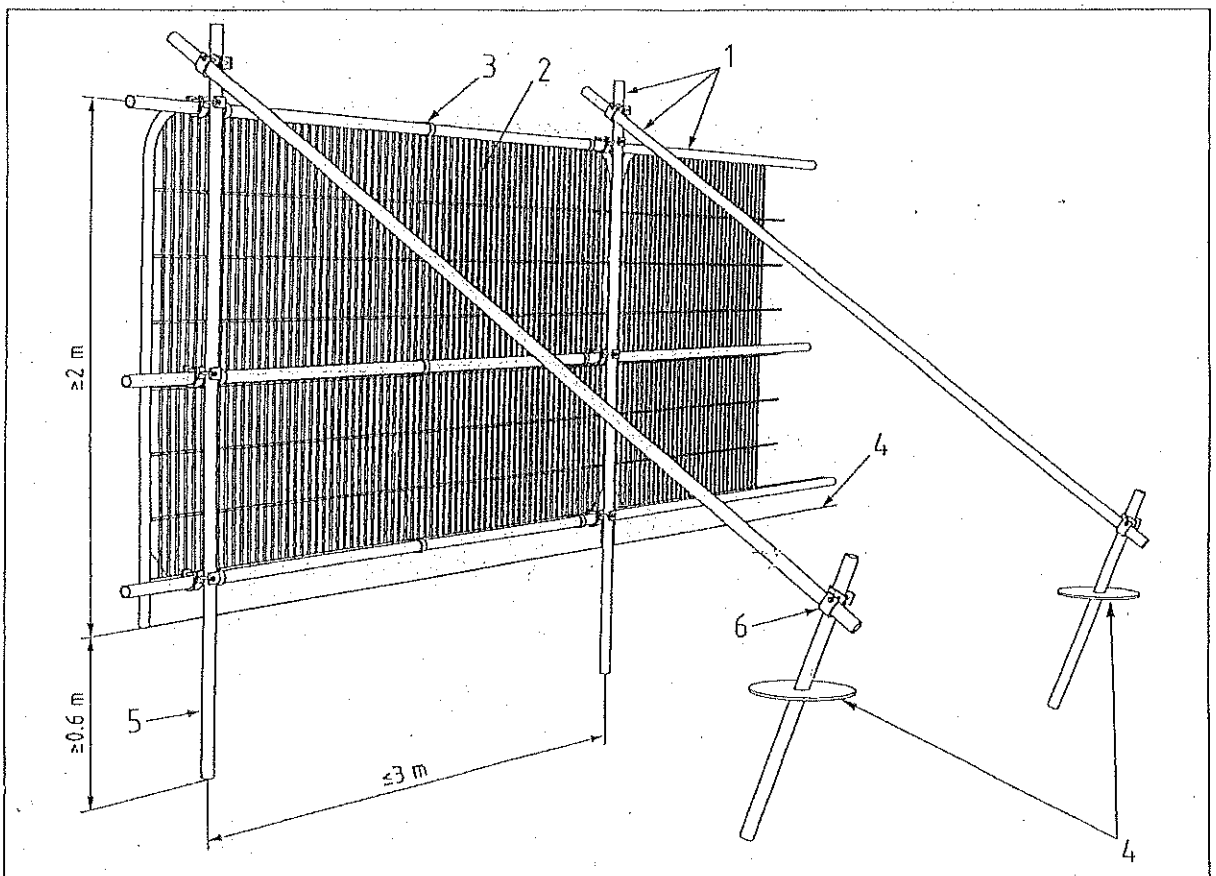
Tree surgery and felling work required should comply with BS 3998: 2010 'Tree Work – Recommendations'.

Trees may host numerous species of animals, birds, bats, insects and fungi, many of which are protected by British and European legislation. The destruction or disturbance of any of these species or their habitat is an offence. It is therefore paramount that checks are conducted prior to tree works to identify if there are protected species using the trees or nearby habitats which may be disturbed. Expert help will be required to identify and /or protect these species.

The trees may be covered by a Tree Preservation Order ,or may be in a Conservation Area, therefore, prior to removing or carrying out any work on the trees, permission should be sought from the Local Planning Authority. Prior to any Arboricultural works, permission from the landowner should be sought and contact should be made with Forestry Commission Scotland to check if a Felling Licence is required

4.4 Replacement Trees – Where trees are to be replaced, consideration should be given to a 1 for 1 basis. Native trees are suggested with a local seed provenance Forestry Commision zone 202. Planting should be carried out to BS 4545:2014 – Trees from Nursery to Independence in the Landscape - Recommendations

Figure 2 **Default specification for protective barrier**



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

TREE SURVEY SCHEDULE

GROUND LEVEL TREE SURVEY : Proposed Development at Rigifa Farm, Cove, Aberdeen DATE OF SURVEY 1, 8 & 9/02/2018 SURVEY No. 465/685 WEATHER: Showery, Dull, Breezy 2 - 6 C
CARRIED OUT BY MACKAY CONSULTANTS BS5837:2012 – Trees in Relation to Design, Demolition & Construction CLIENT: DEP D/W/S = Remove Dead Wood & Snags
Physio Cond. = Physiological Condition N= Normal: F = Fair: P = Poor : U = Remove : HCC = Height of Crown Clearance: D/S = Double Stem: M/S = Multi Stem: AS = Aerial Survey
Recommended: DDT = Decay Detection Test Recommended: WLP =Wild Life Potential 1= High: 2 = Moderate: 3 = Poor: AGE CLASS Y= Young: SM = Semi Mature: EM = Early Mature :
M = Mature: OM = Over Mature ERY = Estimated Remaining Years = -10, 10 +, 20+ , 40+: N/W/R = No Work Required at this time. Survey valid until 31/01/2019

Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	R.P.A Radius of a nominal circle (M^2)
SOUTH SIDE (RHS) ACCESS TO LEITHS AT FARM ENTRANCE AREA 1												
04083	Sitka Spruce	9	N: 3 S: 3 E: 2 W: 5	0.30 S	20	SM	Fair	Fair	N/W/R	20 +	B 2	2.4
084	Sitka Spruce	9	N: 2 S: 2 E: 2.5 W: 2	0	21	SM	Fair	Fair	N/W/R	20 +	B 2	2.5
085	Sitka Spruce	11	N: 6 S: 3 E: 4 W:5	0	33	SM	Fair	Fair	Remove dead wood to 1 M to the West	20 +	B 2	4.0
086	Sitka Spruce	9	N: 4 S: 3 E: 4.5 W: 4	0	24	SM	Fair	Fair	Remove dead wood to 1.5 M to the North	20 +	B 2	2.9
087	Sitka Spruce	8	N: 2 S: 2.5 E: 2 W: 2	0	22	SM	Fair	Fair	N/W/R	20 +	B 2	2.6
088	Sitka Spruce	12	N: 6 S: 2 E: 3 W: 3	0	33	SM	Fair	Fair	N/W/R	20 +	B 2	4.0
089	Wild Cherry	6	N: 4 S: 4 E: 4 W: 4	1.0 E	22	SM	Normal	Trifurcates at 1.2 M	Remove old stake & small adjoining Pine	20 +	B 2	2.6
			N: S: E: W:									

GROUND LEVEL TREE SURVEY : Proposed Development at Rigifa Farm, Cove, Aberdeen DATE OF SURVEY 1, 8 & 9/02/2018 SURVEY No. 465/685 WEATHER: Showery, Dull, Breezy 2 - 6 C
CARRIED OUT BY MACKAY CONSULTANTS BS5837:2012 – Trees in Relation to Design, Demolition & Construction CLIENT: DEP D/W/S = Remove Dead Wood & Snags
Physio Cond. = Physiological Condition N= Normal: F = Fair: P = Poor : U = Remove : HCC = Height of Crown Clearance: D/S = Double Stem: M/S = Multi Stem: AS = Aerial Survey
Recommended: DDT = Decay Detection Test Recommended: WLP =Wild Life Potential 1= High: 2 = Moderate: 3 = Poor: AGE CLASS Y= Young: SM = Semi Mature: EM = Early Mature :
M = Mature: OM = Over Mature ERY = Estimated Remaining Years = -10, 10 +, 20+ , 40+: N/W/R = No Work Required at this time. Survey valid until 31/01/2019

Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	R.P.A Radius of a nominal circle ($M^{2)}$
ACCESS TO LEITHS AT FARM ENTRANCE NORTH SIDE (LHS) AREA 2												
04090	Sitka Spruce	7	N: 2 S: 3 E: 3 W: 3	0	20	SM	Fair	Fair	Lift canopy to clear pedestrians to the South	20 +	B 2	**2.4**
091	Sitka Spruce	9	N: 3 S: 4 E: 3 W: 4	0	25	SM	Fair	Fair	N/W/R	20 +	B 2	**3.0**
SHELTER BELT NORTH OF LEITHS ACCESS ROAD AREA 3												
092	Sitka Spruce	11	N: 4 S: 4 E: 4 W: 5	1.5 N	30	SM	Fair	Fair	Lift canopy to 1 M	20 +	C 2	**3.6**
093	Sitka Spruce	10	N: 5 S: 5 E: 4 W: 4.5	2.0 N	30	SM	Fair	Fair	Lift canopy to 1 M	20 +	C 2	**3.6**
094	Sitka Spruce	10	N: 4 S: 4 E: 3 W: 3	2.0 N	24	SM	Fair	Fair	Lift canopy to 1 M	20 +	C 2	**2.9**
095	Sitka Spruce	11	N: 4 S: 3 E: 3 W: 3	1.0 N	32	SM	Fair	Fair	Lift canopy to 1 M	20 +	**C 2**	**3.8**
096	Sitka Spruce	10	N: 4 S: 4 E: 3 W: 3	0	23	SM	Fair	Fair	**N/W/R**	20 +	C 2	**2.8**
097	Sitka Spruce	8	N: S: E: W:	2.0 N	18	SM	Fair	Poor vigour. Forked leader	**N/W/R**	20 +	C 2	**2.2**
04098	Sitka Spruce	8	N: S: E: W:	1.0 N	22	SM	Fair	Poor vigour	**N/W/R**	20 +	C 2	**2.6**

GROUND LEVEL TREE SURVEY : Proposed Development at Rigifa Farm, Cove, Aberdeen DATE OF SURVEY 1, 8 & 9/02/2018 SURVEY No. 465/685 WEATHER: Showery, Dull, Breezy 2 - 6 C
CARRIED OUT BY MACKAY CONSULTANTS BS5837:2012 – Trees in Relation to Design, Demolition & Construction CLIENT: DEP D/W/S = Remove Dead Wood & Snags
Physio Cond. = Physiological Condition N= Normal: F = Fair: P = Poor : U = Remove : HCC = Height of Crown Clearance: D/S = Double Stem: M/S = Multi Stem: AS = Aerial Survey
Recommended: DDT = Decay Detection Test Recommended: WLP =Wild Life Potential 1= High: 2 = Moderate: 3 = Poor: AGE CLASS Y= Young: SM = Semi Mature: EM = Early Mature :
M = Mature: OM = Over Mature ERY = Estimated Remaining Years = -10, 10 +, 20+ , 40+: N/W/R = No Work Required at this time. Survey valid until 31/01/2019

Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	R.P.A Radius of a nominal circle (M^2)
SHELTER BELT NORTH OF LEITHS ACCESS ROAD AREA 3												
04099	Sitka Spruce	10	N: 4 S: 3 E: 4 W: 3	0	36	SM	Fair	Fair	N/W/R	20 +	C 2	**4.3**
04100	Sitka Spruce	10	N: 4 S: 3 E: 3 W: 3	1.0 N	22	SM	Fair	Fair	Lift canopy to 1 M	20 +	C 2	**2.6**
101	Sitka Spruce	11	N: 4 S: 4 E: 3 W:3	0	38	SM	Fair	Fair	Lift canopy to 1 M	20 +	C 2	**4.6**
102	Sitka Spruce D/S	10	N: 3 S: 3 E: 3 W: 3	0	24/12	SM	Fair	Fair	Remove smaller stem & branches affecting traffic	20 +	C 2	**4.3**
103	Sitka Spruce	10	N: 3 S: 3 E: 2 W: 3	0	31	SM	Fair	Fair	N/W/R	20 +	C 2	**3.7**
104	Sitka Spruce	10	N: 4 S: 3 E: 3 W: 3	1.0 N	36	SM	Fair	Fair. Birds nest in crown	N/W/R	20 +	C 2	**4.3**
105	Sitka Spruce	10	N: 4 S: 4 E: 2 W: 3	0	21	SM	Fair	Fair	N/W/R	20 +	C 2	**2.5**
106	Sitka Spruce	10	N: 3 S: 4 E: 2 W: 3	0	28	SM	Fair	Fair	N/W/R	20 +	C 2	**3.4**
04107	Sitka Spruce	10	N: 2 S: 3 E: 4 W: 3	1.0 N	22	SM	Fair	Fair	Lift canopy to 1.2 M	20 +	C 2	**2.8**

GROUND LEVEL TREE SURVEY : Proposed Development at Rigifa Farm, Cove, Aberdeen DATE OF SURVEY 1, 8 & 9/02/2018 SURVEY No. 465/685 WEATHER: Showery, Dull, Breezy 2 - 6 C
CARRIED OUT BY MACKAY CONSULTANTS BS5837:2012 – Trees in Relation to Design, Demolition & Construction CLIENT: DEP D/W/S = Remove Dead Wood & Snags
Physio Cond. = Physiological Condition N= Normal: F = Fair: P = Poor : U = Remove : HCC = Height of Crown Clearance: D/S = Double Stem: M/S = Multi Stem: AS = Aerial Survey
Recommended: DDT = Decay Detection Test Recommended: WLP =Wild Life Potential 1= High: 2 = Moderate: 3 = Poor: AGE CLASS Y= Young: SM = Semi Mature: EM = Early Mature :
M = Mature: OM = Over Mature ERY = Estimated Remaining Years = -10, 10 +, 20+ , 40+: N/W/R = No Work Required at this time. Survey valid until 31/01/2019

Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	R.P.A Radius of a nominal circle (M^2)
SHELTER BELT NORTH OF LEITHS ACCESS ROAD AREA 3												
04108	Sitka Spruce	10	N: 3 S: 2 E: 3 W: 2	0	22	SM	Fair	Fair	Lift canopy to 1.2 M	20 +	C 2	2.6
109	Sitka Spruce	10	N: 4 S: 3 E: 3 W: 2.5	0	38	SM	Fair	Fair	Lift canopy to 1.2 M	20 +	C 2	4.6
110	Sitka Spruce	9	N: 3 S: 3 E: 2 W:2	0	20	SM	Fair	Fair	N/W/R	20 +	C 2	2.4
111	Sitka Spruce	8	N: 3 S: 3 E: 2 W: 2.5	1.0 N	32	SM	Fair	Fair	N/W/R	20 +	C 2	3.8
112	Sitka Spruce	9	N: 3.5 S: 3 E: 3 W: 2	0	24	SM	Fair	Fair	Lift canopy to 1M	20 +	C 2	2.9
113	Sitka Spruce	8	N: 3 S: 2 E: 2 W: 3	0	25	SM	Fair	Bifurcates at 4 M	N/W/R	20 +	C 2	3.0
114	Sitka Spruce	8	N: 4 S: 3 E: 3 W: 2	1.0 N	23	SM	Fair	Fair	Lift canopy to 1 M	20 +	C 2	2.8
115	Sitka Spruce	9	N: 3 S: 3 E: 3 W: 3	2.0 N	23	SM	Fair	Fair	Lift canopy to 1M	20 +	C 2	2.8
04116	Sitka Spruce	10	N: 4 S: 4 E: 3 W: 3	1.0 N	30	SM	Fair	Fair	Lift canopy to 1M	20 +	C 2	3.6

GROUND LEVEL TREE SURVEY : Proposed Development at Rigifa Farm, Cove, Aberdeen DATE OF SURVEY 1, 8 & 9/02/2018 SURVEY No. 465/685 WEATHER: Showery, Dull, Breezy 2 - 6 C
CARRIED OUT BY MACKAY CONSULTANTS BS5837:2012 – Trees in Relation to Design, Demolition & Construction CLIENT: DEP D/W/S = Remove Dead Wood & Snags
Physio Cond. = Physiological Condition N= Normal: F = Fair: P = Poor : U = Remove : HCC = Height of Crown Clearance: D/S = Double Stem: M/S = Multi Stem: AS = Aerial Survey
Recommended: DDT = Decay Detection Test Recommended: WLP =Wild Life Potential 1= High: 2 = Moderate: 3 = Poor: AGE CLASS Y= Young: SM = Semi Mature: EM = Early Mature :
M = Mature: OM = Over Mature ERY = Estimated Remaining Years = -10, 10 +, 20+ , 40+: N/W/R = No Work Required at this time. Survey valid until 31/01/2019

Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	R.P.A Radius of a nominal circle (M^2)
SHELTER BELT NORTH OF LEITHS ACCESS ROAD AREA 3												
04117	Sitka Spruce	10	N: 4 S: 3 E: 3 W: 3	2.0 N	20	SM	Fair	Fair	Lift canopy to 1.0 M	20 +	C 2	**2.4**
118	Sitka Spruce	8	N: 2 S: 2 E: 3 W: 3	1.8 N	22	SM	Fair	Fair	Lift canopy to 1 M	20 +	C 2	**2.6**
119	Sitka Spruce	7	N: 3 S: 3 E: 3 W:3	1.0 N	19	SM	Fair	Water main under canopy at 1 M to the West. Poor vigour	N/W/R	20 +	C 2	**2.3**
120	Sitka Spruce	9	N: 3 S: 3 E: 3 W: 2.5	0.50 N	28	SM	Fair	Water main under canopy at 1 M to the Eastt. Fair vigour	N/W/R	20 +	C 2	**3.4**
121	Sitka Spruce	8	N: 4 S: 4 E: 4 W: 4.5	1.0 E	30	SM	Fair	Fair. Broken crown	N/W/R	20 +	C 2	**3.6**
122	Sitka Spruce	9	N: 3 S: 3 E: 4 W: 2.5	0	35	SM	Fair	Fair	N/W/R	20 +	C 2	**4.2**
123	Goat Willow M/S	8	N: 4 S: 3 E: 4 W: 4	0	20/20 12/10	SM	Fair	Fair	Remove old stake. Lift canopy to clear security fence	20 +	C 2	**7.4**
124	Goat Willow M/S	9	N: 6 S: 5 E: 4 W: 5	0	25/20 18	SM	Poor	Cracking at inclusion at base	**REMOVE**	0	U	**0**
04125	Goat Willow	7	N: 4 S: 1 E: 3 W: 3	1.0 N	25	SM	Fair	Trifurcates at 1 M	N/W/R	20 +	C 2	**3.0**

GROUND LEVEL TREE SURVEY : Proposed Development at Rigifa Farm, Cove, Aberdeen DATE OF SURVEY 1, 8 & 9/02/2018 SURVEY No. 465/685 WEATHER: Showery, Dull, Breezy 2 - 6 C
CARRIED OUT BY MACKAY CONSULTANTS BS5837:2012 – Trees in Relation to Design, Demolition & Construction CLIENT: DEP D/W/S = Remove Dead Wood & Snags
Physio Cond. = Physiological Condition N= Normal: F = Fair: P = Poor : U = Remove : HCC = Height of Crown Clearance: D/S = Double Stem: M/S = Multi Stem: AS = Aerial Survey
Recommended: DDT = Decay Detection Test Recommended: WLP =Wild Life Potential 1= High: 2 = Moderate: 3 = Poor: AGE CLASS Y= Young: SM = Semi Mature: EM = Early Mature :
M = Mature: OM = Over Mature ERY = Estimated Remaining Years = -10, 10 +, 20+ , 40+: N/W/R = No Work Required at this time. Survey valid until 31/01/2019

Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	R.P.A Radius of a nominal circle (M^2)
SHELTER BELT NORTH OF LEITHS ACCESS ROAD AREA 3												
04126	Goat Willow M/S	8	N: 3 S: 4 E: 2 W: 3	0	20/12/8	SM	Poor	Poor	**REMOVE**	0	U	**0**
127	Goat Willow	7	N: 4 S: 5 E: 3 W: 2	1.0 E	25	SM	Poor	Weighted to the South. Overhanging fence. Birds nest in crown	**REMOVE**	0	U	**0**
128	Goat Willow M/S	5	N: 3 S: 2 E: 3 W:2	0	15/12/10	SM	Fair	Poor vigour	**D/W/S** **MONITOR**	10 +	C 2	**4.4**
129	Goat Willow	5	N: 4 S: 5 E: 3 W: 3	0.50 S	30	SM	Fair	Fair	Remove branches affecting security fence	10 +	C 2	**3.6**
SHELTER BELT RUNNING N > S FROM LEITH ENTRANCE TO FARM HOUSE WEST OF FARM STEADING AREA 4												
130	Common Beech	8	N: 4 S: 3 E: 5 W: 4	0.30 W	23	SM	Fair	Fair	N/W/R	40 +	B 3	**2.8**
131	Norway Maple	5	N: 4 S: 4 E: 4 W: 4	1.0 E	19	Y	Fair	Fair	Remove crossing branches	40 +	**B 3**	**2.3**
132	Sitka Spruce D/S	16	N: 5 S: 3 E: 5 W: 3	0	29/12	SM	Fair	Fair	D/W/S . Remove small dead stems	20 +	C 2	4.9
04133	Sitka Spruce	15	N: 4 S: 4 E: 4 W: 6	1.O W	33	SM	Fair	Fair	Remove broken,hung branch	20 +	C 2	**4.0**

GROUND LEVEL TREE SURVEY : Proposed Development at Rigifa Farm, Cove, Aberdeen DATE OF SURVEY 1, 8 & 9/02/2018 SURVEY No. 465/685 WEATHER: Showery, Dull, Breezy 2 - 6 C
CARRIED OUT BY MACKAY CONSULTANTS BS5837:2012 – Trees in Relation to Design, Demolition & Construction CLIENT: DEP D/W/S = Remove Dead Wood & Snags
Physio Cond. = Physiological Condition N= Normal: F = Fair: P = Poor : U = Remove : HCC = Height of Crown Clearance: D/S = Double Stem: M/S = Multi Stem: AS = Aerial Survey
Recommended: DDT = Decay Detection Test Recommended: WLP =Wild Life Potential 1= High: 2 = Moderate: 3 = Poor: AGE CLASS Y= Young: SM = Semi Mature: EM = Early Mature :
M = Mature: OM = Over Mature ERY = Estimated Remaining Years = -10, 10 +, 20+ , 40+: N/W/R = No Work Required at this time. Survey valid until 31/01/2019

Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	R.P.A Radius of a nominal circle (M^2)
SHELTER BELT RUNNING N > S FROM LEITH ENTRANCE TO FARM HOUSE WEST OF FARM STEADING CONT',												
04134	Sitka Spruce	12	N: - S: - E: - W: -	0	20	SM	Poor	Dead	**REMOVE**	0	U	**0**
135	Sitka Spruce	17	N: 4 S: 2 E: 5 W: 5	0	33/15	SM	Fair	Fair	Remove small dead stem to the South	20 +	C 2	**5.8**
136	Sitka Spruce	17	N: 4 S: 3 E: 5 W:5	1.0 N	50	M	Fair	Fair	**Lift canopy to 1 M**	20 +	C 2	**6.0**
137	Sitka Spruce	17	N: 3 S: 3 E: 4 W: 4	1.5 N	42	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	**5.0**
138	Common Alder	5	N: 3 S: 3 E: 3 W: 3	0	16	SM	Fair	Fair	Remove limb at 0.20 to the North to allow tree to develop	20 +	C 2	**1.9**
139	Sitka Spruce	0	N: - S: - E: - W: -	0	23	SM	Poor	On the deck	**REMOVE**	0	U	**0**
140	Sitka Spruce	12	N: 2 S: 1 E: 1 W: 2	0.50 W	20	SM	Poor	Poor vigour. Suppredded	Lift canopy to 1.5 M	20 +	C 2	**2.4**
141	Sitka Spruce	9	N: 2 S: 2 E: 2 W: 2	0	21	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	**2.5**
04142	Sitka Spruce	11	N: 2 S: 2 E: 2 W: 3	2 W	22	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	**2.6**

GROUND LEVEL TREE SURVEY : Proposed Development at Rigifa Farm, Cove, Aberdeen DATE OF SURVEY 1, 8 & 9/02/2018 SURVEY No. 465/685 WEATHER: Showery, Dull, Breezy 2 - 6 C
CARRIED OUT BY MACKAY CONSULTANTS BS5837:2012 – Trees in Relation to Design, Demolition & Construction CLIENT: DEP D/W/S = Remove Dead Wood & Snags
Physio Cond. = Physiological Condition N= Normal: F = Fair: P = Poor : U = Remove : HCC = Height of Crown Clearance: D/S = Double Stem: M/S = Multi Stem: AS = Aerial Survey
Recommended: DDT = Decay Detection Test Recommended: WLP =Wild Life Potential 1= High: 2 = Moderate: 3 = Poor: AGE CLASS Y= Young: SM = Semi Mature: EM = Early Mature :
M = Mature: OM = Over Mature ERY = Estimated Remaining Years = -10, 10 +, 20+ , 40+: N/W/R = No Work Required at this time. Survey valid until 31/01/2019

Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	R.P.A Radius of a nominal circle (M^2)
04143	Sitka Spruce D/S	10	N: 2 S: 1 E: 3 W: 3	0	21/10	SM	Fair	Fair	Remove small dead stem	20 +	C 2	3.7
144	Sitka Spruce	14	N: 3 S: 2 E: 2 W: 3	2 N	30	SM	Fair	Fair	Lift canopy to 1M	20 +	C 2	3.6
145	Sitka Spruce	16	N: 4 S: 6 E: 4 W: 6	1.6 S	53	SM	Fair	Fair	Lift canopy to 1 M	20 +	C 2	6.4
146	Sitka Spruce	14	N: 3 S: 2 E: 1 W:3	0.50 W	23	SM	Fair	Fair	Lift canopy to 1.M	20 +	C 2	2.8
147	Sitka Spruce	10	N: 2 S: 3 E: 2 W: 2	1 S	21	SM	Fair	Fair	Lift canopy to 1 M	20 +	C 2	2.5
148	Sitka Spruce	9	N: 2 S: 2 E: 2 W: 2	3 W	22	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	2.6
149	Sitka Spruce	11	N: 3 S: 2 E: 2 W: 4	0	27	SM	Fair	Fair	N/W/R	20 +	C 2	3.2
150	Sitka Spruce	11	N: 2 S: 2 E: 3 W: 3	0	30	SM	Fair	Bifurcates at 1.2 M	Lift canopy to 1.5 M	20 +	C 2	3.6
151	Sitka Spruce	12	N: 4 S: 3 E: 3 W: 3	1 E	26	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	2.1
04152	Sitka Spruce	12	N: 4 S: 4 E: 4 W: 4	0	40	SM	Fair	Fair	N/W/R	20 +	C 2	4.8

GROUND LEVEL TREE SURVEY : Proposed Development at Rigifa Farm, Cove, Aberdeen DATE OF SURVEY 1, 8 & 9/02/2018 SURVEY No. 465/685 WEATHER: Showery, Dull, Breezy 2 - 6 C
CARRIED OUT BY MACKAY CONSULTANTS BS5837:2012 – Trees in Relation to Design, Demolition & Construction CLIENT: DEP D/W/S = Remove Dead Wood & Snags
Physio Cond. = Physiological Condition N= Normal: F = Fair: P = Poor : U = Remove : HCC = Height of Crown Clearance: D/S = Double Stem: M/S = Multi Stem: AS = Aerial Survey
Recommended: DDT = Decay Detection Test Recommended: WLP =Wild Life Potential 1= High: 2 = Moderate: 3 = Poor: AGE CLASS Y= Young: SM = Semi Mature: EM = Early Mature :
M = Mature: OM = Over Mature ERY = Estimated Remaining Years = -10, 10 +, 20+ , 40+: N/W/R = No Work Required at this time. Survey valid until 31/01/2019

Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	R.P.A Radius of a nominal circle (M^2)
04153	Common Alder	7	N: 3 S: 3 E: 3 W: 3	1.8 S	22	SM	Fair	Fair	Remove broken limbs	20 +	C 2	2.6
154	Sitka Spruce	9	N: 2 S: 2 E: 1 W: 3	1 W	18	SM	Fair	Fair	Lift canopy to 1.M	20 +	C 2	2.2
155	Sitka Spruce	9	N: 2 S: 2 E: 4 W: 3	3 W	19	SM	Fair	Fair	Lift canopy to 1.M	20 +	C 2	2.3
156	Sitka Spruce	10	N: 2 S: 3 E: 3 W:2	4 S	23	SM	Fair	Bifurcates at 1.2 M	Lift canopy to 1.5 M	20 +	C 2	2.8
157	Sitka Spruce	9	N: 2 S: 3 E: 2 W: 2	3 W	19	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	2.3
158	Sitka Spruce	15	N: 3 S: 3 E: 4 W: 4	1.5 E	33	SM	Fair	Fair	Lift canopy to 1 M	20 +	C 2	4.0
159	Sitka Spruce D/S	14	N: 3 S: 1 E: 2 W: 2	0	35/12	SM	Fair	Fair	Lift canopy to 1 M & remove small dead stem	20 +	C 2	5.6
160	Sitka Spruce	13	N: 1 S: 1 E: 3 W: 3	1 S	24	SM	Fair	Fair	Lift canopy to 1.M	20 +	C 2	2.9
161	Sitka Spruce D/S	13	N: 3 S: 3 E: 4 W: 4	0	26/16	SM	Fair	Fair	Remove smaller stem	20 +	C 2	5.0
04162	Sitka Spruce D/S	8	N: - S: - E: - W: -	0	15/10	SM	Poor	Dead	**REMOVE**	0	U	0

GROUND LEVEL TREE SURVEY : Proposed Development at Rigifa Farm, Cove, Aberdeen DATE OF SURVEY 1, 8 & 9/02/2018 SURVEY No. 465/685 WEATHER: Showery, Dull, Breezy 2 - 6 C
CARRIED OUT BY MACKAY CONSULTANTS BS5837:2012 – Trees in Relation to Design, Demolition & Construction CLIENT: DEP D/W/S = Remove Dead Wood & Snags
Physio Cond. = Physiological Condition N= Normal: F = Fair: P = Poor : U = Remove : HCC = Height of Crown Clearance: D/S = Double Stem: M/S = Multi Stem: AS = Aerial Survey
Recommended: DDT = Decay Detection Test Recommended: WLP =Wild Life Potential 1= High: 2 = Moderate: 3 = Poor: AGE CLASS Y= Young: SM = Semi Mature: EM = Early Mature :
M = Mature: OM = Over Mature ERY = Estimated Remaining Years = -10, 10 +, 20+ , 40+: N/W/R = No Work Required at this time. Survey valid until 31/01/2019

Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	R.P.A Radius of a nominal circle (M^2)
04163	Sitka Spruce D/S	14	N: 3 S: 3 E: 4 W: 4	0	37/22	SM	Fair	Fair	N/W/R	20 +	C 2	7.1
164	Sitka Spruce	7	N: 0.50 S: 0.50 E: 0.50 W: 0.50	1 N	14	SM	Poor	Suppressed & dying	**REMOVE**	0	U	0
165	Sitka Spruce D/S	13	N: 5 S: 4 E: 5 W: 5	0	37/16	SM	Fair	Fair	Lift canopy to 2 M	20 +	C 2	6.4
166	Sitka Spruce D/S	14	N: 4 S: 4 E: 4 W:3	O	33/22	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	6.6
167	Sitka Spruce	12	N: 2 S: 3 E: 3 W: 4	3 S	20	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	2.4
168	Sitka Spruce	14	N: 4 S: 4 E: 5 W: 5	1.2 E	40	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	4.8
169	Sitka Spruce	13	N: 4 S: 4 E: 4 W: 4	5 N	22	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	2.6
170	Sitka Spruce	12	N: 4 S: 4 E: 4 W: 3	1.8 W	33	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	4.0
171	Sitka Spruce	9	N: 3 S: 3 E: 2 W: 3	0	24	SM	Fair	Fair	N/W/R	20 +	C 2	2.9
04172	Sitka Spruce	10	N: 5 S: 2 E: 3 W: 3	0	23	SM	Fair	Fair	N/W/R	20 +	C 2	2.8

GROUND LEVEL TREE SURVEY : Proposed Development at Rigifa Farm, Cove, Aberdeen DATE OF SURVEY 1, 8 & 9/02/2018 SURVEY No. 465/685 WEATHER: Showery, Dull, Breezy 2 - 6 C
CARRIED OUT BY MACKAY CONSULTANTS BS5837:2012 – Trees in Relation to Design, Demolition & Construction CLIENT: DEP D/W/S = Remove Dead Wood & Snags
Physio Cond. = Physiological Condition N= Normal: F = Fair: P = Poor : U = Remove : HCC = Height of Crown Clearance: D/S = Double Stem: M/S = Multi Stem: AS = Aerial Survey
Recommended: DDT = Decay Detection Test Recommended: WLP =Wild Life Potential 1= High: 2 = Moderate: 3 = Poor: AGE CLASS Y= Young: SM = Semi Mature: EM = Early Mature :
M = Mature: OM = Over Mature ERY = Estimated Remaining Years = -10, 10 +, 20+ , 40+: N/W/R = No Work Required at this time. Survey valid until 31/01/2019

Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	R.P.A Radius of a nominal circle (M^2)
04173	Sitka Spruce	9	N: 2 S: 2 E: 2 W: 2	5 W	22	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	**2.6**
174	Sitka Spruce	9	N: 1 S: 3 E: 2 W: 2	5 E	24	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	**2.6**
175	Sitka Spruce	10	N: 2 S: 2 E: 3 W: 3	6 E	19	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	**2.3**
176	Sitka Spruce	11	N: 3 S: 3 E: 3 W:2	5 W	27	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	**3.2**
177	Sitka Spruce	10	N: 2 S: 2 E: 3 W: 4	0	30	SM	Fair	Fair	N/W/R	20 +	C 2	**3.6**
178	Sitka Spruce	11	N: 3 S: 2 E: 3 W: 2	1.5 W	20	SM	Fair	Fair	N/W/R	20 +	C 2	**2.4**
179	Sitka Spruce	10	N: 2 S: 1 E: 1 W: 2	4 W	19	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	**2.3**
180	Sitka Spruce	13	N: 3 S: 4 E: 4 W: 3	3 E	25	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	**3.0**
04181	Sitka Spruce	9	N: 2 S: 1 E: 1 W: 1	3.5 E	16	SM	Fair	Fair	Lift canopy to 1.M	20 +	C 2	**1.9**

GROUND LEVEL TREE SURVEY : Proposed Development at Rigifa Farm, Cove, Aberdeen DATE OF SURVEY 1, 8 & 9/02/2018 SURVEY No. 465/685 WEATHER: Showery, Dull, Breezy 2 - 6 C
CARRIED OUT BY MACKAY CONSULTANTS BS5837:2012 – Trees in Relation to Design, Demolition & Construction CLIENT: DEP D/W/S = Remove Dead Wood & Snags
Physio Cond. = Physiological Condition N= Normal: F = Fair: P = Poor : U = Remove : HCC = Height of Crown Clearance: D/S = Double Stem: M/S = Multi Stem: AS = Aerial Survey
Recommended: DDT = Decay Detection Test Recommended: WLP =Wild Life Potential 1= High: 2 = Moderate: 3 = Poor: AGE CLASS Y= Young: SM = Semi Mature: EM = Early Mature :
M = Mature: OM = Over Mature ERY = Estimated Remaining Years = -10, 10 +, 20+ , 40+: N/W/R = No Work Required at this time. Survey valid until 31/01/2019

Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	R.P.A Radius of a nominal circle (M^2)
04182	Sitka Spruce M/S	14	N: 3 S: 4 E: 4 W: 4	0	27/17/8	SM	Fair	Leaning slightly	Remove smaller stems	20 +	C 2	**5.0**
183	Sitka Spruce	10	N: 1 S: 1 E: 2 W: 2	1.8 S	18	SM	Fair	Fair	Lift canopy to 3.M	20 +	C 2	**2.2**
184	Sitka Spruce	12	N: 1 S: 2 E: 2 W: 2	1 S	19	SM	Fair	Fair	Lift canopy to 3.M	20 +	C 2	**2.3**
185	Sitka Spruce D/S	16	N: 4 S: 4 E: 5 W:4	0	30/26	SM	Fair	Fair	Lift canopy to 2.M	20 +	C 2	**6.7**
186	Sitka Spruce D/S	16	N: 5 S: 5 E: 6 W: 5	0	33/12	SM	Fair	Fair	Lift canopy to 2.M & remove smaller stem	20 +	C 2	**6.6**
187	Sitka Spruce	15	N: 3 S: 4 E: 4 W: 5	2 E	22	SM	Fair	Fair	Lift canopy to 1.5.M	20 +	C 2	**2.6**
188	Sitka Spruce	16	N: 4 S: 4 E: 5 W: 3	0	40/20	SM	Fair	Fair	Lift canopy to 1.5.M & remove concrete from under canopy	20 +	C 2	**7.2**
189	Sitka Spruce	14	N: 4 S: 4 E: 4 W: 4	1 N	34	SM	Fair	Fair	Lift canopy to 1.5.M	20 +	C 2	**4.1**
04190	Sitka Spruce	9	N: 2 S: 2 E: 2 W: 2	0	15	SM	Fair	Fair	Lift canopy to 1.5.M	20 +	C 2	**1.8**

GROUND LEVEL TREE SURVEY : Proposed Development at Rigifa Farm, Cove, Aberdeen DATE OF SURVEY 1, 8 & 9/02/2018 SURVEY No. 465/685 WEATHER: Showery, Dull, Breezy 2 - 6 C
CARRIED OUT BY MACKAY CONSULTANTS BS5837:2012 – Trees in Relation to Design, Demolition & Construction CLIENT: DEP D/W/S = Remove Dead Wood & Snags
Physio Cond. = Physiological Condition N= Normal: F = Fair: P = Poor : U = Remove : HCC = Height of Crown Clearance: D/S = Double Stem: M/S = Multi Stem: AS = Aerial Survey
Recommended: DDT = Decay Detection Test Recommended: WLP =Wild Life Potential 1= High: 2 = Moderate: 3 = Poor: AGE CLASS Y= Young: SM = Semi Mature: EM = Early Mature :
M = Mature: OM = Over Mature ERY = Estimated Remaining Years = -10, 10 +, 20+ , 40+: N/W/R = No Work Required at this time. Survey valid until 31/01/2019

Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	R.P.A Radius of a nominal circle (M^2)
04191	Sitka Spruce	12	N: 2 S: 3 E: 2 W: 3	1 W	20	SM	Fair	Fair	Lift canopy to 1.5.M	20 +	C 2	**2.4**
192	Sitka Spruce	10	N: 1 S: 2 E: 1 W: 2	6 N	18	SM	Poor	Suppressed	**REMOVE**	0	U	**0**
193	Sitka Spruce	12	N: 4 S: 3 E: 4 W: 4	0	30	SM	Fair	Fair	N/W/R	20 +	C 2	**3.6**
193	Sitka Spruce	11	N: 1 S: 1 E: 1 W:2	8 S	19	SM	Fair	Fair	Lift canopy to 1.5.M	20 +	C 2	**2.3**
195	Sitka Spruce	12	N: 3 S: 4 E: 3 W: 4	7 W	28	SM	Fair	Fair	Lift canopy to 1.5.M	20 +	C 2	**3.4**
196	Sitka Spruce	11	N: 2 S: 3 E: 2 W: 2	4 S	19	SM	Fair	Fair	Lift canopy to 1.5.M	20 +	C 2	**2.3**
197	Sitka Spruce	13	N: 5 S: 4 E: 5 W: 5	0	30	SM	Fair	Fair	N/W/R	20 +	C 2	**3.6**
198	Sitka Spruce	12	N: - S: - E: - W: -	0	20	0	Poor	Dead	**REMOVE**	0	**U**	**0**
199	Sitka Spruce	14	N: 2 S: 2 E: 5 W: 2	1.8 S	26	SM	Fair	Fair	Lift canopy to 1.5.M	20 +	C 2	**3.1**
04200	Sitka Spruce	16	N: 5 S: 5 E: 4 W: 5	7 W	32	SM	Fair	Fair	N/W/R	20 +	C 2	**3.8**

GROUND LEVEL TREE SURVEY : Proposed Development at Rigifa Farm, Cove, Aberdeen DATE OF SURVEY 1, 8 & 9/02/2018 SURVEY No. 465/685 WEATHER: Showery, Dull, Breezy 2 - 6 C
CARRIED OUT BY MACKAY CONSULTANTS BS5837:2012 – Trees in Relation to Design, Demolition & Construction CLIENT: DEP D/W/S = Remove Dead Wood & Snags
Physio Cond. = Physiological Condition N= Normal: F = Fair: P = Poor : U = Remove : HCC = Height of Crown Clearance: D/S = Double Stem: M/S = Multi Stem: AS = Aerial Survey
Recommended: DDT = Decay Detection Test Recommended: WLP =Wild Life Potential 1= High: 2 = Moderate: 3 = Poor: AGE CLASS Y= Young: SM = Semi Mature: EM = Early Mature :
M = Mature: OM = Over Mature ERY = Estimated Remaining Years = -10, 10 +, 20+ , 40+: N/W/R = No Work Required at this time. Survey valid until 31/01/2019

Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	R.P.A Radius of a nominal circle ($M^{2)}$
04201	Sitka Spruce	13	N: 3 S: 4 E: 3 W: 4	0	31	SM	Fair	Fair	N/W/R	20 +	C 2	**3.7**
202	Sitka Spruce	14	N: 2 S: 2 E: 2 W: 2	9 E	23	SM	Poor	Suppressed	**REMOVE**	0	U	**0**
203	Sitka Spruce	13	N: 3 S: 3 E: 3 W: 3	7 E	18	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	**2.2**
204	Sitka Spruce	13	N: 3 S: 4 E: 3 W:4	8 E	17	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	**2.0**
205	Sitka Spruce D/S	15	N: 3 S: 3 E: 5 W: 4	0	20/9	SM	Fair	Fair	Remove smaller stem	20 +	C 2	**3.5**
206	Sitka Spruce D/S	16	N: 6 S: 4 E: 4 W: 5	0	30/8	SM	Fair	Fair	Remove smaller stem & lift canopy to 1.5 M	20 +	C 2	**4.6**
207	Sitka Spruce	15	N: 3 S: 3 E: 2 W: 3	6 S	25	SM	Fair	Fair	N/W/R	20 +	C 2	**3.0**
208	Sitka Spruce	10	N: 3 S: 3 E: 2 W: 2	6 S	19	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	**2.3**
209	Sitka Spruce	11	N: 2 S: 3 E: 2 W: 4	1 W	23	SM	Fair	Fair	Lift canopy to 1.5 M	20 +	C 2	**2.8**
04210	Sitka Spruce	9	N: 3 S: 3 E: 3 W: 4	0	29	SM	Fair	Fair	N/W/R	20 +	C 2	**3.5**

GROUND LEVEL TREE SURVEY : Proposed Development at Rigifa Farm, Cove, Aberdeen DATE OF SURVEY 1, 8 & 9/02/2018 SURVEY No. 465/685 WEATHER: Showery, Dull, Breezy 2 - 6 C
CARRIED OUT BY MACKAY CONSULTANTS BS5837:2012 – Trees in Relation to Design, Demolition & Construction CLIENT: DEP D/W/S = Remove Dead Wood & Snags
Physio Cond. = Physiological Condition N= Normal: F = Fair: P = Poor : U = Remove : HCC = Height of Crown Clearance: D/S = Double Stem: M/S = Multi Stem: AS = Aerial Survey
Recommended: DDT = Decay Detection Test Recommended: WLP =Wild Life Potential 1= High: 2 = Moderate: 3 = Poor: AGE CLASS Y= Young: SM = Semi Mature: EM = Early Mature :
M = Mature: OM = Over Mature ERY = Estimated Remaining Years = -10, 10 +, 20+ , 40+: N/W/R = No Work Required at this time. Survey valid until 31/01/2019

Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	R.P.A Radius of a nominal circle (M^2)
04211	Sitka Spruce	14	N: 2 S: 3 E: 3 W: 4	0	27	SM	Fair	Fair	N/W/R	20 +	C 2	**3.2**
212	Sitka Spruce	13	N: 4 S: 3 E: 3 W: 4	1 W	21	SM	Fair	Fair	N/W/R	20 +	C 2	**2.5**
213	Sitka Spruce	14	N: 3 S: 2 E: 3 W: 4.5	1.8 W	29	SM	Fair	Fair	N/W/R	20 +	C 2	**3.5**
214	Sitka Spruce	12	N: 4 S: 4 E: 4 W:4	0	33	SM	Fair	Fair	N/W/R	20 +	C 2	**4.0**
215	Sitka Spruce	12	N: 2 S: 2 E: 2 W: 3	4 W	22	SM	Fair	Fair	N/W/R	20 +	C 2	**2.6**
216	Sitka Spruce	16	N: 4 S: 4 E: 4 W: 4	5 W	31	SM	Fair	Fair	N/W/R	20 +	C 2	**3.7**
217	Sitka Spruce	15	N: 5 S: 4 E: 3 W: 4	6 S	30	SM	Fair	Fair	N/W/R	20 +	C 2	**3.6**
218	Sitka Spruce	12	N: - S: - E: - W: -	0	26	SM	Poor	Dead	**REMOVE**	0	U	**0**
219	Sitka Spruce	15	N: 3 S: 3 E: 3 W: 3	8 W	19	SM	Fair	Fair	N/W/R	20 +	C 2	**2.3**
04220	Sitka Spruce	15	N: 2 S: 2 E: 2 W: 2	8 E	22	SM	Fair	Fair	N/W/R	20 +	C 2	**2.6**

GROUND LEVEL TREE SURVEY : Proposed Development at Rigifa Farm, Cove, Aberdeen DATE OF SURVEY 1, 8 & 9/02/2018 SURVEY No. 465/685 WEATHER: Showery, Dull, Breezy 2 - 6 C
CARRIED OUT BY MACKAY CONSULTANTS BS5837:2012 – Trees in Relation to Design, Demolition & Construction CLIENT: DEP D/W/S = Remove Dead Wood & Snags
Physio Cond. = Physiological Condition N= Normal: F = Fair: P = Poor : U = Remove : HCC = Height of Crown Clearance: D/S = Double Stem: M/S = Multi Stem: AS = Aerial Survey
Recommended: DDT = Decay Detection Test Recommended: WLP =Wild Life Potential 1= High: 2 = Moderate: 3 = Poor: AGE CLASS Y= Young: SM = Semi Mature: EM = Early Mature :
M = Mature: OM = Over Mature ERY = Estimated Remaining Years = -10, 10 +, 20+ , 40+: N/W/R = No Work Required at this time. Survey valid until 31/01/2019

Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	R.P.A Radius of a nominal circle (M^2)
04221	Sitka Spruce	14	N: 3 S: 3 E: 4 W: 4	6 W	32	SM	Fair	Fair	N/W/R	20 +	C 2	3.8
04222	Sitka Spruce D/S	15	N: 4 S: 5 E: 6 W: 5	0	40/20	SM	Fair	Fair	N/W/R	20 +	C 2	7.2

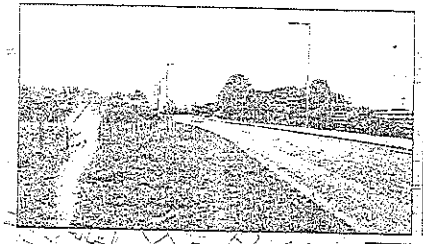
B S Categories		
A	Trees where retention is most desirable	(high category)
B	Trees where retention is desirable	(moderate category)
C	Trees which could be retained	(low category)
U	Trees for removal	(fell category

RIGIFA FARM, COVE, ABERDEEN
FEBRUARY 2018
LIST OF INDIVIDUAL TREES SURVEYED ON SITE **REF 465/865**

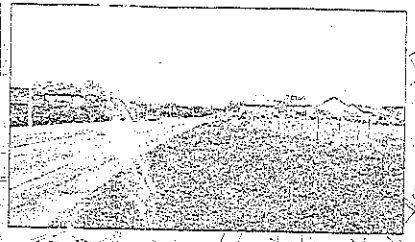
TREE SPECIES		NOS	Wild Life Potential
COMMON ALDER	ALNUS GLUTINOSA	2	2
GOAT WILLOW	SALIX CAPREA	7	3
NORWAY MAPLE	ACER PLATANOIDES	1	2
COMMON BEECH	FAGUS SYVATICA	1	2
SITKA SPRUCE	PICEA SITCHENSIS	128	3
WILD CHERRY	PRUNUS AVIUM	1	1
TOTAL		140	

WILD LIFE POTENTIAL
1 = HIGH
2 = MODERATE
3 = POOR

PHOTOGRAPH LOOKING LEFT FROM EXISTING FIELD ACCESS IN FIELD 1.



PHOTOGRAPH LOOKING RIGHT FROM EXISTING FIELD ACCESS IN FIELD 1.



Existing field access

Existing field access

FIELD 1

FIELD 2

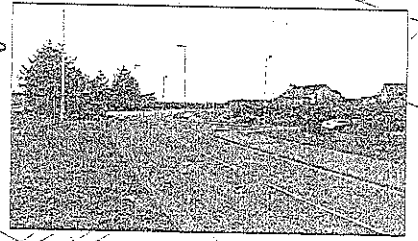
Existing field access

Existing field access

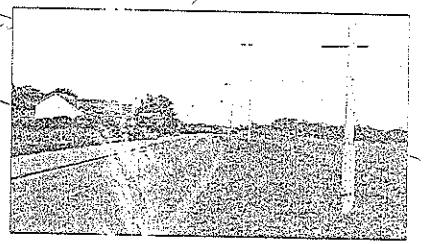
FIELD 3

Main route for Quarry

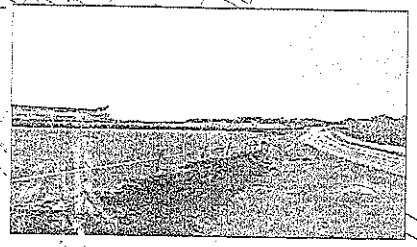
PHOTOGRAPH LOOKING LEFT FROM MID POINT OF ROADSIDE BOUNDARY FIELD 2.



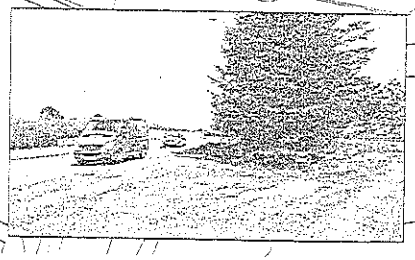
PHOTOGRAPH LOOKING RIGHT FROM MID POINT OF ROADSIDE BOUNDARY FIELD 2.

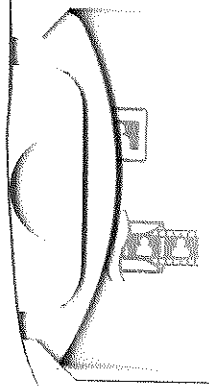


PHOTOGRAPH LOOKING LEFT FROM POINT INDICATED ON ROADSIDE BOUNDARY FIELD 3.



PHOTOGRAPH LOOKING RIGHT FROM POINT INDICATED ON ROADSIDE BOUNDARY FIELD 3.





47 Victoria Street, Aberdeen, AB10 1QA
T: (01224) 639095 F: (01224) 637256
E: mail@mharchitects.com W: www.mharchitects.com

RESIDENTIAL DEVELOPMENT

RIGIFA FARM
COVE, ABERDEEN

Site Photos - Road Visibility

Scale	1:5000@A3
Status	DRAFT
Date	Apr 2017
Drawn by	AHT
Project No	2064
Drawing No	L(00)112

TITLE : Rigifa Farm, Cove, Aberdeenshire

WOODLAND SURVEY – BS 5837:2012 TREES IN RELATION TO Design, Demolition & Construction RECOMMENDATIONS **DATE12/02/18 Woodland Block A** **REF 707/907**

SPECIES APPROX NOS	Approx Heights M	Approx Diameter Cm At 1.5M	Age /Class	General Condition/ Remarks	Approximate tree numbers	Recommendations	BS CAT
Sycamore	4	5	Y	F/V	1	N/W/R	C
Common Silver Birch	3 – 6	8 – 25	SM	F/V	30	N/W/R	C
Hawthorn	1 – 4	3 – 5	Y	F/V	3	N/W/R	C
Common Alder	5 – 11	6 – 20	S	F/V	8	N/W/R	C
Wych Elm	2 -5	6 – 20	SM	F/V	25	N/W/R	C
Common Beech	2 – 4	6 – 12	Y	F/V	110	N/W/R	B
Common Ash	8 – 10	15 – 20	SM	F/V	5	N/W/R	C
Whitebeam	2 – 4	8 – 10	Y	F/V	7	N/WR	C
Wild Cherry	6 - 8	8 - 10	Y	F/V	3	N/W/R	C

UNDERSTOREY –

Grasses	Brambles	Common Gorse	Ramanas Roses	
Creeping Buttercup	Common Broom	Snowdrops	Fox gloves	

Y = Young

SM = Semi - Mature

M = Mature

M/S = MULTI STEM: D/S = DOUBLE STEM : Y = YOUNG: M = MATURE F/V = FAIR VIGOUR N/W/R = No Work Required at this time

B S CATEGORIES

A	**Trees where retention is most desirable**	**(high category)**
B	**Trees where retention is desirable**	**(moderate category)**
C	**Trees which could be retained**	**(low category)**
U	**Trees which should be removed**	**(fell category**

TITLE : Rigifa Farm, Cove, Aberdeenshire **DATE12/02/18** **Woodland Block B**

WOODLAND SURVEY -- BS 5837:2012 TREES IN RELATION TO Design, Demolition &Construction RECOMMENDATIONS **REF 707/907**

SPECIES APPROX NOS	Approx Heights M	Approx Diameter Cm At 1.5M	Age /Class	General Condition/ Remarks	Approximate tree numbers	Recommendations	BS CAT
Sycamore	4	6 – 8	Y	F/V	3	N/W/R	C
Whitebeam	3	6 – 8	Y	F/V	2	N/W/R	C
Common Ash	8	15	SM	F/V	1	N/W/R	C
Blackthorn	2	4 - 6	Y	F/V	2	N/W/R	C

UNDERSTOREY –

Grasses	Brambles	Common Gorse	Grasses	Lesser Hogweed	

Y = Young **Y = Young**

SM = Semi - Mature **SM = Semi - Mature**

M = Mature **M = Mature**

M/S = MULTI STEM: D/S = DOUBLE STEM : Y = YOUNG: M = MATURE F/V = FAIR VIGOUR N/W/R = No Work Required at this time

B S CATEGORIES

A	**Trees where retention is most desirable**	**(high category)**
B	**Trees where retention is desirable**	**(moderate category)**
C	**Trees which could be retained**	**(low category)**
U	**Trees which should be removed**	**(fell category**

TITLE : Rigifa Farm, Cove, Aberdeenshire **DATE12/02/18** **Woodland Block C**

WOODLAND SURVEY -- BS 5837:2012 TREES IN RELATION TODesign, Demolition & Construction RECOMMENDATIONS **REF 707/907**

SPECIES APPROX NOS	Approx Heights M	Approx Diameter Cm At 1.5M	Age /Class	General Condition/ Remarks	Approximate tree numbers	Recommendations	BS CAT
Sycamore	2- 6	8 – 10	Y	F/V	16	N/W/R	C
Common Silver Birch	8 – 10	12 – 15	SM	F/V	12	N/W/R	C
Common Alder	7	10	Y	F/V	1	N/W/R	C
Wych Elm	10 – 12	10 – 15	SM	F/V	7	N/W/R	C
Common Beech	6 – 8	10 – 12	SM	F/V	16	N/W/R	B
Common Ash	10	12	SM	F/V	1	N/W/R	C
Whitebeam	4 – 6	8 – 10	Y	F/V	3	N/WR	C
Common Larch	4 – 9	6 – 12	Y	F/V	17	N/W/R	C
Sitka Spruce	6 - 9	8 - 24	SM		84	Thin out by 5% and lift canopy to 1.2M to balance of trees	C

UNDERSTOREY –

Grasses	Brambles	Common Gorse			
Creeping Buttercup	Common Broom	Snowdrops	Fox gloves		

Y = Young
SM = Semi - Mature
M = Mature

M/S = MULTI STEM: D/S = DOUBLE STEM : Y = YOUNG: M = MATURE F/V = FAIR VIGOUR N/W/R = No Work Required at this time

B S CATEGORIES

A	Trees where retention is most desirable	(high category)
B	Trees where retention is desirable	(moderate category)
C	Trees which could be retained	(low category)
U	Trees which should be removed	(fell category

TITLE : Rigifa Farm, Cove, Aberdeenshire **DATE12/02/18** **Woodland Block D**

WOODLAND SURVEY -- BS 5837:2012 TREES IN RELATION TO Design, Demolition & Construction RECOMMENDATIONS **REF 707/907**

SPECIES APPROX NOS	Approx Heights M	Approx Diameter Cm At 1.5M	Age /Class	General Condition/ Remarks	Approximate tree numbers	Recommendations	BS CAT
Sycamore	5 – 10	4 – 12	Y	F/V	18	N/W/R	C
Common Silver Birch	6 – 8	6 – 8	Y	F/V	3	N/W/R	C
Common Alder	6 – 10	6 – 20	SM	F/V	3	N/W/R	C
Wych Elm	4 – 10	8 – 22	SM	F/V	43	N/W/R	C
Common Beech	4 – 9	6 – 12	Y	F/V	46	N/W/R	B
Common Ash	8 – 10	10 – 20	SM	F/V	5	N/W/R	C
Whitebeam	4 - 6	6 – 10	Y	F/V	2	N/W/R	C
Wild Cherry	6 - 8	4 - 8	Y	F/V	9	N/W/R	C

UNDERSTOREY –

Grasses	Brambles	Common Rush	Ferns	

Y = Young
SM = Semi - Mature
M = Mature

M/S = MULTI STEM: D/S = DOUBLE STEM : Y = YOUNG: M = MATURE F/V = FAIR VIGOUR N/W/R = No Work Required at this time

B S CATEGORIES

A	**Trees where retention is most desirable**	**(high category)**
B	**Trees where retention is desirable**	**(moderate category)**
C	**Trees which could be retained**	**(low category)**
U	**Trees which should be removed**	**(fell category**

TITLE : Rigifa Farm, Cove, Aberdeenshire

WOODLAND SURVEY -- BS 5837:2012 TREES IN RELATION TO Design, Demolition & Construction RECOMMENDATIONS **DATE12/02/18 Woodland Block E** **REF 707/907**

SPECIES APPROX NOS	Approx Heights M	Approx Diameter Cm At 1.5M	Age /Class	General Condition/ Remarks	Approximate tree numbers	Recommendations	BS CAT
Common Silver Birch	2 – 4	8 - 10	Y	F/V	5	N/W/R	C
Hawthorn	2 – 4	6 - 8	Y	F/V	7	N/W/R	C
Common Alder	6 – 8	8 - 10	Y	F/V	4	N/W/R	C
Common Beech	2 – 4	6 – 8	Y	F/V	14	N/W/R	B
Common Ash	2 – 4	6 - 8	Y	F/V	3	N/W/R	C
Wild Cherry	2 – 4	6 – 8	Y	F/V	3	N/W/R	C
Common Elder	2 - 4	6 - 8	Y	F/V	23	N/W/R	C
UNDERSTOREY –							
Grasses	Brambles	Ferns					

B S CATEGORIES

Y = Young

SM = Semi - Mature

M = Mature

M/S = MULTI STEM: D/S = DOUBLE STEM : Y = YOUNG: M = MATURE F/V = FAIR VIGOUR N/W/R = No Work Required

B S CATEGORIES

A	Trees where retention is most desirable	(high category)
B	Trees where retention is desirable	(moderate category)
C	Trees which could be retained	(low category)
U	Trees which should be removed	(fell category

LANDSCAPE CONSULTANTS

ANGUS MACKAY

DEP Landscape Initiatives
17 Bidders Gait
Lanark
ML11 9FG

17 February 2017.

Our Ref 707/907

FAO MR STEVEN BRIDGE **PRINCIPAL LANDSCAPE ARCHITECT**

Dear Sir

PROPOSED DEVELOPMENT AT RIGIFA FARM, ABERDEEN
VISUAL TREE ASSESSMENT/GROUND LEVEL TREE SURVEY BS 5837:2012 -- TREES IN RELATION TO DESIGN, DEMOLITION & CONSTRUCTION

We have now carried out a Ground Level Tree Survey/ Woodland surveys to all trees shown on drawing at the above site, and the report on our findings is now attached.
The findings and recommendations in this report are valid for a period of 12 Months (i.e 31/01 2019). Trees are living organisms, and as such are subject to change – it is recommended that trees be inspected on an annual basis for reasons of safety.
The findings relate to the site, as it exists at present, and to the current levels and pattern of use. The degree of risk and hazard may alter should these aspects change.

Whilst every effort has been made to detect defects of trees within the survey area, no guarantee can be given as to the absolute safety or otherwise of any individual tree. Extreme climatic conditions can cause damage to apparently healthy trees. It is strongly recommended that the trees are inspected at regular intervals for reasons of safety.

This report has been prepared for the sole use of DEP Landscape Initiatives and their appointed agents. Any reference or reliance to this report or information therein by any other party is done so entirely at their own risk. No work should commence before permission from the Local Authority is granted

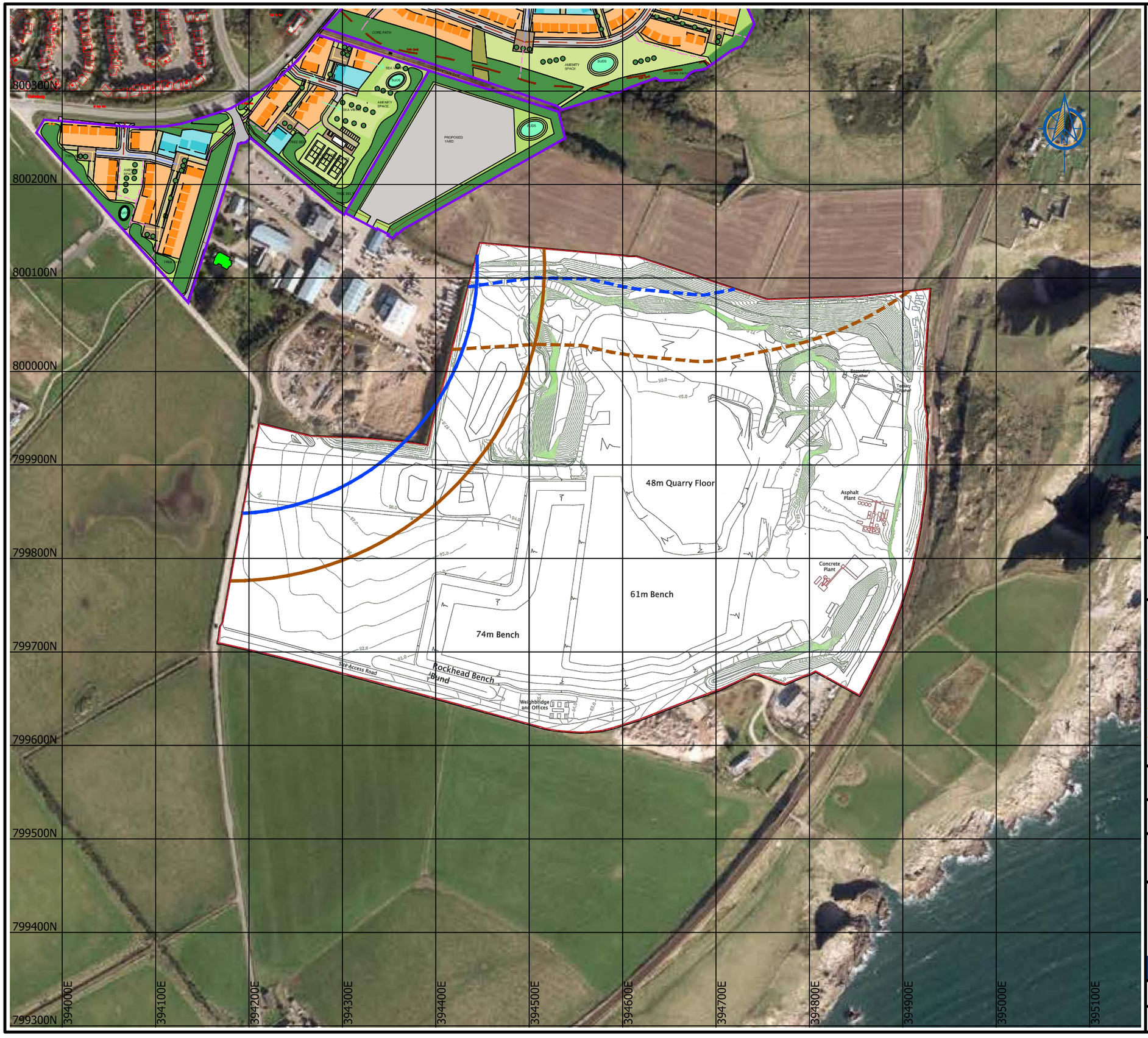
I trust this is satisfactory, but if you require any further information please do not hesitate to contact me

Yours faithfully,

[redacted]

Angus Mackay
Landscape Consultants

PROJECT MANAGEMENT · HORTICULTURE & ARBORICULTURE ADVISORY SERVICE
ANGUS MACKAY, D.H.E., I.D.T., M.I.O.G., Cert. Arbor. 28 Ballater Drive, Bearsden, Glasgow G61 1BX
Tel/Fax: 0141-942 7530 Mobile: 07860 836719
E-Mail: angus@mackayconsultants.com Website: www.mackayconsultants.com
V.A.T. No. 481 7451 32



LEGEND

- Housing development boundary
- Mainstream housing
- Affordable housing
- Quarry boundary
- Rigifa House Farm
- 50kg explosive loading (for Rigifa Farm House)
- 80kg explosive loading (for Rigifa Farm House)
- 50kg explosive loading (for new housing development)
- 80kg explosive loading (for new housing development)

NOTES

- Quarry Plan, Aerial Photograph and Housing Development Plan supplied by MacTaggart & Mickel

Version	Revision and compilation notes	Date
A	Draft	08.01.2018

Client
MacTaggart & Mickel

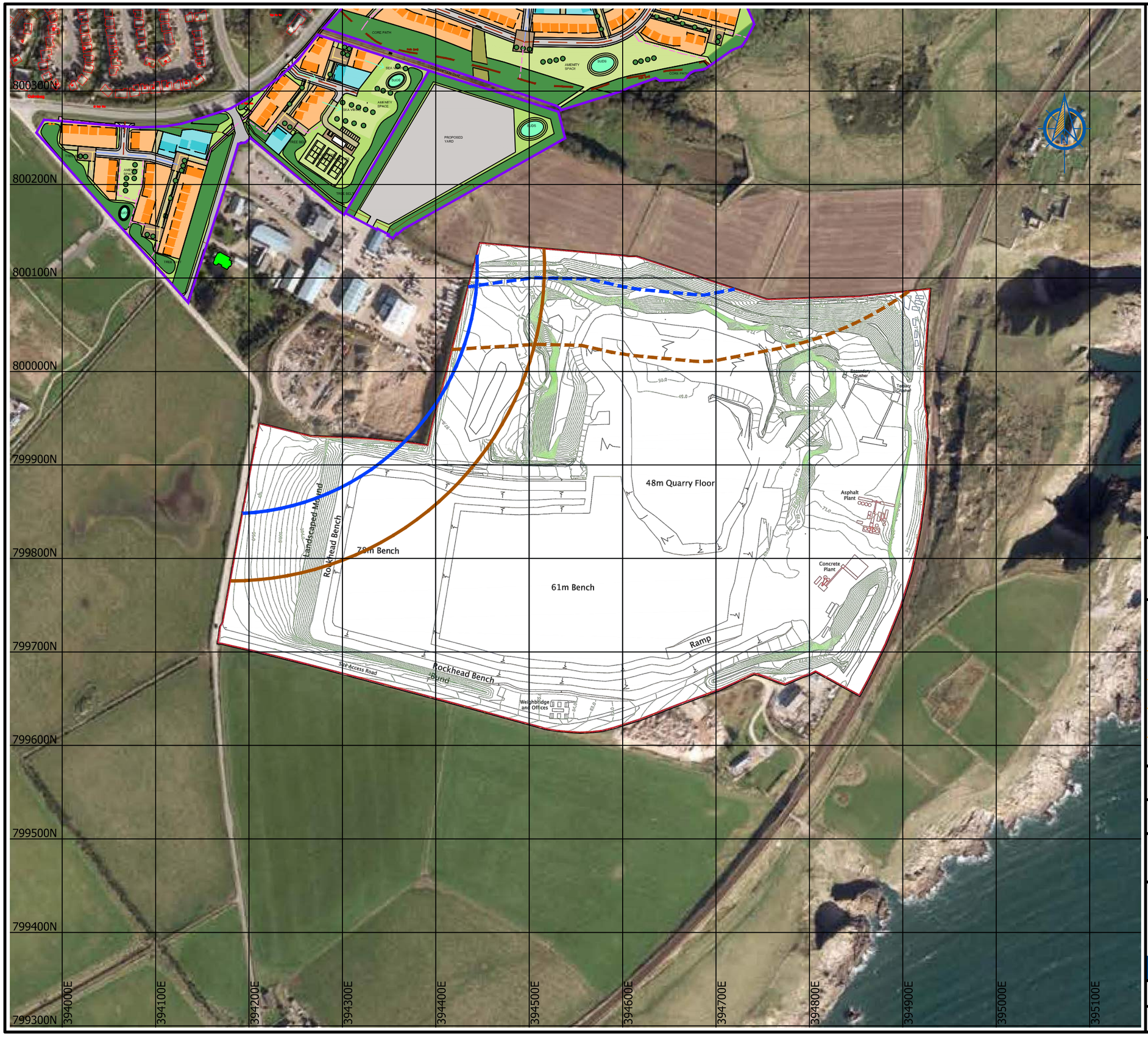
Project
Black Hills Quarry Vibration Impact Assessment

Phase 1 development

BLAST LOG Ltd
design, performance & compliance
Upton House
Market Street, Charlbury
Oxford OX7 3PJ
United Kingdom
tel +44 (0)1608 810374
fax +44 (0)1608 810093
e-mail info@blastlog.co.uk
web www.blastlog.co.uk

Date	Drawn	Checked	Scale
08.01.2018	SH/DJM	unchecked	1:4000 @ A3

Drawing Ref	Drawing No	Version
ZRIGIFA1712	1	A



LEGEND

- Housing development boundary
- Mainstream housing
- Affordable housing
- Quarry boundary
- Rigifa House Farm
- 50kg explosive loading (for Rigifa Farm House)
- 80kg explosive loading (for Rigifa Farm House)
- 50kg explosive loading (for new housing development)
- 80kg explosive loading (for new housing development)

NOTES

- Quarry Plan, Aerial Photograph and Housing Development Plan supplied by MacTaggart & Mickel

Version	Revision and compilation notes	Date
A	Draft	08.01.2018

Client
MacTaggart & Mickel

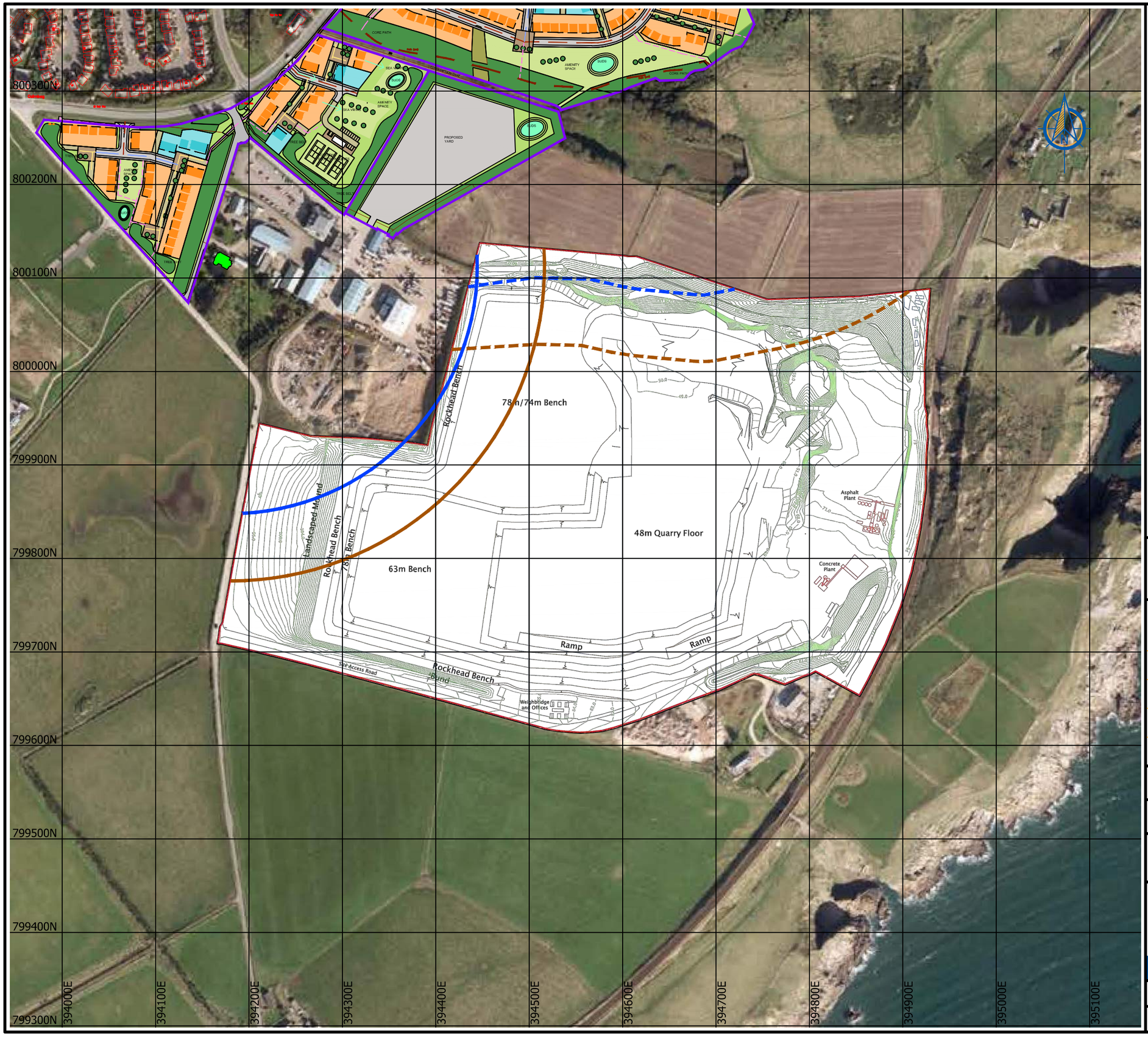
Project
Black Hills Quarry Vibration Impact Assessment

Phase 2 development

BLAST LOG Ltd
design, performance & compliance
Upton House
Market Street, Charlbury
Oxford OX7 3PJ
United Kingdom
tel +44 (0)1608 810374
fax +44 (0)1608 810093
e-mail info@blastlog.co.uk
web www.blastlog.co.uk

Date	Drawn	Checked	Scale
08.01.2017	SH/DJM	unchecked	1:4000 @ A3

Drawing Ref	Drawing No	Version
ZRIGIFA1712	2	A



LEGEND

- Housing development boundary
- Mainstream housing
- Affordable housing
- Quarry boundary
- Rigifa House Farm
- 50kg explosive loading (for Rigifa Farm House)
- 80kg explosive loading (for Rigifa Farm House)
- 50kg explosive loading (for new housing development)
- 80kg explosive loading (for new housing development)

NOTES

- Quarry Plan, Aerial Photograph and Housing Development Plan supplied by MacTaggart & Mickel

Version	Revision and compilation notes	Date
A	Draft	08.01.2018

Client
MacTaggart & Mickel

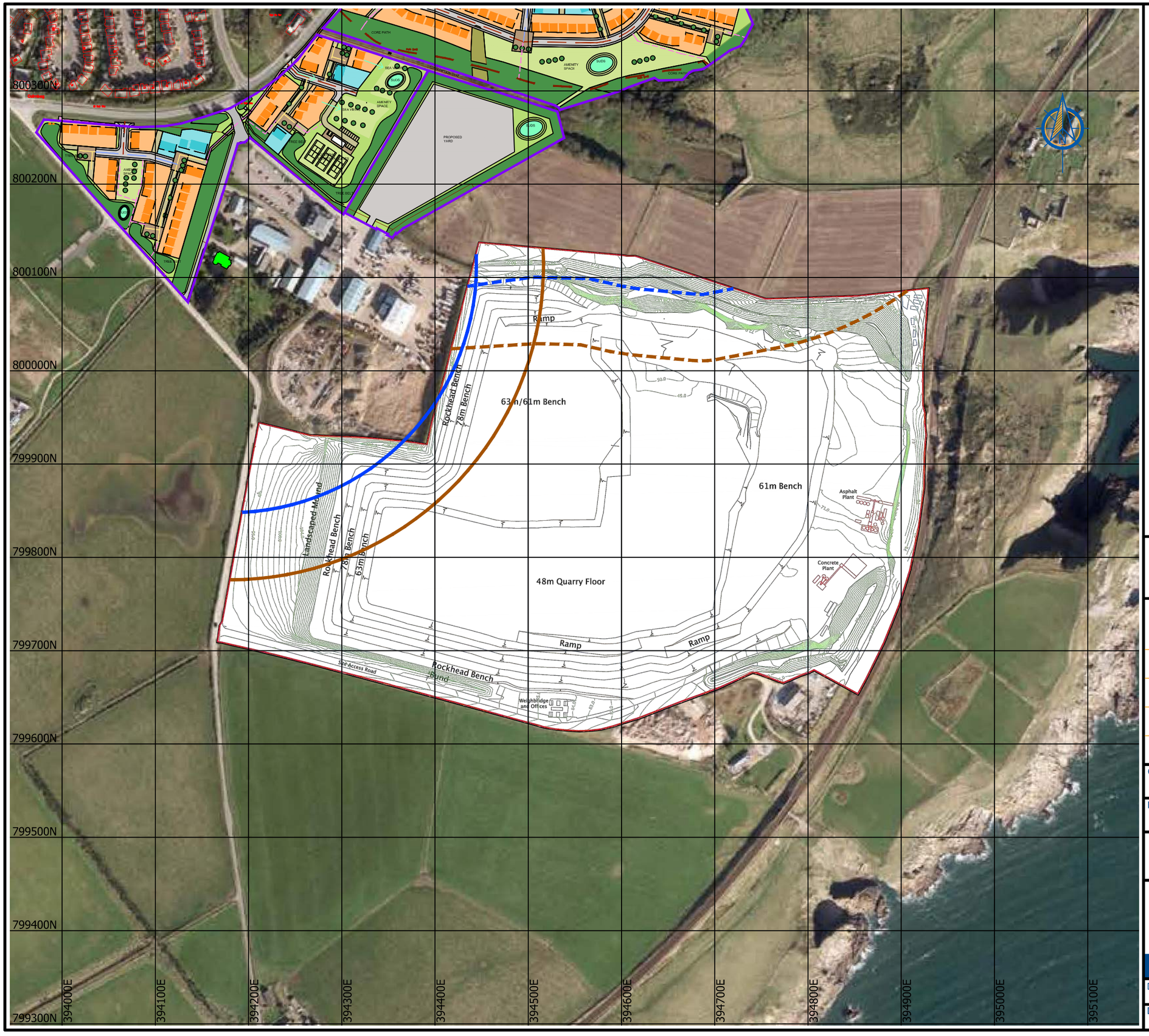
Project
Black Hills Quarry Vibration Impact Assessment

Phase 3 development

BLAST LOG Ltd
design, performance & compliance
Upton House
Market Street, Charlbury
Oxford OX7 3PJ
United Kingdom
tel +44 (0)1608 810374
fax +44 (0)1608 810093
e-mail info@blastlog.co.uk
web www.blastlog.co.uk

Date	Drawn	Checked	Scale
08.01.2018	SH/DJM	unchecked	1:4000 @ A3

Drawing Ref	Drawing No	Version
ZRIGIFA1712	3	A



LEGEND

- Housing development boundary
- Mainstream housing
- Affordable housing
- Quarry boundary
- Rigifa House Farm
- 50kg explosive loading (for Rigifa Farm House)
- 80kg explosive loading (for Rigifa Farm House)
- 50kg explosive loading (for new housing development)
- 80kg explosive loading (for new housing development)

NOTES

- Quarry Plan, Aerial Photograph and Housing Development Plan supplied by MacTaggart & Mickel

Version	Revision and compilation notes	Date
A	Draft	08.01.2018

Client
MacTaggart & Mickel

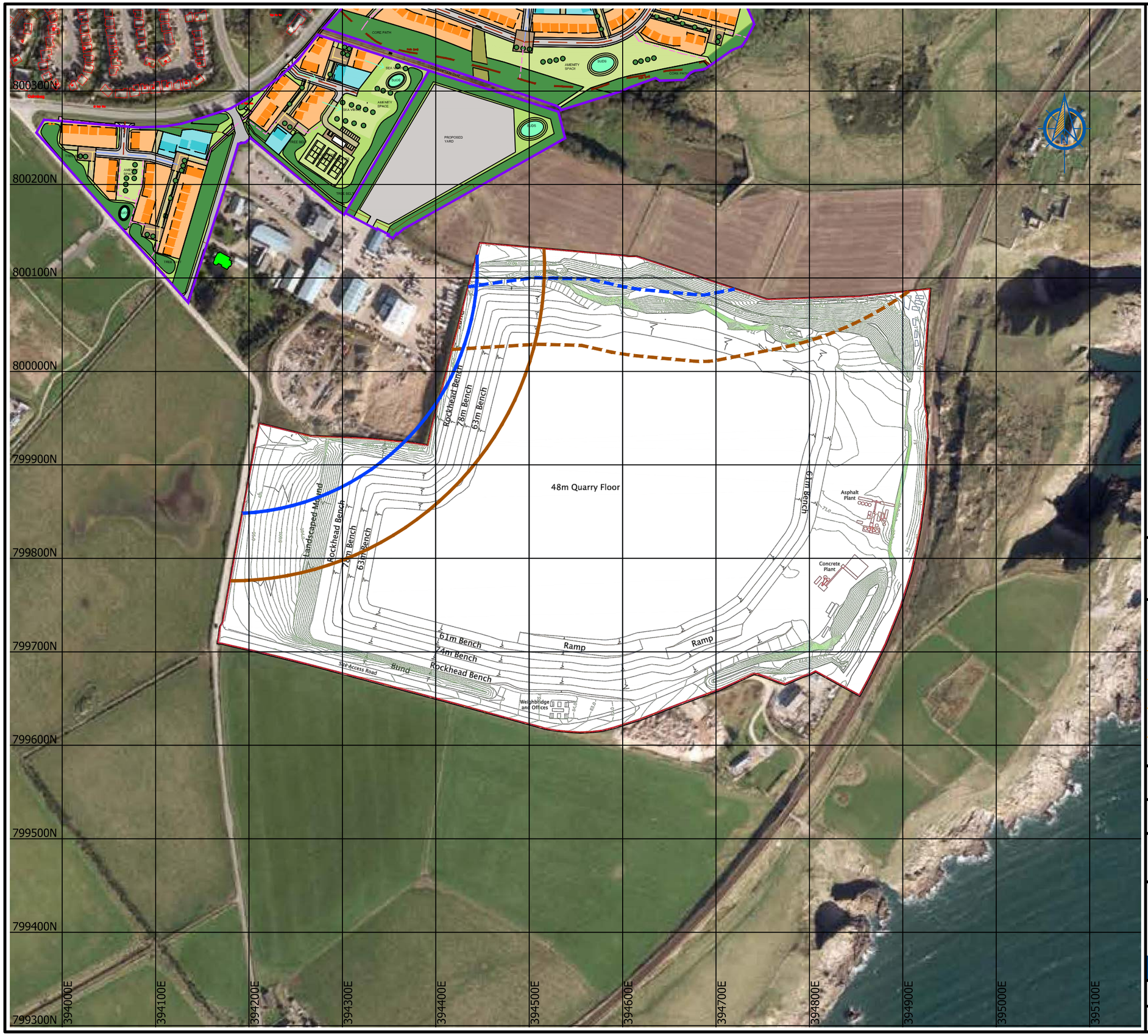
Project
Black Hills Quarry Vibration Impact Assessment

Phase 4 development

BLAST LOG Ltd
design, performance & compliance
Upton House
Market Street, Charlbury
Oxford OX7 3PJ
United Kingdom
tel +44 (0)1608 810374
fax +44 (0)1608 810093
e-mail info@blastlog.co.uk
web www.blastlog.co.uk

Date	Drawn	Checked	Scale
08.01.2018	SH/DJM	unchecked	1:4000 @ A3

Drawing Ref	Drawing No	Version
ZRIGIFA1712	4	A



LEGEND

- Housing development boundary
- Mainstream housing
- Affordable housing
- Quarry boundary
- Rigifa House Farm
- 50kg explosive loading (for Rigifa Farm House)
- 80kg explosive loading (for Rigifa Farm House)
- 50kg explosive loading (for new housing development)
- 80kg explosive loading (for new housing development)

NOTES

- Quarry Plan, Aerial Photograph and Housing Development Plan supplied by MacTaggart & Mickel

Version	Revision and compilation notes	Date
A	Draft	08.01.2018

Client
MacTaggart & Mickel

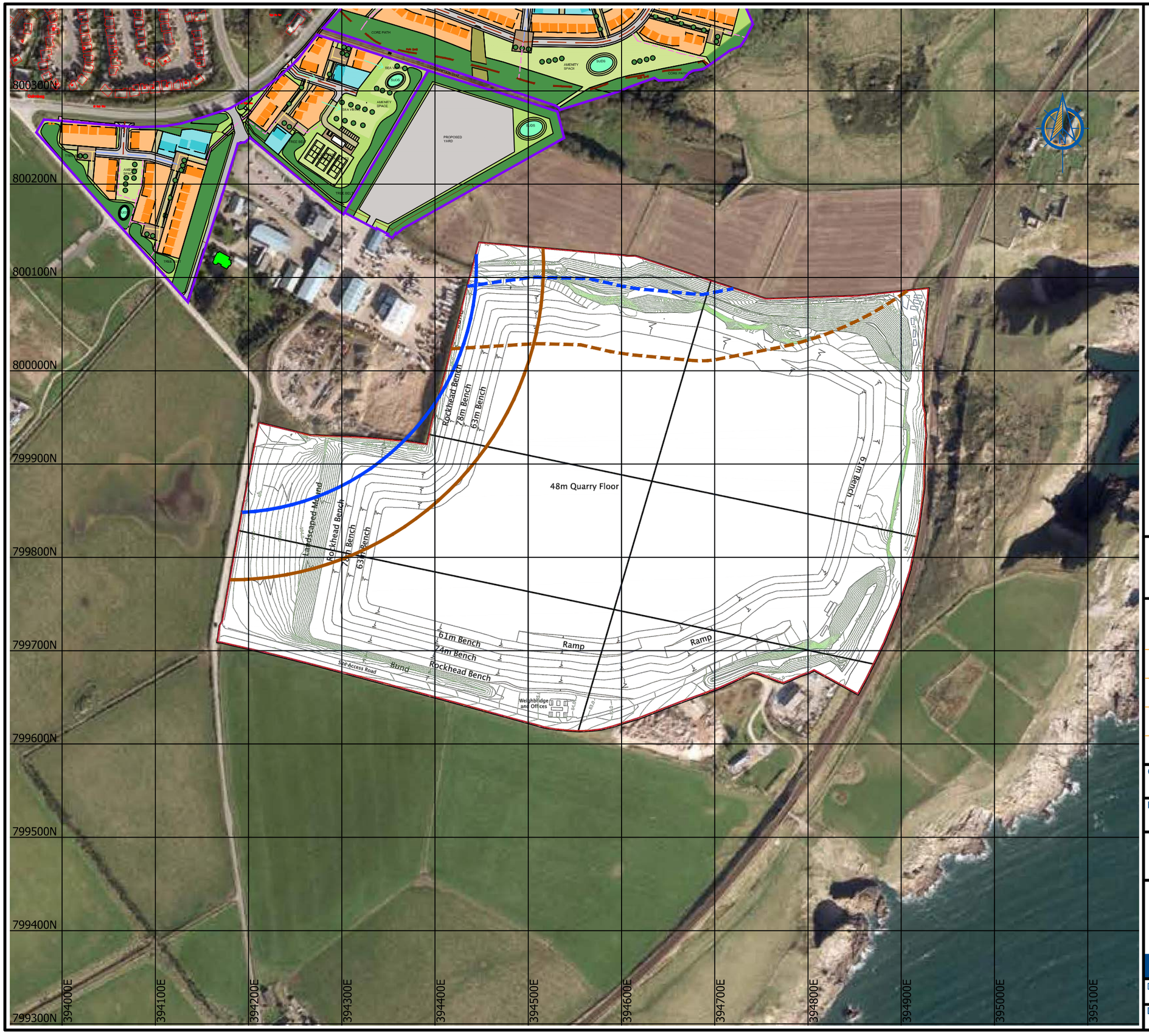
Project
Black Hills Quarry Vibration Impact Assessment

Phase 5 development

BLAST LOG Ltd
design, performance & compliance
Upton House
Market Street, Charlbury
Oxford OX7 3PJ
United Kingdom
tel +44 (0)1608 810374
fax +44 (0)1608 810093
e-mail info@blastlog.co.uk
web www.blastlog.co.uk

Date	Drawn	Checked	Scale
08.01.2018	SH/DJM	unchecked	1:4000 @ A3

Drawing Ref	Drawing No	Version
ZRIGIFA1712	5	A



LEGEND

- Housing development boundary
- Mainstream housing
- Affordable housing
- Quarry boundary
- Rigifa House Farm
- 50kg explosive loading (for Rigifa Farm House)
- 80kg explosive loading (for Rigifa Farm House)
- 50kg explosive loading (for new housing development)
- 80kg explosive loading (for new housing development)

NOTES

- Quarry Plan, Aerial Photograph and Housing Development Plan supplied by MacTaggart & Mickel

Version	Revision and compilation notes	Date
A	Draft	08.01.2018

Client
MacTaggart & Mickel

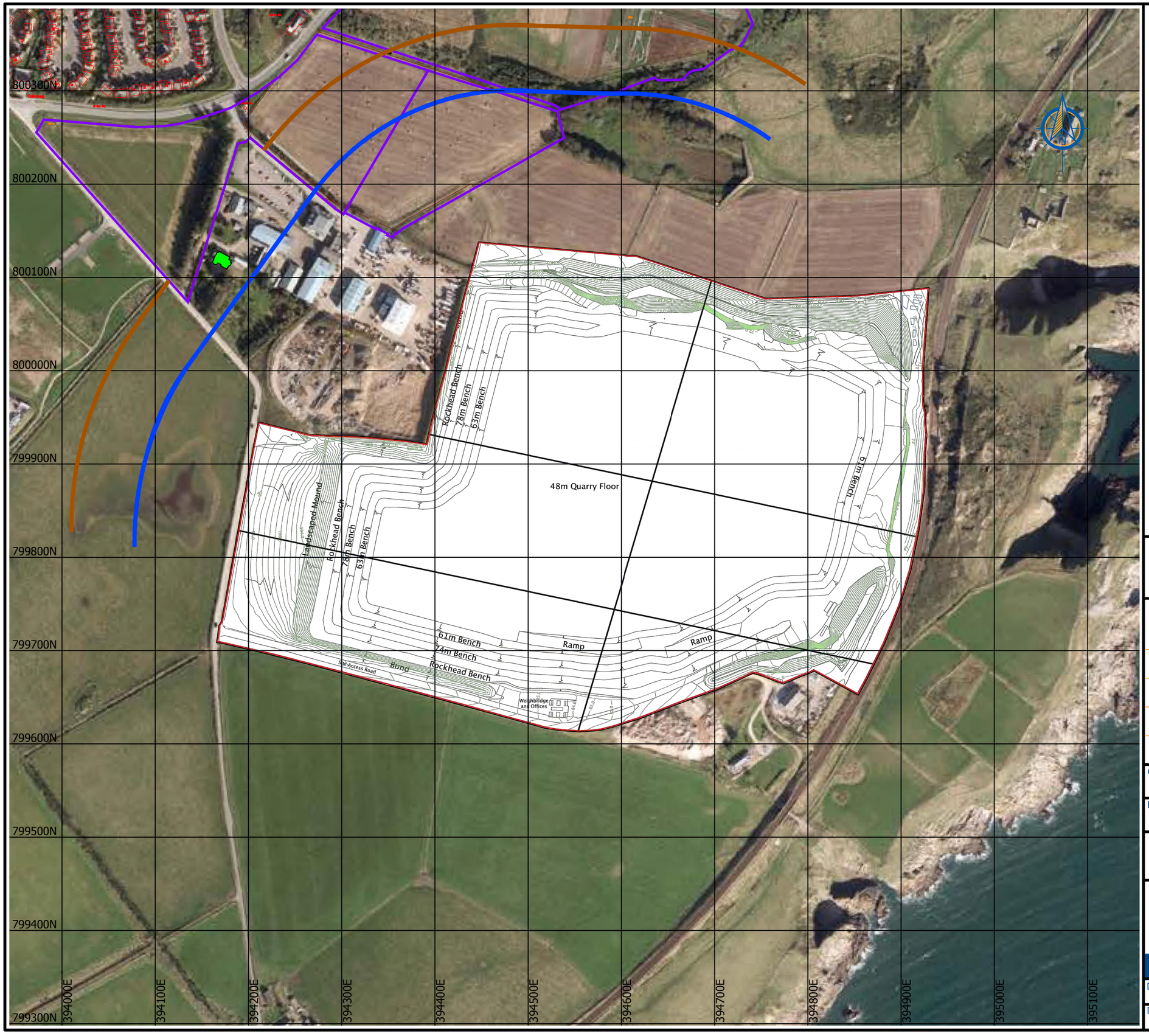
Project
Black Hills Quarry Vibration Impact Assessment

Phase 6 development

BLAST LOG Ltd
design, performance & compliance
Upton House
Market Street, Charlbury
Oxford OX7 3PJ
United Kingdom
tel +44 (0)1608 810374
fax +44 (0)1608 810093
e-mail info@blastlog.co.uk
web www.blastlog.co.uk

Date	Drawn	Checked	Scale
08.01.2018	SH/DJM	unchecked	1:4000 @ A3

Drawing Ref	Drawing No	Version
ZRIGIFA1712	6	A



LEGEND

- Housing development boundary
- Quarry boundary
- Rigifa House Farm
- Vibration level of 6mm/s at 95% confidence level from 50kg explosives
- Vibration level of 6mm/s at 95% confidence level from 80kg explosives

NOTES

- Quarry Plan, Aerial Photograph and Housing Development Plan supplied by MacTaggart & Mickel

Version	Revision and compilation notes	Date
A	Draft	23.05.2018

Client
MacTaggart & Mickel

Project
Black Hills Quarry Vibration Impact Assessment

Prediction of 6mm/s vibration level at a 95% confidence level

BLAST LOG Ltd
design, performance & compliance
Upton House
Market Street, Charlbury
Oxford OX7 3PJ
United Kingdom
tel +44 (0)1608 810374
fax +44 (0)1608 810093
e-mail info@blastlog.co.uk
web www.blastlog.co.uk

Date	Drawn	Checked	Scale
23.05.2018	SH/DJM	unchecked	1:4000 @ A3

Drawing Ref	Drawing No	Version
ZRIGIFA1712	7	A

Aberdeen Local Development Plan review
Pre-Main Issues Report Consultation

Land at Rigifa Farm, Cove
Transport and Access Appraisal Report

May 2018

Prepared for:

Mactaggart & Mickel Homes Limited

Prepared by:

Transport Planning Ltd
93 George Street
EDINBURGH
EH2 3ES

www.tranplanworld.co.uk

Contents Page

1. INTRODUCTION

Background

1.1 Transport Planning Ltd has been appointed to advise on transport-related issues associated with the potential allocation for residential development of land to the south of Cove Road in Aberdeen City Council's (ACC's) review of their adopted Local Development Plan (LDP).

Report content

1.2 Following this introduction, the remainder of the report will consider the following:

- Existing Transport Network: describes the existing transport infrastructure in and around the potential allocation site; and
- Potential for Development on Allocation Site: provides information on the potential development area in terms of its potential links to the existing transport network and any associated transport infrastructure.
- Conclusions.

2. EXISTING TRANSPORT NETWORK

Introduction

2.1 This section of the report discusses the existing transport network surrounding the site. The transport network has been considered using the following hierarchy as described in Scottish Planning Policy (SPP):

- pedestrians;
- cyclists;
- public transport; and
- private car.

2.2 Figure 1 in Appendix A shows the location of the proposed allocation site and Figure 2 in Appendix A shows the surrounding transport network. The site is bounded to the north by Cove Road, to the east by existing houses served from Cove Crescent, to the south by a quarry and to the west by an existing road leading southward from Cove Road.

Pedestrians and cyclists

2.3 There is a footway on the northern side of Cove Road as it passes the proposed allocation site. This footway provides a link to existing residential areas served to the north of Cove Road. There is a footway on the southern side of Cove Road, but its western extent is at the western edge of the existing houses served by Creel Road immediately to the east of the proposed allocation site.

Footway on northern side of Cove Road

2.4 The footway on the northern side of Cove Road links with the footways on each side of Charleston Drive and Charleston Road. Charleston Road provides a link

northwards towards the A956 Wellington Road and a local centre. It also provides a route to Charleston Primary School, which would be around a three-minute walk from the northernmost edge of the proposed allocation site.

2.5 Core Path 78 leads southwards from Cove Road and passes through the proposed allocation site. A copy of the Core Path plan is provided in Appendix B. Core Path 78 provides a route to the residential areas served from Cove Crescent and Cove Gardens and emerges on Cove Road at the junction with Loriston Road, where there is a local shop. It would be around an 11-minute walk (around 950m) from the eastern edge of the proposed allocation site to this shop.

Core Path 78 to south of Cove Road

2.6 A shared-use pedestrian and cycle path leads from the north of Cove Road (in the vicinity of where Core Path 78 meets it) and emerges onto Charleston Drive around 130m north of its junction with Cove Road. This would provide a more direct route for pedestrians between the part of the proposed development north of Core Path 78 and the existing residential area served from Charleston Drive.

Shared-use path north of Cove Road

2.7 A shared-use pedestrian and cycle path runs from the road forming the western boundary of the proposed allocation site westwards to the Aberdeen Gateway business park to the west. This path starts on the opposite side of the road from the southwestern corner of the proposed allocation site and emerges on Gateway Drive at the eastern edge of the business park. It would be around a three-minute walk from the southwestern corner of the proposed allocation site to the business park using this route.

2.8 Cove Road forms part of National Cycle Network (NCN) Route 1, which is a long-distance route linking Dover and the Shetland Islands via the east coast of England and Scotland. More local to the proposed allocation site it links Portlethen with Cove and Aberdeen city centre. It runs on-street on Cove Road and on the road running to the south of Cove Road and which forms the western boundary of the proposed allocation site.

2.9 ACC and Aberdeen Cycle Forum produce maps showing cycle routes in the city and a copy of the map for the area around the proposed allocation site is provided in Appendix B. The map shows the route of NCN Route 1 in the area and also recommended cycle routes, such as the segregated path leading from Cove Road (around 380m east of the norther edge of the proposed allocation site) and emerging on Langdykes Road, from where paths lead to the Altens industrial area.

Bus services

2.10 The section of Cove Road passing the proposed development is Served by First's service number 3. This routes along Cove Road in both directions and does a clockwise loop around Charleston Drive. The route services Mastrick, Aberdeen Royal Infirmary, Bridge Street and Guild Street in Aberdeen City Centre, Nigg and Cove. It operates every 10 minutes during weekday daytimes, every 12 minutes during Saturday daytimes and every 30 minutes during Sunday daytimes and Monday to Sunday evenings.

2.11 The nearest bus stops to the proposed allocation site are on Cove Road around 100m to the west of the western edge of the proposed allocation site (for westbound services) and at the northern edge of the proposed allocation site (for eastbound services).

2.12 Further bus services are available serving stops on Charleston Road within around 100m of its junction with Cove Road. These stops are served by First's 18 service which serves Dyce, Danestone, Tillydrone Road, Aberdeen city centre, Kincorth, Redmoss and Charleston. It operates every 20 minutes Monday to Saturday daytime until the early evening.

Private car

2.13 Near to the proposed allocation site, Cove Road is a single carriageway road with one lane in each direction, although with localised widening to form right turn lanes at its junction with Charleston Road. It provides a route from Cove to Wellington Road and onwards to the A956 and the A90 at the Charleston interchange. It is covered by street lighting and has a 30mph speed limit, although this reduces to 20mph around the junction with Charleston Road given the proximity to the primary school.

Summary

2.14 The information above shows that the surrounding transport network includes facilities for pedestrians (in the form of the footways on Cove Road and Charleston Road and the Core Path network), cyclists (in the form of NCN Route 1) and bus passengers (in the form of the 3 and 18 services on Cove Road).

3. POTENTIAL FOR DEVELOPMENT ON ALLOCATION SITE

Introduction

3.1 This section of the report provides initial comments on potential transport issues associated with the proposed allocation site.

Development layout

3.2 An indicative layout of development on the proposed allocation site is shown in Appendix B. It shows potential development in three parcels, each with their own access onto Cove Road. Indicative layouts for these accesses are shown in drawings SK001, 002 and 003 in Appendix B. Each of these drawings show that visibility splays of 4.5m by 90m can be provided onto Cove Road.

3.3 The indicative layout also shows that an additional vehicle access could be provided between the northern portion of development on the proposed allocation site and Creel Place in the existing development to the north. The 3 bus service currently routes along Cove Crescent, from which Creel Place is accessed, so it may be possible to reroute the 3 service along Creel Place and through the northern part of the proposed allocation site onto Cove Road, subject to the agreement of the bus operator and the roads being to an appropriate standard.

3.4 The existing Core Path would be incorporated into the layout of the northern portion of the proposed allocation site with footpath connections between development on this portion and the Core Path. A footway would be provided along the southern edge of Cove Road as it passes the frontage of the proposed allocation site. A footway would also be provided along part of the western portion of the proposed allocation site, where it fronts onto the existing road. This would link with the footpaths within this portion and provide a route for pedestrians to the path to the west leading to Aberdeen Gateway business park.

Transport demand

3.5 Data from the 2011 census was inspected to understand the mode of travel to work or study from residents of the existing houses adjoining the proposed allocation site. The data from the census relates to 'All people aged 4 and over who are studying or aged 16 to 74 in employment in the week before the census' and hence includes schoolchildren. That data is summarised in Table 3.1 below.

TABLE 3.1: DATA FROM CENSUS ON MODE OF TRAVEL TO WORK OR STUDY

	Proportion using mode							
Train	**Bus, minibus or coach**	**Taxi or minicab**	**Driving a car or van**	**Passenger in a car or van**	**Motorcycle, scooter or moped**	**Bicycle**	**On foot**	**Other**
0%	13%	1%	57%	13%	1%	2%	10%	4%

3.6 The data in Table 3.1 above shows that slightly over half of residents of the existing houses to the north of the proposed allocation site drive on their journey to or from work or study, with around a quarter choosing to walk or catch a bus for that journey.

3.7 Should the proposed allocation site be allocated for residential development, then any subsequent planning application would be accompanied by a Transport Statement or Assessment which would consider the likely transport demand arising from the development and assess the effects of this on the surrounding transport network. This assessment would include a detailed analysis of the operation of the key junctions on the surrounding road network.

4. CONCLUSIONS

4.1 This report has shown that the proposed allocation site is well-situated for access to the surrounding transport network, including access by foot to key destinations such as Charleston Primary School. Satisfactory vehicle accesses can be provided. It is considered therefore that there are no transport-related reasons why the site cannot be allocated for residential development.

APPENDIX A

FIGURES

Proposed Residential Allocation
Rigifa Farm, Cove

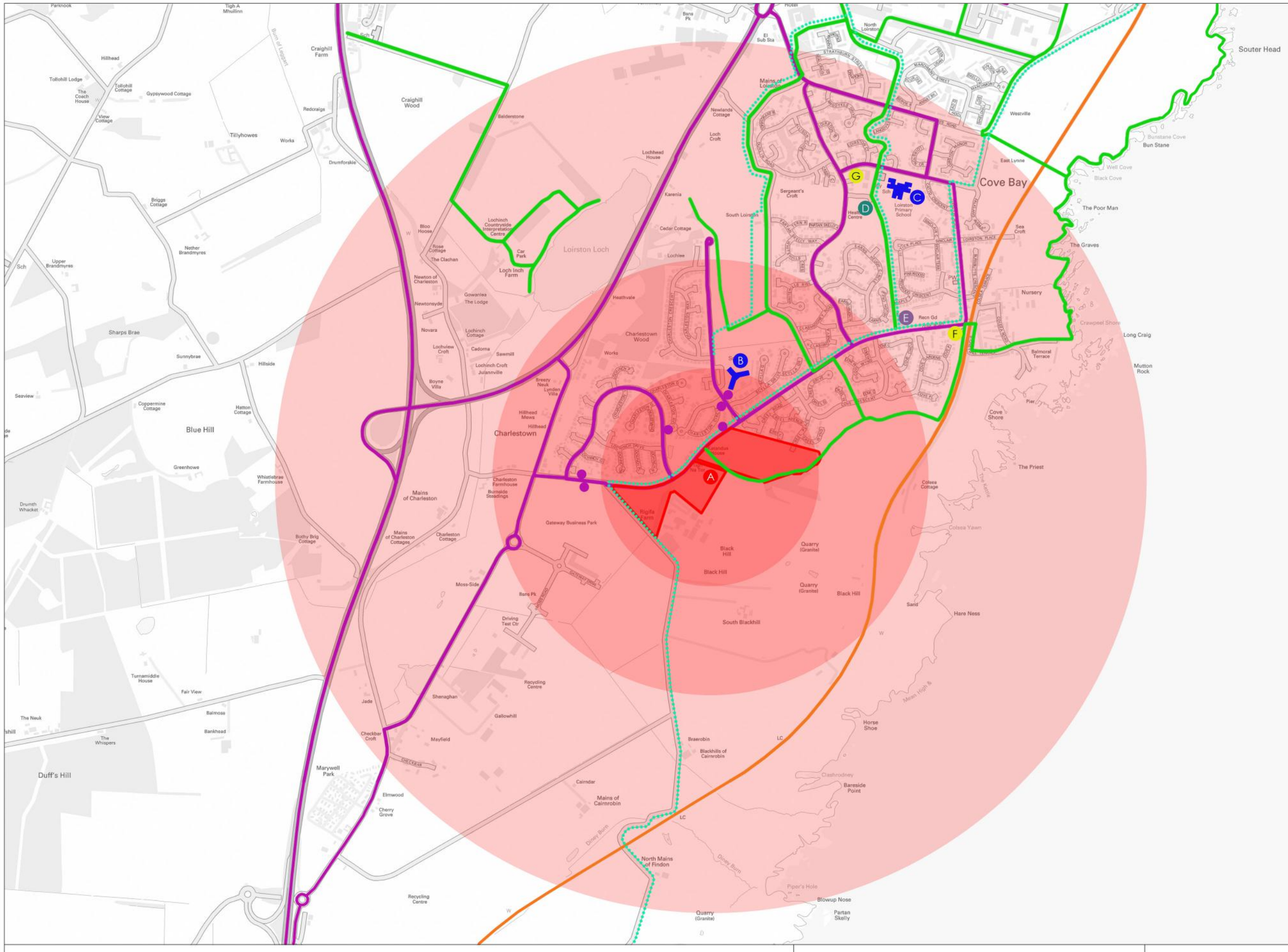
Site Location Plan

Key

A Site of Proposed Development

Proposed Residential Allocation Rigifa Farm, Cove		Mactaggart and Mickel	
Site Location Plan	Drawing Number: TP495 Figure 1		Scale: NTS @ A3
	Drawn by: NW	Date: Mar 2018	Checked by: IL

TRANSPORT PLANNING



N

Proposed Residential Allocation Rigifa Farm, Cove	Mactaggart and Mickel		
Accessibility Plan	Drawing Number: TP495 Figure 2		Scale: NTS @ A3
	Drawn by: NW	Date: Mar 2018	Checked by: IL

TRANSPORT PLANNING

APPENDIX B

DRAWINGS


79
79
29
78
Nigg
Altens
Altens Industrial Estate
Parkhead Farm
Broadcasting Station
Playing Fields
Calder Park (Park and Ride Terminal)
81
83
Burnbanks Village
95
North Loirston
Hasman Rocks
Souter Head
83
Mains of Loirston
78
95
Bun Stane
AP3
Loch Croft
Lochhead House
Cove Bay
East Lynne
Sergeant's Croft
South Loirston
Karenia
Cedar Cottage
The Poor Man
Sea Croft
The Graves
80
81
Station House
Nursery
Charlestown Wood
Heathvale
83
School
Balmoral Terrace
Long Craig
Mutton Rock
Cove Shore
The Priest
Katandus House
Tigh Na Tor
78
Rigifa Farm
Black Hill
Granite Quarry
Conveyor
Quarry (Granite)
South Blackhill
Hare Ness
Burgh Const, P Const & UA Bdy
Co Const Bdy
Horse Shoe
Braerobin
Blackhills of Cairnrobin
Bareside Point
North Mains of Findon
Blowup Nose
Partan Skelly
Quarry (Granite)
Middleton of Findon
Shooting Ground
Red Mantle
N
Core Paths
Aspirational Paths.
Key water access/ egress point
City Boundary
Scale: 1:12500
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council 100023401 2009

Use underpass going north and shared path going south

See City Centre Inset Overleaf

To Stonehaven, NCN Route 1

KEY

Toucan Crossing / useful Pedestrian Crossing

Care Needed

One-way arrow

Recommended Route

On Road Cycle Lane

Bus, Cycle and Taxi Lane

Dual Use Path

Busy but Useful Road

Off-Road Recreational Route

Path Where Cyclists May Have To Dismount

National Cycle Network, Route 1 (Under Review) and Route 195

Cycle Friendly Access Point

Access Point

Rail

Wood, Forest or Park

River/Lake

Urban Area

2017 Update

Aberdeen Cycle Forum, its supporters and sponsors can accept no responsibility for the consequences of any errors or omissions arising from this map.

ROAD TYPE 1 - 2m/ 6m/2m (PRIMARY ROAD)

ROAD TYPE 2 - 2m/ 5.5m/2m (SECONDARY ROAD)

ROAD TYPE 3 - 2m/ 4.8m/1.2m/2m (TERTIARY ROAD)

RESIDENTIAL DEVELOPMENT - 163 UNITS

Schedule
Site Area - 9.5 ha

164 Units

123 Open market House Plots
8 Affordable Flatted Units
33 Affordable Terraces

Area 1 - House Type Schedule

7 No	Adam (5 bed)	(A)
22 No	Bryce Semi (3 bed)	(B1)
23 No	Bryce Detached (3 bed)	(B2)
15 No	Douglas (4 bed)	(D)
8 No	Miller (4 bed)	(M)
17 No	Aff. Terrace (2/ 3 bed)	(T)
8 No	Affordable 600 sq.ft 2 bed cottage flat 2 storey	(F)

100 No

Area 2 - House Type Schedule

18 No	Bryce Semi (3 bed)	(B1)
6 No	Aff. Terrace (2/ 3 bed)	(T)

24 No

Area 3 - House Type Schedule

1No	Adam (5 bed)	(A)
18 No	Bryce Semi (3 bed)	(B1)
5 No	Bryce Detached (3 bed)	(B2)
4 No	Douglas (4 bed)	(D)
2 No	Miller (4 bed)	(M)
10 No	Aff. Terrace (2/ 3 bed)	(T)

40 No

Rev	Description	Date
A	Updated	May 2018

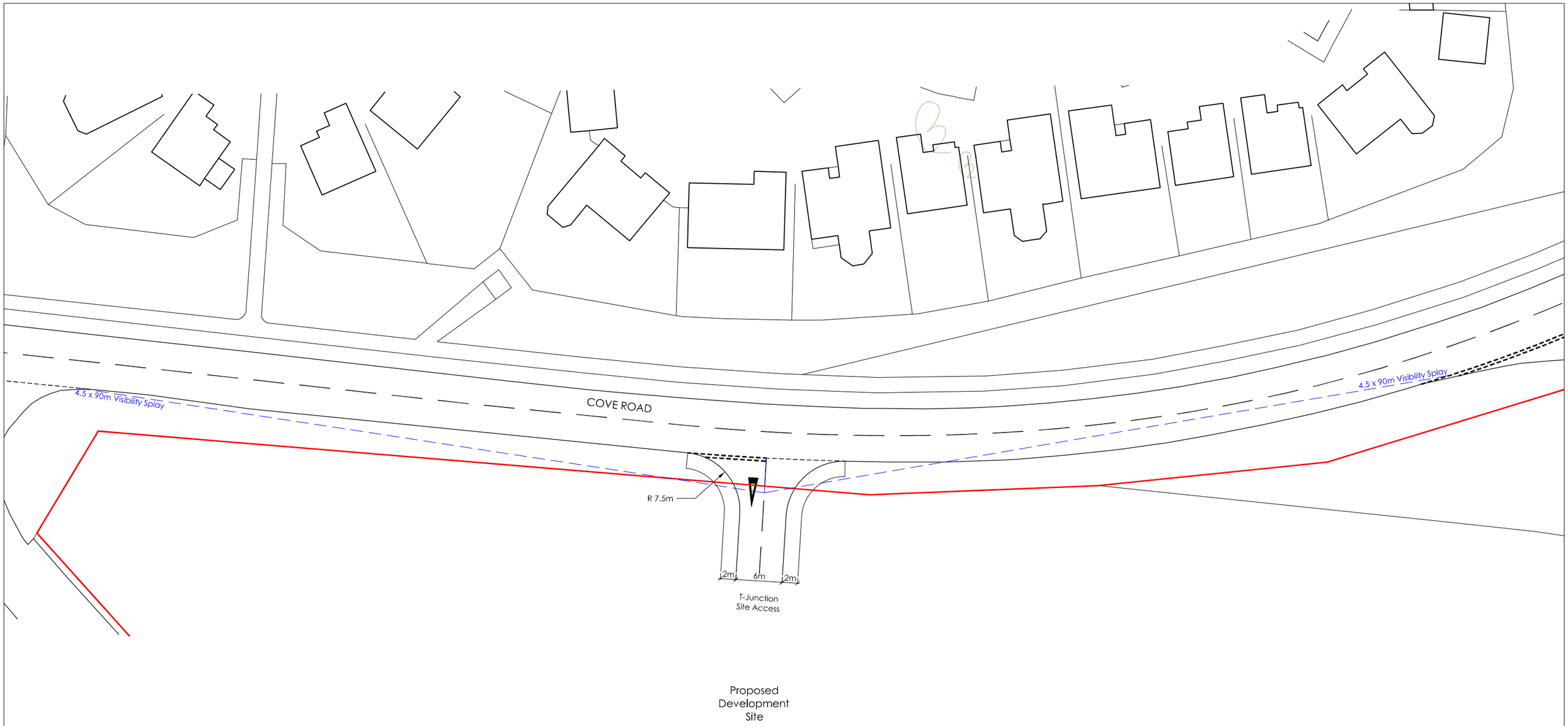
MACKIE RAMSAY TAYLOR ARCHITECTS
47 Victoria Street, Aberdeen, AB10 1QA
T : (01224) 639295 F : (01224) 637956
E: mail@mrtarchitects.com W: www.mrtarchitects.com

Project
RESIDENTIAL DEVELOPMENT

RIGIFA FARM
COVE, ABERDEEN

Drawing
Indicative Site Plan Drawing

Scale	1:2000@A3/1:1000@A1
Status	Info
Date	March 2018
Drawn By	AHT
Project No.	2064
Drawing No.	L(00)011 A



N

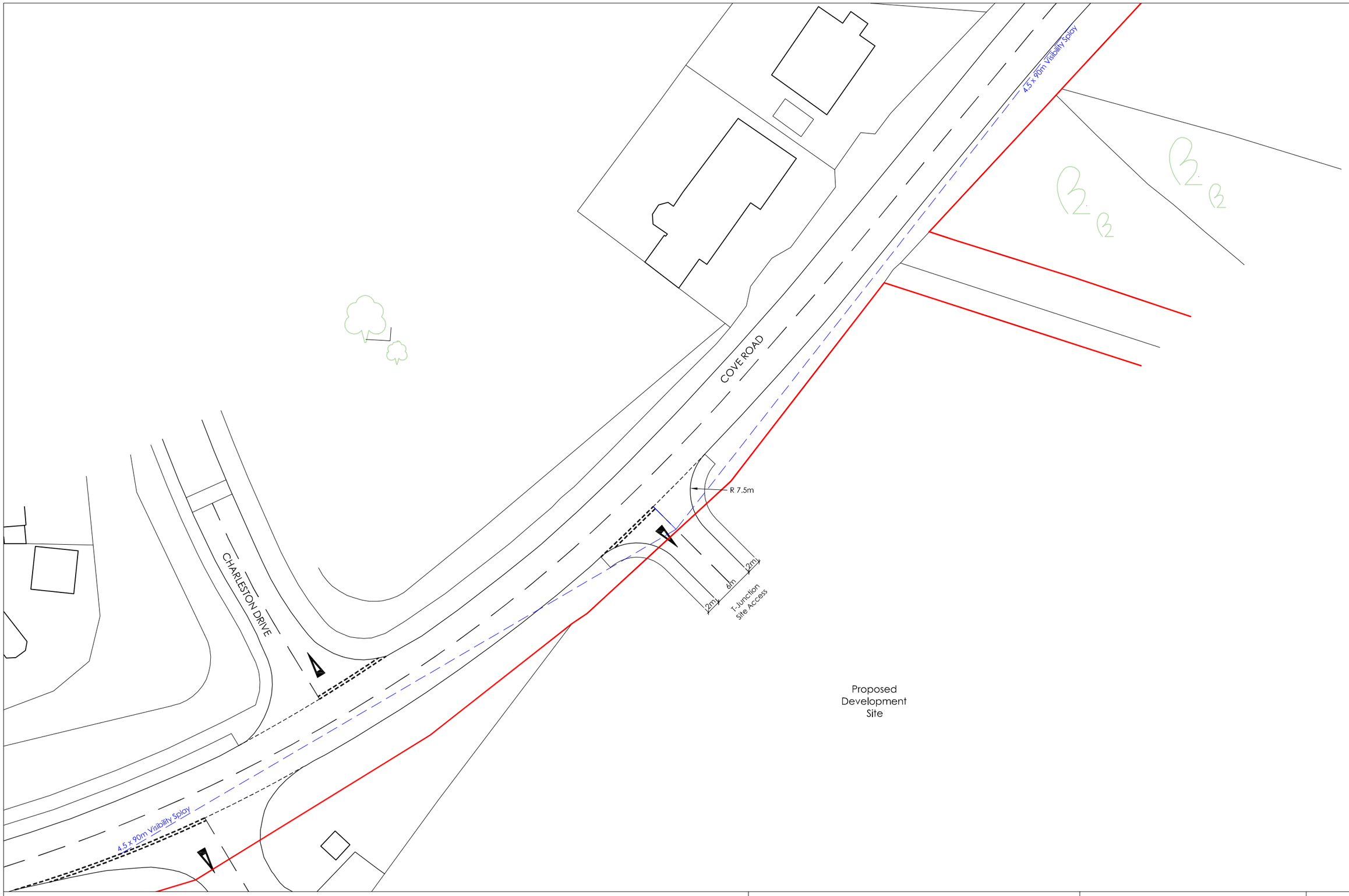
Cove, Aberdeenshire

Potential Priority Site Access 1

Mactaggart and Mickel

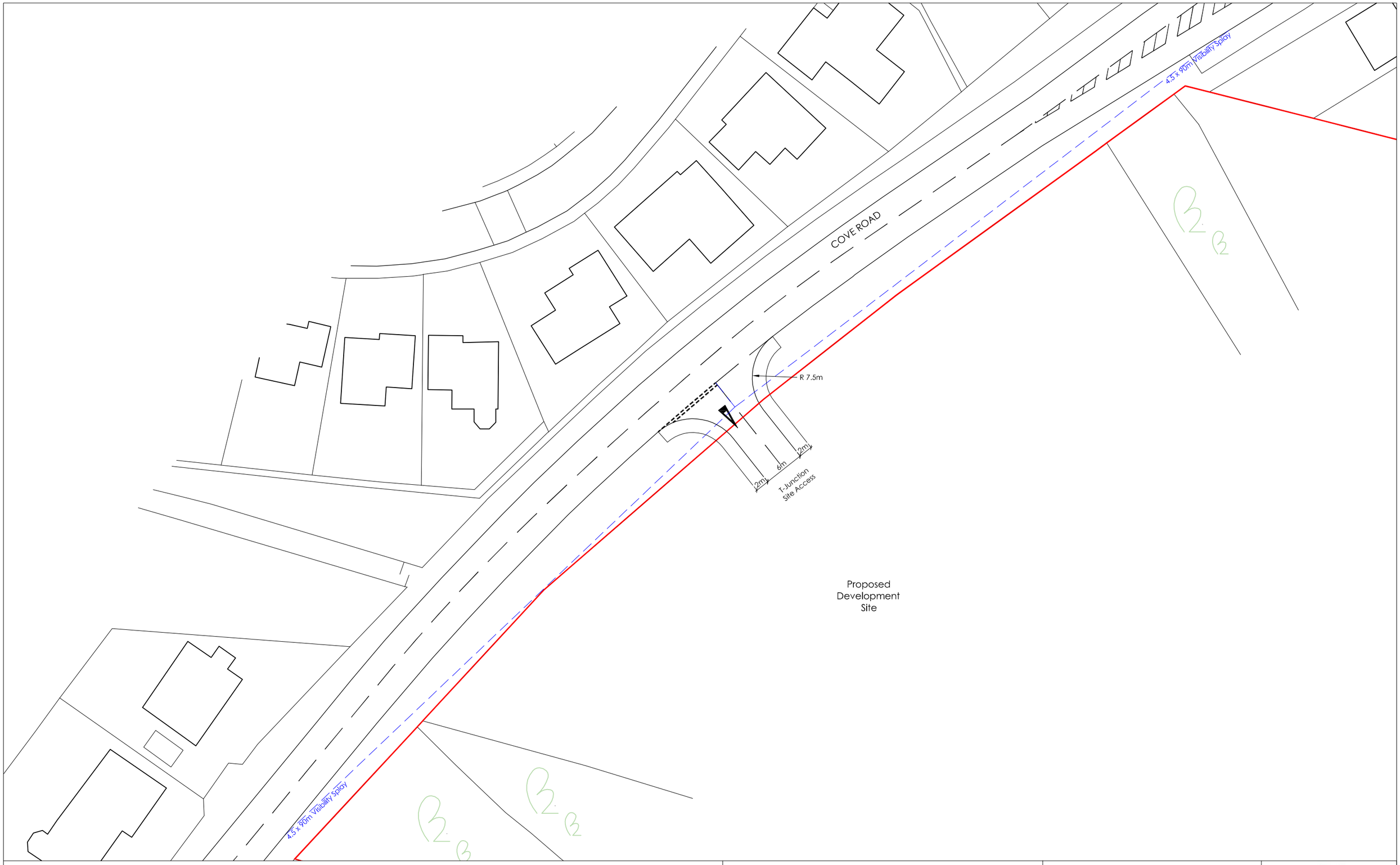
Drawing Number:	Scale:	
SP911/SK/001	1:500 @ A3	
Drawn by: NW	Date: May 2017	Checked by: AS

TRANSPORT PLANNING



Cove, Aberdeenshire		Mactaggart and Mickel	
Potential Priority Site Access 2	Drawing Number: SP911/SK/002		Scale: 1:500 @ A3
	Drawn by: NW	Date: May 2017	Checked by: AS

TRANSPORT PLANNING



N

Cove, Aberdeenshire		Mactaggart and Mickel	
Potential Priority Site Access 3	Drawing Number: SP911/SK/003		Scale: 1:500 @ A3
	Drawn by: NW	Date: May 2017	Checked by: AS

TRANSPORT PLANNING