

Grant Webster

From: Foi Enquiries
Subject: EIR-17-0035 - Energy from Waste
Attachments: Further Information - Right to Review & Appeal.pdf; EIR-17-0035 - LDP Waste Management Assessment Spreadsheet - Final.xlsx

Dear [REDACTED],

Thank you for your information request of 9 January 2017. Aberdeen City Council (ACC) has completed the necessary search for the information requested.

I'd be grateful if you could send me the following information regarding the decision to site a future Energy from Waste facility in East Tullos.

1) What was the agreed criteria for choosing the site/location for the proposed energy from waste facility i.e. the waste incinerator?

Full details of the extensive site selection process undertaken for the planning application are detailed in the planning application Environmental Statement Volume 3 Appendix 2A Site Selection, which can be found here:

<http://www.abzre.net/Project/PlanningApplication.aspx>

The Council also undertook a site selection exercise (led by the Local Plan Development team) in its preparation of the proposed (now current) Local Development Plan (LDP). A summary of the sites considered are attached.

2) Pete Leonard told the Waste Sub Committee (convened by Jean Morrison) in two separate reports that 1. They were looking for a site with the appropriate planning designation and 2. A site within the city boundaries.

a) Can you confirm the number of sites for the waste incinerator the Council or any of its outside advisors looked at?

The initial long list of sites considered in Phase 1 of the process included 44 sites – see report referred to above.

b) Can you list all sites considered for the waste incinerator facility and where they are located?

The locations of the 44 sites are given in Table 3.2 and Figure 1 of the Site Selection report referred to above.

c) Can you confirm why each of the sites listed was eventually rejected?

The rationale for site selection is laid out in the Site Selection report outlined above.

3) Can you confirm if any sites were considered that were a) outside the city boundaries and b) did not already have designated planning?

a) Yes, some sites were considered outwith the city boundary.

b) No, only sites which have been identified for employment, industry or storage and distribution were considered, this complies with Scottish Planning Policy published in 2014 which addresses locational criteria for Waste Management Sites.

4) Can you confirm whether the council or any outside advisors made up a short list of waste incinerator sites and if yes state which sites made up the short list?

In its initial consideration of sites, the Council took into account work undertaken by the Local Plan Development team in its preparation of the proposed (now current) Local Development Plan (LDP). A summary of the sites considered are attached. This work identified that the East Tullos site was suitable for development for waste management purposes including Energy from Waste, once the site had been included in the LDP Main Issues report and subsequent Proposed LDP this conclusion was a significant influencing criteria in site selection.

5) Can you also send me the details of (or the link to) the minutes of the meeting where Members agreed to go ahead with locating the proposed waste incinerator in East Tullos?

Members considered the following report 'Acquisition of Site - Greenbank Crescent, East Tullos (CHI/7563)' at the meeting of Finance, Policy and Resources Committee on 14 December 2014. The weblink to the minutes is:

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=146&MId=3556&Ver=4>

The report was exempt by virtue of Paragraph 6 FINANCIAL AFFAIRS OF PARTICULAR PERSON: Information relating to the financial or business affairs of any particular person (other than the authority). Information is not exempt if required to be registered under the Companies Act 1985 or similar legislation and by virtue of Paragraph 9 TERMS OF ACQUISITION OR DISPOSAL

6) Can you also confirm whether the Waste sub committee convened on May 7 2014 and if yes send me the link to the minutes?

The meeting on 7 May 2014 was cancelled.

a) If yes, can you confirm why there seems to be no report of that meeting or its minutes on the ACC website?

b) If they did not meet on that date can you confirm why they did not meet?

Convener cancelled the meeting on the basis that there was no substantive business.

7) Finally, can you give me a list of all links pertaining to reports Pete Leonard or any of his subordinates (or any advisors the council may have used) submitted to the Waste sub committee or indeed the Finance and Resources committee regarding the choice of the waste incinerator location?

Item 16 ABERDEEN LOCAL DEVELOPMENT PLAN - MAIN ISSUES - EPI/13/182 of Enterprise, Planning and Infrastructure Committee on 12 November 2013

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=140&MId=2897&Ver=4>

Item 8 of Zero Waste Sub-committee on 25 February 2014 (exempt report by virtue of Paragraph 9 TERMS OF ACQUISITION OR DISPOSAL)

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=439&MId=2838&Ver=4>

Item 7 of Zero Waste Sub-committee on 7 October 2014 (exempt report by virtue of Paragraph 9 TERMS OF ACQUISITION OR DISPOSAL)

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=439&MId=2841&Ver=4>

Item 21. Proposed Aberdeen Local Development Plan - CHI/14/001 of Communities, Housing and infrastructure Committee on 28 October 2014

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=503&MId=3452&Ver=4>

Item 31 of Finance, Policy and Resources Committee on 14 December 2014 (exempt report by virtue of Paragraph 6 FINANCIAL AFFAIRS OF PARTICULAR PERSON: Information relating to the financial or business affairs of any particular person (other than the authority). Information is not exempt if required to be registered under the Companies Act 1985 or similar legislation and by virtue of Paragraph 9 TERMS OF ACQUISITION OR DISPOSAL

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=146&MId=3556&Ver=4>

Item 6. Zero Waste Project Joint Working Update of Zero Waste Management Sub-committee on 6 October 2015

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=439&MId=3654&Ver=4>

We hope this helps with your request.

Yours sincerely,

Grant Webster
Information Compliance Officer

INFORMATION ABOUT THE HANDLING OF YOUR REQUEST

As the information which you requested is environmental information, as defined under Regulation 2(1) of the Environmental Information (Scotland) Regulations 2004 (the EIRs), ACC considered that it was exempt from release through FOISA, and must therefore give you notice that we are refusing your request under Section 39(2) of FOISA (Freedom of Information (Scotland) Act 2002). However, you have a separate right to access the information which you have requested under Regulation 5 of the EIRs, under which ACC has handled your request. Please refer to the attached PDF for more information about your rights under the EIRs.

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*03000 numbers are free to call if you have 'free minutes' included in your mobile call plan.
Calls from BT landlines will be charged at the local call rate of 10.24p per minute (the same as 01224s).

www.aberdeencity.gov.uk

Potential sites for Waste Management Infrastructure	Policy Designation	Size of site	Transport/Access	land use conflict/surrounding uses	deliverability/ownership	competition for use	environmental issues	location with heat and power in mind	OVERALL
green - acceptable yellow - potential red - unacceptable									
North									
The Core (Bridge of Don)	B1 Business and Industry	100 acres total	New access proposed onto A90. Close to AWRP	Potential issues with adjacent high-end businesses. Helicopter safety issues?	Owners unlikely to be agreeable	Class 4 5 and 6 uses.	Zoned site so unlikely to be significant. Gateway site next to A90.	Reasonable mix - close to businesses and some residential.	Competition for use/unavailable
Tawse Triangle, The Core (Bridge of Don)	B1 Business and Industry	59 acres	Landlocked by surrounding owners - cannot access A90 and it is de-trunked	Potential issues with adjacent high-end businesses. Helicopter safety issues?	Reliant on others for access/timing. Planning application has not come forward	Class 4 5 and 6 uses.	Zoned site so unlikely to be significant. Gateway site next to A90.	Reasonable mix - close to businesses and some residential.	Access issues unlikely to be resolved soon.
OP4 Findlay Farm (ext. to Science and Energy)	B2 Specialist Employment	42 acres	Likely to be via Science and Energy Park	Potential issues with adjacent high-end businesses. Helicopter safety issues?	NEED TO ESTABLISH	Likely to be class 4 or special energy related	Zoned site so unlikely to be significant. Gateway site next to A90.	Reasonable mix - close to businesses and some residential.	Competition for use
OP1 Hill of Traumaud	NE2 Green Belt but Class 4 5 & 6 use has permission	5 acres	Access onto A90 potentially dangerous. Detached from main settlement	Relatively remote - some individual houses close by but largely open countryside and former landfill site to north.	Not Council owned but site is vacant and likely to be available	Site has been vacant for a number of years	Likely to be contaminated land.	No significant users close by.	Poor access and users of heat some distance away
Grandhome	LR1 residential with Sha of employment land	12.5 acres	Restricted access at present but Haudigan/3rd Don crossing might improve this	Small area of employment is likely to be close to residential areas. Helicopter safety issues?	Uses unlikely to be accepted here NEED TO ESTABLISH	Non-residential space likely to be small scale retail/office and similar. Waste site not identified in the Masterplan	Zoned site unlikely to be significant. However parts are very visible from large areas of the City.	Mainly residential (apart from Tesco Danestone) but new schools will be required. No major business users close by.	Location issues and surrounding uses to overcome
AECC Site, Bridge of Don	B2 Specialist Employment	Up to 32 acres	Good access onto Elton Road and A90.	Residential to south but reasonable separation may be possible.	NEED TO ESTABLISH	Preference likely to be residential/hotel although Masterplan has yet to be finalised.	Brownfield site so no significant environmental issues anticipated.	Reasonable mix - close to business and residential.	Competition for use
Balgownie Home Farm	H2 Mixed Use	3 acres	Access onto Balgownie Road and Parkway.	Residential to east. Urban Green Space to west and specialist employment to south	Two planning applications submitted for residential use on each part of the site.	See previous.	Potential contaminated land	Close to business and residential users.	Competition for uses.
Science and Energy Park, Balgownie Road	B2 Specialist Employment	Wider park is 50 acres. 24 plots/units vacant but unlikely to be large enough	Access onto Balgownie Road and Parkway.	Residential to east and high quality specialist employment to south.	NEED TO ESTABLISH	Preference for class 4 type uses in keeping with existing users.	Zoned site so unlikely to be significant	Close to business and residential users.	Size of available plot and competition for uses
Bridge of Don Industrial Estate	B1 Business and Industry	Wider park 125 acres but only 7 plots/units vacant. These are not large enough	Good access onto A90 and Parkway	Beyond business park is residential to the north and south.	NEED TO ESTABLISH	Class 4 5 and 6 uses.	Potential contaminated land	Close to business and residential users.	Size of available plots and competition for uses.
Denmore Industrial Estate	B1 Business and Industry	Wider park 60 acres but only 1 plot vacant	Good access onto Denmore Road Parkway and A90	Beyond business park is residential. School also quite close	NEED TO ESTABLISH	Class 4 5 and 6 uses and some warehouse style retailing.	Potential contaminated land	Close to business and residential	Size of available plot and competition for uses
St Machar Industrial estate	B1 Business and Industry	Wider park 18 acres but only 2 plots vacant. Biggest plot 14 > 2 acres	Access from St Machar Drive which can be congested but close to major routes through city	A small industrial area surrounded by residential with St Machar Academy adjacent to the south. Residential to north and east of plot 14.	NEED TO ESTABLISH	Class 4 5 and 6 uses.	Potential contaminated land	A good mix. Close to some business and residential the academy and Aberdeen University.	Location and competition for uses/size
West									
Countesswells	LR1 residential	25 acres employment land allocated	Access to area will require improvements to the network to get onto the A94. The site is relatively remote from Aberdeen.	Wider area will be predominantly residential.	NEED TO ESTABLISH	Preference for class 4 likely due to the largely residential nature of the development.	EIA undertaken for planning application	Would be close to schools. residential and a limited amount of business.	Location - site is relatively remote.
Greenferns	LR1 residential	24 acres employment land allocated	Access roads would need to pass through a substantial residential area	This is likely to be a largely residential area. There may also be airport flightpath issues.	Council owned	Enemec have placed a bid for around 20 acres of the employment land to expand their operation. This would only leave around 4ha remaining.	Zoned site so unlikely to be significant. Buckburn Gorge LINC borders the site to the north.	Close to business and residential including new schools	Access - competition for use and proximity of residential and schools
OP26 Craibstone	LR1 employment/strategic reserve should not be released before 2023	48 acres	Major congestion issues around Dyce Drive/A96 area - improvements required.	Airport is close by but the site is to the side of the flight path.	NEED TO ESTABLISH	Likely to be Class 4 5 and 6 or possibly educational in association with the SAC.	Zoned site in a gateway position. The Green Burn runs through the site.	Close to business and residential	Timing (post 202)
OP32 Miller	B1 Business and Industry	108 acres total	Major congestion issues around Dyce Drive/A96 area - improvements required.	Airport is close by but the site is to the side of the flight path.	Owners are likely to be agreeable.	Proprietary class 4 offices but planning permission also in place for Class 5 and 6.	Zoned site so significant effects are unlikely.	Business and hotel uses close by with airport and residential further away.	Competition for uses - unlikely to be made available.
Prime Four	Currently LR1 employment	98 acres	Good access onto AWRP/A944 but this area suffers from congestion	High-end offices (class 4) and hotels are the target group for this development.	Drum unlikely to be agreeable	Very high demand predominantly class 4 offices	Zoned site so unlikely to be significant. However the Den Burn runs through the site	Close to residential business and hotel uses.	Competition for uses - unlikely to be made available.
AECC at Rowett North	Currently LR1 employment	145 acres	Major congestion issues around Dyce Drive/A96 area - improvements required.	Airport directly to north with the flight path running through the site. Residential near by to east and west.	Owned by the University - Council venture to deliver replacement for AECC in pipeline.	To be allocated as replacement site for the AECC but Masterplan still to be decided.	Trees and burn on site - gateway site some of which has challenging topography.	A good mix - close to residential airport and business use	Airport - environmental issues and competition from other uses - specifically AECC and business.
Mil of Dyce	Green Belt/Green Space Network.	Approx 63 acres	Dyce Drive/Pitmedden Road. Reasonably close to AWRP but the area suffers from peak time congestion.	Close to airport approach. not suitable for tall stacks. Isolated green belt location.	NEED TO ESTABLISH	Largely derelict brownfield site. Other uses sought i.e. mineral ext. landfill and car parking.	Degraded brownfield site. Adjacent to River Don LINC but no part of the site is designated.	Isolated semi-rural location	Poor access (could be improved). proximity to airport and isolation likely to be biggest problems.
Mains of Dyce (North of Kirkhill Ind Estate)	Green Belt/Green Space Network.	Approx 18 acres.	Dyce Drive/Pitmedden Road. Reasonably close to AWRP but the area suffers from peak time congestion.	Green Belt site with industrial estate to the south. To the side of the airport flightpath but this could still be an issue.	Council ownership.	None.	Part of the site within Medium Flood Risk - but would not preclude devt. Adj. to River Don Corridor LINC. Landscape impact could be high.	Adjacent to existing industrial estate with the airport and some residential further away.	Proximity to airport - access and green belt likely to be biggest constraints - worth scoping the airport.
Kirkhill Estate Quarry site	B1 Business and Industry Brownfield site	Approx 25 acres	Would have its own access road from Dyce Drive. This area suffers from congestion.	Adjacent to existing industrial area. Relatively close to airport - unclear if this would be a problem for tall buildings/stack. Some individual houses on the edges of the site.	Eastern part of the site in Council ownership - rest is not.	Part currently in use as a secure/long stay car park for Aberdeen Airport. No other known competition.	Potential contamination and would require remedial works. No nature designations. However site is very prominent.	Adjacent to existing industrial area. However no residential close by and the airport may be too distant.	Proximity to airport likely to be main constraint together with a lack of mix of heat users - scope the airport.
South									
Altens East (owned by Harbour)	B1 Business and Industry	Both sites together approx 24 acres - anticipated by a road.	Hareness Road - local road improvements anticipated with new harbour	Adjacent to existing business and industrial uses - southern part of site is close to Bumbanks village.	Harbour Board ownership	Bought by harbour board post by as land for road improvements in association with development of the new harbour at Nigg Bay.	Vacant low amenity cleared land. Visual impact from coast road and railway.	Adjacent to existing industrial area & close to OP75 Stationfields residential devt.	Main constraint is ownership - the plans of the Harbour Board and changes to local road network.
OP70 + extension + Doonies Farm	OP70 reserved for waste fac lites. Doonies is Green Belt and GSN	OP70 7 acres (With ext. all of Doonies over 10 acres)	Hareness Road/Hareness Place through Altens - local road improvements anticipated with new harbour	Adjacent to existing business and industrial uses. Also adjacent to Doonies Farm.	Already partly zoned and in Council ownership	Issues with relocating Doonies Farm if zoning is extended over this area.	Vacant low amenity cleared land. Visual impact from coast road and railway.	Close to office & industrial uses at Altens/ Peterseat. No residential nearby.	Main constraint would be access through Altens and relocating Doonies Farm
Peterseat (Plots 15-16 and Plot 5 vacant)	B1 Business and Industry	Both vacant plots about 8ha ea	Peterseat Drive through Altens Ind Estate	Adjacent to existing business and industrial uses. Also adjacent to OP70 site.	Not in Council ownership	Unclear if owners would be resistant to these uses. No applications in for either of these plots.	Site is elevated so stack will be seen from large parts of the city.	Close to office & industrial uses at Altens/ Peterseat. No residential nearby.	Biggest constraint could be ownership. Visual impact and access through Altens.
Loriston	Land release mixed use inc 11ha employment; details not yet decided	Whole site approx 294 acres - around 25 acres available for employment.	Site is adjacent to We lington Road which suffers from peak time congestion.	Developers likely to have concerns about the impact on desirability/marketability	Part Council owned	Worth scoping possibility on Council owned land; but site is already fully masterplanned and PPP have come in.	This is a gateway site. There may be some potential issues related to Loriston Loch LINC.	Will be close to/within a new mixed use development which includes housing business and a new academy	Some potential in terms of location - worth scoping but main issue may be competition for use.
Balmoral Business Park	B1 Business and Industry	Whole site 69 acres but parts of this is currently under development.	Site is adjacent to We lington Road which suffers from peak time congestion.	Un likely to be compatible with high-end HQ style offices which is being sought by the landowners	Not in council ownership	PPP approved for whole site; have already masterplanned for class 4 for every plot	Gateway site but no other issues anticipated.	Close to existing and future employment and residential development and a new academy.	Competition for use and compatibility with class 4
Gateway Business Park	B1 Business and Industry	Whole site 121 acres but nearly all plots are developed or have an option on them.	Site is adjacent to We lington Road which suffers from peak time congestion.	Un likely to be compatible with high-end HQ style offices which is being sought by the landowners	Not in council ownership	All plots either developed or have permission	No issues anticipated.	Close to existing and future employment and residential development	Competition for use and compatibility with class 4
OP78 Charleston	Land release for employment land - strategic reserve no specific proposals as yet	Whole site approx 50 acres	Site is adjacent to We lington Road which suffers from peak time congestion.	A mix of surrounding uses including business residential countryside and the new community at Loriston to the north.	Not in Council ownership	None at present but developers are promoting early release to accommodate potential overflow from Aberdeen Gateway.	No issues anticipated.	Close to existing and future employment and residential development	Timing (post 2023)
East Tullos Industrial Estate - Gas holder and HWRC	B1 Business and Industry	Approx 8 acres	We lington road/Greenbank Road. Wellington Road suffers from peak time congestion.	Within sight of Tullos Primary School. However other industrial development and the railway separates the site from the school. A 1 immediate surrounding use are industrial in nature.	Gas holder not in Council ownership but is for sale. Existing HWRC is council.	Owners of gas holder site put in a bid for retail but very unlikely they will get this. Adjacent site is Council HWRC.	Potential ground contamination from gas holder? Otherwise nothing significant anticipated.	Adjacent to existing industrial uses and a short distance from Tullos Primary and Council housing in Balgownie	Good site which is available. Some issues in respect of school.
Central									
Cotton Street	B1 Business and Industry. Derelict site	Approx 7.5 acres	Likely access would be Market Street/Virginia St could add to congestion in city centre	Surrounded by general industrial uses and beach retail park - no conflict.	Not in Council ownership	Applications approved for general industrial units - unlikely to be available	LDP identifies site as facing contamination issues	Close to existing industrial retail and harbour users	Not likely to be available - competition for uses. Waste would need to be taken through city centre
Mugiemoss OP22	H2 Mixed Use	whole site 56acres but most of this will be taken by residential development	Four Mugiemoss Road set to become local access only once residential development completed	Former industrial site but currently being developed for mainly residential.	Not in Council ownership	Masterplan approved for mixed use; being developed for primarily residential. Infrastructure improvements for this already underway.	adjacent to River Don Corridor LINC; not necessarily an issue	will be close to/within a new mixed use development	Unlikely to be available - competition for use - access problem and proximity to residential within a fairly dense site.
Other central?									
OP102 South Beach	NE3 Urban Green Space - currently reserved for an Energy Futures Centre. Nothing happening on this. Adjacent to business and industry.	7 acres	Access through the harbour industrial estate - could add to congestion in the city centre	Adjacent to existing business and industrial area and beach leisure retail park.	Currently in Council ownership	Currently zoned for an Energy Futures Centre. No progress has been made on this and little is known whether intention still exists. Would also impact on future beach masterplan.	May be negative public perception about impact on Aberdeen beach and leisure area. A high visual impact is likely.	Close to existing harbour and industrial uses	Access through city centre. Loss of either green space or energy futures centre and visual impact on Aberdeen Bay