



Proposed Aberdeen Local Development Plan 2015 Representation Form

Please use this form to make comments on the Proposed Aberdeen Local Development Plan, ensuring that your comments relate to a specific issue, site or policy in either the Proposed Plan, Proposed Supplementary Guidance, Proposed Action Programme or Strategic Environmental Assessment Environmental Report. Please include the relevant paragraph(s) and use a separate form for each issue you wish to raise.

The consultation period runs between Friday 20th March and Monday 1st June 2015. Please ensure all representations are with us by 5pm on Monday 1st June.

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|-----------------------------------|----|-----|------|----|--|
| Name | Mr | Mrs | Miss | Ms | |
| Organisation | | | | | |
| On behalf of (if relevant) | | | | | |
| Address | | | | | |
| Postcode | | | | | |
| Telephone | | | | | |
| E-mail | | | | | |

Please tick if you would like to receive all future correspondence by e-mail

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|---|--|---------------------|--|
| What document are you commenting on? | Proposed Plan Proposed Supplementary Guidance Proposed Action Programme Strategic Environmental Assessment Environmental Report | | |
| Policy/Site/Issue | | Paragraph(s) | |

What would you like to say about the issue?

What change would you like to see made?

Please return the completed form by:

- post to the Local Development Plan Team, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB; or
- email to ldp@aberdeencity.gov.uk

The representation form can be filled in, saved, e-mailed and/or printed. You must “save as” to ensure the completed form is saved with the changes you have made. If you need more space, please fill out another representation form or send a word document attachment via e-mail with your completed representation form. **Please ensure all representations are with us by 5pm on Monday 1st June.**

Thank you. For more information, please visit www.aberdeencity.gov.uk/aldp2016 or to contact the Local Development Plan Team call 01224 523470.

Data Protection Statement

The comments you make on the Proposed Plan will be used to inform the Local Development Plan process and the Examination into the Local Development Plan by the Scottish Ministers' Reporter. You must provide your name and address for your representation to be considered valid, and this information will be made publicly available. Other personal contact details such as telephone and e-mail will not be made public, although we will share these with the Reporter, who may use them to contact you about the comments you have made. For more information about how Aberdeen City Council maintains the security of your information, and your rights to access information we hold about you, please contact Andrew Brownrigg (Local Development Plan Team Leader) on 01224 523317.

Aberdeen Local Development Plan 2015

Proposed Plan Response

Paper Apart

Enermech Group Limited OP33 Greenferns

What would you like to say about the issue?

EnerMech Group Limited ("EnerMech") support the continuing allocation of site OP33 at Greenferns for a mixed use development comprising 1350 homes and 10 hectares of employment land, however the Development Framework to which reference is made on page 83 of the Plan, and which has been adopted as Supplementary Guidance, will require to be updated as the Framework identifies EnerMech's campus within Greenferns as an area of residential use. Although the text acknowledges that the Masterplan will require to accommodate EnerMech's expansion plans, it is submitted that the Framework should also be updated to avoid conflict between the two documents.

Further EnerMech seek the removal of the Green Space Network from their campus.

By way of background, EnerMech was established in Aberdeen in 2008 with a clear strategy to build a global mechanical services business supporting the wider international energy industry. The business's global headquarters are located on the 16 acre site at Howes Road. In less than 7 years, the business has grown to over £260m in revenue with 2,300 employees across 35 facilities in 20 countries. In 2014, £120m of revenue was generated by EnerMech in the UK and over 1000 personnel currently work on or offshore from the UK region, the large majority of which are based in Aberdeen.

The company provides mechanical services across 7 business lines; cranes & lifting; equipment rental; hydraulic products & services; training services; valve supply, manufacture and servicing; pipeline, process and umbilical services; and industrial services. This service offering can range from a single line niche product / service to an integrated package where EnerMech are the single source supplier of bundled or integrated services.

The business is forecasting to continue to grow in 2015 despite the current downturn in the oil and gas market, with budgeted global revenue in excess of £300m (growth of over 15%). The UK is the most mature region in the company's portfolio and is estimating current revenues to remain around the same level as last year i.e. c. £120m. Longer term, the business has its sights set on becoming a public company within a 5 year timeframe and has a clear goal as to how this will be achieved through further expansion of service capability and geographic reach. This will include continued growth in Aberdeen and the rest of the UK.

EnerMech's ongoing growth plan means they are looking to add additional business lines and capacity to the business over the next few years. Their business plan includes the construction of a

new global HQ building at Howes Road, which will accommodate approximately 400 personnel. They will also expand the current workshop and storage facilities at the same site in order to accommodate future growth and additional services.

EnerMech's current site is not large enough to accommodate the proposed increase to its operations. Furthermore, it is imperative that the business continues uninterrupted during construction of its new headquarters, workshop and storage facilities. Accordingly, EnerMech have identified a requirement for approximately 10 acres of additional land. As EnerMech's strategy is to continue to develop its bundled and integrated service offering, it is essential that all operations can be maintained on one site. As such, they wish to develop land adjacent to the current EnerMech site.

EnerMech's current site at Howes Road is included within the OP33 mixed use development at Greenferns in terms of the Aberdeen Local Development Plan. The site is also identified as part of the Green Space Network. This zoning means that EnerMech's ability to expand within its current site boundaries is restricted.

In February 2010, the Council adopted a Development Framework for the Greenferns. The Framework seeks to plan for growth, but recognises that it has to be flexible and adaptable to be able to respond to changing market demands. It is noted that the Framework does not identify sufficient land to accommodate the 10 hectares of employment land required by the Local Development Plan. Page 80 of the Framework confirms that the Framework and Masterplan can be adjusted should there be an opportunity to provide more employment land within the Framework area.

The Framework identifies EnerMech's current site as a potential residential area (B), however it recognises that the industrial/commercial use may continue. EnerMech wishes to retain its global headquarters at Greenferns. Not only that, they wish to expand their site. Expanding their operations at Howes Road will provide an opportunity to rationalise and improve the buildings on the current site. This should be supported by adoption of a revised Framework.

Land to the south west of Bucksburn House is identified in the Framework for business/light industry (C). This area extends to approximately 5.4 acres. EnerMech believe that this land would be ideal for construction of their new HQ building. It will front directly onto the proposed distributor road through OP33. As this road will be a bus route, it will provide an improved public transport service for EnerMech's employees, who currently require to walk down Howes Road from the bus terminus.

EnerMech would also like to include area I within their expanded campus. This area extends to 5.3 acres and is currently identified for 43 low density houses. This area also fronts directly on to the new distributor road and would provide easy access for HGVs and other commercial vehicles accessing EnerMech's workshop and storage facilities. The existing access via Howes Road is not constructed for this type of industrial traffic.

Adding areas C and I to the existing Bucksburn House site, would provide for approximately 19.5 acres or 8 hectares of employment land. Additional employment land could still be provided within area K, next to the proposed school and recycling centre, as currently proposed in the Framework.

It is acknowledged that retaining Bucksburn House in commercial use and including areas C and I within an EnerMech campus will require reconsideration of the areas of public open space within the Greenferns Area. As it stands, the majority of the open space is included in the proposed Bucks Burn Park, with very little open space within area E, G and H. The overall Greenferns masterplan should reassess opportunities to provide open space and greenways through the residential areas and the neighbourhood centre.

If the Council supports EnerMech's plans for expansion, it is submitted that in addition to revising the land allocations in the Framework, the phasing of the development should be altered to include development within areas C and I as part of the first phase of development and that the local distributor road should be constructed in its entirety from Provost Fraser Drive to Provost Rust Drive. This would enable public transport to be available at the earliest opportunity; would remove HGVs from Howes Road and the surrounding residential area.

This will also enable provision of the neighbourhood centre earlier than Phase 6. The 400 plus employees within the expanded EnerMech campus, which will abut the neighbourhood centre, will help support the centre from the outset.

EnerMech's design solutions for their new headquarters are at a very early stage. Before committing to a significant investment, EnerMech require to be confident that the Council will support their expansion plans and assist them in delivering the proposed facilities in accordance with their required timeline.

The layout and design of the buildings within the campus will conform to the design principles in the Development Framework. EnerMech seek to create a campus which provides an attractive, safe and pleasant place to work.

What change would you like to see made?

Page 83 of the Plan should refer to the requirement to update the current Development Framework to identify EnerMech's campus within Greenferns as an area of commercial use, along with the areas of land which they have identified as suitable for their expansion plans.

Further EnerMech seek the removal of the Green Space Network from their campus as it will restrict their opportunities to develop the site. The detail of the development of the campus and the open space within the site should be determined as part of a masterplan for the EnerMech campus.