



## Appendix C – Technical note: Further Landscape and Visual Information

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### 1. Introduction

- 1.1.1 The Environmental Statement (ES) for the Energy from Waste (EfW) Plant at Greenbank Crescent in East Tullos was submitted in March 2016 after extensive consultation with stakeholders including local residents and in particular Aberdeen City Council (ACC) who were consulted in detail in relation to the scope for the Landscape and Visual Impact Assessment (LVIA) including the extent of the study area and viewpoint locations as well as the architectural design of the proposed project in relation to its 'fit' with the surrounding landscape and townscape setting.
- 1.1.2 Following submission of the ES, ACC's Environmental Policy Team issued a Holding Objection and provided detailed comments on LVIA contained within Chapter 12 of the ES, which identified the need for further information, clarification and assessment.
- 1.1.3 The LVIA has been reviewed by Amec Foster Wheeler Environment and Infrastructure UK's Technical Leader on LVIA and this Technical Note addresses the Holding Objection and detailed comments.
- 1.1.4 The Holding Objection is repeated for information as follows:
- "Holding objection (1) insufficient information:*
- a. A cumulative assessment is required with the proposed harbour development at Nigg Bay.*
  - b. An assessment of night time landscape and visual effects is required.*
  - c. Pre-development images (including night-time images) are required to accompany the photomontages. These should be provided to enable the landscape, townscape and visual, and night sky effects to be reviewed.*
  - d. The baseline information for the Townscape Assessment and the method of assessment needs to be improved. ...*
  - e. The baseline information for the landscape assessment is dated and not sufficiently detailed for this assessment.*
  - f. The seascape assessment should consider the marine element, i.e. ferry approaches.*
  - g. The baseline information for the seascape assessment is insufficiently detailed as a basis for this assessment (i.e. it is taken from a strategic study).*
  - h. Maintenance of building: provide details of how the building and stack surfaces will be maintained in a clean condition.*
- Holding objection (2) amendments required:*
- a. Design of building: Re-consider the end-on views from receptors to the north where the horizontal emphasis of the building cannot be appreciated and the skyline is breached.*
  - b. Lighting of Building: The building can be adequately appreciated during the day. The building adjoins an area which is unlit to the south and contains residential areas in close proximity to the north. Lighting the building will introduce unnecessary night time impacts on both of these areas. Reduce the hours of and extent of display lighting to*

*minimise night-time impacts on nearby residential areas and on the night sky. To reduce CO<sup>2</sup> emissions associated with the development any night lighting should seek to be powered by renewable energy by incorporating solar panels potentially within the roof structures.”*

- 1.1.5 Holding Objection 1 is addressed in this Technical Note and refers to amendments, which have been made to the design of the building in response to further consultation with ACC Planning and Sustainable Development. These consultees had requested a hood and plinth study of the north elevation along with additional lighting assessment which partly addresses the concerns raised in holding Object 2, although it should be recognised that the design requirements raised by the Environmental Policy Team did not full align with other consultees. These proposed amends to the hood and the plinth of the north elevation will be submitted as part of a revised planning application drawing pack and the revised lighting framework will be presented in a Design and Access Statement (DAS) Addendum. The latter is referred to herein.

## 1.2 Structure of this Technical Note

- 1.2.1 The structure of this Technical Note is set out as follows:

- ▶ Clarification of LVIA Methodology
- ▶ Amended Design and Project Description
- ▶ Landscape Assessment
- ▶ Visual Assessment (including night-time assessment)
- ▶ Cumulative Assessment

## 1.3 Figures and Pre-development Images

- 1.3.1 A number of figures have been prepared to accompany this report as follows:

- ▶ Figure C1: Landscape Character
- ▶ Figure C2: Townscape and Seascape Character
- ▶ Figure C3: ZTV of Nigg Bay Harbour and East Tullos Energy from Waste Main Building
- ▶ Figure C4: ZTV of Nigg Bay Harbour and East Tullos Energy from Waste Stack
- ▶ Figure C5: Viewpoint 1: Loirston Country Park (existing view)
- ▶ Figure C6: Viewpoint 2: Ladywell Place (existing view)
- ▶ Figure C7 Viewpoint 3: Wellington Road Bridge (existing view)
- ▶ Figure C8: Viewpoint 4: St Fittick's Road (St Fitticks Church) (existing view)
- ▶ Figure C9: Viewpoint 5: Kincorth Hill (existing view)
- ▶ Figure C10a: Viewpoint 6: Nigg Bay (existing view)
- ▶ Figure C10b: Viewpoint 6: Nigg Bay (photomontage)

- 1.3.2 **Holding Objection 1 c):** *“Pre-development images (including night-time images) are required to accompany the photomontages. These should be provided to enable the landscape, townscape and visual, and night sky effects to be reviewed.”* The submitted ES presented photomontage images from which the baseline images were omitted in error. These baseline images are presented in this Technical Note in Figures C5 to C10a inclusive.

- 1.3.3 Night-time and dusk images both baseline and proposed are incorporated within the DAS Addendum as part of the lighting framework proposals in response to consultation with ACC Planning and Sustainable Development.

## 2. Clarification of LVIA Methodology

### 2.1 Positive / Neutral and Negative Effects

- 2.1.1 The ACC Environmental Policy Team commented on the assessment of the 'nature of effect' within the LVIA. In some of the assessed impacts, the nature of effect had been considered to be "*neutral to positive*" due to the anticipated positive architectural presence of the proposed building. ACC Environmental Policy Team considered that the nature of effect could not be described as 'positive' and that the perceived nature of the effect would be a subjective matter, which they describe further as follows:

*"We welcome the positive efforts to design the building with due consideration of the setting. The resultant design from many angles does mirror the landform. It will undoubtedly be a landmark feature although as with all matters of design, whether this is a positive or negative addition to the landscape/townscape will be a matter of individual opinion..."*

*In all cases the argument is made that the building design is such that the significant effects are neutral or positive. As stated ... this is as viewed 'in architectural terms'. However ..., this is subjective and those who perceive the building design as unappealing would find the impacts adverse."*

- 2.1.2 Taking this into account we advise that any reference to a 'positive' nature of effect in the LVIA should be assumed to read as a 'neutral' nature of effect, indicating that the building may be perceived as positive or negative by the viewer, whilst reflecting the design objectives to achieve a landmark architectural feature.

- 2.1.3 The assessment of landscape and visual effects set out in the ES was based upon the following methodology:

- ▶ **In Landscape Terms:** a positive effect would require development to add to the landscape quality and character of an area. Neutral landscape effects would include changes that neither add nor detract from the quality and character of an area including development that may be reasonably accommodated within the scale and capacity of the landscape in the context of landscape management and change, and negligible magnitudes of change. A negative effect may include the loss of landscape elements such as mature trees and hedgerows or the addition of new development that exceeds the landscape capacity, leading to a reduction in landscape quality and character of an area.
- ▶ **In Visual Terms:** positive or negative effects are less easy to define or quantify and require subjective consideration of a number of aesthetic factors affecting the view, which may be positive, neutral, or negative. Not all change, including high levels of change, is necessarily a negative experience. Public opinions as to the visual effects of new development may vary widely, however this assessment is not an assessment of public opinion. Rather this assessment considers architectural and aesthetic factors such as the visual composition of the landscape in the view together with the architectural design, which may or may not be reasonably accommodated within the scale and character of the landscape as perceived from the receptor location. Neutral visual effects would include changes that are not dominating, overbearing, or oppressive. They include development that appears reasonably well accommodated within the scale and landscape setting or context and also includes negligible magnitudes of change. A negative effect may include poor visual design quality such as inappropriate scale of development relative to the underlying landscape, or other visual factors that may reduce scenic quality, such that the new development would appear dominating, overbearing, or oppressive for example.

## 3. Amended Design and Project Description

- 3.1.1 An amended design and project description is provided in the DAS Addendum. This covers amendments to the hood and the plinth of the northern facing elevation of the building and further details regarding the provision of lighting following consultation with ACC Planning and Sustainable Development. These also provide a response to Holding Objection 2 a) & b) and 1h).

- 3.1.2 The LVIA has been reviewed against the amended design, however, it would not result in any further changes to the assessment and the overall levels of landscape and visual effects.
- 3.1.3 The submitted design proposal including lighting proposals were subject to pre-application design workshops with ACC Planning and Sustainable Development team as set out in the submitted DAS. Following consultation on the submitted application proposals, a hood and plinth study for the north elevation including revised lighting proposals were carried. As requested, the key focus of the study was to reduce the potential perception of overlooking and to reduce the visual perception of the building from the north elevation. The lighting study continue to build on the request from ACC Planning and Sustainable Development team to incorporate artistic lighting as requested at pre-application stages along with operational lighting. Additional dusk images were included in the review. However, a key focus has been to review more subtle lighting proposals to find the balance between the request to emphasis the design as requested but also to reduce the impact of night-time lighting.
- 3.1.4 The agreed revisions to the north elevation design will be submitted as part of a revised planning application drawing pack and the revised lighting framework will be presented in a DAS Addendum.
- 3.1.5 The DAS Addendum also provide further details on building and stack maintenance. Is should be noted that the proposed EFW will generate electricity and heat as set out in section 2.2 of the ES and is capable of generating approximately 13.5 MWe of electricity in total, of which 2.1 MWe would be needed for the EFW. The remaining 11.1 MWe could be exported to the local electricity network via an onsite substation.

## 4. Landscape Assessment

- 4.1.1 There were four components to the landscape assessment as follows:
- ▶ Effects on Townscape character;
  - ▶ Effects on Landscape character;
  - ▶ Effects on Seascape character; and
  - ▶ Effects on Landscape Designations.
- 4.1.2 Revised Figures C1 and C2 provide further information on the baseline Townscape, Landscape and Seascape character of the study area.
- 4.1.3 Comments made in relation to the Townscape, Landscape and Seascape assessment have been addressed in this section. A summary of the landscape and cumulative landscape effects drawn from the ES and this Technical Note is provided in **Tables C4 and C5**.

### 4.2 Response to Holding Objections

- 4.2.1 **Holding Objection e)** considers that *“The baseline information for the landscape assessment is dated and not sufficiently detailed for this assessment.”*
- 4.2.2 The landscape assessment follows best practice guidance as outlined in GLVIA3<sup>1</sup> as noted in paragraph 12.3.7 of the ES. Landscape features and characteristics are often formed from natural processes that occur over thousands of years and are therefore not often subject to rapid change or dating, although it is acknowledged that built form and influences form development can influence and introduce new features of the landscape. The study uses the most recent landscape character assessment that has been published (SNH, 1996 and 1998 - cited in 12.4.5 of the submitted ES) describing the landscape features and characteristics within the study area. It is

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<sup>1</sup> Guidelines on Landscape and Visual Impact Assessment, Third Edition, the Landscape Institute and the Institute of Environmental Management and Assessment, 2013.

understood that ACC commissioned a further updated assessment in January 2016, but that it had not been published at the time of the ES submission.

- 4.2.3 In addition the baseline assessment has been reviewed to take account of development change that has occurred since the 1996 SNH Landscape Character Assessment. This include the extended Altens Industrial Estate to the north-east into the Kincorth and Tullos Hills LCA (LCA 24). This has been amended in this Technical Note in **Figure C2**.
- 4.2.4 The detailed comments also note that “*Whilst the assessment makes reference to LCA key characteristics as listed in the 1996 Landscape Character Assessment, it does not refer to landscape sensitivities, .... The assessment repeatedly fails to acknowledge the cultural features within these landscapes, for example LCA 24 which includes Tullos hill fails to mention the cairns.*” In response we refer to GLVIA 3 and advise that the assessment has followed that guidance.
- “Some of these existing assessments may deal with what has been called ‘intrinsic’ or ‘inherent’ sensitivity, without reference to a specific type of development. These cannot reliably inform assessment of the susceptibility to change since they are carried out without reference to any particular type of development and so do not relate to the specific development proposed...”* (GLVIA 3, para. 5.42, pg.89).
- 4.2.5 It is further advised that impacts on cultural heritage features are assessed in detail within the submitted ES in Chapter 13, Historic Environment and they are therefore not assessed in the landscape and visual assessment to avoid duplication. However it is acknowledged that their presence may add to the value of an LCA. This is described in GLVIA 3 which states that ‘...information that will contribute to the understanding value might include: ... information on the status of individual or groups of features such as, for example, Conservation Areas, listed buildings,...cultural heritage elements such as historic landscapes..., archaeological sites of importance and other special historical or cultural heritage sites such as battlefields or historic gardens...’ (GLVIA3, Para. 5.2). The ‘cultural associations’ described in the ES for LCAs (and TCAs) are described and defined separately to historical cultural features in GLVIA 3, which describes them as: ‘...art and literature, including tourism literature and promotional material such as postcards, which may indicate the value attached to the identity of particular areas (for example ‘Constable Country’ or specially promoted views)’ (GLVIA3, Para. 5.2), and again ‘Associations: Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area’ (GLVIA3, Box 5.1). With respect to the weighting of historic landscape features and cultural associations on the value of landscape character, they are considered to denote an increased value, particularly when they are noted as features on OS maps or where there is signage, tourist information and interpretation boards (this is described in relation to views in GLVIA 3,Para 6.37, pg.114).
- 4.2.6 **Holding Objection d)** considers that “*The baseline information for the Townscape Assessment and the method of assessment needs to be improved.*” The baseline townscape character assessment has been provided in full in **Table C1**.
- 4.2.7 **Holding Objection f)** considers that “*The seascape assessment should consider the marine element, i.e. ferry approaches.*” The seascape assessment already takes account of the marine elements and sea / coastal views. The views from ferries and ferry approaches would be experienced by passengers on the ferries and have been included in the visual assessment.
- 4.2.8 **Holding Objection g)** considers that “*The baseline information for the seascape assessment is insufficiently detailed as a basis for this assessment (i.e. it is taken from a strategic study).*” The seascape assessment has been updated to reflect recent SNH guidance dated February 2016<sup>2</sup>.
- 4.2.9 **Holding Objection b)** considers that “*An assessment of night time landscape and visual effects is required.*”
- 4.2.10 In reviewing the night time visualisations submitted within the Design and Access Statement Addendum it is not considered that the additional lighting effects of the Proposed Development would result in any significant effects on the night time character of adjacent townscape /

<sup>2</sup> SNH Guidance on Coastal Character Assessment Consultation Draft, Feb 2016.

landscape / seascape within the study area, when compared to the existing levels of background lighting present. Further, night time assessment of specific viewpoints has been provided in Section 5.

### 4.3 Effects on Townscape Character

4.3.1 The assessment of Townscape Character Areas (TCA) has been based on the Townscape Character Assessment, undertaken by Amec Foster Wheeler in 2016. This assessment accords with GLVIA 3<sup>3</sup> and was undertaken as no other baseline assessment of townscape character existed for Aberdeen city. Taking account of the detailed comments from Aberdeen City Council the following adjustments have been made to the assessment:

- ▶ Review of overall assessment including levels of sensitivity / magnitude and effect; and
- ▶ Slight adjustment of TCA boundaries and the creation of 2 new TCAs to account of the River Dee and Nigg Kirk.

4.3.2 In summary, there would be no overall significant effects on the baseline Townscape, Landscape and Seascape character within the study area and this primarily due to the introduction of a new industrial development (the proposed EfW plant) into an establish area of industrial character typology that is of a low sensitive and value in terms of its townscape. The net result would not change the key characteristics of the baseline areas such as the Industrial Estates of East and West Tullos and Altens (TCA 1a/b/c) or areas of Post War Housing (TCA 2a) and Stone Built Housing (TCA 5a) types which are located closest to the Proposed Development.

4.3.3 However, it is also accepted that at a local level, within ~1.5km the proposed EfW plant will introduce a new 'landmark' architectural feature that would appear prominently in the view and lead to a significant visual effect from some locations of where there is a clear view (e.g. Ladywell Place) although these views are not representative of the character of the surrounding townscape (e.g. Ladywell Place).

4.3.4 A revised baseline description and assessment of the Townscape Character within the study area has been set out in **Table C1**.

Table C1: Effects on Townscape Character within 2km

Townscape Character Area (TCA)	Townscape Assessment								
<b>TCA 1a: East Tullos Industrial Estate</b>									
<b>Key Characteristics:</b>	<i>Industrial Estate where a mix of industrial style buildings, roads traffic and hard surfaces set below Tullos Hill are the key characteristics.</i>								
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<b>Sensitivity:</b>	There would be no change to the assessed sensitivity of this TCA which is considered to be <i>Low</i> .																
<b>Magnitude:</b>	An adjustment has been made to the assessment of magnitude: The magnitude of change would be <i>High to Medium</i> in close proximity (<500m) reducing to <i>Medium to Low</i> for much of the TCA where the Proposed Development would have less of an influence on the TCA due to screening and the existing grain of development.																
<b>Assessment:</b>	<p>There would be no change to the assessed level of effect which would remain as <b>Slight</b> overall, although increasing to <b>Moderate</b> within close proximity to the Proposed Development.</p> <p>The nature of these effects would be permanent and direct.</p> <p><i>Nature of Effect: Positive / Neutral / Negative:</i></p> <p>On the one hand the effects could be regarded as positive to neutral through the introduction of further industrial development to an established area of industry, although noting that the design and use of materials has made a conscious effort to aesthetically appear as an 'architectural landmark'. On the other hand, effects during construction and the architectural character of the building will contrast with the other development in terms of its appearance, scale and ability to brake the skyline of Tullos Hill in some views and could be considered by some as a negative addition to the established character.</p>																
<b>TCA 1b: West Tullos Industrial Estate</b>																	
<p><b>Key Characteristics:</b></p> <p>Note: this area has been further sub-divided in recognition of the area around Nigg Kirk (TCA 8a) which was recognised in the original assessment as an incongruous and distinctive area within this TCA.</p>	<p><i>Industrial Estate where a mix of industrial style buildings, roads traffic and hard surfaces set below Kincorth Hill are the key characteristics.</i></p> <table border="1"> <thead> <tr> <th>TCA Criteria</th> <th>Assessment</th> </tr> </thead> <tbody> <tr> <td><b>Context / setting – relationship to the wider landscape</b></td> <td>Set on the north facing slopes of Kincorth Hill with views north towards the River Dee and the Dee Valley and wider city scape beyond.</td> </tr> <tr> <td><b>Topography and relationship to urban form</b></td> <td>Industrial units laid out following the top of the curved landform. Lower roads follow contours with units often laid out along roadsides.</td> </tr> <tr> <td><b>Grain of built form and relationship to historic form</b></td> <td>Developed in the latter 1900's to present day.</td> </tr> <tr> <td><b>Buildings, colour / materials layout, scale / height, density, building types</b></td> <td>Large industrial units and warehouses with medium to wide roads. Medium density with gaps between units and some unused units. Many colours and forms to buildings but relatively uniform size of units.</td> </tr> <tr> <td><b>Land use patterns – present and past</b></td> <td>An industrial estate set on a loose grid of roads.</td> </tr> </tbody> </table>	TCA Criteria	Assessment	<b>Context / setting – relationship to the wider landscape</b>	Set on the north facing slopes of Kincorth Hill with views north towards the River Dee and the Dee Valley and wider city scape beyond.	<b>Topography and relationship to urban form</b>	Industrial units laid out following the top of the curved landform. Lower roads follow contours with units often laid out along roadsides.	<b>Grain of built form and relationship to historic form</b>	Developed in the latter 1900's to present day.	<b>Buildings, colour / materials layout, scale / height, density, building types</b>	Large industrial units and warehouses with medium to wide roads. Medium density with gaps between units and some unused units. Many colours and forms to buildings but relatively uniform size of units.	<b>Land use patterns – present and past</b>	An industrial estate set on a loose grid of roads.				
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<b>Sensitivity:</b>	Due to the sub-division of this area the sensitivity of this TCA has been adjusted to <i>Low</i> which accounts for the low value and susceptibility for the remaining areas of industrial character that remain in this TCA.																				
<b>Magnitude:</b>	There would be no change to the assessed magnitude ( <i>Negligible</i> ) due to the limited intervisibility, higher levels of screening, existing industrial character and ability for the Proposed Development to influence the character of this area significantly.																				
<b>Assessment:</b>	The level of effect has been adjusted to <b>Negligible</b> accounting for the sub-division of this TCA and the reduced magnitude. The nature of these effects would be permanent and indirect neutral, the latter due to the negligible magnitude and level of effect.																				
<b>TCA 1c: Altens Industrial Estate</b>																					
<b>Key Characteristics:</b>	<p><i>Industrial Estate set on the south eastern slopes of Tullos Hill with views of the North Sea and a mix of industrial buildings, hard surfaces, vacant areas and coastal rural setting provide a sense of remoteness from Aberdeen City.</i></p> <table border="1"> <thead> <tr> <th>TCA Criteria</th> <th>Assessment</th> </tr> </thead> <tbody> <tr> <td><b>Context / setting – relationship to the wider landscape</b></td> <td>Situated on an elevated southeast facing slope, relating to the southeast coastline with long-range views towards the sea which forms the main focal feature. Located to the south of Aberdeen and Estuary but accompanied by a sense of remoteness due to Tullos Hill, east slope and coastal aspect.</td> </tr> <tr> <td><b>Topography and relationship to urban form</b></td> <td>Laid out in mainly grid formation, roughly following the slope contours.</td> </tr> <tr> <td><b>Grain of built form and relationship to historic form</b></td> <td>Little remains of historic built form save a few stone walls to the eastern entrance.</td> </tr> <tr> <td><b>Buildings, colour / materials layout, scale / height, density, building types</b></td> <td>Medium density of large industrial units and warehouses. A variety of colour and form. Grid formation, but covering a large area so a feeling of space and expansiveness. Some unused vacant land.</td> </tr> <tr> <td><b>Land use patterns – present and past</b></td> <td>Previously an agricultural landscape with scattered farm dwellings and linear field patterns. Presently an urban industrial environment.</td> </tr> <tr> <td><b>Contribution to landscape of waterbodies</b></td> <td>Relates visually to the North Sea and coast line to the east.</td> </tr> <tr> <td><b>Vegetation</b></td> <td>Ornamental and amenity planting with native and non-native species.</td> </tr> <tr> <td><b>Open Space – character and qualities of public realm</b></td> <td>Some green space between buildings. Informal links to Loirston Country Park.</td> </tr> <tr> <td><b>Access and connectivity</b></td> <td>Easy access to main road network into Aberdeen and south.</td> </tr> </tbody> </table>	TCA Criteria	Assessment	<b>Context / setting – relationship to the wider landscape</b>	Situated on an elevated southeast facing slope, relating to the southeast coastline with long-range views towards the sea which forms the main focal feature. Located to the south of Aberdeen and Estuary but accompanied by a sense of remoteness due to Tullos Hill, east slope and coastal aspect.	<b>Topography and relationship to urban form</b>	Laid out in mainly grid formation, roughly following the slope contours.	<b>Grain of built form and relationship to historic form</b>	Little remains of historic built form save a few stone walls to the eastern entrance.	<b>Buildings, colour / materials layout, scale / height, density, building types</b>	Medium density of large industrial units and warehouses. A variety of colour and form. Grid formation, but covering a large area so a feeling of space and expansiveness. Some unused vacant land.	<b>Land use patterns – present and past</b>	Previously an agricultural landscape with scattered farm dwellings and linear field patterns. Presently an urban industrial environment.	<b>Contribution to landscape of waterbodies</b>	Relates visually to the North Sea and coast line to the east.	<b>Vegetation</b>	Ornamental and amenity planting with native and non-native species.	<b>Open Space – character and qualities of public realm</b>	Some green space between buildings. Informal links to Loirston Country Park.	<b>Access and connectivity</b>	Easy access to main road network into Aberdeen and south.
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<b>Open Space – character and qualities of public realm</b>	Some green space between buildings. Informal links to Loirston Country Park.																				
<b>Access and connectivity</b>	Easy access to main road network into Aberdeen and south.																				
<b>Sensitivity:</b>	There would be no change to the assessed sensitivity of this TCA which is considered to be <i>Low</i> .																				
<b>Magnitude:</b>	There would be no change to the assessed magnitude ( <i>Low to Negligible</i> ) due to the limited intervisibility (see ZTV), higher levels of screening, existing industrial character and the limited ability for the Proposed Development to influence the character of this area.																				

<b>Assessment:</b>	<p>There would be no change to the assessment of <b>Slight / Negligible to Negligible</b> which would not be significant.</p> <p>The nature of these effects would be permanent and indirect neutral, the latter due to the limited level of effect.</p>																				
<b>TCA 2a: Kincorth Post War Housing</b>																					
<b>Key Characteristics:</b>	<p><i>Mix of post war housing mostly local authority or ex-local authority, on long streets of semi-detached and terraced 2 storey houses with variable gardens / tree cover and open space set on rising land overlooking Tullos Hill and the associated industry, also with long views to the North Sea and across the Dee Valley.</i></p> <table border="1" data-bbox="411 593 1353 1422"> <thead> <tr> <th data-bbox="411 593 721 627">TCA Criteria</th> <th data-bbox="721 593 1353 627">Assessment</th> </tr> </thead> <tbody> <tr> <td data-bbox="411 627 721 761"><b>Context / setting – relationship to the wider landscape</b></td> <td data-bbox="721 627 1353 761">Situated on rising ground to the north of the railway line with the backdrop of Tullos Hill and to a lesser extent the Tullos Industrial Estate which is set below Tullos Hill. 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Some narrow roads but a sense of space in places with predominantly two storey dwellings in a mix of brown brick / cream / grey / brown harling / render.</td> </tr> <tr> <td data-bbox="411 1064 721 1120"><b>Land use patterns – present and past</b></td> <td data-bbox="721 1064 1353 1120">Previous land use was agricultural. Present land use is residential, mainly urban.</td> </tr> <tr> <td data-bbox="411 1120 721 1176"><b>Contribution to landscape of waterbodies</b></td> <td data-bbox="721 1120 1353 1176">Limited - the north facing slopes of Kincorth Hill would have discharged water towards the River Dee to the north.</td> </tr> <tr> <td data-bbox="411 1176 721 1265"><b>Vegetation</b></td> <td data-bbox="721 1176 1353 1265">Some garden trees and shrubs, particularly to the south and along the railway line. Wooded slopes of Kincorth Hill form the backdrop to the south.</td> </tr> <tr> <td data-bbox="411 1265 721 1355"><b>Open Space – character and qualities of public realm</b></td> <td data-bbox="721 1265 1353 1355">Some good quality open spaces including the areas around Balnagask Circle / area, the primary school and with access to Tullos Hill and Kincorth Hill via a core path (No. 103).</td> </tr> <tr> <td data-bbox="411 1355 721 1422"><b>Access and connectivity</b></td> <td data-bbox="721 1355 1353 1422">Easily accessed from extensive urban road and footpath / core path network.</td> </tr> </tbody> </table>	TCA Criteria	Assessment	<b>Context / setting – relationship to the wider landscape</b>	Situated on rising ground to the north of the railway line with the backdrop of Tullos Hill and to a lesser extent the Tullos Industrial Estate which is set below Tullos Hill. There are long views over the Dee valley and towards the North Sea between buildings.	<b>Topography and relationship to urban form</b>	Built form relates reasonably well to the curving topography.	<b>Grain of built form and relationship to historic form</b>	Mainly post war, semi-detached, 2 storey housing with mature gardens and street trees, interspersed with local authority 2 storey housing / terracing with grassed garden areas and limited trees. Some listed buildings are present within this area.	<b>Buildings, colour / materials layout, scale / height, density, building types</b>	Medium density terrace and semis with some taller high flats and flat roofed or single pitched roofed units. Some narrow roads but a sense of space in places with predominantly two storey dwellings in a mix of brown brick / cream / grey / brown harling / render.	<b>Land use patterns – present and past</b>	Previous land use was agricultural. Present land use is residential, mainly urban.	<b>Contribution to landscape of waterbodies</b>	Limited - the north facing slopes of Kincorth Hill would have discharged water towards the River Dee to the north.	<b>Vegetation</b>	Some garden trees and shrubs, particularly to the south and along the railway line. Wooded slopes of Kincorth Hill form the backdrop to the south.	<b>Open Space – character and qualities of public realm</b>	Some good quality open spaces including the areas around Balnagask Circle / area, the primary school and with access to Tullos Hill and Kincorth Hill via a core path (No. 103).	<b>Access and connectivity</b>	Easily accessed from extensive urban road and footpath / core path network.
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<b>Access and connectivity</b>	Easily accessed from extensive urban road and footpath / core path network.																				
<b>Sensitivity:</b>	<p>There has been a slight adjustment to the assessed sensitivity of this TCA which is considered to be <i>High to Medium</i> due to the medium value of this area with medium to high susceptibility due to the elevated nature of this area and its non-industrial character.</p>																				
<b>Magnitude:</b>	<p>An adjustment has been made to the magnitude of change, which would be <i>Medium to Low</i> accounting for more limited areas where there would be a view of the Proposed Development through intervening buildings across to Tullos Hill (Ladywell Place and Farquhar Road). The character of the backdrop of the hill and associated industry would remain constant, with the narrowest part of the Proposed Development visible, although this would break the skyline from these views. Along the railway line closest to the Proposed Development views would be screened by trees and mounding. Although more visible from elevated areas (and there would be significant visual effects from some locations – Viewpoint 2) the overall character of this area would not be significantly changed with many of the east / west street views either parallel to the Proposed Development or viewing across the street and wholly or partly screened by buildings on the other side to the street (excepting some upper floor window views). The character of the area would remain largely unchanged with a backdrop to Tullos Hill and associated industry remaining as a key characteristics, although this aspect slightly increased by the prominence of the Proposed Development from some views.</p>																				
<b>Assessment:</b>	<p>The level of effect has been adjusted to <b>Moderate</b> overall, which would not be significant, although it is noted that there would be some significant visual effects on some views from this area. These are not however regarded as indicative of the overall effects on townscape character, representing views from the most visible locations.</p>																				

The nature of these effects would be permanent and indirect.

*Nature of Effect: Positive / Neutral / Negative:*

On the one hand the effects could be regarded as positive to neutral through the introduction of further industrial development to an established area of industry, although noting that the design and use of materials has made a conscious effort to aesthetically appear as an 'architectural landmark'. On the other hand, the character and scale of the development could be considered by some as a negative addition to the established character.

**TCA 2b: Redmoss Post War Housing**

**Key Characteristics:**

*Mix of post war housing mostly bungalows / 2 storey detached and semi-detached houses with mature gardens on elevated land with some long views to the North Sea and across the Dee Valley.*

TCA Criteria	Assessment
<b>Context / setting – relationship to the wider landscape</b>	Situated on elevated ground to the north / east of Kincorth Hill to the east of the A956. There are some long views over the Dee valley and towards the North Sea between buildings.
<b>Topography and relationship to urban form</b>	Long elevated views from Redmoss Road to the North Sea with single and 2 storey dwellings hugging the hillside.
<b>Grain of built form and relationship to historic form</b>	Mainly post war, detached and semi-detached, bungalows and 2 storey housing with mature gardens and some street trees.
<b>Buildings, colour / materials layout, scale / height, density, building types</b>	Medium to high density - mostly bungalows / 2 storey detached and semi-detached houses with mature gardens with the building materials and colours mostly a mix of brown brick / cream / grey harling / render.
<b>Land use patterns – present and past</b>	Previous land use was agricultural. Present land use is residential, mainly urban.
<b>Contribution to landscape of waterbodies</b>	Limited.
<b>Vegetation</b>	Lots of mature garden trees and shrubs and some street trees.
<b>Open Space – character and qualities of public realm</b>	Links to Kincorth Hill and footpath network as well as Nigg Kirk and allotments.
<b>Access and connectivity</b>	Easily accessed from extensive urban road and footpath / core path network.

**Sensitivity:**

There would be no change to the assessed sensitivity of this TCA which is considered to be *Medium*.

**Magnitude:**

There would be no change to the assessed sensitivity of this TCA which is considered to be *Negligible*. Account has been taken of the long views along Redmoss Road, although it is noted that the Proposed Development would be largely screened by intervening trees and buildings, viewed beyond the Police Station at the north eastern end of this road. As such the proposed Development would have very limited influence on the character of this area.

**Assessment:**

There would be no change to the level of effect which has been assessed as **Slight / Negligible**. The nature of these effects would be permanent and indirect neutral, the latter due to the limited level of effect.

**TCA 2c: Kincorth Post War Housing**

**Key Characteristics:**

*Mainly 2 storey, detached and semi-detached houses built from granite with mature gardens to the north of Kincorth Hill on gently sloping land to the River Dee.*

TCA Criteria	Assessment
<b>Context / setting – relationship to the wider landscape</b>	The main influences from the wider landscape are the River Dee and Kincorth Hill.
<b>Topography and relationship to urban form</b>	Situated on gently sloping ground to the north of Kincorth Hill with views towards the River Dee.

	<table border="1"> <tr> <td><b>Grain of built form and relationship to historic form</b></td> <td>Mainly post war, detached and semi-detached, 2 storey housing with mature gardens and some street trees. Sett to curving streets and crescents.</td> </tr> <tr> <td><b>Buildings, colour / materials layout, scale / height, density, building types</b></td> <td>Grey granite. Medium density - mostly 2 storey detached and semi-detached houses with mature gardens.</td> </tr> <tr> <td><b>Land use patterns – present and past</b></td> <td>Previous land use was agricultural. Present land use is residential, mainly urban.</td> </tr> <tr> <td><b>Contribution to landscape of waterbodies</b></td> <td>Land sloping gently towards the River Dee. The river and associated green spaces is present in many backdrop views.</td> </tr> <tr> <td><b>Vegetation</b></td> <td>Lots of mature garden trees and shrubs and some street trees.</td> </tr> <tr> <td><b>Open Space – character and qualities of public realm</b></td> <td>Links to Kincorth Hill and footpath network as well as the River Dee and many internal areas of green open space within the streetscape.</td> </tr> <tr> <td><b>Access and connectivity</b></td> <td>Easily accessed from extensive urban road and footpath / core path network.</td> </tr> </table>	<b>Grain of built form and relationship to historic form</b>	Mainly post war, detached and semi-detached, 2 storey housing with mature gardens and some street trees. Sett to curving streets and crescents.	<b>Buildings, colour / materials layout, scale / height, density, building types</b>	Grey granite. Medium density - mostly 2 storey detached and semi-detached houses with mature gardens.	<b>Land use patterns – present and past</b>	Previous land use was agricultural. Present land use is residential, mainly urban.	<b>Contribution to landscape of waterbodies</b>	Land sloping gently towards the River Dee. The river and associated green spaces is present in many backdrop views.	<b>Vegetation</b>	Lots of mature garden trees and shrubs and some street trees.	<b>Open Space – character and qualities of public realm</b>	Links to Kincorth Hill and footpath network as well as the River Dee and many internal areas of green open space within the streetscape.	<b>Access and connectivity</b>	Easily accessed from extensive urban road and footpath / core path network.
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<b>Open Space – character and qualities of public realm</b>	Links to Kincorth Hill and footpath network as well as the River Dee and many internal areas of green open space within the streetscape.														
<b>Access and connectivity</b>	Easily accessed from extensive urban road and footpath / core path network.														
<b>Sensitivity:</b>	There would be no change to the assessed sensitivity of this TCA which is considered to be <i>Medium</i> .														
<b>Magnitude:</b>	There would be no change to the assessed sensitivity of this TCA which is considered to be <i>Negligible</i> . Account has been taken of the potential long views along West Tullos Road, however these views would be largely screened or blocked by street trees and the adjacent industrial and retail development in TCA 1b, despite the roads elevation. As such the proposed Development would have very limited influence on the character of this area.														
<b>Assessment:</b>	There would be no change to the level of effect which has been assessed as <b>Slight / Negligible</b> . The nature of these effects would be permanent and indirect neutral, the latter due to the limited level of effect.														

**TCA 3a: River Dee Docks**

<b>Key Characteristics:</b>	<i>Dockland area at the mouth of the River includes Albert Quay and a tidal harbour with 'hard' engineered edges to the water and associated warehouses and cranes.</i>																		
	<table border="1"> <thead> <tr> <th>TCA Criteria</th> <th>Assessment</th> </tr> </thead> <tbody> <tr> <td><b>Context / setting – relationship to the wider landscape</b></td> <td>Dockland area set within the confluence of the River Dee estuary forming part of the wider Aberdeen city centre. Built form rises in the Dee valley slopes to the south, west and north of the TCA. Strong connection to the North Sea to the east.</td> </tr> <tr> <td><b>Topography and relationship to urban form</b></td> <td>Constructed at grade with the surrounding built form relating to the lower lying landform in the riverine setting.</td> </tr> <tr> <td><b>Grain of built form and relationship to historic form</b></td> <td>As engineered areas the quays and harbour areas have been heavily influenced by commercial interests and human design over the centuries. The design has evolved and dockland areas expanded over time, particularly since the mid-1800s. Current form reflects this long trend.</td> </tr> <tr> <td><b>Buildings, colour / materials layout, scale / height, density, building types</b></td> <td>Heavily engineered built quays (Albert Quay) and jetties with associated warehouses and cranes.</td> </tr> <tr> <td><b>Land use patterns – present and past</b></td> <td>The history of docks in this area dates back at least 900 years.</td> </tr> <tr> <td><b>Contribution to landscape of waterbodies</b></td> <td>Relates directly to River Dee and the North Sea. Strong influence of tidal events and shipping lanes as well as dredging for vessels.</td> </tr> <tr> <td><b>Vegetation</b></td> <td>There is no vegetation in this engineered TCA.</td> </tr> <tr> <td><b>Open Space – character and qualities of public realm</b></td> <td>Mostly comprised of commercial areas with little open public access.</td> </tr> </tbody> </table>	TCA Criteria	Assessment	<b>Context / setting – relationship to the wider landscape</b>	Dockland area set within the confluence of the River Dee estuary forming part of the wider Aberdeen city centre. Built form rises in the Dee valley slopes to the south, west and north of the TCA. Strong connection to the North Sea to the east.	<b>Topography and relationship to urban form</b>	Constructed at grade with the surrounding built form relating to the lower lying landform in the riverine setting.	<b>Grain of built form and relationship to historic form</b>	As engineered areas the quays and harbour areas have been heavily influenced by commercial interests and human design over the centuries. The design has evolved and dockland areas expanded over time, particularly since the mid-1800s. Current form reflects this long trend.	<b>Buildings, colour / materials layout, scale / height, density, building types</b>	Heavily engineered built quays (Albert Quay) and jetties with associated warehouses and cranes.	<b>Land use patterns – present and past</b>	The history of docks in this area dates back at least 900 years.	<b>Contribution to landscape of waterbodies</b>	Relates directly to River Dee and the North Sea. Strong influence of tidal events and shipping lanes as well as dredging for vessels.	<b>Vegetation</b>	There is no vegetation in this engineered TCA.	<b>Open Space – character and qualities of public realm</b>	Mostly comprised of commercial areas with little open public access.
TCA Criteria	Assessment																		
<b>Context / setting – relationship to the wider landscape</b>	Dockland area set within the confluence of the River Dee estuary forming part of the wider Aberdeen city centre. Built form rises in the Dee valley slopes to the south, west and north of the TCA. Strong connection to the North Sea to the east.																		
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<b>Grain of built form and relationship to historic form</b>	As engineered areas the quays and harbour areas have been heavily influenced by commercial interests and human design over the centuries. The design has evolved and dockland areas expanded over time, particularly since the mid-1800s. Current form reflects this long trend.																		
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<b>Vegetation</b>	There is no vegetation in this engineered TCA.																		
<b>Open Space – character and qualities of public realm</b>	Mostly comprised of commercial areas with little open public access.																		

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<b>Access and connectivity</b>	Dense local road network connecting to wider Aberdeen. Shipping and ferry routes provide regular connections to the North Sea, Scandinavia and mainland Europe.																				
<b>Assessment:</b>	No comments were made regarding this TCA and there would be no change to the assessment.																				
<b>TCA 4a: Union Square Business District</b>																					
<b>Key Characteristics:</b>	<p><i>Riverside area of modern, large scale office and apartment buildings set on grid streetscape with wide roads or boulevards along the river.</i></p> <table border="1"> <thead> <tr> <th data-bbox="399 571 718 616">TCA Criteria</th> <th data-bbox="718 571 1361 616">Assessment</th> </tr> </thead> <tbody> <tr> <td data-bbox="399 616 718 705"><b>Context / setting – relationship to the wider landscape</b></td> <td data-bbox="718 616 1361 705">River Dee setting, between the docks to the northeast and historic housing at Ferry Hill and Torry, also overlooking the river.</td> </tr> <tr> <td data-bbox="399 705 718 795"><b>Topography and relationship to urban form</b></td> <td data-bbox="718 705 1361 795">Flat area close to the river, surrounded by the enclosing valley and overlooked by historic housing areas at Torry and backing on to the railway lines to the west.</td> </tr> <tr> <td data-bbox="399 795 718 884"><b>Grain of built form and relationship to historic form</b></td> <td data-bbox="718 795 1361 884">Large scale grid street pattern with large / wide boulevard along the River Dee frontage.</td> </tr> <tr> <td data-bbox="399 884 718 985"><b>Buildings, colour / materials layout, scale / height, density, building types</b></td> <td data-bbox="718 884 1361 985">Large scale older and more recent office and apartment buildings in brick, concrete and stone and other materials.</td> </tr> <tr> <td data-bbox="399 985 718 1041"><b>Land use patterns – present and past</b></td> <td data-bbox="718 985 1361 1041">Riverside location now developed.</td> </tr> <tr> <td data-bbox="399 1041 718 1108"><b>Contribution to landscape of waterbodies</b></td> <td data-bbox="718 1041 1361 1108">Relates directly to River Dee.</td> </tr> <tr> <td data-bbox="399 1108 718 1176"><b>Vegetation</b></td> <td data-bbox="718 1108 1361 1176">Riverside trees and boulevard with vegetation limited away from the river.</td> </tr> <tr> <td data-bbox="399 1176 718 1254"><b>Open Space – character and qualities of public realm</b></td> <td data-bbox="718 1176 1361 1254">Mainly related to the River Dee. Union Square shopping area located to the north.</td> </tr> <tr> <td data-bbox="399 1254 718 1310"><b>Access and connectivity</b></td> <td data-bbox="718 1254 1361 1310">Urban road / path network connecting to wider Aberdeen, close to railway station.</td> </tr> </tbody> </table>	TCA Criteria	Assessment	<b>Context / setting – relationship to the wider landscape</b>	River Dee setting, between the docks to the northeast and historic housing at Ferry Hill and Torry, also overlooking the river.	<b>Topography and relationship to urban form</b>	Flat area close to the river, surrounded by the enclosing valley and overlooked by historic housing areas at Torry and backing on to the railway lines to the west.	<b>Grain of built form and relationship to historic form</b>	Large scale grid street pattern with large / wide boulevard along the River Dee frontage.	<b>Buildings, colour / materials layout, scale / height, density, building types</b>	Large scale older and more recent office and apartment buildings in brick, concrete and stone and other materials.	<b>Land use patterns – present and past</b>	Riverside location now developed.	<b>Contribution to landscape of waterbodies</b>	Relates directly to River Dee.	<b>Vegetation</b>	Riverside trees and boulevard with vegetation limited away from the river.	<b>Open Space – character and qualities of public realm</b>	Mainly related to the River Dee. Union Square shopping area located to the north.	<b>Access and connectivity</b>	Urban road / path network connecting to wider Aberdeen, close to railway station.
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<b>TCA 5a: Torry Pre War Stone Built Housing</b>																					
<b>Key Characteristics:</b>	<p><i>Mainly 2-3 storey, detached and semi-detached houses in a mix of traditional granite and cream / grey / brown render on elevated land at Torry above and over-looking the River Dee to the north.</i></p> <table border="1"> <thead> <tr> <th data-bbox="399 1556 718 1601">TCA Criteria</th> <th data-bbox="718 1556 1361 1601">Assessment</th> </tr> </thead> <tbody> <tr> <td data-bbox="399 1601 718 1736"><b>Context / setting – relationship to the wider landscape</b></td> <td data-bbox="718 1601 1361 1736">Set on a hill formation to the south of the Dee Estuary and Aberdeen Cityscape. Southern edge slopes south towards Tullos Hill. The main aspects beyond this area to the north and west over the River Dee valley towards the greater Aberdeen Cityscape.</td> </tr> <tr> <td data-bbox="399 1736 718 1848"><b>Grain of built form and relationship to historic form</b></td> <td data-bbox="718 1736 1361 1848">The most historic housing is located on lower northern and north-western slopes overlooking the estuary and relate well to hill contours. Post war development followed the existing pattern by repeating the circular layout further up the hill.</td> </tr> <tr> <td data-bbox="399 1848 718 1960"><b>Buildings, colour / materials layout, scale / height, density, building types</b></td> <td data-bbox="718 1848 1361 1960">Mainly medium density, generally 2-3 storey dwellings in a mix of semi-detached and detached groups and terraces with some shops. Building materials are a mix of traditional granite and cream / grey / brown render.</td> </tr> <tr> <td data-bbox="399 1960 718 2049"><b>Land use patterns – present and past</b></td> <td data-bbox="718 1960 1361 2049">Mapping from 1867 indicates open hill, possibly with rough grass as well as agricultural field pattern with some development on lower slopes to the north.</td> </tr> </tbody> </table>	TCA Criteria	Assessment	<b>Context / setting – relationship to the wider landscape</b>	Set on a hill formation to the south of the Dee Estuary and Aberdeen Cityscape. Southern edge slopes south towards Tullos Hill. The main aspects beyond this area to the north and west over the River Dee valley towards the greater Aberdeen Cityscape.	<b>Grain of built form and relationship to historic form</b>	The most historic housing is located on lower northern and north-western slopes overlooking the estuary and relate well to hill contours. Post war development followed the existing pattern by repeating the circular layout further up the hill.	<b>Buildings, colour / materials layout, scale / height, density, building types</b>	Mainly medium density, generally 2-3 storey dwellings in a mix of semi-detached and detached groups and terraces with some shops. Building materials are a mix of traditional granite and cream / grey / brown render.	<b>Land use patterns – present and past</b>	Mapping from 1867 indicates open hill, possibly with rough grass as well as agricultural field pattern with some development on lower slopes to the north.										
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<b>Access and connectivity</b>	Dense local road network connecting to wider Aberdeen. Dockland area connects to the shipping lanes.								
<b>Sensitivity:</b>	There would be no change to the assessed sensitivity of this TCA which is considered to be <i>Medium</i> .								
<b>Magnitude:</b>	There would be no change to the assessed sensitivity of this TCA which is considered to be <i>Negligible</i> . Account has been taken of the potential views from the elevated southern / south facing part of this area, however these views would be largely screened or blocked by buildings and the adjacent industrial and retail development in TCA 1b, despite the roads elevation. As such the proposed Development would have very limited influence on the character of this area.								
<b>Assessment:</b>	There would be no change to the level of effect which has been assessed as <b>Slight / Negligible</b> . The nature of these effects would be permanent and indirect neutral, the latter due to the limited level of effect.								

**TCA 5b: Ferryhill 19<sup>th</sup> and 20<sup>th</sup>c. Stone Built Housing**

<b>Key Characteristics:</b>	<i>Mainly 2-3 storey, detached and semi-detached houses of traditional granite on elevated land at Ferryhill over-looking the River Dee.</i>																		
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<b>Open Space – character and qualities of public realm</b>	Duthie Park provides high quality open space and links to the Deeside Way at its northern edge.																		

<b>Assessment:</b>	<b>Access and connectivity</b>	Dense local road network connecting to wider Aberdeen. Deeside Way connects to Peterculter and Banchory to the west.
	There would be no change to the assessed sensitivity of this TCA which is considered to be <i>High</i> due mainly to the historic nature of this area and the historic and cultural associations related to the GDL and Conservation Area / Listed Buildings which were referred to in the previous assessment. No other comments were made regarding this TCA and there would be no change to the assessment.	

**TCA 6a: Footdee 19th c. Fishing Village Housing**

<b>Key Characteristics:</b>	<i>Mainly 2-3 storey, detached and semi-detached houses of traditional granite on elevated land at Ferryhill over-looking the River Dee.</i>	
	<b>TCA Criteria</b>	<b>Assessment</b>
	<b>Context / setting – relationship to the wider landscape</b>	Set to the immediate north of the River Dee estuary at the southern tip of the harbour entrance. The TCA is situated adjacent to the sandy beach giving it a sense of being strongly influenced by the coast line to the east.
	<b>Topography and relationship to urban form</b>	Village built on slightly elevated flat landform adjacent to beach. Surrounded by industrial buildings and dock lands which dwarf the lower lying traditional architecture of the TCA in places.
	<b>Grain of built form and relationship to historic form</b>	A self-contained area consisting of narrow lanes and close knit dwellings. The built form dates back to early 1800s and was designed as a 'model village' to replace an earlier fishing settlement situated in close proximity.
	<b>Buildings, colour / materials layout, scale / height, density, building types</b>	Compact rectangular layout of dwellings with a high density of low-rise buildings. Buildings designed on a square 'grid' formation with some historic infilling. Buildings constructed of granite and slate with some elevations rendered and painted white. Differing building heights are found along the eastern, shore line aspect.
	<b>Land use patterns – present and past</b>	Settlement has been referenced in this location since Medieval times.
	<b>Contribution to landscape of waterbodies</b>	Relates directly to the eastern coastline and is influenced by tidal events.
	<b>Vegetation</b>	Garden vegetation including shrubs and within the squares. Mainly salt tolerant grasses and plant species.
	<b>Open Space – character and qualities of public realm</b>	Internal open spaces within the squares. Easy access to the beach and open green space with children's recreational facilities to the east.
	<b>Access and connectivity</b>	Accessed through industrial area to the north
<b>Assessment:</b>	There would be no change to the assessed sensitivity of this TCA which is considered to be <i>High</i> due mainly to the historic and cultural associations related to the Conservation Area / Listed Buildings which were referred to in the previous assessment. No other comments were made regarding this TCA and there would be no change to the assessment.	

**NEW TCA 7a: River Dee (southwest of the docks)**

<b>Key Characteristics:</b>	<i>Urban river with lots of mature and naturalised trees, historic bridges, and connected mix of open spaces forming an attractive / scenic focus to the surrounding townscape.</i>	
	<b>TCA Criteria</b>	<b>Assessment</b>
	<b>Context / setting – relationship to the wider landscape</b>	Set within the river valley of the River Dee, enclosed by Torry, Ferryhill and Kincorth and Tullos Hill. The river has an important characterising influence on these neighbouring areas which overlook it.

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<b>Access and connectivity</b>	Riverside walks connecting to road network and wider city.																
<b>Sensitivity:</b>	The sensitivity of this area is assessed as High due to the historic connections and High value of this area as a scenic and visual focus for surrounding areas and recreational value. The low lying nature of this area means that it is of relatively low susceptibility.																
<b>Magnitude:</b>	The ZTV indicates very limited theoretical visibility which in practice would be screened by intervening built form and vegetation. The magnitude of change would be Zero.																
<b>Assessment:</b>	There would be no effect ( <b>None</b> ) on this area.																

**NEW: TCA 8a: Nigg Kirk / Manse and Allotments**

<b>Key Characteristics:</b>	<i>A well treed townscape with strong historical influences from Nigg Kirk and manse and the adjacent allotments. The area includes an area of more recent 3-4 storey flats set within the former manse estate with trees and areas of grassland / open space between buildings.</i>																
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<b>Context / setting – relationship to the wider landscape</b>	Set on the north facing and slightly elevated slopes of Kincorth Hill with some views north (between trees) towards the River Dee and the Dee Valley and wider city scape beyond.																
<b>Topography and relationship to urban form</b>	A distinctive church is located on the north facing and slightly elevated slopes of Kincorth Hill with adjacent flats situated to the north of the church and allotments to the south.																
<b>Grain of built form and relationship to historic form</b>	The church has the greater time depth, appearing on maps of the late 1800's. The adjacent flats are built in the grounds of a former manse. The lower slopes were formerly agricultural land.																
<b>Buildings, colour / materials layout, scale / height, density, building types</b>	The stone built church to the south appears incongruous with the built form of the industrial units. The flats integrate as large linear, modern buildings, although an older house stands out as an incongruous building. In addition there are other residential dwellings to the north adjacent to the River Dee.																
<b>Land use patterns – present and past</b>	Formerly agricultural land with church, manse and farms. Current use varies between church, community allotments to the south, residential flats.																
<b>Contribution to landscape of waterbodies</b>	Historic maps show a water channel and sluice. Water would drain from surrounding hills through the area heading north to discharge into the River Dee.																
<b>Vegetation</b>	To the south there are mature trees around the church and flats and hedgerows around the allotments. Trees and shrubs around residential flats.																

	<b>Open Space – character and qualities of public realm</b>	Main open space is to the south around the church and flats where there are open areas and grassland between buildings.
	<b>Access and connectivity</b>	The A956 road and side roads connects area to wider city.
<b>Sensitivity:</b>	The sensitivity of this TCA is considered to be <i>High</i> on account of the townscape value of elements such as Nigg Kirk, the historical and cultural associations of the areas and the recreational and open space values associated with the allotments. The susceptibility of this area to further change is also considered high.	
<b>Magnitude:</b>	The magnitude of change would be <i>Negligible</i> due to the limited intervisibility, higher levels of screening, and greater intervening distance such that the ability for the Proposed Development to influence the character of this area would be very limited.	
<b>Assessment:</b>	The level of effect has been adjusted to <b>Slight</b> . The nature of these effects would be permanent and indirect neutral, the latter due to the negligible magnitude of change.	

#### 4.4 Effects on Landscape Character

4.4.1 Significant landscape character effects (including townscape and seascape effects) are generally considered to be those effects that would alter the key characteristics or overall character of the landscape receptor. The detailed comments received from Aberdeen City Council on LCAs 23 and 24 and these have been assessed in this section as follows.

4.4.2 In summary it is accepted that there would be a significant effect on the landscape character of the part of LCA 23. Coast: Girdle Ness / Nigg Bay and LCA 24a. Open Farmland: Tullos Hill, due the open and / or elevated character of these areas with direct views of the Proposed Development which would appear as a new large feature, breaking the skyline, in contrast to the its surroundings. Some of these effects are in part mitigated by the proposed architectural design of the building to appear as an architectural landmark.

##### *LCA 23. Coast: Girdle Ness / Nigg Bay*

4.4.3 It is agreed that the sensitivity of the Girdle Ness / Nigg Bay LCA is *High* as set out in the ES. This is due to the value placed on the landscape, much of which is public open space which includes the footpath network, golf course and other recreational uses and there will also be some cultural and historical associations with listed buildings and monuments which are present in this area, in particular St. Fittick’s Church. The wide open character of the views from this area are also seen as susceptible to the Proposed Development.

4.4.4 The Proposed Development would not be located within this LCA and so the landscape effects would be indirect.

4.4.5 Viewpoint 4, located close to St Fittick’s Church provides a ‘worst case’ view of the Proposed Development in that the EfW plant would appear as a new, largescale feature affecting the wooded backdrop of Tullos Hill appearing where no other development is present. However, other views from within this LCA indicate that existing industrial development is more visible against the backdrop of Tullos Hill from this area and that the southern views in general are characterised by the visibility of other industrial development seen against the backdrop of the Tullos Hill. Consider for example Viewpoint 6 or the views from Balnagask Circle. The Proposed Development would however be of a notably larger scale (relating more to the tower blocks) as well as breaking the skyline (as do the adjacent tower blocks). These aspects of the development are partly mitigated by the design of the building and it’s curved ‘whaleback’ roof line which would be seen against the skyline and the architectural approach to its design and appearance as a ‘landmark’ feature.

4.4.6 The ES assessment considered that the Proposed Development would not significantly alter the characteristics of this landscape as the southern back drop and views towards Tullos Hill would remain characterised by industrial development, viewed against the wooded backdrop of Tullos

Hill. From other parts of the LCA, in the north there would be no view of the Proposed Development which is outwith the ZTV. In considering the key characteristics of this landscape it may be noted that none of these would not be affected by the Proposed Development as follows:

- ▶ “*Distinctive coastal landform;*
- ▶ *The open character of the landscape, particularly close to the coast;*
- ▶ *The large expanse of mown grassland between the railway and Balnagask;*
- ▶ *Occasional but distinctive buildings - e .g. mined chapel, sewage treatment works; and*
- ▶ *Views of the city and coast”.*

4.4.7 The Proposed Development would however introduce a further *distinctive building* into this landscape in-line with this key characteristic.

4.4.8 In reviewing this assessment, it is consider that the magnitude of change would be *Medium* resulting in a **Substantial / Moderate** and significant effect on the south western views towards Tullos Hill through the introduction of a new large scale feature that would be clearly visible from a large part of the Balnagask area. The nature of these effects would be permanent and indirect. On the one hand the effects could be regarded as neutral through the introduction of further industrial development to a view where this is already largely present and through the addition of an interesting, new ‘architectural landmark’. On the other hand, the building would contrast with other development in terms of its appearance, scale and ability to brake the skyline of Tullos Hill in some views and could be considered as a negative addition to the established character.

#### *LCA 24a. Open Farmland: Tullos Hill*

4.4.9 This LCA has been subdivided in this assessment as it relates to two separate areas on Kincorth Hill and Tullos Hill.

4.4.10 The sensitivity of this area is considered to be *High* due to its value as a Country Park and recreational area with core path access. There are also historic features (cairns) on the hill top and the two hills form a notable landform in the local area (known as the ‘Gramps’).

4.4.11 Viewpoint 1 is located on the summit of Tullos Hill at the trig point and from this location it is impossible to avoid the visibility of industrial fencing without coming away from the trig point. Although visible, much of the Proposed Development would be screened by the landform of Tullos Hill and intervening woodland vegetation from the northern slopes of this hill, although it is noted that there are also open areas and a number of rough paths / tracks, which would overlook the Proposed Development. The EfW plant would appear as a large scale development, breaking the skyline and the main characteristic of the views from the north western facing slopes of Tullos Hill (*High* magnitude) reducing to Low to Negligible from other parts of the Country Park, further to the south and east. These aspects of the development are partly mitigated by the design of the building and it’s curved ‘whaleback’ roof line which would be seen against the skyline and the architectural approach to its design and appearance as a ‘landmark’ feature.

4.4.12 The Proposed Development would not significantly alter the key characteristics of this landscape as reported in the ES. The Proposed Development would however introduce a new feature into the views from this landscape.

4.4.13 In reviewing this assessment, it is consider that the magnitude of change would be *High* resulting in a **Substantial** and significant effect on the north western views from Tullos Hill through the introduction of a new large scale feature. The nature of these effects would be permanent and indirect. On the one hand the effects could be regarded as neutral through the introduction of further industrial development to a view where this is already largely present and through the addition of an interesting, new ‘architectural landmark’. On the other hand, the building would contrast with other development in terms of its appearance, scale and ability to brake the skyline of Tullos Hill in some views and could be considered as a negative addition to the established character.

**LCA 24b. Open Farmland: Kincorth Hill**

- 4.4.14 The sensitivity of this area is considered to be *High* due to its value as a Wildlife Site and recreational area with core path access. The two hills also form notable landform in the local area relating to the coastal fringe of the Grampian Mountains.
- 4.4.15 Viewpoint 5 is located within this LCA on the summit of Kincorth Hill, viewing northeast towards the Proposed Development, although all-round 360° views are possible from this location. The Proposed Development would appear as a more distant feature, appearing below the skyline / sea horizon and viewed beyond and in the context of other existing industrial development, appearing beyond existing woodland and to the left of Nigg Kirk tower and the lighthouse. The magnitude of change to the existing landscape character and key characteristics would be *Negligible* resulting in a **Slight** and non-significant effect. The nature of these effects would be permanent, indirect and neutral due to the negligible magnitude of change.

**4.5 Effects on Seascape Character**

A revised detailed seascape assessment is illustrated in **Figure C2** which has been based on the latest guidance from SNH on seascape assessment<sup>4</sup>. The guidance acknowledges different scales of coastal characterisation and divides coastal characterisation into three scales of assessment: National, Regional and Local (pg.7). This technical note uses the Local Coastal Character Areas (LCCA). These are described as: ‘...smaller in size and characterised by a finer level of detail; they further subdivide the Coastal Character Area into areas of consistent coastal character with a strong integrity, like a specific bay, section of coast or loch with a similar character. Local Coastal Character Areas will be informed by existing Landscape Character Assessments and are usually mapped at 1:50,000 scale.’

Following site visits, four LCCAs were identified as illustrated in **Figure C2** and each of these are assessed in **Table C2**. In summary, there would be no significant effects on the seascape or local coastal character areas, due to the limited inland nature of these views.

**Table C1 Indirect Effects on Surrounding Seascape Character within 2km**

Local Coastal Character Area (LCCA)	Seascape Assessment	
<b>LCCA 1. Rocky Shore and Headland</b>		
<b>Key Characteristics:</b>	<b>LCCA Criteria</b>	<b>Assessment</b>
	<b>Maritime Influences</b>	<ul style="list-style-type: none"> <li>• Coastline oriented east to south east with some northern aspects at Greg Ness and some inward looking views across Nigg Bay.</li> <li>• Dynamic coastal influences associated with the interaction of the sea against rock faces.</li> <li>• High level of shipping activity in views.</li> <li>• Occasional local fishing vessels in views.</li> </ul>
	<b>Character of coastal edge</b>	<ul style="list-style-type: none"> <li>• Cliffs comprising metasedimentary rock eroded into angular blocks with small bays, inlets and caves.</li> <li>• Although the scale of the coastal indentations are small the experience from the accessible cliff tops is one of expansive openness.</li> <li>• Visitor parking and cliff top paths allow access for walkers to experience views from the rocky coast line.</li> </ul>
	<b>Character of immediate hinterland</b>	<ul style="list-style-type: none"> <li>• The Main Coast rail line and Coast Road pass parallel to coast and create linear features.</li> <li>• Elevated views with sheer drops to coastline.</li> <li>• Linear grassland field formations contrast with the rocky undulating coastal edge.</li> </ul>

<sup>4</sup> Guidance on Coastal Character Assessment – Consultation Draft. Carol Anderson Landscape Associates for Scottish Natural Heritage, February 2016.







## 5. Visual Assessment

- 5.1.1 A revised summary of the Viewpoint Assessment taking account of comments provided by Aberdeen City Council and their request for an additional viewpoint at Greyhope Road, Girdle Ness is provided in **Table C3**. This assessment also includes a night time assessment, with reference made to visualisations of the night time views and lighting proposals from the Design and Access Statement Addendum.
- 5.1.2 Although the area around the lighthouse is outwith the ZTV, an additional viewpoint location at Greyhope Road to the south-west of the lighthouse has been included as an additional viewpoint location for assessment and is presented in **Figure C10a/b** and assessed in **Table C3**.
- 5.1.3 In summary, four viewpoints are assessed as significant (Viewpoint 1, 2, 4 and 6) which indicate a relatively close range of significant effects within ~500m to the north and south of the Proposed Development, subject to available views and longer range views to the northeast out to ~1.5km distance at St Fittick's Church and Nigg Bay. The nature of these effects would be permanent and indirect neutral in all cases with 'neutral' related to the opinions of the visual receptor which may vary from positive to negative as explained further in Section 2.1 of this Technical Note.

Table C3 Review of Viewpoint Assessment

Viewpoint 1: Lorison Country Park (Tullos Hill) (ES Figure 12.5)	
Visual Assessment	Sensitivity: High Magnitude: Medium Level of Effect: <b>Substantial / Moderate</b> and significant. There would be no change to this assessment as a result of the amended design.
Night time Assessment	Magnitude: Low The main light sources from the Proposed Development would be largely screened by landform and trees and any 'glow' from the roof structure would be experienced against the back drop of lighting across Aberdeen City which are of a High level. Level of Effect: <b>Moderate</b> and not significant.
Cumulative Assessment: (Nigg Bay)	Magnitude: Medium The Nigg Bay development would be successively visible from this area to the northeast, appearing as a new feature within a previously undeveloped area. Level of Effect: Substantial / Moderate and significant due to the Nigg Bay development.
Viewpoint 2: Ladywell Place (ES Figure 12.6)	
Visual Assessment	Sensitivity: High Magnitude: Medium Level of Effect: <b>Substantial / Moderate</b> and significant Comment: the appearance of the northwest facing elevation ('end-on') is noted in the assessment account has been taken of the Proposed Development breaking the skyline. The amended design provides limited mitigation and it is considered that there would be no change to the assessment.
Night time Assessment	Magnitude: Medium The Proposed Development would introduce a new light source into a backdrop of existing light sources at the Tullos Industrial Estate. The additional light would be at a relative low level and occurring at a similar elevation to the existing lights and the building form would be clearly visible. Although subdued. Level of Effect: <b>Substantial / Moderate</b> and significant

<b>Cumulative Assessment: (Nigg Bay)</b>	<p>Magnitude: Negligible to Zero</p> <p>The Nigg Bay development would not be theoretically visible from this viewpoint, subject to intervening buildings and vegetation.</p> <p>Level of Effect: Slight and not significant, due to the Nigg Bay development.</p>
<b>Viewpoint 3: Wellington Road Bridge (ES Figure 12.7)</b>	
<b>Visual Assessment</b>	<p>Sensitivity: Medium</p> <p>Magnitude: Low</p> <p>Level of Effect: <b>Slight</b> and not significant</p> <p>There would be no change to this assessment as a result of the amended design.</p>
<b>Night time Assessment</b>	<p>Magnitude: Low</p> <p>The Proposed Development would introduce a new light source into a backdrop of existing light sources at the Tullos Industrial Estate. The additional light would be at a relative low level and occurring at a similar elevation to the existing lights and the building form / outline would be visible, although subdued in the night sky.</p> <p>Level of Effect: <b>Slight</b> and not significant.</p>
<b>Cumulative Assessment (Nigg Bay)</b>	<p>Magnitude: Zero</p> <p>The Nigg Bay development would not be visible from this location.</p>
<b>Viewpoint 4: St Fittick's Road (St Fittick's Church) (ES Figure 12.8)</b>	
<b>Visual Assessment</b>	<p>Sensitivity: High</p> <p>Magnitude: Increased from Low to Medium, taking account of the break in the skyline and the introduction of a large scale development into a currently vegetated backdrop as viewed from this location. (Note: Other views from this area include more of the existing industrial development).</p> <p><u>Level of Effect: Increased from Moderate to <b>Substantial / Moderate</b> and significant</u></p> <p>There would be no change to this assessment as a result of the amended design.</p>
<b>Night time Assessment</b>	<p>Magnitude: Low</p> <p>The Proposed Development would introduce a new light source into a backdrop of existing light sources at the Tullos Industrial Estate. The additional light would be at a relative low level although the building form / outline would be visible, although subdued in the night sky, appearing slightly above the skyline. Compared to the day light hours the effects are considered to be subdued and so a reduced magnitude is assessed.</p> <p>Level of Effect: <b>Moderate</b> and not significant.</p>
<b>Cumulative Assessment (Nigg Bay)</b>	<p>Magnitude: High</p> <p>The Nigg Bay development would be successively visible to the east from this location, appearing at close range and in the fore-ground of the view.</p> <p>Level of Effect: Substantial and significant, due to the Nigg Bay development.</p>
<b>Viewpoint 5: Kincorth Hill (ES Figure 12.9)</b>	
<b>Visual Assessment</b>	<p>Sensitivity: High</p> <p>Magnitude: Negligible</p> <p>Level of Effect: <b>Slight</b> and not significant</p> <p>There would be no change to this assessment as a result of the amended design.</p>
<b>Night time Assessment</b>	<p>Magnitude: Negligible</p>

	<p>The main light sources from the Proposed Development would be largely screened by landform and buildings and any 'glow' from the roof structure would be experienced against other existing light sources in this area.</p> <p>Level of Effect: <b>Slight</b> and not significant.</p>
<b>Cumulative Assessment (Nigg Bay)</b>	<p>Magnitude: Low</p> <p>The Nigg Bay development would be successively visible from this area to the east, appearing as a new feature within a previously undeveloped area of seascape / coastline.</p> <p>Level of Effect: Moderate and not significant, due to the Nigg Bay development.</p>
<b>NEW: Additional Viewpoint 6 : Nigg Bay (Figure C10a/b)</b>	
Description	<p>This viewpoint is located Greyhope Road / NCR1 on the footpath adjacent to a layby. The view is orientated southwest towards Nigg Bay and Tullos Hill. Land cover consists of a shingle and sand shore, rough and improved grassland and built form interspersed with mostly deciduous trees. Buildings relate to the lower landform in the view both at the foot of Tullos Hill beyond the shoreline and within the broad valley formed by Tullos Hill and Torry Hill, although housing continues up Torry Hill to the right of the view. Point features include a tower block on the skyline and a large building with horizontal stripes on the lower slopes of Tullos Hill.</p>
Distance to Proposed Development	1709 m
Sensitivity	The viewpoint would be experienced by pedestrians, cyclists and road users travelling south and is considered to be of <i>High</i> sensitivity.
Magnitude of Change	<p>The Proposed Development would be visible as a large scale, bold architectural focal point in the mid-ground of the view. The proposed building would be seen on the lower slopes of Tullos Hill to the fore of the large building with horizontal stripes and would be seen on the skyline of the view. The building is designed to fit as much as possible with the surrounding landform and from this angle, curves to repeat the adjacent landform of Tullos Hill. The base of the building is screened by the intervening landform and vegetation. The magnitude of change is considered to be <i>Medium</i>.</p>
Level of Visual Effect	<p><b>Substantial / Moderate</b> and significant. The building is designed to be an architectural statement and is therefore designed to be apparent in views where it will necessarily be a new highly visible focal feature.</p> <p>The nature of these effects would be permanent, indirect and neutral.</p>
<b>Summary of Visual Assessment</b>	<p>Sensitivity: High</p> <p>Magnitude: Medium</p> <p>Level of Effect: <b>Substantial / Moderate</b> and significant</p>
<b>Night time Assessment</b>	<p>Magnitude: Low</p> <p>The Proposed Development would introduce a new light source into a backdrop of existing light sources at the Tullos Industrial Estate. The additional light would be at a relative low level although the building form / outline would be visible, and although subdued in the night sky, appearing slightly above the skyline. Compared to the day light hours the effects are considered to be subdued and so a reduced magnitude is assessed.</p> <p>Level of Effect: <b>Moderate</b> and not significant.</p>
<b>Cumulative Assessment (Nigg Bay)</b>	<p>Magnitude: High</p> <p>The Nigg Bay development would be successively visible to the east from this location, appearing at close range and in the fore-ground of the view.</p> <p>Level of Effect: Substantial and significant, due to the Nigg Bay development.</p>
<b>NEW: Additional Viewpoint 7 : Lighthouse</b>	
<p>A viewpoint from the lighthouse was suggested by Aberdeen Council. However, site visits confirmed the ZTV analysis that there are <b>no views</b> of the proposed development from the lighthouse.</p>	

## 5.2 Other detailed comments on Visual Assessment

- 5.2.1 A number of detailed comments have been made about various aspects of the visual assessment although these appear to be of a questioning / query nature.

### *Residential Visual Amenity Assessment*

- 5.2.2 The scope of this assessment has been limited and defined by a ground survey, walking the streets in order to identify those properties most like to have a view of the Proposed Development from the ground floor main living areas. Views from rear gardens are included in the assessment, although these have not been described as part of the main 'orientation' of the properties. In those properties where the assessment has identified that the significant effects would be limited to access / egress areas then that is noted in the assessment, although these are not the main living areas of a property and that is appropriately noted in the assessment.

### *Sensitivity of people using Transport Routes*

- 5.2.3 The sensitivity of people using Transport Routes is questioned at 'Medium' and we can confirm that this is normal practice with GLVIA 3 recognising that there is a hierarchy of visual receptors with residents and people engaged in outdoor activities where the main focus of the assessment is on the landscape assessed as of High sensitivity. Further ES paragraphs 12.7.11-12 confirm that this is not due purely to the 'speed of travel' but that other factors are considered also such as the activity of driving and the context of the route.
- 5.2.4 The assessed routes are not specifically illustrated in a figure, but all of them are marked on the OS base plans and assessed within the study area and ZTV overlap.

### *Recreational Routes: Tullos Hill*

- 5.2.5 Recreational routes and general 'open access' around Tullos Hill / Loirston Country Park were included in the assessment for Loirston Country Park in ES Table 12.17.

### *Ferry Routes*

- 5.2.6 An assessment of views from ferry routes was not included in the ES.
- 5.2.7 The Aberdeen to Kirkwall ferry travels along a north-eastern route from Aberdeen Harbour as shown in Figure C3. At its closest point, the route will pass approximately 1.5km to the north of the proposed development as it passes through the harbour. The ferry will typically be carrying both regular commuters from Orkney and the Shetlands as well as tourists who are considered to have a higher awareness of the coastal features on arrival at the Aberdeen coastline. The sensitivity of this route is considered to be Medium to High.
- 5.2.8 Within the 2km detailed study area, the ZTV indicates that there will be no theoretical visibility of the proposed development. The wider 5km ZTV (Figures C3 and C4) show that visibility of the proposed development occurs at a distance of approximately 2.9 km (main building **Figure C3**) and 2.4km (stack **Figure C4**). At this distance, the proposed Development would be visible as minor part of a wider view of the coastline. The main focal points on the approach to the Harbour would be the sandy coastline to the north of the harbour with a prominent amusement park, the activity of the harbour and the hilly landform of Balnagask to the south of the harbour.
- 5.2.9 The magnitude of change would range from *Zero to Low* and the level of effect would range from No View to Slight and not significant. The nature of these effects would be permanent, indirect and neutral.

### 5.3 Night-time Assessment

- 5.3.1 The viewpoint assessment reveals one significant night-time visual effect resulting from lighting of the building. This low assessment is because of the relatively higher levels of background lighting levels already present in this area and the subdued nature of the proposed lighting so that obvious 'point' sources of light are avoided as far as possible.
- 5.3.2 Receptors within the Ladywell Place area include local residents, people using local roads and footpaths, the Tullos School and adjacent playing fields.

## 6. Cumulative Assessment

- 6.1.1 **Holding Objection a)** considers that "A cumulative assessment is required with the proposed harbour development at Nigg Bay."
- 6.1.2 Planning Permission in Principle was granted for the development of Nigg Bay into a harbour as part of the 'Aberdeen Harbour Expansion Project'. Although detailed plans have not been drawn up for the proposed development, the submitted LVIA contains visualisations of indicative massing of cranes, lighting and vessels, as well as 3D modelling of the proposed harbour. These have been used as the basis for this cumulative assessment. A cumulative assessment with the proposed harbour development at Nigg Bay (Harbour Development) is presented below.

### *Cumulative ZTV and Viewpoint Analysis*

- 6.1.3 An analysis of the impacts arising of the addition of the proposed development to the Harbour Development is presented in the Cumulative Zone of Theoretical Visibility (CZTV) analysis. This uses the height parameters for the worst case scenario identified in the Harbour Development ES: 20m for permanent effects (fuel and composite bulk tanks / cranes and lighting), and 25m for temporary effects (vessels in the harbour), and the height parameters used in the EfW plant ZTV analysis submitted in the ES (47.8m roof of main building, and, 80m for chimney stack). The CZTV is presented as two figures reflecting the two heights (building, and stack). **Figure C3** shows the theoretical visibility of the addition of the proposed main building with the Harbour Development, and **Figure C4** shows the theoretical visibility of the proposed chimney stack with the Harbour Development. The areas coloured pink show where there is combined theoretical visibility of both projects, the area in yellow shows where there is theoretical visibility of the Harbour Development and the area in green shows where there is theoretical visibility of the Proposed Development.
- 6.1.4 This analysis shows that whilst the stack may be theoretically visible from a larger area to the south, south-east and southwest of the study area, the main building has a much lower theoretical visibility envelope. In particular, areas of Altens Industrial estate and Cove (beyond the 2km study area) will experience theoretical views of the stack but not the main building. The CZTV does not take into account any screening from vegetation or surrounding buildings, which in reality will further screen views.
- 6.1.5 The cumulative viewpoint assessment identified three viewpoints as significantly affect, as a result of the proposed Nigg Bay development (Viewpoints 1, 4, and 6) and two of these (Viewpoint 4 and 6) result from significant cumulative visual effects and are located in areas to the northeast of the Proposed Development near St Fittick's Church and Balnagask where the views of both developments would be fairly open.
- 6.1.6 The cumulative assessment is divided into landscape receptors (including landscape character, townscape character, and seascape character), and visual receptors including viewpoints and any other receptors identified as having a moderate or above magnitude of change in the submitted EfW ES. These are presented in Summary **Tables C4 and C5**.

## 7. Summary of Landscape and Visual Effects

- 7.1.1 A summary of the landscape, visual and cumulative effects drawn from the ES and this Technical Note is provided in **Tables C4 and C5**.

Table C.4 Summary of the Predicted Landscape Effects

Receptor	Sensitivity	Level of Effect: Proposed EfW Plant		Level of Effect: Proposed Nigg Harbour Development		Cumulative Level of Effect Proposed EfW Plant and Nigg Harbour	
		Magnitude	Level of Effect	Magnitude	Level of Effect: 1	Magnitude	Level of Effect: 2
<b>Direct Effects on the host TCA1a: East Tullos Industrial Estate</b>							
<u>Construction Effects:</u> TCA1a: East Tullos Industrial Estate	Low	Increasing from Zero to Medium	Increasing from None to Slight (Moderate <500m)	Low	Slight / Negligible	Increasing from Zero to Medium	Increasing from None to Slight (Moderate <500m)
<u>Operational Effects:</u> TCA1a: East Tullos Industrial Estate	Low	Medium	Slight (Moderate <500m)	Low	Slight / Negligible	Medium	Slight (Moderate <500m)
<b>Indirect Landscape Effects on the Surrounding Townscape Character Types within 2km</b>							
1b: West Tullos Industrial Estate	Low	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible
1c: Altens Industrial Estate	Low	Low to Negligible	Slight / Negligible to Negligible	Low to Negligible	Slight / Negligible to Negligible	Low to Negligible	Slight / Negligible to Negligible
2a: Balnagask Post War Local Authority Housing	High to Medium	Medium to Low	Moderate	Medium	<b>Substantial / Moderate</b>	Medium	<b>Substantial / Moderate</b> due to Nigg Bay
2b: Redmoss Post-war Housing	Medium	Negligible	Slight / Negligible	Negligible	Slight / Negligible	Negligible	Slight / Negligible
2c: Kincorth Post War Housing	Medium	Negligible	Slight / Negligible	Negligible	Slight / Negligible	Negligible	Slight / Negligible
3a: River Dee Docks	Low	Negligible	Negligible	Low	Slight / Negligible	Low	Slight / Negligible
4a: Union Square Business District	Medium	Zero	None	No cumulative effects.			
5a: Torry Pre War Stone Built Housing	Medium	Negligible	Slight / Negligible	Negligible	Slight / Negligible	Negligible	Slight / Negligible
5b: Ferryhill 19thc. and 20thc. Stone Built Housing	High	Negligible	Slight	Negligible	Slight	Negligible	Slight
6a: Footdee 19th c. Fishing Village Housing	Medium	Negligible	Slight	Negligible	Slight	Negligible	Slight

Receptor	Sensitivity	Level of Effect: Proposed EfW Plant		Level of Effect: Proposed Nigg Harbour Development		Cumulative Level of Effect Proposed EfW Plant and Nigg Harbour	
		Magnitude	Level of Effect	Magnitude	Level of Effect: 1	Magnitude	Level of Effect: 2
7a: River Dee	High	Zero	None	No cumulative effects.			
8a: Nigg Kirk, Manse and Allotments	High	Negligible	Slight	Negligible	Slight	Negligible	Slight
<b>Indirect Landscape Effects on the Surrounding Landscape Character Areas (LCA) within 5km</b>							
LCA 2: Coastal Strip: Kincardine Cliffs	Medium	Zero	None	No cumulative effects.			
LCA 8: Coast: Aberdeen Links	High	Negligible	Slight	Negligible	Slight	Negligible	Slight
LCA 11: Valley: Lower Don Valley	Medium	Negligible to Zero	Slight / Negligible to None	Zero	No cumulative effects.		
LCA 12: Agricultural Heartlands: Central Wooded Estates	Medium	Negligible to Zero	Slight / Negligible to None	Negligible to Zero	Slight / Negligible to None	Negligible to Zero	Slight / Negligible to None
LCA 13: Agricultural Heartlands Kincardine Plateau	Medium	Negligible to Zero	Slight / Negligible to None	Negligible to Zero	Slight / Negligible to None	Negligible to Zero	Slight / Negligible to None
LCA 21: Wooded Farmland: Countesswells / Milltimber / Kennerty	Medium	Zero	None	No cumulative effects.			
LCA 22: Valley: Dee Valley	Medium	Negligible to Zero	Slight / Negligible to None	Negligible to Zero	Slight / Negligible to None	Negligible to Zero	Slight / Negligible to None
LCA 23: Coast Girdle: Ness/Nigg Bay	High	Medium	<b>Substantial / Moderate</b>	Very High*	<b>Permanent Major Adverse – Change in Character*</b>	High	<b>Substantial</b> due to Nigg Bay
LCA 24a: Open Farmland: Tullos Hill	High	High	<b>Substantial</b>	High	<b>Substantial</b>	High	<b>Substantial</b> due to Nigg Bay and the Proposed Development
LCA 24b: Open Farmland: Kincorth Hill	High	Negligible	Slight	Negligible*	Negligible *	Negligible	Slight
LCA 25: Coast: Doonies to Cove Coast	Medium	Negligible to Zero	Slight / Negligible to None	Low*	Minor Adverse [Permanent] *	Low	Slight

Receptor	Sensitivity	Level of Effect: Proposed EfW Plant		Level of Effect: Proposed Nigg Harbour Development		Cumulative Level of Effect Proposed EfW Plant and Nigg Harbour	
		Magnitude	Level of Effect	Magnitude	Level of Effect: 1	Magnitude	Level of Effect: 2
LCA 26: Open Farmland: Den of Leggart	Medium to Low	Negligible	Slight / Negligible to Negligible	Negligible	Slight / Negligible to Negligible	Negligible	Slight / Negligible to Negligible
LCA 27: Open Farmland: Loirston	Medium to Low	Negligible	Slight / Negligible to Negligible	Negligible	Slight / Negligible to Negligible	Negligible	Slight / Negligible to Negligible
<b>Indirect Effects on Seascape / Local Coastal Character Areas (LCCA)</b>							
<b>LCCA 1. Rocky Shore and Headland</b>	Medium	Zero	None	No cumulative effects.			
<b>LCCA 2. Nigg Bay</b>	Medium	Medium	Moderate	<i>Very High*</i>	<b>Major Adverse</b> [Temporary & Permanent]	High	<b>Substantial</b> due to Nigg Bay
<b>LCCA 3. Girdle Ness - Rocky Headland</b>	Medium	Low	Slight	<i>Very High*</i>	<b>Major Adverse</b> [Temporary & Permanent]	High	<b>Substantial</b> due to Nigg Bay
<b>LCCA 4. Harbour Coastline</b>	Medium	Negligible	Slight / Negligible	Negligible	Slight / Negligible	Negligible	Slight / Negligible
<i>*Source: Aberdeen Harbour Expansion Project, November 2015, Volume 3: Environmental Statement, Appendix 17A – Land/seascape and Visual Amenity Significance of Effect Tables</i>							

Table C.5 Summary of the Predicted Visual Effects

Receptor	Sensitivity	Level of Effect: Proposed EfW Plant		Level of Effect: Proposed Nigg Harbour Development		Cumulative Level of Effect Proposed EfW Plant and Nigg Harbour	
		Magnitude	Level of Effect	Magnitude	Level of Effect: 1	Magnitude	Level of Effect: 2
<b>Visual Effects on Views from Transport Routes</b>							
<b>A956 Wellington Road</b>	Medium	Zero to Medium (southern section within study area)	No View to Moderate	Zero to Negligible	No View to Slight	Zero to Medium (southern section within study area)	No View to Moderate
<b>A945 Riverside Drive</b>	Medium	Zero to Negligible	No View to Slight / Negligible	Zero	No cumulative effects		

Receptor	Sensitivity	Level of Effect: Proposed EfW Plant		Level of Effect: Proposed Nigg Harbour Development		Cumulative Level of Effect Proposed EfW Plant and Nigg Harbour	
		Magnitude	Level of Effect	Magnitude	Level of Effect: 1	Magnitude	Level of Effect: 2
<b>B9077</b>	Medium	Zero to Low	No View to Slight	Zero	No cumulative effects		
<b>Aberdeen to Dundee Railway Line</b>	Medium	Zero to Negligible	No View to Slight / Negligible	High	<b>Substantial / Moderate</b>	High	<b>Substantial / Moderate</b> due to Nigg Bay
<b>Ferry Route (Aberdeen to Kirkwell / return)</b>	Medium-High	Zero to Low	No View to Slight	Zero to Low	No View to Slight	Zero to Low	No View to Slight
<b>Visual Effects on Views from Recreational Routes: Core Paths and Rights of Way within 2km</b>							
<b>CP103: North Balnagask Road to Wellington Road</b>	High	Zero to Medium (100m Section)	<b>Substantial / Moderate</b> (100m Section)	Low to Negligible	No View to Slight	Zero to Medium	<b>Substantial / Moderate</b> due to Proposed Development
<b>CP104 Balnagask</b>	High	Zero to Low	No View to Moderate	High to Medium	<b>Substantial to Substantial / Moderate</b>	High to Medium	<b>Substantial to Substantial / Moderate</b> due to Nigg Bay
<b>CP108: Torry – Coastal Path, Nigg Bay</b>	High	Zero to Low	Zero to Moderate	Zero to High	Zero to <b>Substantial</b>	Zero to Medium	Zero to <b>Substantial</b> due to Nigg Bay and Proposed Development
<b>CP78: Coastal Path South</b>	High	Zero to Low	Zero to Moderate	Zero to High	Zero to <b>Substantial</b>	Zero to High	Zero to <b>Substantial</b> due to Nigg Bay and Proposed Development
<b>CP95 Cove the Coast</b>	High	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight
<b>CP83 Souter Head Road to Cove Crescent</b>	High	Zero	No View	No cumulative effects			
<b>CP81 Cove Road</b>	High	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight
<b>CP79: Kincorth Hill</b>	High	Zero to Low	Zero to Moderate	Zero to Negligible	No View to Slight	Zero to Low	Zero to Moderate

Receptor	Sensitivity	Level of Effect: Proposed EfW Plant		Level of Effect: Proposed Nigg Harbour Development		Cumulative Level of Effect Proposed EfW Plant and Nigg Harbour	
		Magnitude	Level of Effect	Magnitude	Level of Effect: 1	Magnitude	Level of Effect: 2
CP105 Kincorth Hill to Stonehaven Road	High	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight
CP 85 Abbotswell Road to Bridge of Dee	High	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight
CP69: Duthie Park	High	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight
CP 97 City Centre – Duthie Park	High	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight
CP70: River Dee Path (north bank)	High	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight
CP19 Beach Esplanade	High	Zero	No View	No cumulative effects			
CP66 Deeside Way	High	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight
CP 102 The Green	High	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight
<b>Visual Effects on Views from Recreational Routes: National Recreational Routes within 2km</b>							
NCR1 (Greyhope Road / St Fittick's Road)	High	Zero to Low	Zero to Moderate	Zero to High	No View to <b>Substantial</b>	Zero to High	No View to <b>Substantial</b> due to Nigg Bay
NCR 195 / Heritage Path / Deeside Way	High	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight
<b>Visual Effects on Views from Recreational and Tourist Destinations within 2km</b>							
Loirston Country Park	High to Medium	Zero to High	No View to <b>Substantial</b>	Zero to High	No View to <b>Substantial</b>	Zero to High	No View to <b>Substantial</b> due to Nigg Bay and the Proposed Development
St Fitticks Community Park	High	Negligible to Medium	Slight to <b>Substantial</b>	Negligible to High	Slight to <b>Substantial</b>	Negligible to High	Slight to <b>Substantial</b> due to Nigg Bay and the Proposed Development

Receptor	Sensitivity	Level of Effect: Proposed EfW Plant		Level of Effect: Proposed Nigg Harbour Development		Cumulative Level of Effect Proposed EfW Plant and Nigg Harbour	
		Magnitude	Level of Effect	Magnitude	Level of Effect: 1	Magnitude	Level of Effect: 2
Pocket Park Greenwell Road	High	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight	Zero to Negligible	No View to Slight
North Grampian Circle Play Area	High	Zero	No View	No cumulative effects.			
Recreational Area south of River Dee	High	Zero to Negligible	No View to Slight	Zero	No cumulative effects.		
Woodland east of Wellington Road	High	Zero	No View	No cumulative effects.			
Duthie Park GDL	High	Zero to Negligible	Zero to Slight	No View	No cumulative effects.		
Balnagask Golf Course	High	Zero to Low	Zero to Moderate	High	<b>Substantial</b>	High	<b>Substantial</b> due to Nigg Bay
Loirston Country Park: Kincorth Hill	High	Zero to Low	Zero to Moderate	Zero to Negligible	No View to Slight	Zero to Low	Zero to Moderate
Valley Crescent Pocket park	High	Zero	No View	No cumulative effects.			
Pocket park west of Wellington Road	High	Zero	No View	No cumulative effects.			
Ferryhill Conservation Area	High	Zero to Negligible	Zero to Slight	No View	No cumulative effects.		
Footdee Conservation Area	High	Zero to Negligible	Zero to Slight	No View	No cumulative effects.		
Marine Terrace Conservation Area	High	Zero	No View	No cumulative effects.			
Provost Watt Pocket Park	High	Zero	No View	No cumulative effects.			
Aberdeen Beach	High	Zero to Negligible	Zero to Slight	Zero to Negligible	Zero to Slight	Zero to Negligible	Zero to Slight
Kincorth Circle Open Space	High	Zero	No View	No cumulative effects.			
Allenvale Cemetery	High	Zero	No View	No cumulative effects.			



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