



Wallace Whittle

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A.F.C. Stadium & Training Facility, Kingsford

Planning Sustainability
Statement

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Issue / Revision Record

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DRAFT	16.12.16	LB	AR	Planning Submission
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We aim to be the pre-eminent provider of quality building services solutions and the best to work with, in the view of our clients, partners and colleagues. We believe in a sustainability led approach to design for the benefit of our clients and the world we live in.

It is our ultimate goal to work closely with our fellow professionals and clients to minimise carbon emissions and to deliver a better environment for us all to live in.

1.0 Sustainability Strategy

This statement demonstrates that the proposed Stadium & Training Facility development for Aberdeen Football Club at Kingsford responds to the “Local Development Plan” (*September 2012*) and contributes to the sustainable development policy set out by Aberdeen City Council. This approach will allow the development to meet the following carbon reduction requirements:

- Section 6.1 (*Energy*) of the 2015 Building Standards.
- Achieve a minimum “Bronze Active” rating under Section 7 (*Sustainability*) of the 2015 Building Standards.
- Policy R7 “Low and Zero Carbon Buildings” (*Local Development Plan, September 2012*)

It should be noted that a Proposed Local Development Plan (2015) (as modified) was approved by Council Committee 14/12/16 with adoption proposed for early 2017 therefore it may be necessary to re-align the proposed development against the proposed LDP if current at the time of planning consent is sought and agreed.

2.0 Planning Policy

2.1 Aberdeen City Council “Policy R7 – Low & Zero Carbon Buildings”

To ensure the development and regeneration of the City is undertaken in a manner that embraces the principles of sustainable design and construction the Aberdeen City and Shire strategic Development plan has been created and aims to:

- Grow and diversify the regional economy.
- Tackle the changing climate change.
- Ensure the area has enough people, homes and jobs to support the level of services and facilities needed to maintain and improve the quality of life.
- Protect valuable resources including the built and natural environment.
- Create sustainable communities.
- Make most efficient use of the transport network

The Local Development Plan outlines how these aims are to be met and summarises other local and national plans and strategies which form the basis of this local development plan which include:

- National Planning Framework 3 (NPF3)
- Scottish Planning Policy (SPP)

To ensure that all new buildings avoid increasing greenhouse gas emissions from their use the inclusion of low and zero-carbon generating technologies (LZCGT) should be incorporated in all new developments

together with limiting the dependence upon local water resources. To this end, development proposals should ensure:

- Make best use of sustainable design and construction techniques, e.g. in the use of materials, siting, orientation, water recycling and renewable energy by ensuring LZCGT are incorporated to reduce predicted carbon dioxide emissions by at least 50% against the 2007 baseline target levels at the time of application and by the use of water saving technologies and techniques (Policy R7).
- Protect existing biodiversity features, compensate for any unavoidable loss and enhance / add to biodiversity.
- Mitigate against pollution to air, water and land.
- Incorporate waste and recycling facilities for all new developments which would generate waste and / or recyclable materials.
- Minimise flood risk, both on and off-site, through the incorporation of a Sustainable Drainage System (SUDS).

2.2 Summary

The aims of these policies are to increase the overall energy efficiency of the development through energy efficient design and management. An energy strategy will be developed to optimise the incorporation of energy efficiency measures into the building and meet the Local Development Plan (*September 2012*) and the 2015 Building Standards carbon reduction requirements.

Should the proposed Local Development Plan (2015) (modified) be adopted and required by planning consent at least 20% of building regulations carbon emissions reduction target at the time of application should be met through the installation of LZCGT's.

3.0 Proposed Energy Strategy

A holistic design approach shall be adopted to achieve compliance, following a Lean, Mean, Green energy hierarchy, as illustrated in section 3.1 below.

Passive design measures, energy efficiency initiatives and Low and Zero Carbon Generating Technology (LZCGT) shall be selected to reduce resource demand, limit fossil fuel energy usage and include the generation of on-site energy. This strategy is expected to deliver the required energy and carbon savings to meet and improve on the Building Standards target.

The feasibility of low and zero carbon technologies shall be explored. Technologies such as solar photovoltaics and heat pumps will be considered to reduce carbon emissions complementing other design measures within the development. Should any technology be identified as suitable for the development they shall be incorporated within the proposed design solution.

Aberdeen City Council has indicated that the proposed development should consider connecting into the city's heat network if feasible. If connection is not suitable at the time of the design, consideration will be given to providing a connection for future use.

3.1 Energy Hierarchy

The image below sets out the energy design hierarchy for the proposed development.

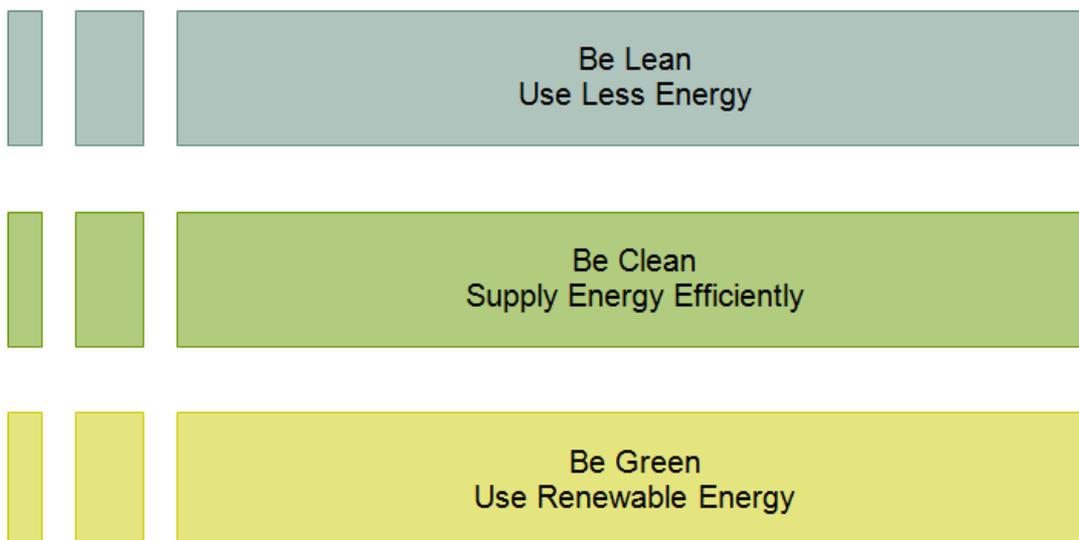


Figure 1 – Energy Hierarchy Approach

Energy Strategy Key Elements:

Passive design measures, energy efficiency initiatives and Low and Zero Carbon Generating Technology (LZCGT) shall be selected to reduce resource demand, limit fossil fuel energy usage and include the generation of on-site energy.

The following example design features shall be explored:

- Fabric U-Values to meet and improve on the minimum standards for new buildings under the 2015 building regulations.
- Solar shading to reduce cooling loads.
- Energy efficient lighting and controls
- Energy efficient ventilation systems providing heat recovery
- Installation of Heat Pump technology
- Solar Photovoltaic panels mounted at roof level to generate electricity.

The above list is not exhaustive and other technologies shall be investigated for feasibility.

4.0 Sustainability Strategy Key Elements

In summary the key aspects that would make the Proposed Development considered as 'Good Practice' in terms of sustainable development are:

- Provision of employment opportunity scheme and creating more jobs than the existing site;
- Reduced reliance on the car due to the location and proximity to public transport and local amenities.
- Creation of shared social and community environment;
- Ecological enhancement of the site, protecting what's in situ and creating a site that's biodiversity rich.
- Compliance with Considerate Contractors Scheme, Construction Environmental Management Plan and adoption of best practice policies;
- Specification of water saving devices and provision of dual flush toilets to significantly reduce water consumption in the Scheme;
- Facilitation of construction waste minimisation and recycling through Site Waste Management Plan and procurement strategy;
- Provision of recycling facilities for non-domestic waste;
- Energy efficient building fabric and services and low energy external lighting;

4.1 Section 7 Sustainability

Section 7 Sustainability came into force from May 2011 and was updated in October 2015.

This is essentially a building labelling scheme which covers new domestic and non-domestic buildings. The standard sets out to encourage developments to go beyond the minimum standards of sustainability required within the building standards sections 1 to 6.

Section 7 will be in addition to the current Section 6 requirements (*e.g. an Energy Performance Certificate will still be required.*).

The aim of the standard is to:

- Recognise the level of sustainability already achieved, as compliance with the 2013 Building Standards is the benchmark level.
- Encourage more demanding sustainable standards.
- Encourage consistency between planning authorities that use supplementary guidance to promote higher levels of sustainability.

The standard will provide a sustainability “label” to the building which will require to be displayed prior to completion as per an EPC certificate.

The base measures for the project currently indicate that a minimum of “Bronze Active” rating will be achieved.

Should the proposed Local Development Plan (2015) (modified) be adopted and required by planning consent a minimum Bronze Active with “Gold Aspect 1” Sustainability Label may be required subject to planning consent conditions. To achieve Gold (Aspect 1) this is equivalent to a 64.3% carbon emissions reduction on a Section 6.1 “2010 Regulations” target emissions rate.

4.2 Environmental Assessment

There has been no expression to provide a BREEAM rating at present however should a rating be required at a later date best practice initiatives could be included within the development to further enhance overall sustainability.

5.0 Summary

This statement demonstrates that the proposed Stadium & Training Facility at Kingsford responds to the Aberdeen City Council’s “Local Development Plan” (September 2012) and contributes to the sustainable development policies set out by the Council.

The development shall comply with the following building regulations and planning requirements:

- Section 6 of the Building Standards (Scotland) 2015.
- Section 7 of the Building Standards (Scotland) 2015 (*Aspect 1: Carbon Dioxide Emissions reduction element only*)
- “Policy R7” of the Local Development Plant (September 2012)

It is likely that the development will be served by a high-efficiency gas-fired boilers and heat pump technology along with passive design measures, energy efficiency initiatives and Low and Zero Carbon Generating Technology (LZCGT) to reduce resource demand, limit fossil fuel energy usage and include the generation of on-site energy. All available renewable technologies suitable for the site shall be investigated to determine their feasibility and inclusion within the proposed development.

It should be noted that a Proposed Local Development Plan (2015) (as modified) was approved by Council Committee 14/12/16 with adoption proposed for early 2017 therefore it may be necessary to re-align the proposed development against the proposed LDP if current at the time of planning consent is sought and agreed.



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