

# Aberdeenshire Council

## Integrated Impact Assessment

### IIA in relation to planning application APP/2023/1237

Assessment ID	IIA-001857
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Service Reviewers	Darren Ross, Suzanne Rhind
Subject Matter Experts	Suzanne Rhind
Approved By	Mairi Stewart
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# 1. Overview

This document has been generated from information entered into the Integrated Impact Assessment system.

Done in relation to letter of representation highlighting supported living facility in close proximity to site.

During screening 1 of 10 questions indicated that detailed assessments were required, the screening questions and their answers are listed in the next section. This led to 1 out of 5 detailed impact assessments being completed. The assessments required are:

- Town Centres First

In total there are 3 positive impacts as part of this activity. There is 1 negative impact, of these negative impacts, 0 have been mitigated and 1 cannot be mitigated satisfactorily.

A detailed action plan with 1 points has been provided.

This assessment has been approved by [mairi.stewart@aberdeenshire.gov.uk](mailto:mairi.stewart@aberdeenshire.gov.uk).

The remainder of this document sets out the details of all completed impact assessments.

## 2. Screening

Could your activity / proposal / policy cause an impact in one (or more) of the identified town centres?	Yes
Would this activity / proposal / policy have consequences for the health and wellbeing of the population in the affected communities?	No
Does the activity / proposal / policy have the potential to affect greenhouse gas emissions (CO2e) in the Council or community and / or the procurement, use or disposal of physical resources?	No
Does the activity / proposal / policy have the potential to affect the resilience to extreme weather events and/or a changing climate of Aberdeenshire Council or community?	No
Does the activity / proposal / policy have the potential to affect the environment, wildlife or biodiversity?	No
Does the activity / proposal / policy have an impact on people and / or groups with protected characteristics?	No
Is this activity / proposal / policy of strategic importance for the council?	No
Does this activity / proposal / policy impact on inequality of outcome?	No
Does this activity / proposal / policy have an impact on children / young people's rights?	No
Does this activity / proposal / policy have an impact on children / young people's wellbeing?	No

## 3. Impact Assessments

Children's Rights and Wellbeing	Not Required
Climate Change and Sustainability	Not Required
Equalities and Fairer Scotland Duty	Not Required
Health Inequalities	Not Required
Town Centre's First	All Negative Impacts Can Be Mitigated

## 4. Town Centre's First Impact Assessment

### 4.1. Local Factors

Indicator	Positive	Neutral	Negative	Unknown
Town centre assets	Yes			
Footfall	Yes			
Changes to road layouts		Yes		
Parking			Yes	
Infrastructure changes		Yes		
Aesthetics of the town centre		Yes		
Tourism		Yes		
Public safety		Yes		
Town centre business	Yes			
Cultural heritage and identity		Yes		
Social and cultural aspects		Yes		

### 4.2. Positive Impacts

Impact Area	Impact
Footfall	The new business is likely to create additional footfall to the town centre and may result in multi trips to other town centre facilities
Town centre assets	The re-use of part of a vacant building and land with a new business in the town centre.
Town centre business	This activity would create a new business to the town centre, providing additional economy to the town and potentially to other businesses.

### 4.3. Negative Impacts and Mitigations

Impact Area	Details and Mitigation
Parking	<p>A number of car parking spaces for the building will be used for the car wash facility. They will still be delineated on the ground but whilst the car wash is in operation the spaces will be utilised for the business and not regular parking. The parking area however is not public.</p> <p>Can be mitigated                      No</p> <p>Justification                      The spaces are not lost, when the business is closed the spaces will be retained. As this is not a public car park, there is no loss of spaces to the general public and the building is vacant. The residential flats above do not have any dedicated parking in this area.</p>

## 4.4. Evidence

Type	Source	It says?	It Means?
Internal Consultation	Roads Development	No adverse impact as other parking within town, as outlined within Roads response in committee report	Neutral impact in terms of planning policy
External Data	Agent	Email correspondence with agent which confirms no dedicated spaces for flats.	Neutral impact in terms of planning policy.

## 4.5. Overall Outcome

All Negative Impacts Can Be Mitigated.

This application meets the requirements of planning policy in terms of Town Centre First principle requirements.

## 5. Action Plan

Planned Action	Details
<p>Parking: The spaces are not lost, when the business is closed the spaces will be retained. As this is not a public car park, there is no loss of spaces to the general public and the building is vacant. The residential flats above do not have any dedicated parking in this area.</p>	<p><b>Lead Officer</b> Ann Ramsay</p> <p><b>Repeating Activity</b> No</p> <p><b>Planned Start</b> Tuesday January 23, 2024</p> <p><b>Planned Finish</b> Tuesday January 23, 2024</p> <p><b>Expected Outcome</b> Planning application will be determined at Area Committee in line with Planning Policy</p> <p><b>Resource Implications</b> None as parking available elsewhere in town</p>