

# Aberdeenshire Council

## Integrated Impact Assessment

### APP/2023/1866 Burnside

Assessment ID	IIA-002031
Lead Author	Sarah Graham
Additional Authors	Sally Wood
Service Reviewers	Darren Ross, Suzanne Rhind
Subject Matter Experts	Suzanne Rhind
Approved By	Mairi Stewart
Approved On	Wednesday March 06, 2024
Publication Date	Thursday March 07, 2024

# 1. Overview

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

IIA of a planning application for out of town fast food and coffee shop (use class 3 and sui generis).

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 0 positive impacts as part of this activity. There are 0 negative impacts, all impacts have been mitigated.

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	No Negative Impacts Identified

## 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. Evidence

Type	Source	It says?	It Means?
Other Evidence	Aberdeenshire Local Development Plan 2023	Policies relating to Town Centres	Presumption in favour of development within town centre.
Other Evidence	Planning History	Previous permissions granted on the site (APP/2021/1304)	The principle of developing class 3 uses on this site is established.

### 4.3. Overall Outcome

No Negative Impacts Identified.

The proposed use is not currently located in the town centre, so is not being lost from the town centre. It is therefore difficult to conclude a negative impact on the town centre, i.e. unlikely to be loss of footfall.

However out of town drive through food and drink units are not likely to have a positive effect on the town centre.

# 5. Action Plan

Planned Action	Details
Report Application to Committee as a departure from Aberdeenshire Local Development Plan.	<p><b>Lead Officer</b> Sarah Graham</p> <p><b>Repeating Activity</b> No</p> <p><b>Planned Start</b> Tuesday March 19, 2024</p> <p><b>Planned Finish</b> Tuesday March 19, 2024</p> <p><b>Expected Outcome</b> Application reported to Area Committee for decision</p> <p><b>Resource Implications</b> n/a</p>