

Item 7 – Proposal of Application Notice: 22/00753/PAN

Rural mobility hub comprising bio compressed natural gas (CNG) and green hydrogen refuelling station, recharging station for electric vehicles, last mile logistics facility (class 6); drone services facility and employment development plots for business (Class 4), general Industry (Class 5) and storage and distribution (Class 6) and associated access, roads, parking, engineering works and landscaping on land west of Brechin Business Park

- Legend**
-  Development Boundary
 -  Existing Housing Site
 -  Allocated Housing Site
 -  Existing Employment Site
 -  Allocated Employment Site
 -  Opportunity Site
 -  Open Space Protection
 -  Green Network Enhancement
 -  Cemetery Extension
 -  Conservation Area
 -  Pipeline Consultation Zone

Settlement Statement	Subject Policies
B(a) - B(d)	DS1
B1	TC14, TC15
B6	
B2 - B5	PV2
B8	
B7	PV8
	PV21

Brechin (Inset Map 2)

This proposals map should be read in conjunction with the Written Statement

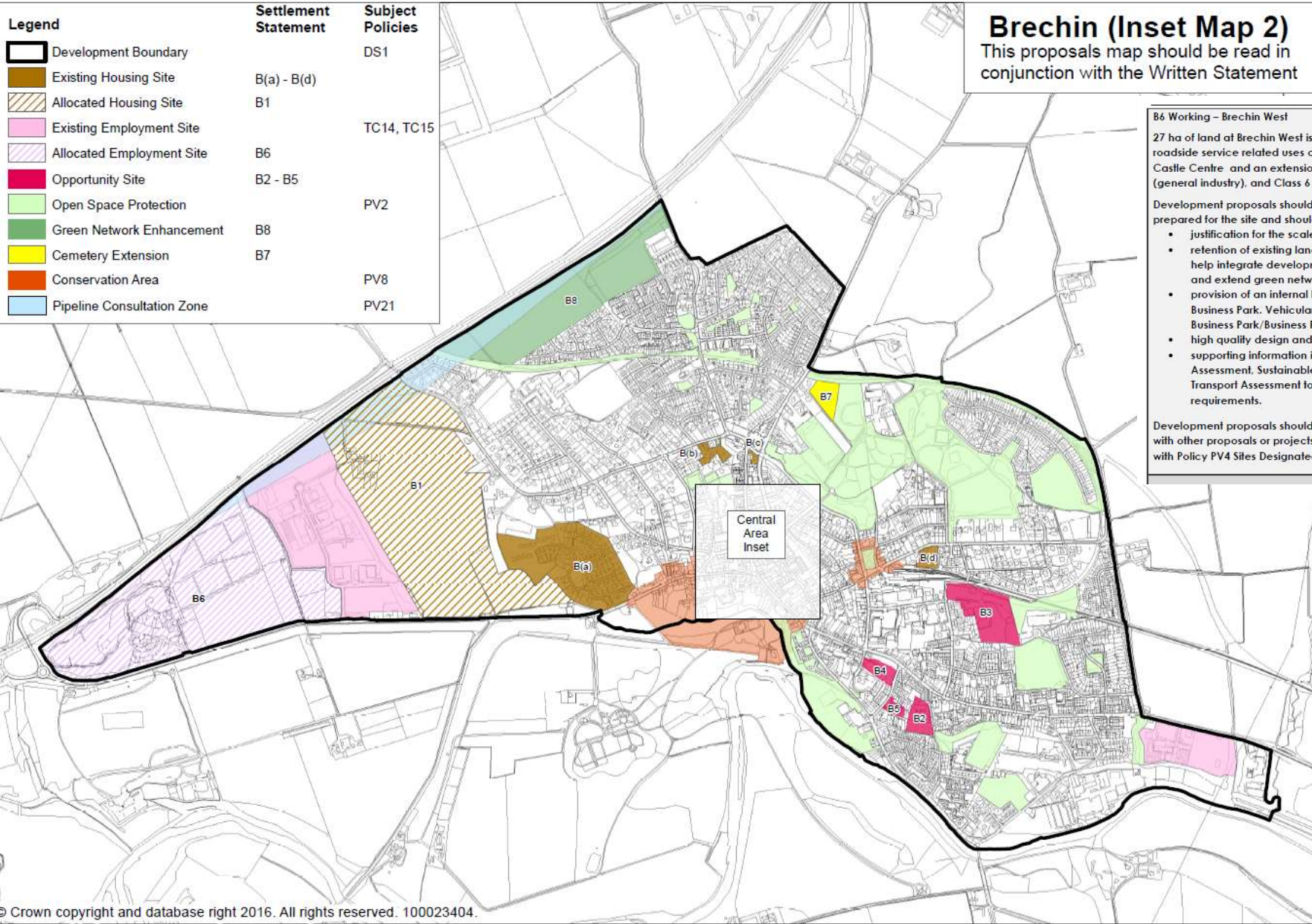
B6 Working – Brechin West

27 ha of land at Brechin West is allocated for employment development including tourist or roadside service related uses complementary to the existing gateway facility at Brechin Castle Centre and an extension to Brechin Business Park for Class 4 (business), Class 5 (general industry), and Class 6 (storage and distribution) uses.

Development proposals should be in accordance with the development brief which will be prepared for the site and should include:

- justification for the scale and location of the Business Park extension;
- retention of existing landscape features and provision of structural landscaping to help integrate development into the existing landscape, define development zones and extend green network provision;
- provision of an internal link road between the Business Park extension and Brechin Business Park. Vehicular access to any tourist related development from the existing Business Park/Business Park extension will not be permitted;
- high quality design and boundary treatment adjacent to the A935; and
- supporting information including a Flood Risk Assessment, Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan and a Transport Assessment to establish access and associated transport infrastructure requirements.

Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of the River South Esk SAC, in accordance with Policy PV4 Sites Designated for Natural Heritage and Biodiversity Value.





GENERAL NOTES

The use of this data for the resident area is an agreement of the relevant authorities. It is not to be used for any other purpose.

All drawings are based upon the information supplied by the client and the designer. All drawings are subject to the provisions of the relevant legislation and are not to be used for any other purpose without the written consent of the designer.

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This drawing has been based on Ordnance Survey data. It is not to be used for any other purpose without the written consent of the designer.

Quality assurance for drawings and details shall be undertaken by the relevant authorities. Check all drawings of this Report any discrepancies in data before proceeding.



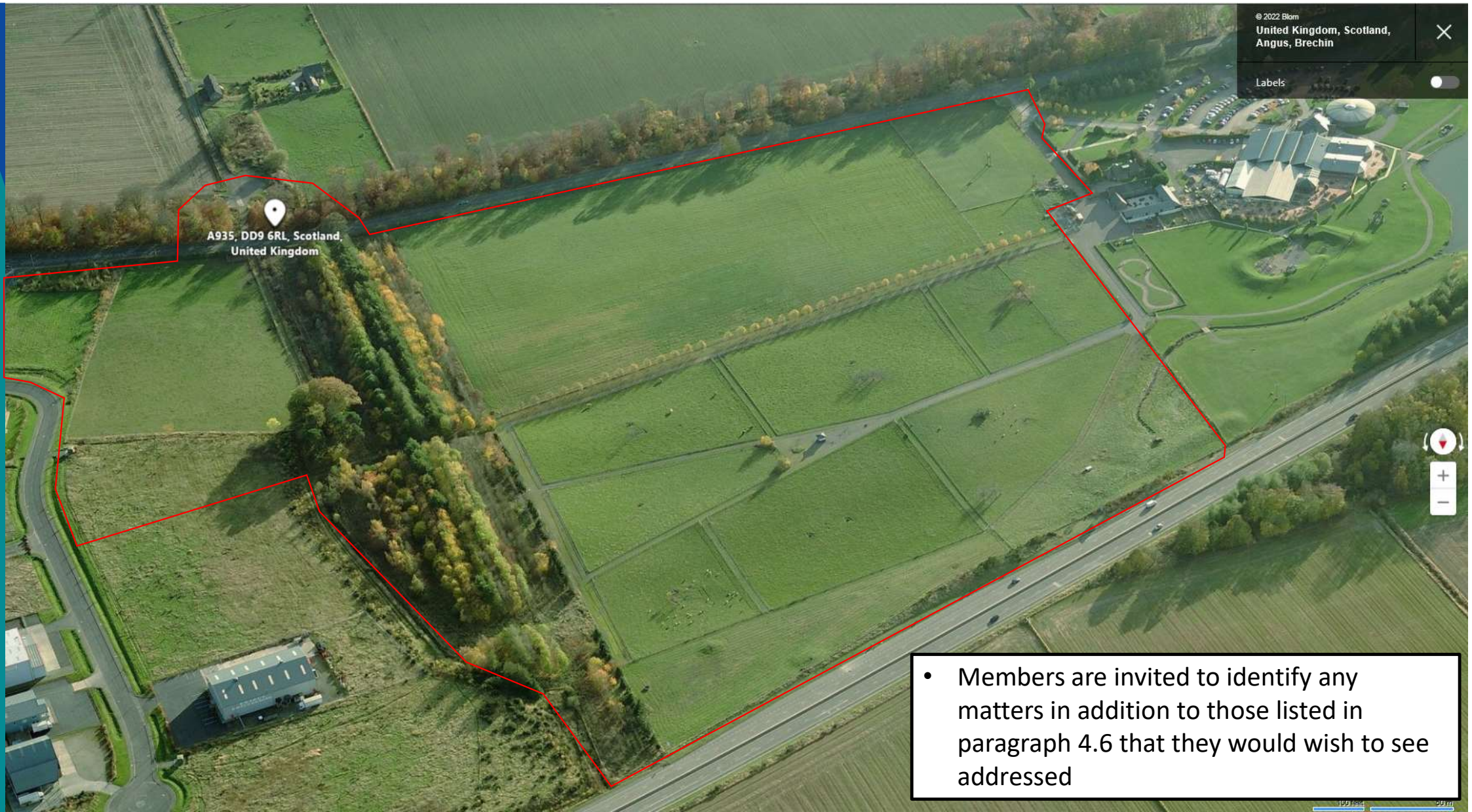
- 18.6HA
- North of A935 between Brechin Castle Centre and Brechin Business Park

DENOTES SITE BOUNDARY
(185,860sqm / 18.99ha / 46.7acres)



NO.	REV.	DESCRIPTION	DATE
01	01	Issue	05/11/22
02	01	Issue	05/11/22
03	01	Issue	05/11/22

INFORMATION



A935, DD9 6RL, Scotland,
United Kingdom

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Angus, Brechin

Labels

- Members are invited to identify any matters in addition to those listed in paragraph 4.6 that they would wish to see addressed