



Macduff CC1 & OP1 Masterplan

Prepared on behalf of Aldi Stores Limited

May 2023

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Report title: Macduff CC1 & OP1 Masterplan

Prepared by: Avison Young (UK) Limited

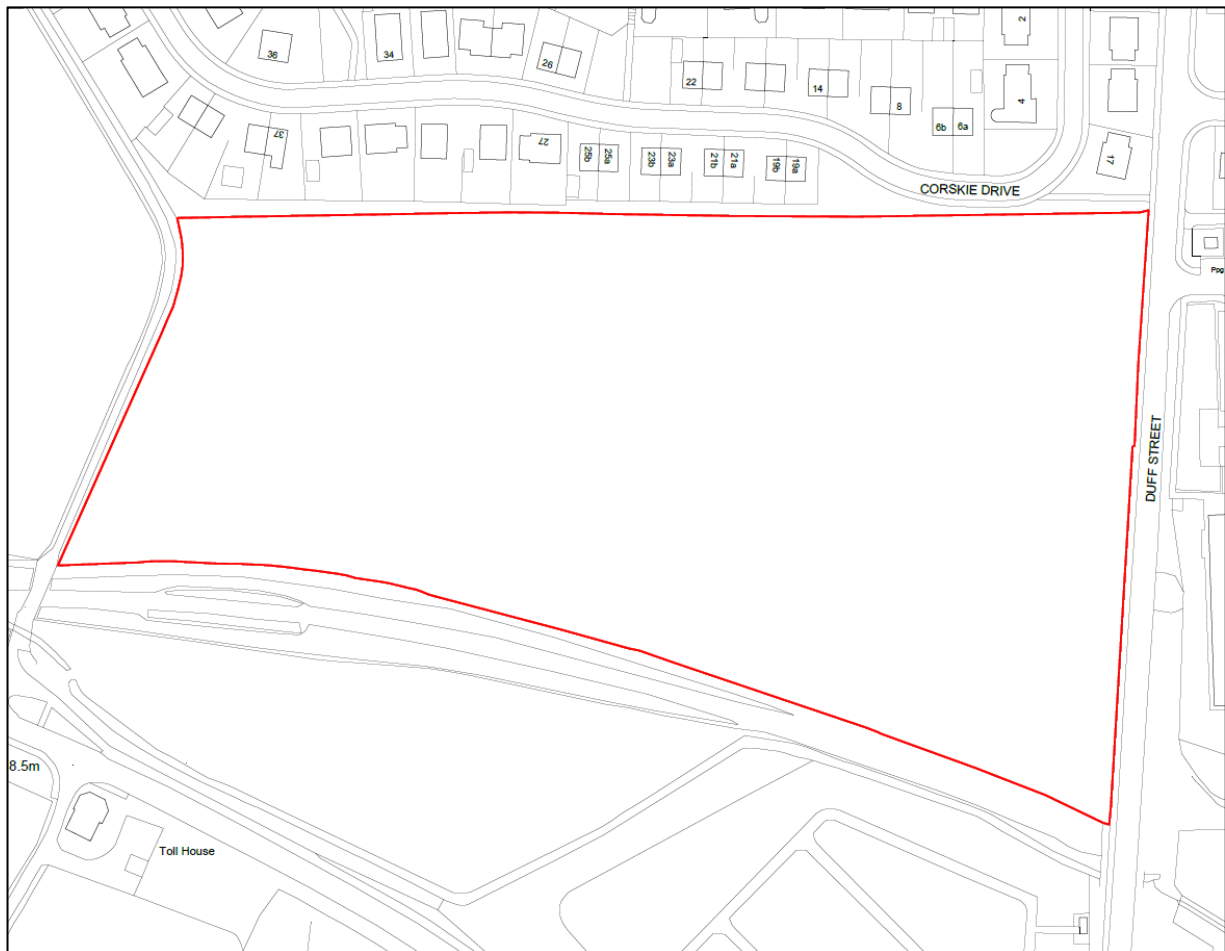
Status: For approval by Aberdeenshire Council (V2)

Draft date: May 2023

For and on behalf of Aldi Stores Limited

1. Background Information

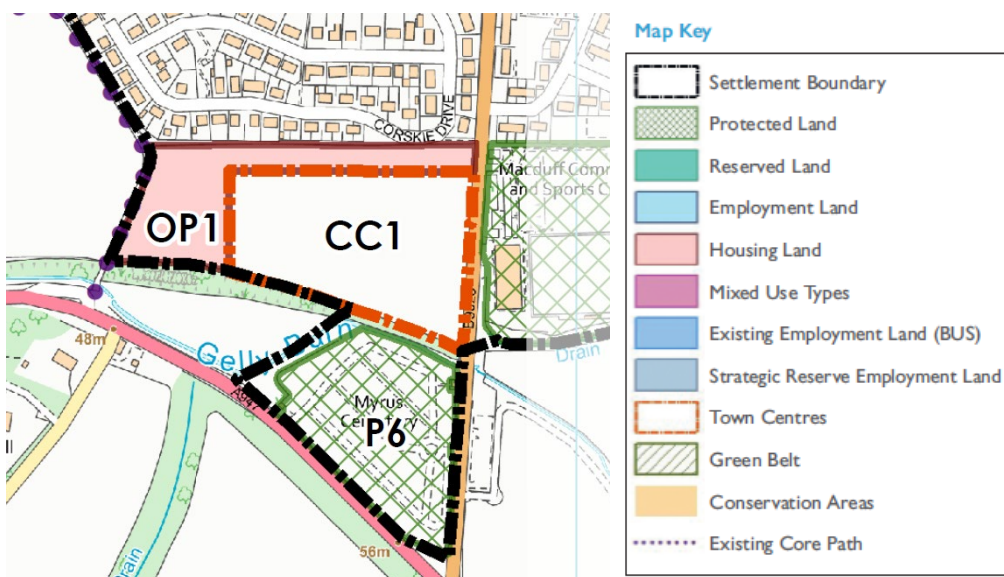
- 1.1 The masterplan has been prepared on behalf of Aldi Stores Limited to outline a vision for the development of Sites CC1 and OP1 in Macduff, Aberdeenshire. Details of the masterplan are provided below.
- **Name of development:** Macduff CC1 & OP1 Masterplan
 - **Applicant & team:**
 - **Applicant:** Aldi Stores Limited
 - **Planning Consultant:** Avison Young
 - **Architect:** Projekt Architects
 - **Flood Risk and Drainage Engineer:** Hydrock 3E
 - **Transport Consultant:** Sweco
 - **Public Consultation & Communication:** Liberty1
 - **Site details (including LDP allocation reference):** Land South of Corskie Drive (LDP Site Ref. OP1) and Corskie Drive / B9026 Commercial Centre (LDP Site Ref. CC1)
- 1.2 The masterplan site is located to the south of the town of Macduff, fronting Duff Street which forms the eastern boundary of the site. The site extends to approximately 4 hectares, and is currently agricultural land. A site plan, with the masterplan site indicated in red. A copy can also be found in Appendix 1.



- 1.3 To the east of the site, across Duff Street, is the Macduff Community & Leisure Centre. Along the northern boundary of the site is residential properties on Corskie Drive. To the west of the site, is a core path and beyond this further agricultural land. The southern boundary of the site is defined by the Gelly Burn, and to the south of this is the Myrus Cemetery, areas of scrub land and the A947.
- 1.4 The masterplan plan site is in private ownership.

Purpose of the masterplan

- 1.5 The purpose of the masterplan is to guide development on sites allocated in the Aberdeenshire Local Development Plan 2023, under site references CC1 and OP1. The masterplan will be used to inform detailed planning applications that may come forward for individual development plots on the masterplan site.
- 1.6 An extract of the LDP proposals map is provided below, showing the extent of site allocations CC1 and OP1.



1.7 The site allocations and requirements, as set out in the Banff and Buchan Settlement Statements within the LDP are reproduced below.

OP1: Land South of Corskie Drive

Allocation: 22 homes

This site was previously allocated for retail use as part of CC1 in the LDP 2017. This part of the site has been re-designated as housing land in order to facilitate future expansion of the settlement westwards from this location. A Transport Assessment will be required in conjunction with the adjacent site CC1. Vehicular access is to be taken from the B9026, to include shared access with CC1 and a through route to the west of the site which should be safeguarded to allow for future development of the settlement to the west. A landscape buffer is required between OP1 and CC1 to separate the retail land from housing and provide visual mitigation. Provision for active travel is required including links to the core path network, retaining the existing core path which is to be upgraded if required. There should be good permeability with the adjacent housing estate by way of footpath links to the existing footway provision on Corskie Drive.

A buffer strip will be required alongside the Gelly Burn on the southern boundary which should be integrated positively into the development and provide biodiversity enhancement of the riparian habitat. The buffer strip is adjacent to an area identified at risk from flooding from the Gelly Burn and could form part of the open space obligations for the site. A Flood Risk Assessment will be required. A Habitat Survey may also be required to confirm if any protected species are within licensable distance.

CC1: Corskie Drive/B9026 Commercial Centre

Allocation: 2.5 ha for large format stores and a healthcare facility with a link road

This site was previously allocated in the LDP 2017. It is the preferred location for large format stores if town centre sites are not available. A site of 0.8 hectares is required for a healthcare facility. A Masterplan will be required to identify a suitable location for the healthcare facility, which

does not compromise the deliverability of sites OP1 or CC1. A Transport Assessment will be required in conjunction with site OP1. Vehicular access is to be taken from the B9026 providing shared access with site OP1 and a through route to the west of the site which should be safeguarded to allow for future expansion of the settlement westwards. Provision for active travel is required including links to the core path network, retaining the existing core path which is to be upgraded if required, and ensuring there is good permeability to the adjacent housing estate by way of footpath links to the existing provision on Corskie Drive.

A buffer strip will be required alongside the Gelly Burn on the southern boundary which should be integrated positively into the development and provide biodiversity enhancement of the riparian habitat. The buffer strip will be in an area identified at risk from flooding from the Gelly Burn and could form part of the open space obligations for the site. A Flood Risk Assessment will be required. A Habitat Survey may be required to confirm if any protected species are within licensable distance. A landscape buffer is also required between CC1 and OP1 to separate the retail land from housing and provide visual mitigation.

1.8 In summary, the following masterplan requirements are set out in the LDP:

- 22 homes
- large format stores
- healthcare facility
- Vehicular access to be taken from B9026 (Duff Street), to include shared access with CC1 and a through route to the west of the site which should be safeguarded to allow for future development of the settlement to the west.
- Landscape buffer between OP1 and CC1 to separate the retail land from housing and provide visual mitigation.
- Provision for active travel, including links to the core path network, retaining the existing core path (to be upgraded if required).
- Good permeability with adjacent housing estate by way of footpath links to existing footpath provision on Corskie Drive
- Buffer strip along Gelly Burn, integrated positively into the development, provide biodiversity enhancements, which could form part of the open space obligations for the site.

1.9 In addition to the requirements set out within the LDP. The preparation of this masterplan has been informed by the following local and national planning documents, where relevant:

- The Fourth National Planning Framework (NPF4; February 2023)
- Aberdeenshire Council Planning Advice – Masterplanning (PA2023-09; January 2023)
- Scottish Government Planning Advice Note 83: Master Planning (September 2008)
- Creating Places (June 2013)
- Designing Streets (March 2010)

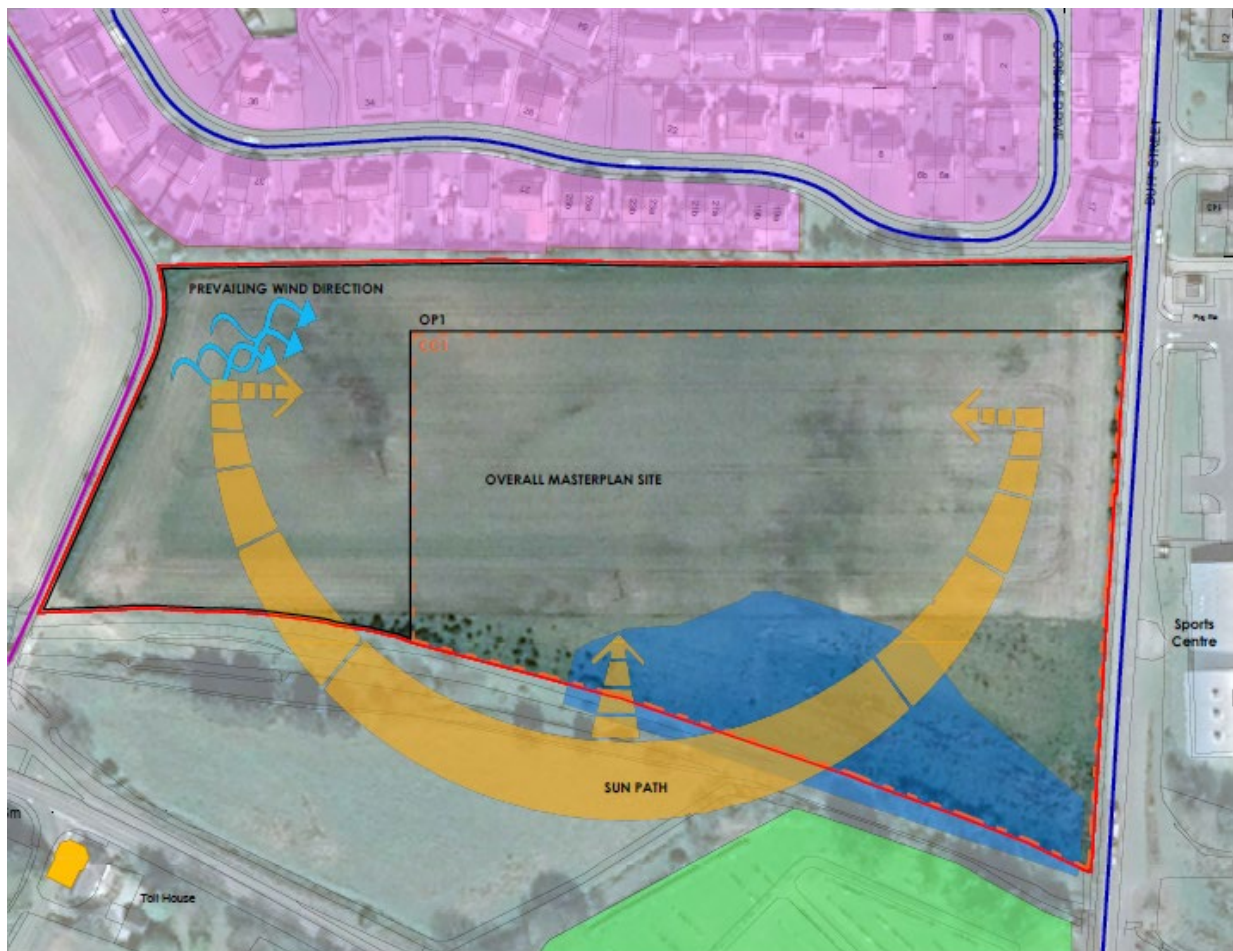
2. Site and Area Analysis

2.1 An analysis of the site and its context has been undertaken to identify any key constraints to inform the masterplan layout.

Site Context

2.2 An analysis of the site context was undertaken to inform the masterplan.

2.3 This is shown visually on the below site analysis diagram.



Key	
	Residential Area
	Flood Risk Zone
	Road with Pavements
	Core Path
	Listed Building
	Cemetery

Land Uses

2.4 The existing site is a ploughed agricultural field. The surrounding land uses are varied, with residential properties located to the north of the site on Corskie Drive, and community/sports uses located adjacent to the site across Duff Street. To the south of the site is the Gelly Burn with the cemetery and scrub land beyond. To the west of the site is further agricultural land.

- 2.5 To the south of the site, across the A947, is Beekie Cottage, a Category C Listed Building.

Topography

- 2.6 In terms of topography, the existing site gently rises from the south east corner of the site to the north west corner of the site. The site is generally flatter at the east, towards Duff Street, and more undulating along the western boundary with the existing core path. This is shown in the site photographs below.



View of Masterplan Site looking north west from Duff Street



View of Masterplan Site looking north east from Core Path



View of Masterplan Site looking south along Duff Street

Flood Risk

- 2.7 Part of the site is identified on the SEPA Flood Maps as being at risk of flooding primarily from the Gelly Burn. This area, in the south-east corner of the site, has been identified on the above site constraints diagram.

Access and Connections

- 2.8 The site benefits from a number of transport links, with Duff Street serving as one of the main routes into Macduff, and onwards to Banff. The site is also well served by pedestrian footpaths on both sides of Duff Street, bus stops to the north and the south of the site (serving the cemetery and the Corskie estate), and being directly adjacent to the existing core path network which forms the western boundary of the site.
- 2.9 The creation of a shared access into the masterplan site from Duff Street is possible and should be explored to avoid duplication of infrastructure and avoid issues relating to junction spacing.
- 2.10 The site's location adjacent to residential areas offer the opportunity for pedestrian and cycle links to be extended through the site, and for links to existing amenities in the area to be improved such as to and from the nearby Community and Sports Centre also on Duff Street.
- 2.11 Proximity to the core path network provides opportunities for exercise and recreation, and links to it from the masterplan site should be explored.
- 2.12 This may include details the local area/settlement characteristics; location, surroundings etc., site description; planning history, habitats and natural environment, built and cultural heritage, ownership, land uses, vistas, microclimate, services; utilities, local amenity, public transport. This should identify any community assets that have been identified through engagement as having importance to the local population.

Identity

- 2.13 The site is located on a key route into Macduff and is highly visible in this regard. There is the opportunity for development on the site to create a gateway into the town.
- 2.14 Although not anticipated to be directly affected by the masterplan site, consideration of the setting of the listed building to the south of the site should be taken into account.

- 2.15 This may include the surrounding buildings, use of spaces, hard and soft landscaping, sense of place, placemaking. This should also include any amenity space that may be informally recognised as important to the local population, as raised in public engagement.

Viability

- 2.16 Viability of the masterplan has been considered, having regard to a number of factors including market and public sector demand for the development, costs of delivering the development including build costs and infrastructure costs. Costs can be minimised through the use of shared infrastructure, such as access off Duff Street, and this option has been identified as a positive option as a result of the masterplanning process.
- 2.17 Broadly speaking, the masterplan can be a viable development. Aldi's commitment to the site, demonstrated through the submission of a planning application for part of the site, shows that there is a sound business case for retail development on the site. Similarly, market conditions for housing development appear to support appropriately sized, well located and designed residential development in Aberdeenshire.
- 2.18 The inclusion of the healthcare facility has been in response to an established need recognised by Aberdeenshire Council in the preparation of the LDP.

Community Involvement and Consultation

- 2.19 Public consultation has been an important part of the masterplan process. Aldi and the project team have sought to keep the local community informed and involved in the masterplan process from the outset and take on board their feedback in the production of the final masterplan.
- 2.20 The public consultation process undertaken has been informed by the requirements for pre-application consultation for major planning applications, and discussions with Aberdeenshire Council.
- 2.21 An overview of the public consultation activities undertaken is provided below:
- A public consultation website published at 'www.aldiconsultation.co.uk/macduff', providing an online location where interested parties can find out more about the proposed masterplan and provide feedback
 - A drop-in public consultation event, manned by members of the project team. This event was held in-person on Thursday 27 April 2023 (between 3pm and 7pm) at the Buchan Street Hall.
 - A virtual version of the public consultation event, hosted on the public consultation website. This was live for the duration of the public consultation.
 - Invite letters sent out to approximately 2000 local residents and key stakeholders in the surrounding area;
 - Posters made available for display at nearby public places.
 - A press release issued to local newspapers including the Press & Journal and Banffshire Journal, to announce the public consultation event.
 - Contact with Banff and Macduff Community Council

In-person Public Consultation Event - Format

- 2.22 A 'drop-in' in-person public consultation exhibition was held on Thursday 27 April 2023 between 3pm and 7pm at the Buchan Street Hall.
- 2.23 Buchan Street Hall was the closest available venue to the site, suitable for an exhibition and was considered easily accessible to all.
- 2.24 Representatives from the project team attended the exhibition to answer any queries.
- 2.25 The in-person public exhibition was attended by 160 members of the public.

Exhibition Boards

- 2.26 The purpose of the public consultation exhibition was to introduce members of the public to the Site and the requirement for a masterplan to guide future development in line with the aspirations of the LDP.
- 2.27 Alongside background information, including a site appraisal and relevant planning requirements, a draft masterplan was presented for feedback.
- 2.28 A total of 7 exhibition boards were produced, published electronically on the public consultation website and provided in hard copy at the in-person public exhibition. The boards provided the following details:
- **Board 1** – Aldi's Proposals for Macduff
 - **Board 2** – Site Analysis
 - **Board 3** – Planning Context
 - **Board 4** – About Aldi
 - **Board 5** – The Draft Masterplan
 - **Board 6** – Revised Foodstore Proposals
 - **Board 7** – Feedback and Next Steps

Providing Feedback

- 2.29 A key aim of the consultation was to gain feedback from local residents and the community which could be used to inform the emerging masterplan. Participants were encouraged to register their views by filling out a feedback form (available in hard copy, or online form version).
- 2.30 Feedback could be submitted in hard copy at the in-person event, online through the consultation website, by email or by post. The deadline for providing feedback was Thursday 4 May 2023.
- 2.31 The feedback form asked four questions:
- Q1: Do you support the draft masterplan?
 - Q2: Do you have any general comments or observations about the draft masterplan?

- Q3: Do you support the revised Aldi proposals?
- Q4: Do you have any general comments or observations about the revised Aldi proposals?

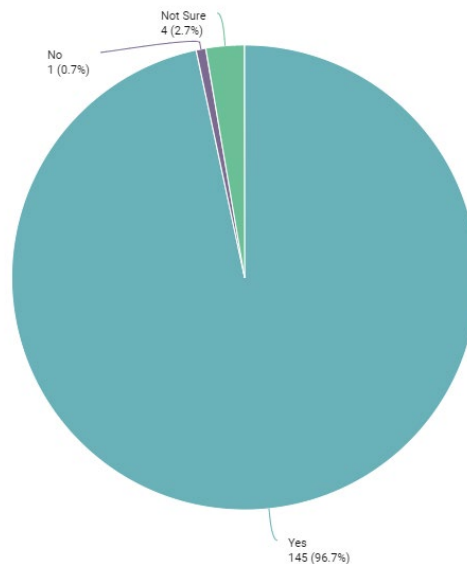
Feedback Received

- 2.32 In total, the public consultation event was attended by 160 people. From our extensive experience of public consultations, this is considered to be an excellent level of attendance.
- 2.33 Following the event, 150 feedback forms were received, with 62 submitted through the public consultation website and 88 received at the in-person exhibition.

A summary of feedback received is provided below.

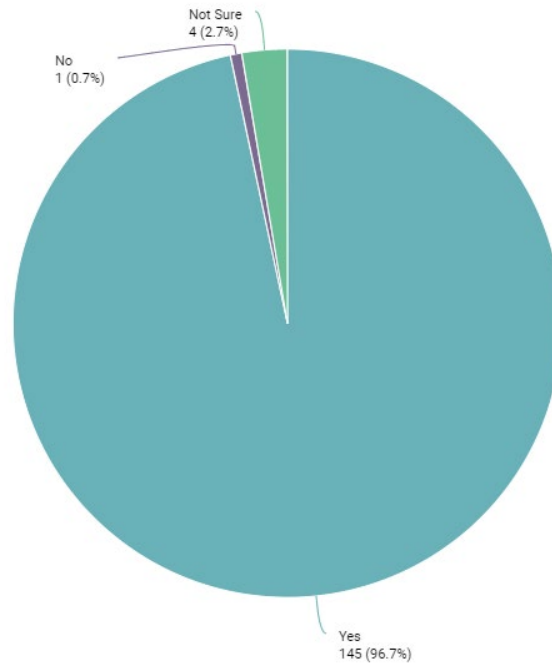
Q1 - Do you support the draft masterplan?

- 2.34 Question 1 asked respondents if they supported the draft masterplan prepared by Aldi. Out of the 150 responses, 145 (96.7%) supported the draft masterplan, while four (2.7%) indicated they were not sure. Only one respondent (0.7%) did not support the draft masterplan.



Q3 - Do you support the revised Aldi proposals?

- 2.35 Question 3 asked respondents if they supported the revisions to Aldi's proposals for a foodstore to ensure they are compatible with the draft masterplan. As with the first question, out of the 150 responses, 145 (96.7%) supported the revised Aldi proposals, while four (2.7%) indicated they were not sure. Only one respondent (0.7%) did not support the revised Aldi proposals.



Q2 - Do you have any general comments or observations about the draft masterplan?

Q4 - Do you have any general comments or observations about the revised Aldi proposals?

2.36 In response to both Question 2 and Question 4, similar responses/themes were raised. As such we have provided a combined summary of feedback to these questions.

- Most comments were very positive; providing general support for Aldi and emphasis on the need for a supermarket in Macduff to increase choice and reduce travel time.
- Many positive comments regarding the jobs that an Aldi would bring to the area, as well as investment in the town itself.
- In relation to the proposed housing/healthcare facility, there were a variety of viewpoints. Whilst many were in support of the wider plan, others were opposed to extra development in the town, Respondents tended to support the retail element/foodstore regardless of their views on the rest of the plan. Further, comments were received from people who were initially confused about the masterplan but gained an understanding because of the public consultation.
- A handful of more specific comments e.g. regarding planting trees, the need for extra landscaping between the retail element and Corskie Drive, desire for a bus stop outside the Aldi store, concern over increased traffic and worries about housing obstructing views from existing properties on Corskie Drive.

Response to Feedback

2.37 Aldi and the project team appreciated the opportunity provided by the public consultation process to hear from the local community in regards to the masterplan and Aldi's aspirations to deliver a foodstore in the town. The masterplan has benefitted from this community engagement, with the project team having reviewed all comments and suggestions during the masterplan process.

2.38 Overall the response to the public consultation was very positive. Whilst some respondents had reservations about the development types within the masterplan over and above the foodstore, Aldi recognises that these are a requirement of the LDP.

- 2.39 In response to the more detailed comments, Aldi firmly believes that the masterplan is flexible enough to accommodate these requests, where appropriate and with the benefit of detailed development requirements. Future planning applications for the different plots identified in the masterplan should recognise these specific points of feedback and seek to respond to them as part of the detailed design.
- 2.40 In this regard, Aldi is seeking to incorporate the request for a bus layby adjacent to the store entrance as part of the planning application which is currently before the Council.
- 2.41 In addition to being shaped by community consultation, the final Masterplan has been developed in consultation with the Planning Authority, including feedback from consultees, in line with the Council's Planning Advice on Masterplanning.

3. Proposed Development

3.1 The proposed masterplan represents a potential development option for the site, acknowledging the site constraints and opportunities discussed in the previous section. It has been prepared having regard to the six qualities of successful places:

- Distinctive
- Welcoming
- Safe and pleasant
- Adaptable
- Easy to move around
- Resource efficient

Design Concept

3.2 The design concept is shown on the masterplan diagram, an extract of which is below. A copy is also provided in Appendix 2.



3.3 As required by the LDP, sites OP1 and CC1 have been masterplanned as one site. This is advantageous in a number of ways, including by allowing a shared access to be created at an optimal

location on Duff Street, and the resulting redistribution of site areas between Sites OP1 and CC1 to create a more efficient residential development plot in the west of the site.

- 3.4 The masterplan site is sub-divided into four plots. Plot 1 relates to the retail element, extends to approximately 1.03ha and is located on Duff Street in the north-east corner of the site. Plot 2 relates to the proposed healthcare facility, extends to approximately 0.8ha and is located on Duff Street in the south-east corner of the site.
- 3.5 Plot 3 extends to approximately 0.62ha, and represents an area of the site which could potentially accommodate further commercial uses, including retail, subject to demand. However, if demand does not materialise (evidenced, for example, through a formal marketing exercise), the masterplan has indicated that this plot could be joined with Plot 4 as an extended area for residential development.
- 3.6 Plot 4 relates to the residential element, extends to approximately 1.17ha and includes the west portion of the site. Each of these aspects is discussed in further detail below.

Retail (Plot 1)

- 3.7 Retail uses on the site should be located at the east, providing activation to Duff Street and complementing the existing community and sports uses located on the eastern side of the street. Good connectivity with existing residential areas to the north of the site should be incorporated into the design of the retail layout.
- 3.8 A planning application submitted by Aldi Stores Limited for the retail element of the masterplan is currently being considered by the Council (ref. APP/2021/2526). The masterplan broadly reflects the Aldi layout, showing an indicative building footprint along the northern boundary of the plot, with associated access, landscaping and parking.

Healthcare Facility (Plot 2)

- 3.9 The masterplan has also sought to respond to the need identified by Aberdeenshire Council for a new healthcare facility in the town. Where possible, this should also positively engage with Duff Street to provide street activation and provide an attractive approach to Macduff. There is also potential for other commercial uses, including retail, to be accommodated on Plot 2, where they are compatible with the healthcare facility.
- 3.10 Should it be established that the healthcare facility is no longer be required, the Masterplan recognises that Plot 2 could accommodate other commercial uses, including retail, in their own right.
- 3.11 The masterplan layout has identified that a portion of the southern section of the Plot is at risk of flooding from the Gelly Burn. There are a number of options available to respond to this, subject to the approval of SEPA and the Council's own Flood Risk officers, including engineering responses such as land raising or design-based responses which look to located uses which would otherwise be less affected by flooding (Council examples of this include play areas or car parks).
- 3.12 Within the masterplan, the indicative building footprint has been shown outwith the flood risk area, with landscaping and an indicative location for car parking potentially located in the flood risk area. At this stage, the size of the healthcare facility and associated car parking requirements are unknown. A Flood Risk Assessment will be required to inform the detailed design and layout of this development plot, which will be assessed as part of a future planning application.

Residential/Area for Further Commercial Uses (Plot 3)

- 3.13 Plot 3 has been identified as potentially suitable for further commercial uses, including retail, as per the LDP allocation. However, as part of the masterplan process we also recognised that there may not

be demand for further retail/commercial floorspace over and above that which could be delivered in Plots 1 and 2.

- 3.14 This commercial reality is reflected in the Masterplan by acknowledging that should demand for further commercial/retail floorspace not be forthcoming, Plot 3 could be combined with Plot 4 to provide an enhanced residential development plot.
- 3.15 Should Plot 3 come forward for residential development, a 10m landscape buffer should be incorporated between the residential use and the retail/healthcare uses in the east of the Masterplan Site.

Residential (Plot 4)

- 3.16 The residential area should be located on the western part of the masterplan site. Following the identification of a shared access of Duff Street through the centre of the Masterplan Site, the area shown in the LDP linking site OP1 with Duff Street has been absorbed into Plot 4 in the west of the Masterplan Site resulting in a more efficient residential development site.
- 3.17 Plot 4 has potential to accommodate a variety of housing types including private for sale or affordable housing. Similarly, a mix of unit sizes could be developed on the Plot 4, in accordance with planning policy and guidance and in response to market demand. It is noted that the residential unit numbers included in the LDP are indicative, and final unit numbers will be determined through the Development Management process.
- 3.18 Substantial landscape buffers have been incorporated between the proposed residential areas and existing residential properties to the north, the proposed commercial uses to the east, and along the southern boundary of the site to provide suitable screening to Beekie House, a nearby listed building located on the A947.
- 3.19 A 10m landscape buffer should be incorporated between any residential and commercial/healthcare uses, to provide appropriate separation. This would also be applicable, should Plots 3 and 4 be combined for residential development.

Built Form

- 3.20 Where possible, any commercial buildings should be orientated to positively address Duff Street, to create a varied and interesting streetscape on one of the key routes into the town.
- 3.21 The form of residential development should reflect the local context, taking design cues from existing developments in the area. The masterplan shows the residential development organised around a 'village green' which would be an attractive layout for future occupiers taking advantage of the southern aspect of the site.

Movement

- 3.22 The masterplan has sought to effectively integrate the development with the local area. The site is well connected in terms of transport, and there are identified opportunities to improve movement within and outwith the Masterplan Site.
- 3.23 Active travel connections are identified on the Masterplan into the existing core path network, as well as into the existing residential areas to the north, in addition to linking onto Duff Street.
- 3.24 It is a requirement of the LDP to ensure good permeability between the Masterplan Site and the adjacent housing estate on Corskie Drive. The Masterplan shows this through a number of options

along the northern boundary of the site, a direct connection with the retail store in Plot 1 is of particular importance.

- 3.25 A shared vehicular access into the site has been shown on the Masterplan, rather than separate accesses for the different plots. This would remove any potential junction conflicts as well as remove the need for a separate access road servicing the residential element of the Masterplan which would have potentially ran adjacent to the existing properties on Corskie Drive.
- 3.26 The Masterplan also identifies a future access into the fields to the west, allowing for future expansion of Macduff as identified in the LDP.

Open Space

- 3.27 The amount of public open/green space to be delivered on the residential plot(s), should be in accordance with the requirements of planning policy at the time of submission of a planning application.
- 3.28 Where required to act as a buffer, whether to separate new development from existing residential properties, respect the setting of the nearby listed building, or provide adequate separation between residential and commercial properties, this has been identified on the Masterplan.
- 3.29 Other areas of green and open space could be used for a variety of purposes including the delivery of SUDS infrastructure, play areas, and provide habitat enhancement (particularly around the Gelly Burn). The identified green and open spaces in the Masterplan represent substantial opportunities to enhance biodiversity on the site.

Phasing

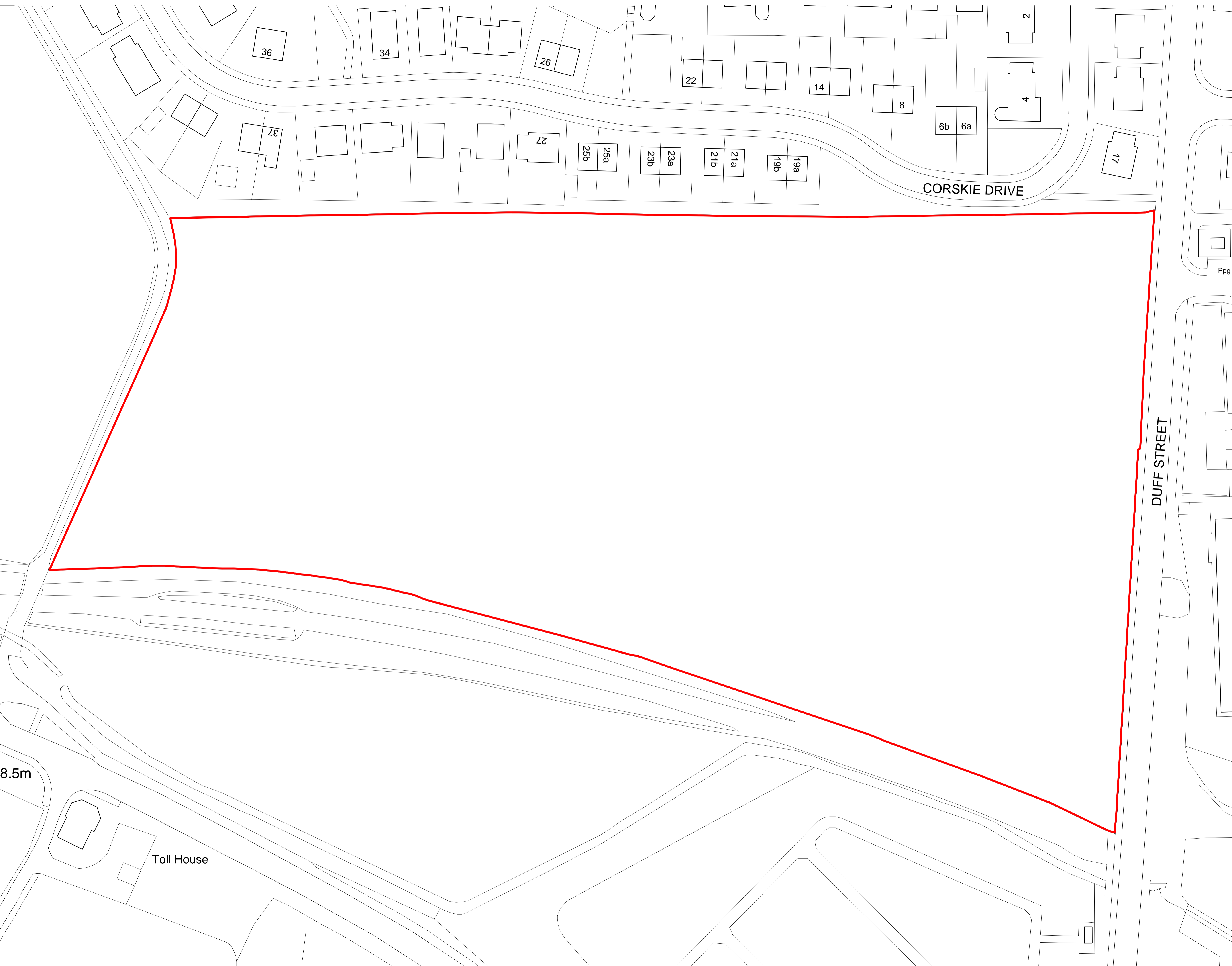
- 3.30 Phasing of the delivery of the Masterplan will ultimately be led by demand for the development types indicated, and will be subject to future planning process including the preparation and submission of detailed planning applications once detailed proposals are available. Further technical assessments, including topics such as Flood Risk, Transport and Ecology will be required to support individual planning applications. Refinement to the masterplan may be required following receipt of these assessments.
- 3.31 At this stage, it is known that the retail element of the Masterplan will represent the first phase of development. With a detailed planning application for the development currently under determination by the Council.
- 3.32 Phase 2/3 will include the healthcare facility and residential development. The Masterplan is flexible enough to allow subsequent phases, comprising the healthcare facility and residential elements, to come forward concurrently or separately.

4. Summary & Key Design Principles

- 4.1 The Masterplan Site is allocated for development within the adopted Aberdeenshire Local Development Plan (2023), under references CC1 and OP1. The allocated support the development of “large format stores and land for a new health centre” (CC1) and “22 homes” (OP1).
- 4.2 This Masterplan has been prepared by Aldi Stores Limited to guide development of the site, and in doing so has incorporated the requirements of the LDP, specifically:
- The identification of suitable development plots for retail, residential and healthcare uses.
 - A shared access off Duff Street, including the potential for a future western expansion.
 - Landscape buffers separating the proposed housing from the proposed retail, existing residential properties, and providing an appropriate setting to the listed building.
 - Provision for active travel through new links to the core path network and existing residential areas, increasing permeability.
 - Responding to the flood risk from the Gelly Burn, through identification of a landscape buffer and the location of a car parking area, as a lower risk use, within the flood risk area.
- 4.3 The final Masterplan for approval is included within Appendix 2.

Appendix I

Location Plan



Ppg S

CORSKIE DRIVE

DUFF STREET

Toll House

18.5m

Client
Aldi Stores Ltd.



Project Title
MACDUFF MASTERPLAN

Project Address
**DUFF STREET
MACDUFF**

Drawing Title
EXISTING SITE PLAN

Job No.	Originator	Zone	Level	Type	Role
79-E1555 PA		02	00	DR	A
System Classification	Drawing No.	Subability	Revision		
PM_40_40_79-0002		S3	P01		

Drawn	Checked	Date	Scale	Size
LAV	NM	2023-03-07	1:500	A1

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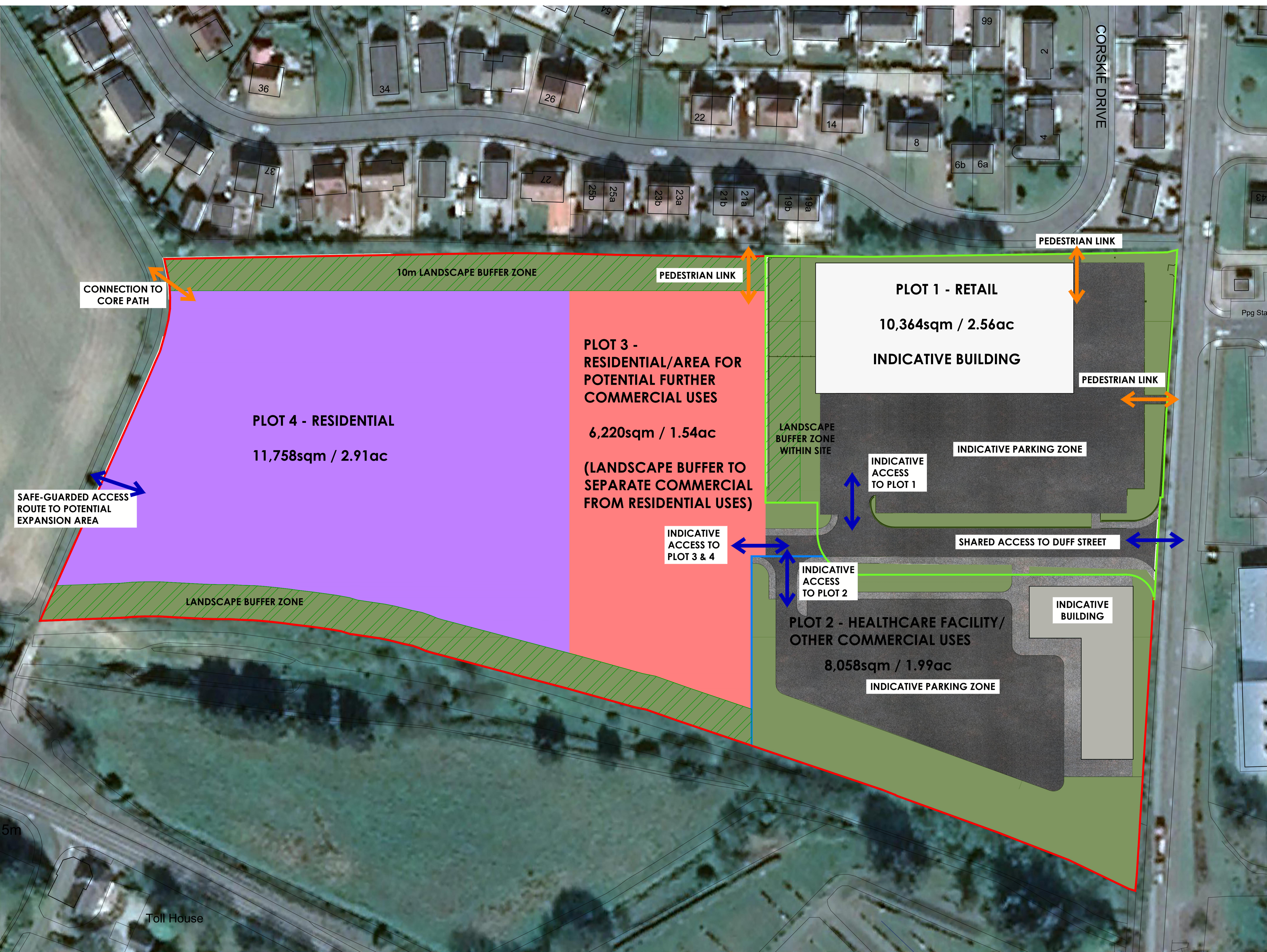


Architects | Construction

We warrant that the information contained in this drawing is true and correct to the best of our knowledge and belief. We do not warrant that the information contained in this drawing is true and correct to the best of our knowledge and belief. We do not warrant that the information contained in this drawing is true and correct to the best of our knowledge and belief. We do not warrant that the information contained in this drawing is true and correct to the best of our knowledge and belief.

Appendix II

Masterplan



Client
Aldi Stores Ltd.

Project Title
MACDUFF MASTERPLAN

Project Address
**DUFF STREET
MACDUFF**



Drawing Title
PROPOSED MASTERPLAN

Job No.	Originator	Zone	Level	Type	Rate
79-E1555 PA		02	00	DR	A
System Classification	Drawing No.	Subsidiary	Revision		
Zz_70_60_00	-0201	S4	P01		

Drawn	Checked	Date	Scale	Size
LAV	NM	2023-05-22	1:500	A1

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