

Aberdeen Wanderers Rugby Club - Description of Proposed Training Area Development

Background: Together with 12,500m² of turfed sports pitches adjacent to the Development Site the Club leases a 4,000m², fenced-off / enclosed area with an existing tarmacked surface (former tennis courts) from Aberdeen City Council on a 70-year lease.

The Club's proposal is to develop approximately 50% of the former tennis courts (approx. 1,984m²) into an All-Weather, Flood-Lit Rugby Training Area:

Re-surfacing: The proposal is to resurface the existing tarmac by laying a layer of consolidated equestrian sand directly onto the tarmac surface and then laying a proprietary equestrian surfacing (refer to 'Flexiride' as an example <https://www.equestriandirectltd.co.uk/arena-surfaces/flexiride/>) on top of the sand. The work will be carried out to the same specifications as used in several local equestrian centres and will be performed by a specialist contractor.

Floodlights: The Club's proposals include the floodlighting of the 1,984m² area (see drawings) with 4nr floodlights. Lighting is vital for training during the months of October to March (approximately 70% of the rugby season).

SSE have been consulted and following their site survey they have advised that the most appropriate route for an electrical power supply is from the NW corner of the Development Site to a connection point (with an existing supply) in Groats Road West of the existing Pavilion (refer route on Plot Plans). An electricity meter and switchgear will be installed at the NW corner of the Development Site.

Covered Area: The Club owns a large semi-permanent tent (refer attached drawings) with a footprint area of 115m². The tent has a rigid structure intended for use with anchor-bolted / concrete foundations and is designed for semi-permanent installation. The Club's plan is to install the tent on a part of the re-surfaced area (refer the area hatched in black on the floodlight plan) with the intention of using it primarily for training sessions involving some of the younger age-group Youth Players during periods of inclement weather.

Foundations for Floodlights & Tent: These have been professional designed by Civil Engineers (using design data from the Tent & Floodlight manufacturers) and their drawing is attached. These Civil Engineers will observe construction of the foundations in order to verify that existing ground conditions align with their assumptions.

Enclosures: The entire 4,000m² area is enclosed on its 4 sides by a 3m high fence with access gates and, additionally, on 3 sides by either a 2m high hedge (Eastern side) or mature trees Western & Southern sides). None of the work will interfere with either the root systems or spread of these trees or hedges.

Limited work is planned to refurbish the existing fencing & gates.

ACC / Landlord Permissions: The Club's development plans were discussed with ACC Estates immediately prior to the Ground Lease Agreement being revised in Jan '22. The scheme along with rights of way and access for the planned development were discussed and agreed. The Club now has the obligation to update ACC Estates on its plans once a Planning Consent application has been made and this will be done immediately following the submission of this application.