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ADDITIONAL CIRCULATION



To: Councillor Boulton, Convener; Councillor Jennifer Stewart, Vice Convener; and Councillors Allan, Cooke, Copland, Cormie, Greig, Avril MacKenzie and Malik.

Town House,
ABERDEEN 19 June 2018

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

The undernoted items are circulated in connection with the meeting of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE** to be held here in the Town House on **THURSDAY, 21 JUNE 2018 at 10.00 am.**

FRASER BELL
CHIEF OFFICER - GOVERNANCE

GENERAL BUSINESS

WHERE THE RECOMMENDATION IS ONE OF APPROVAL

- 6.3 Land adjacent to Rubislaw Quarry, Hill of Rubislaw - Residential Development comprising 299 Private Flats, Gym, Function Room, Public Heritage Bistro, Promenade, Car Parking and Amenity Space - 180368 (Pages 3 - 4)

Planning Reference – 180368

All documents associated with this application can be found at the following link:-

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P5HGE3BZJRR00>

Planning Officer: Matthew Easton

Should you require any further information about this agenda, please contact Lynsey McBain on 01224 522123 or email lymcbain@aberdeencity.gov.uk

Planning Development Management Committee 21 June 2018

Item 6.3

**Land adjacent to Rubislaw Quarry, Hill of Rubislaw, Aberdeen
Residential Development (across ten storeys and three basement levels)
consisting of 299 private flats, gym, function room, public heritage bistro,
promenade, car parking and amenity space
Application reference 180368/DPP**

Consultation response on primary and secondary education provision

Please see below for an education consultee response on the above application:

Our pupil roll forecasts indicate that both Hazlehead Primary School and Hazlehead Academy are expected to exceed their current pupil capacity within the next three years, regardless of whether any additional pupils are generated by new housing developments. However, any new developments are likely to put additional pressure on school spaces, and there would be a need for the Council to ensure there is sufficient space to support good quality learning and teaching for all pupils.

For this application I note that whilst 299 residential units are proposed, a large proportion of these are one-bedroom units, which are not included when calculating the likely pupil numbers to be generated by a new development.

Factoring the remaining 2 and 3 bedroom units into our pupil roll forecasts, indicates that the development is likely to result in up to 17 additional pupils attending Hazlehead Primary School, and up to 12 additional pupils attending Hazlehead Academy, between 2018 and 2023.

Given that additional space would be required to be provided to accommodate these pupils, a financial contribution would be required from the developer, to assist with the costs associated with creating this additional space.

For Hazlehead Primary School, contributions would be used to repurpose existing ancillary space within the school to create the additional classrooms which are likely to be required.

For Hazlehead Academy, contributions would be used to create additional teaching accommodation, by altering existing rooms or ancillary spaces as required.

Andrew Jones

Service Manager, Assets & Finance
Corporate Landlord
Resources Directorate

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