

Public Document Pack



To: Councillor Milne; Convener; Councillor Finlayson, Vice Convener; and Councillors Boulton, Corall, Cormie, Crockett, Dickson, Greig, Jaffrey, Lawrence, Malik, Jean Morrison MBE, Jennifer Stewart, Stuart and Thomson

Town House,
ABERDEEN 16 January 2015

PRE-APPLICATION FORUM

The Members of the **PRE-APPLICATION FORUM** are requested to meet in Committee Room 2 - Town House on **MONDAY, 26 JANUARY 2015 at 9.30 am.**

JANE G. MACEACHRAN
HEAD OF LEGAL AND DEMOCRATIC SERVICES

BUSINESS

- 1 Introductions and Procedure Note (Pages 1 - 4)

PRE APPLICATION REPORTS

- 2 St Machar Drive / Bedford Road - Creation of 18,700 sq.m new science building in conjunction with the demolition of the existing Meston Building - 141787 (Pages 5 - 8)
- 3 Land to South West of Doonies Farm and to North of Hareness Place, Altens Industrial Estate - Proposed construction of a materials recycling facility, a refuse derived fuel plant and a Council depot - 141763 (Pages 9 - 14)
- 4 119 Constitution Street - Demolition of existing building and erection of student housing and associated facilities and ancillary works - 141750 (Pages 15 - 20)

- 5 Former Victoria Road School - Proposed redevelopment of site for residential development along with open space, parking and associated infrastructure - 141670 (Pages 21 - 26)

Website Address: www.aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Martyn Orchard, tel 523097 or email morchard@aberdeencity.gov.uk

PRE-APPLICATION FORUM **PROCEDURE NOTE AND GUIDANCE FOR MEMBERS**

1. This procedure note will operate on a trial basis for the first three meetings of the Forum and will be subject to review and amendment during this period.
2. Meetings of the Pre-Application Forum will be held in open public session to enable discussion of all national and major development proposals.
3. Forums will be held as soon as possible after the submission of a Proposal of Application Notice (POAN) for all national and major development proposals and, in all cases, prior to the lodging of any associated planning application (this allows a period of 12 weeks following submission of the POAN).
4. The members of the Planning Development Management Committee will constitute the members of the Pre-Application Forum.
5. Ward Members for the Ward in which a specific pre-application proposal under discussion is located will be invited to the Forum but will be allowed to participate in the Forum only in relation to the specific pre-application proposal in their ward.
6. The relevant Community Council for the prospective development proposal(s) to be discussed will be informed of the date and time of the Pre-Application Forum by Committee Services so that they have the opportunity to attend but will not be permitted to participate in the business of the Forum.
7. If a Forum is required it will take place after formal business of the Planning Development Management Committee is concluded - this will normally be 2pm on the same day as the Planning Development Management Committee. The Forum will be separate from the Committee to emphasise the clear differences in status, process and procedure between the two meetings.
8. The case officer for the pre-application proposal will produce a very brief report (maximum 2-3 sides of A4) for the Forum outlining the proposal and identifying the main planning policies, material considerations and issues associated with it and the key information that will be required to accompany any application. The report will not include any evaluation of the planning merits of the proposal.
9. Agents/applicants will be contacted by Committee Services immediately on receipt of a POAN (or before this date if notified by planning officers of the week that a forthcoming POAN is likely to be submitted) and offered the opportunity to give a 10 minute presentation of their development proposal to the members of the Forum. There will be an opportunity for Councillors to discuss these with the agents/applicants, to ask questions and indicate key issues they would like the applicants to consider and address in their eventual application(s). If an applicant/agent does not respond to this offer within 10 days, or declines the opportunity to give such a presentation, then their proposal will be considered by the Forum without a developer/applicant presentation. Committee Services will notify the case officer of the applicant's response.

10. Case officers (or Team Leader/Manager/Head of Planning) and, if considered necessary, other appropriate officers e.g. Roads Projects Officers, will be present at the Forum. The case officer will give a very brief presentation outlining the main planning considerations, policies and, if relevant and useful, procedures and supporting information that will have to be submitted. Officers will be available to answer questions on factual matters related to the proposal but will not give any opinion on, or evaluation of, the merits of the application as a whole.
11. Members, either individually or collectively, can express concerns about aspects of any proposal that comes before the Forum but (to comply with the terms of the Code of Conduct) should not express a final settled view of any sort on whether any such proposal is acceptable or unacceptable.
12. A minute of the meeting will be produced by Committee Services and made publicly available on the Council website.
13. Members should be aware that the proposal being discussed may be determined under delegated powers and may not come back before them for determination. Any report of handling on an application pursuant to a proposal considered by the Pre-Application Forum will contain a very brief synopsis of the comments made by the Forum but the report itself will be based on an independent professional evaluation of the application by planning officers.
14. Training sessions will be offered to Councillors to assist them in adjusting to their new role in relation to pre-application consultation and its relationship with the Code of Conduct.
15. The applicant/agent will be expected to report on how they have, or have not, been able to address any issues raised by the Pre-Application Forum in the Pre-Application Consultation Report that is required to be submitted with any subsequent planning application.

GUIDANCE FOR MEMBERS

In relation to point 11 on the Procedure Note above, it might be helpful to outline a few points regarding the Councillors Code of Conduct and the Scottish Government's Guidance on the role of Councillors in Pre-Application procedures which will hopefully be helpful to the Members. These were discussed at the Training run by Burness Paull on the 28th of November, 2014.

So very briefly, The Code's provisions relate to the need to ensure a proper and fair hearing and to avoid any impression of bias in relation to statutory decision making processes. Having said that, in terms of the Scottish Government's Guidance on the role of Councillors in Pre-Application procedures:

- Councillors are entitled to express an opinion in advance of a planning application being submitted but only as part of the Council's procedures (as detailed at item 1 to this agenda)

- No views may be expressed once the application has been submitted
- In terms of the role of the Forum, it meets to emphasise an outcome limited to the generation of a provisional view (on behalf of the Forum, rather than individual Members of the Forum) on the pre-application, this will allow:
 - Members to be better informed
 - An Early exchange of views
 - A greater certainty/more efficient processing of applications

Members of the Forum are entitled to express a provisional view, but should do so in a fair and impartial way, have an open mind and must not compromise determination of any subsequent planning application.

In terms of dealing with Pre-Applications, Members of the Forum should:

- Identify key issues
- Highlight concerns with the proposal/areas for change
- Identify areas for officers to discuss with applicants
- Identify documentation which will be required to support application
- Avoid giving personal views

In terms of the Code of Conduct and any interest that Members of the Forum may have in a pre-application, it is worth reminding Members of the Forum that they must, however, always comply with the *objective test* which states “ *whether a member of the public, with knowledge of the relevant facts, would reasonably regard the interest as so significant that it is likely to prejudice your discussion or decision making in your role as a councillor.*”

This page is intentionally left blank

Agenda Item 2

PRE-APPLICATION FORUM

ST MACHAR, DRIVE, BEDFORD ROAD, OLD ABERDEEN UNIVERSITY CAMPUS

MAJOR DEVELOPMENT TO CREATE 18,700 SQ.M NEW SCIENCE BUILDING IN CONJUNCTION WITH THE DEMOLITION OF THE EXISTING MESTON BUILDING

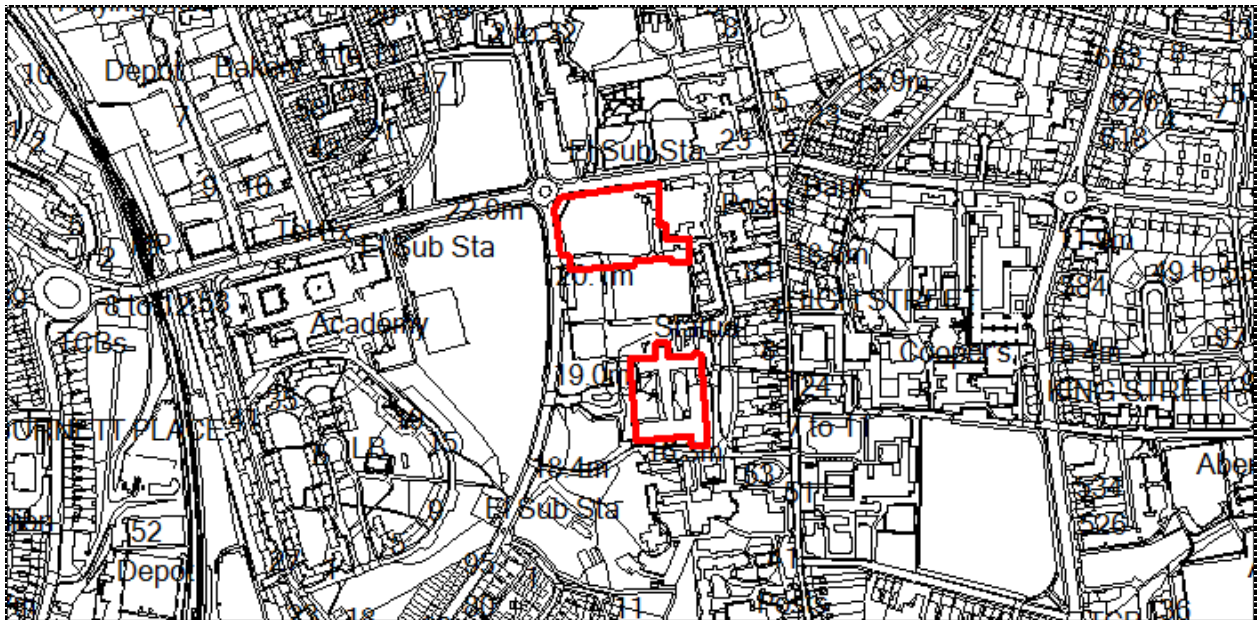
For: The University of Aberdeen

Reference No: 141787

Officer: Gavin Clark/ Garfield Prentice

Pre-Application Forum Date: 26th January 2015

Ward: Tillydrone, Seaton, Old Aberdeen (R Grant, R Milne and J Noble)



SUMMARY

This is a report to the pre-application forum on a potential application by the University of Aberdeen for a major development to create a 18,700 sqm science building in conjunction with the demolition of the existing Meston Building.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on the 3rd December 2014. The earliest date at which an application can be submitted is the 26th February 2015.

RECOMMENDATION:

It is recommended that the Forum (i) note the key issues identified; (ii) if necessary seek clarification on any particular matters; and (iii) identify relevant issues which they would like the applicants to consider and address in any future application.

DESCRIPTION

The application site incorporates both the existing Meston Building (which is proposed for demolition) and an area of land to the south of St Machar Drive, to the east of Bedford Road, to the north of the existing Fraser Noble building and to the west of the existing Hub Building. The application sites extend to approximately 0.72ha (Meston Building) and 1.04 ha (new building). The surrounding area is predominantly occupied by the University, with buildings to the south west and north and by an area of open space to the west.

RELEVANT HISTORY

There have been a number of minor applications in relation to the existing building, and a number of applications relating to other buildings within the ownership of the University of Aberdeen, including the formation of a new library on an area of land to the south-west of the proposed building.

PROPOSAL

The proposal is for the demolition of the existing Meston Building and the formation of an 18,700 sqm new science building.

CONSIDERATIONS

The main considerations against which the eventual application would be assessed are outlined as follows:

Principle of Development

The site is zoned as an existing community site and facility (Policy CF1 – Existing Community Sites and Facilities) within both the adopted Aberdeen Local Development Plan and the emerging local development plan. This policy states that proposals for new or extended uses of these types (further education and research facilities) on these sites will be supported in principle. Where land or buildings become surplus to current or anticipated future requirements, alternative uses which are compatible with adjoining uses and any remaining community uses will be permitted in principle.

Design and Layout

The layout of the building, along with its height, design, impact on the surrounding Conservation Area, townscape setting and surrounding streetscape, car parking and landscaping would be determined at application stage. A high standard of design is expected for all applications within the City Council area.

As the proposal also includes the demolition of the Meston Building, the Council also needs to consider the demolition of this building, the resultant loss of granite and whether the building complies with the general principles of Scottish Historic Environment Policy (SHEP).

Transportation

The traffic impact of the development would be assessed as part of any application submission. Access to and from the site would also be examined. A suitable level of car, cycle and motorcycle parking would be agreed and the proposals would be expected to accord with transportation policies within the LDP and the Council's Supplementary Guidance on Transport and Accessibility.

PRE-APPLICATION CONSULTATION

The Proposal of Application Notice application detailed the level of consultation to be undertaken as part of the Pre-Application Consultation process. Consultation with the local community council (Old Aberdeen) has been proposed within the Proposal of Application Notice. A public consultation was undertaken on the 10th December 2014 at the University Hub Building on Elphinstone Road, Aberdeen. A further consultation event is proposed in February 2015.

The developer has also indicated that further parties have received copies of the Proposal of Application Notice including Old Aberdeen Heritage Society, Tillydrone Community Council, Froghall, Powis and Sunnybank Community Council, Historic Scotland and the local ward Councillors (Grant, Milne and Noble).

In addition to the above, it has been suggested that a letter drop should be undertaken with neighbours in the locality and that posters should be provided at the application site boundary and at various other locations in the surrounding area.

CONCLUSION

This report highlights the main issues that are likely to arise in relation to the various key considerations of the proposed development. It is not an exhaustive list and further matters may arise when the subsequent application is submitted. Consultees will have the opportunity to make representations to the proposals during the formal application process.

RECOMMENDATION

It is recommended that the Forum (i) note the key issues identified; (ii) if necessary seek clarification on any particular matters; and (iii) identify issues which they would like the applicants to consider and address in any future application.

Dr Margaret Bochel

Head of Planning and Sustainable Development

PRE-APPLICATION FORUM

LAND TO THE SOUTH WEST OF DOONIES FARM AND TO THE NORTH OF HARENESS PLACE, ALTENS INDUSTRIAL ESTATE
PROPOSAL OF APPLICATION NOTICE

PROPOSED CONSTRUCTION OF A MATERIALS RECYCLING FACILITY (MRF), A REFUSE DERIVED FUEL PLANT (RDF) AND A COUNCIL DEPOT.

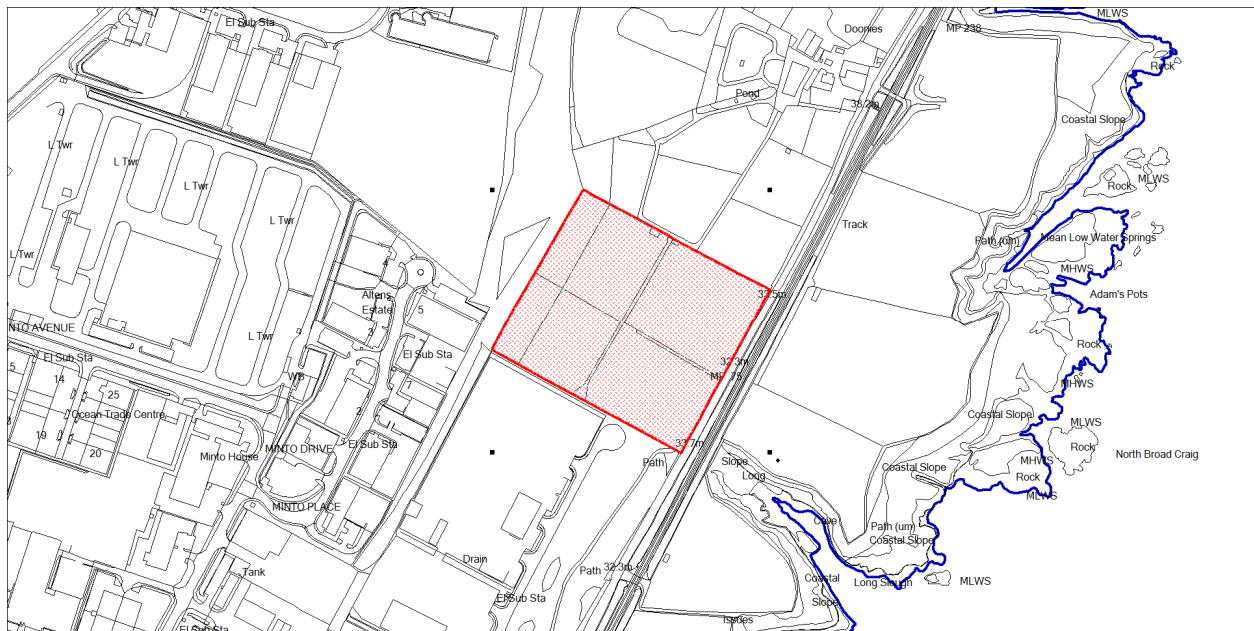
For: SITA UK Limited

Reference number. : P141763

Officer: Daniel Lewis

Pre- application Forum Date: 26 January 2015

Ward : Kincorth/Nigg/Cove (N Cooney/C Mccaig/A Finlayson)



SUMMARY

This is a report to the pre-application forum a potential application by SITA for the construction of a Materials Recycling Facility (MRF), a Refuse Derived Fuel plant (RDF) and a Council Depot. The MRF would separate

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 2 December 2014. The earliest date on which an application can be submitted is 24 March 2015.

RECOMMENDATION:

It is recommended that the Committee

- (i) note the key issues identified
- (ii) if necessary seek clarification on any particular matters and
- (iii) identify relevant issues which they would like applicants to consider and address in any future application.

DESCRIPTION

This greenfield site is currently unused on land to the immediate south west of Doonies Farm and north of Hareness Place in Altens Industrial Estate

RELEVANT HISTORY

None

PROPOSAL

The proposal is for the construction of a Materials Recycling Facility (MRF), a Refuse Derived Fuel plant (RDF) and a Council Depot.

The MRF would be a facility where up to 70,000 tonnes per annum of co-mingled recyclable materials such as glass, card paper and plastics would be separated into different factions using a range of manual and automated systems and then be bailed for transport to a reprocessor.

The RDF would be a facility where municipal residual waste would be processed to create a fuel involving a combination of mechanical sorting and shredding. It would then be bailed on site prior to export to an appropriate facility elsewhere to recover energy from the material by incineration or other thermal generation process. Currently about 60 percent of Aberdeen's household waste goes to landfill and is subject to landfill tax. The development of the RDF will allow waste that is currently being landfilled to be turned into a fuel that can offset the use of fossil fuels and would also significantly reduce the Council's landfill tax costs.

The site would also accommodate the main Council depot including a small office and the entire fleet of refuse and other Council vehicles – totalling 73 collection related vehicles and separate staff parking.. The depot is currently located at

Kittybrewster and requires to be relocated because the new Berryden Corridor road realignment will take a substantial portion of the area occupied by the current depot.

A Screening Opinion has been given by the Council that any application will not require to be accompanied by a formal Environmental Impact Assessment. Environmental impact can be fully assessed and dealt with via the submission of detailed supplementary information and studies as itemised at the end of the following section of this report.

CONSIDERATIONS

The main considerations against which the eventual application would be assessed are outlined as follows:

Principle of Development and Development Plan Policy

The adopted Local Plan currently zones most of the site as **B1 Business and Industry** and it is also allocated as an opportunity site Altens East/Doonies OP70.

Policy R4 - Sites for New Waste Management Facilities states that the following sites will be safeguarded for waste related uses: Altens East/Doonies (OP70) – materials recycling facility/an anaerobic digestion or in-vessel composting facility/and or a transfer station.

Policy R3 – New Waste Management Facilities states that Proposals for waste management facilities within the City must comply with the waste hierarchy. Applications for waste management facilities will be supported

provided they:

1. conform to the Zero Waste Plan and Aberdeen Waste Strategy;
2. meet a clear need for the development to serve local and/or regional requirements for the management of waste;
3. represent the Best Practicable Environmental Option for that waste stream;
4. will not compromise health and safety;
5. minimizes the transport of waste from its source;

Applicants must submit:-

- a) sufficient information with the application to enable a full assessment to be made of the likely effects of the development, together with proposals for appropriate control, mitigation and monitoring; and
- b) a design statement in support of the application, where the development would

have more than a local visual impact; and

c) land restoration, after-care and after-use details (including the submission of bonds or a commitment to negotiating a legally binding method for dealing with these details).

Proposals for waste management facilities that are located in a building will be acceptable on Business and Industrial Land (BI1). Inappropriate neighbouring developments that may compromise the operation of existing waste management facilities will not be approved.

A strip of land alongside the coast road and also within the site identified in the proposal of application notice is zoned as **Green Belt. Policy NE2 – Green Belt** states that no development will be permitted in the green belt for purposes other than those essential for agriculture, woodland and forestry, recreational uses compatible with an agricultural or natural setting, mineral extraction or restoration or landscape renewal. Exceptions can be made for proposals associated with existing use in the Green Belt (subject to certain criteria) and essential infrastructure such as electronic communications infrastructure, electricity and grid connections and transport proposals such as the AWPR and other roads that cannot be accommodated other than in the Green Belt.

Other material considerations

A transportation statement assessing the impact of HGV and other vehicle movement on the network will be required as part of any application. Details of car parking and sustainable transportation will be required as part of a Green Travel Plan

Assessments would also need to be submitted with any application to assess the impact of the proposal on landscape and visual impact, biodiversity (flora and fauna), air quality/dust, odour generation, noise and hydrology and flood risk (including drainage and SUDS)

PRE-APPLICATION CONSULTATION

The Proposal of Application Notice application detailed the level of consultation to be undertaken as part of the Pre-Application Consultation process. Consultation with Cove Community Council and local Councillors has been carried out. Two public exhibitions were advertised in the Press and Journal and the Evening Express on 5 January 2015. These events were held on 13 / 14 January at the Altens Thistle Hotel from 12 pm until 8pm. 8,000 homes and businesses were notified by leaflet drop in and around Altens between 2 January 2015 and 5 January 2015

CONCLUSION

This report highlights the main issues that are likely to arise in relation to the various key considerations of the proposed development. It is not an exhaustive list and further matters may arise when the subsequent application is submitted. Consultees will have the opportunity to make representations to the proposals during the formal application process.

RECOMMENDATION

It is recommended that the Committee note the key issues at this stage and advise of any other issues.

Dr Margaret Bochel
Head of Planning and Sustainable Development.

This page is intentionally left blank

Agenda Item 4

PRE-APPLICATION FORUM

119 CONSTITUTION STREET, ABERDEEN

DEMOLITION OF EXISTING BUILDING AND ERECTION OF STUDENT HOUSING AND ASSOCIATED FACILITIES AND ANCILLARY WORKS

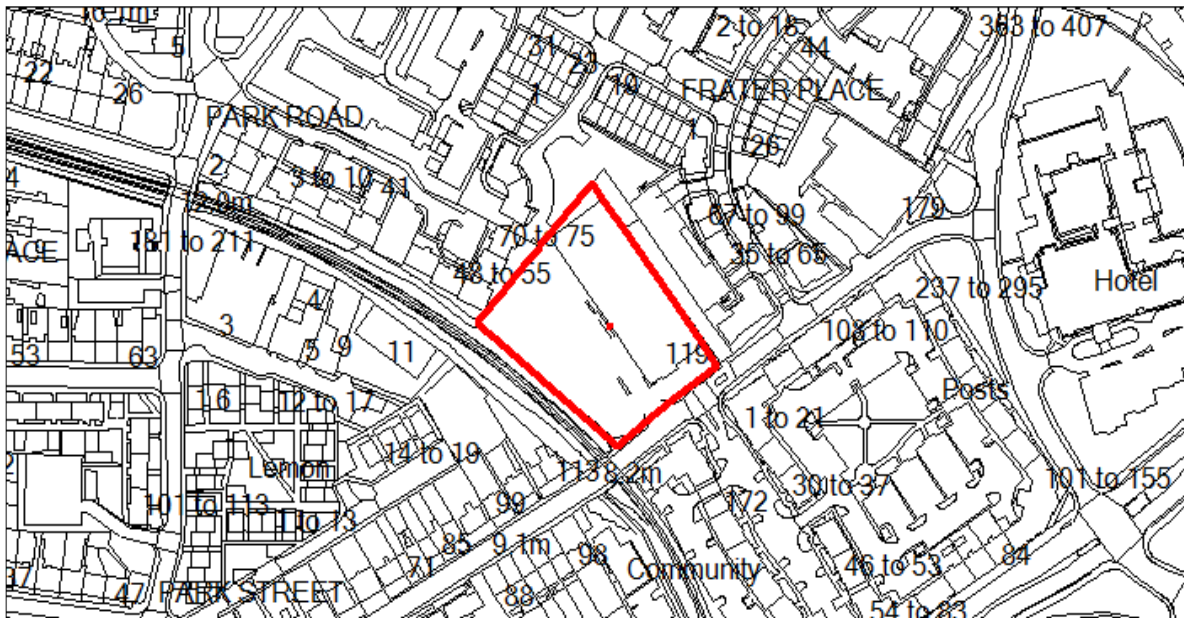
For: Unite Group Plc

Application Ref. : P141750

Officer: Lucy Greene

Pre-Application Forum Date: 26th January 2015

Ward : George Street/Harbour (A May/J Morrison/N Morrison)



SUMMARY

This is a report to the pre-application forum on a potential application by the Unite Group Plc for a major development to develop student accommodation consisting of approximately 600-700 bedrooms.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on the 3rd December 2014. The earliest date at which an application can be submitted is the 26th February 2015.

RECOMMENDATION:

It is recommended that the Forum (i) note the key issues identified; (ii) if necessary seek clarification on any particular matters; and (iii) identify relevant issues which they would like the applicants to consider and address in any future application.

DESCRIPTION

The site that is the subject of this Proposal of Application Notice is the land currently occupied by Matalan, a discount retailer. It is on the north side of Constitution Street and is bounded by the railway to the west and by residential properties to the east and north.

The site is approximately 0.65 hectares in size and contains a large warehouse type building that dates from the 1980s. The building is double storey height and of no architectural merit. The remainder of the site is hard surfaced and in use as the car park.

There are the remains of granite walls around the perimeter of the site, including along the heel of the pavement on Constitution Street.

Near to the railway on the street frontage is a World War 1 war memorial to the former workers from the granite works that was located on the site from around 1830 until around 1941.

Immediately adjacent to the site are the following:

To the east: flatted development of four, five and six storeys in height, elevated in sand / beige coloured brick, with decked parking to the rear.

To the north, flatted development of three and four storeys in height, elevated in render, and sand / beige brick

To the west: the railway, within a cutting, and west of that, granite houses and flats of one and a half and two and a half storeys.

To the south, on the opposite side of Constitution Street, flatted development of four storeys, the lower level accommodation being partially below street level.

RELEVANT HISTORY

None

PROPOSAL

The proposal is for student accommodation on the site. The accommodation would be in the form of student flats of varying sizes and the exact mix is undetermined at this point. The applicants have indicated that 600 – 700 bedrooms would be provided.

The massing of the proposal has evolved through discussions with the planning authority. At the time of writing this report the latest proposal is for a mix of four, five and six storey buildings around the perimeter of the site. The six storey elements would be concentrated along the Constitution Street (south side) and railway (west) sides of the site. With the upper levels being indicated as being set back from the front of the elevation, with the aim being that the upper level set back reducing the height of the elevation as 'read' from the street.

A site plan mapping the ground levels and roof levels of the buildings surrounding the site has been produced. This shows the relationships of the indicative proposed buildings, with those existing. These mostly correspond with adjacent buildings, other than on the Constitution Street frontage. The southern block of the proposed buildings is currently indicated as a mix of four, five and six storeys. The six storey elements are indicated as being a maximum of just over 24m above ordnance datum (AOD) as opposed to the buildings opposite, at approximately 17.5m AOD, a difference of 6.5m between those elements. This will be further described verbally at the Forum, with images to illustrate.

CONSIDERATIONS

The main considerations against which the eventual application would be assessed are outlined as follows:

Visual and Residential Amenity

The site is zoned within the Residential Area under Policy H1. The proposed use is for student residences and would normally be considered compatible with 'mainstream' houses or flats.

In terms of this policy the considerations would be:

- Whether the proposal constitutes over-development
- Whether the proposal would have an unacceptable impact on the character or amenity of the surrounding area;
- Whether the use would be considered complementary to the residential use.

Design

Under Policy D1 – Architecture and Placemaking, new development must be designed with due consideration for its context and make a positive contribution to its setting.

Relevant factors are:

Siting, scale, massing, colour, materials, orientation, details, proportions of building elements, spaces around buildings, including streets, squares, open space, landscaping and boundary treatments.

Policy D2 – Design And Amenity, applies the following principles:

- Privacy to be designed into higher density housing
- Residential development to have a public face to a street and a private face to an enclosed garden or court
- All residents to have access to sitting out areas, including balconies, private gardens, terraces, communal gardens or other
- Parking must not dominate the space – as a guideline no more than 50% of any court should be taken up by parking spaces and access roads. Underground or decked parking will be expected in high density schemes.
- Individual flats shall be designed to make the most of opportunities for views and sunlight.
- Design proposals shall include measures to design out crime and design in safety.
- External lighting to take account of residential amenity

Drawing together the issues raised by all of the above, the key considerations are as follows:

Amenity space

The level of amenity space to be provided for any future student residents is a key issue. The level of outside amenity space has inter-relationships with both the level of car parking and the number of bedrooms to be provided and commensurate floorspace.

The latest iteration of the design shows car parking within the courtyard and Roads Officers have indicated that the parking standards should apply, at 1 space per 10 rooms, plus 1 space per resident staff member. The most recent discussions indicated the provision of amenity space on roof tops (managed to protect the amenity of existing local residents). Other than this, there would be a landscaped linear area between the pavement and building frontage on Constitution Street.

Possible options for increasing the level of amenity space:

- to incorporate areas of decking with parking underneath and amenity space on the decking. These would need to be appropriately located in relation to sunlighting.
- to reduce the extent of perimeter block to provide an area of garden. The location in relation to sunlight would need to be considered and optimum size of amenity area, to encourage use by students.
- increasing the width of the linear area along the street frontage.

These options have been discussed with the applicant.

Scale, massing and height

Scale, massing and height of development proposed in the context of the surrounding physical form. It should be noted that the physical form of the building has been through several iterations.

Members may wish to consider the relative height of the surrounding blocks and the greatest differences are on Constitution Street, with the 5 and 6 storey elements being higher than development to the south, but not significantly different to some of the development to the east.

Daylighting and Privacy

The applicant has stated the intention to submit a daylighting and sunlighting study with the application. Indications are that there would likely be an acceptable impact in terms of the methods of assessment used for domestic properties.

In terms of privacy, the 'rule of thumb' distance would be achievable between properties.

Parking and Transportation

Policy T2 and Transport and Accessibility Supplementary Guidance, as well as initial comments from Roads Officers indicate that:

The guidelines for vehicle parking would be 1 per 10 students plus 1 per resident staff member. The minimum cycle parking required would be 1 per 3 students. A Transport Statement and a site specific Travel plan would be required.

It may be that the local area will need infrastructure improvements to encourage sustainable transport modal use, This would have to be investigated through the Transport Statement.

Under the current Strategic Transport Fund guidelines no contribution would be required.

A drainage impact assessment for the site would be required.

Contaminated Land

Policy R2 – Degraded and Contaminated Land

The site has been occupied by industrial uses in the past and there could be conditions attached to any approval in relation to contaminated land.

PRE-APPLICATION CONSULTATION

The Proposal of Application Notice application detailed the level of consultation to be undertaken as part of the Pre-Application Consultation process. Consultation with the local community council: Castlehill and Pittodrie, has been proposed within the Proposal of Application Notice. A public consultation will be held on 27th January at Beach Ballroom, which will be advertised in the local press.

CONCLUSION

This report highlights the main issues that are likely to arise in relation to the various key considerations of the proposed development. It is not an exhaustive list and further matters may arise when the subsequent application is submitted. Consultees will have the opportunity to make representations to the proposals during the formal application process.

RECOMMENDATION

It is recommended that the Forum (i) note the key issues identified; (ii) if necessary seek clarification on any particular matters; and (iii) identify issues which they would like the applicants to consider and address in any future application.

Dr Margaret Bochel

Head of Planning and Sustainable Development.

Pre-Application Forum

"FORMER VICTORIA ROAD PRIMARY SCHOOL", VICTORIA ROAD, ABERDEEN
PROPOSAL OF APPLICATION NOTICE

PROPOSAL OF APPLICATION NOTICE FOR
THE PROPOSED RE-DEVELOPMENT OF SITE
FOR RESIDENTIAL DEVELOPMENT
(GREATER THAN 50 RESIDENTIAL UNITS)
ALONG WITH OPEN SPACE, PARKING AND
ASSOCIATED INFRASTRUCTURE.

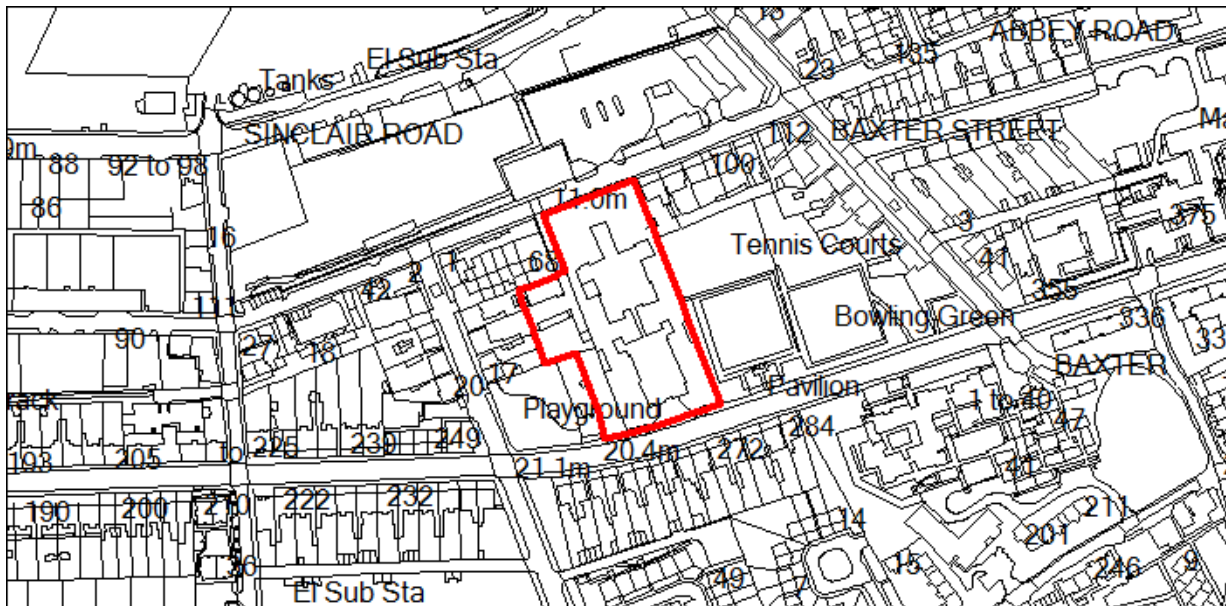
For: Barratt North Scotland

Application Ref.: P141670

Officer: Andrew Miller

Committee Date: 15 January 2015

Ward: Torry/Ferryhill (Y Allan/A Donnelly/J Kiddie/G Dickson)



SUMMARY

Report on forthcoming application by Barratt North Scotland for the development of approximately more than 50 residential units including open space, parking and associated infrastructure on the site of the former Victoria Road Primary School, Victoria Road, Aberdeen.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 7 November 2014

RECOMMENDATION:

It is recommended that the Forum (i) note the key issues identified; (ii) if necessary seek clarification on any particular matters; and (iii) identify relevant issues which they would like the applicants to consider and address in any future application.

DESCRIPTION

The site comprises the former Victoria Road Primary School, a granite built school opened in 1873 and extended in 1905. The school is formed of two distinct parts, the original block on the northern part of the site and the more recent extension to the south, linked by a corridor. The site slopes down from the boundary with Victoria Road to the boundary with Abbey Road. The surrounding area is largely residential, though tennis courts and bowling greens bound the site to the east.

RELEVANT HISTORY

None

PROPOSAL

The proposal of application notice is for the construction of more than 50 residential units and associated infrastructure such as access, car parking and open space.

At this stage there is no specific number of residential units proposed although it is understood that the existing school building on site would be demolished.

CONSIDERATIONS

The main considerations against which the eventual application would be assessed are outlined as follows:

Principle of Development

Paying regard to the Development Plan (i.e. the Aberdeen City and Shire Strategic Development Plan 2014 (SDP) and Aberdeen Local Development Plan 2012 (ALDP)), the site is zoned as an opportunity site within the ALDP (OP127 – Victoria Road Primary School, Torry). The site is identified as an opportunity for sensitive residential development, though the wider zoning within the ALDP is for mixed use, with associated policy H2 requiring developments to take into account the existing uses and character of the surrounding area. The surrounding area is

largely residential. Taking account of the above considerations, it is considered the redevelopment of the site for residential use is acceptable in principle.

Granite Buildings

Policy D4 – Aberdeen’s Granite Heritage of the ALDP encourages the retention of granite buildings through out the city, even if not listed or within a conservation area. In this instance, neither apply, and realistically the building can be demolished without the requirement of planning permission. Where significant granite buildings are to be demolished, policy D4 requires the granite to be reused in the principal elevations of a replacement building(s).

Though there are no specific details, it is understood that the applicant intends to demolish the building.

Design and Layout

Should the application come forward as a detailed application, design and layout of the housing, roads and landscaping/open space will be a key consideration for this site. The proposals will need to demonstrate compliance with relevant policies within the ALDP, as well as principles contained within national guidance such as Designing Streets.

Proximity to Major Accident Hazard

The northern half of the site falls within an area identified by the Health and Safety Executive (HSE) as the Outer Blast Zone of a major accident hazard site (BP Oil UK Ltd petrol storage facility at Aberdeen Harbour). In the impact of these on a potential development, the Council uses a system developed by the HSE called PADHI+. During pre-application discussions with the applicant, the PADHI+ system indicated no issues with the development of residential uses at the densities provided, however this will be confirmed during the determination of any subsequent application.

Access (Public Transport, Pedestrian, Cycle, Roads)

The proposals will require a Transport Assessment to be provided with the application, in order that consideration can be given to all issues arising from the development. The proposals would need to accord with relevant policies within the ALDP, the Council’s Supplementary Guidance on Transport and Accessibility, as well as national guidance such as Designing Streets.

Tree Preservation Order

The site is subject to a Tree Preservation Order (TPO) which gives legal protection to trees, aiming to protect those that contribute to the amenity and character of a locality. A TPO prevents felling, works to, wilful damage or destruction of trees (including roots) without the Council’s permission.

The trees on site are considered to contribute to the character of the area, and as such any proposal to redevelop the site will have to retain as many trees as possible. Any subsequent application will have to be supported by a tree survey, demonstrating that the proposed development will not adversely impact on the trees.

Other Infrastructure (Water/Drainage/Refuse)

As part of the submission, a Drainage Impact Assessment would be expected in order that consideration can be given to the impact the works would have on surface water, as well as waste water, from the proposed works. Consideration will also be required for recycling and refuse provision within the development, and how best waste can be collected.

PRE-APPLICATION CONSULTATION

The Proposal of Application Notice application detailed the level of consultation to be undertaken as part of the Pre-Application Consultation process. Consultation with the local community council (Torry Community Council) has been proposed within the Proposal of Application Notice. A public consultation event is to be held on a day yet to be confirmed, however this is to be on a weekday afternoon running from 3pm to 7.30pm and with the venue yet to be confirmed. Notice of the event will be published within the Aberdeen Citizen at least 7 days in advance.

In responding, the Council have recommended that further consultation be carried out, namely the placing of public notices around the site, as well as neighbour notification of properties surrounding the site drawing attention to the public event.

CONCLUSION

This report highlights the main issues that are likely to arise in relation to the various key considerations of the proposed development. It is not an exhaustive list and further matters may arise when the subsequent application is submitted. Consultees will have the opportunity to make representations to the proposals during the formal application process.

RECOMMENDATION

It is recommended that the Forum (i) note the key issues identified; (ii) if necessary seek clarification on any particular matters; and (iii) identify relevant issues which they would like the applicants to consider and address in any future application.

Dr Margaret Bochel
Head of Planning and Sustainable Development.

This page is intentionally left blank