

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

STATUTORY PRE-DETERMINATION HEARING



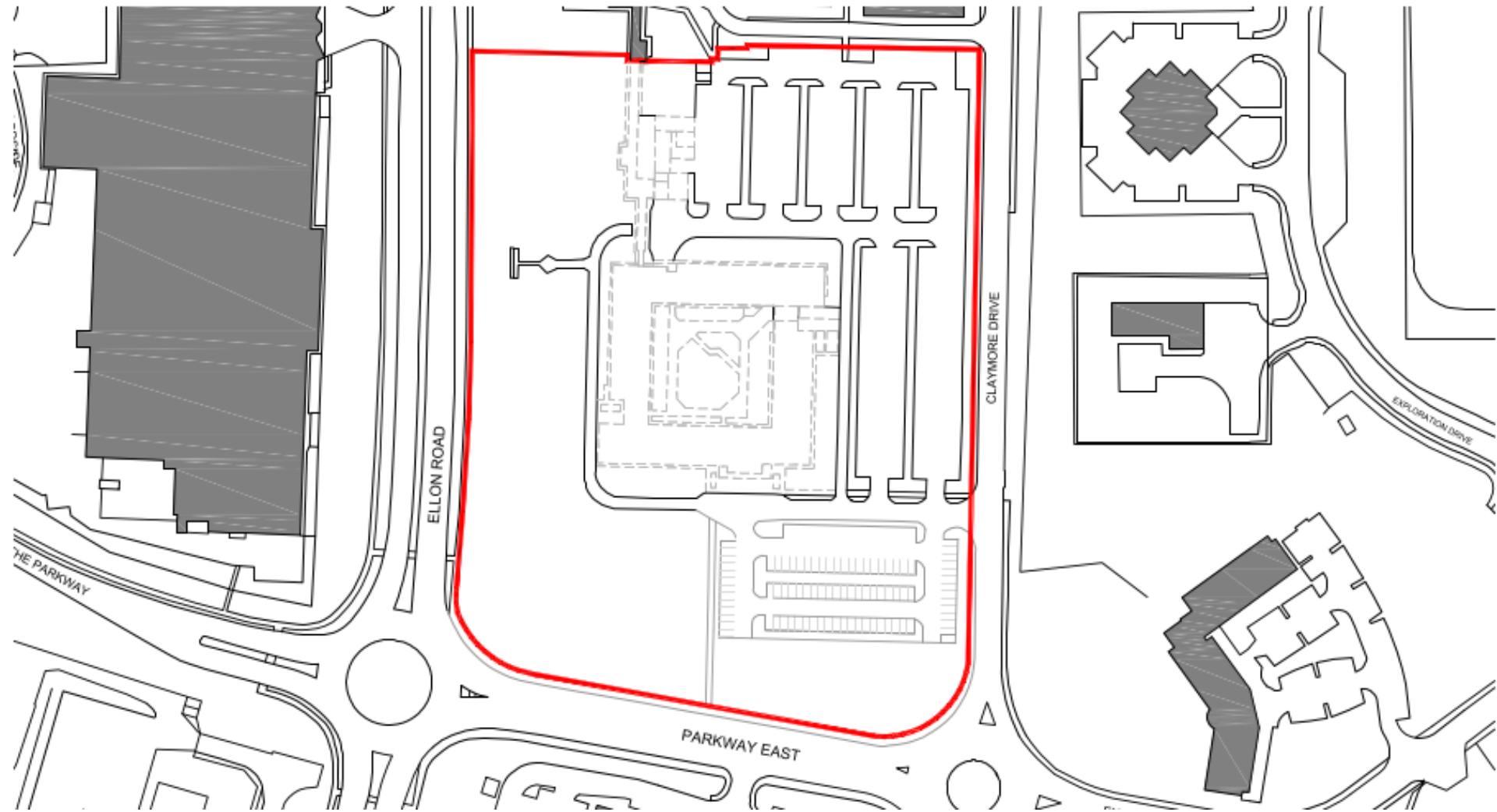
25<sup>th</sup> February 2021

Erection of residential led, mixed use development of around 100 to 150 units (mix of house types and flats), including facilities consisting of approximately 1000-3000 sqm of class 1(shops), 2(financial, professional and other services) and class 3(food and drink) with associated works

Silverburn House , Claymore Drive, Aberdeen

Application ref 191904/PPP

# LOCATION PLAN



# AERIAL PHOTO



ELLON ROAD

CLAYMORE DRIVE

APPLICATION SITE

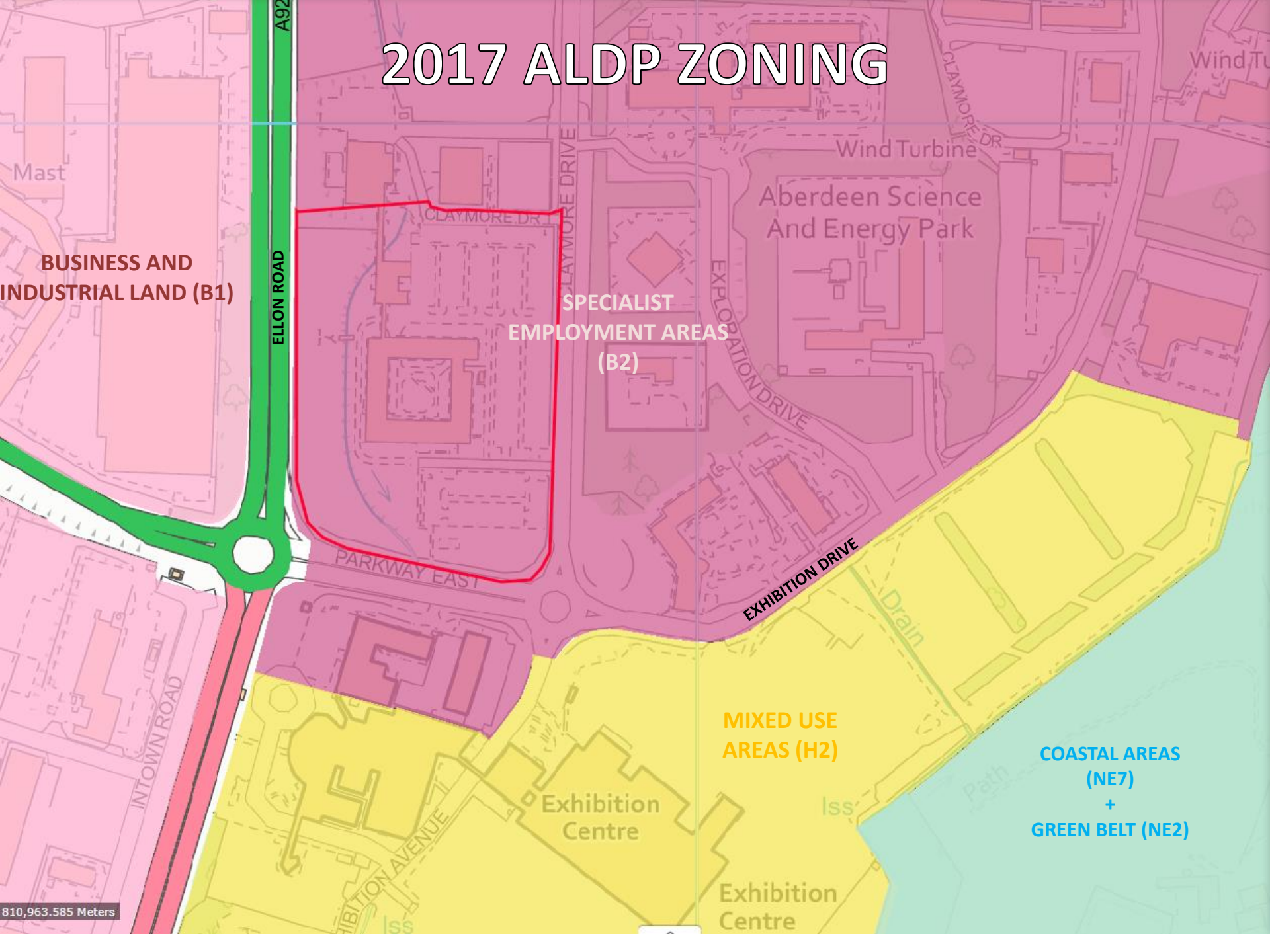
PARKWAY EAST

EXHIBITION DRIVE

# INDICATIVE SITE PLAN



# 2017 ALDP ZONING



# OP75

## PROPOSED ALDP ZONING

ELLON ROAD

# OP12

RESIDENTIAL  
AREAS (H1)

SPECIALIST  
EMPLOYMENT AREAS  
(B2)

BUSINESS AND  
INDUSTRIAL LAND (B1)

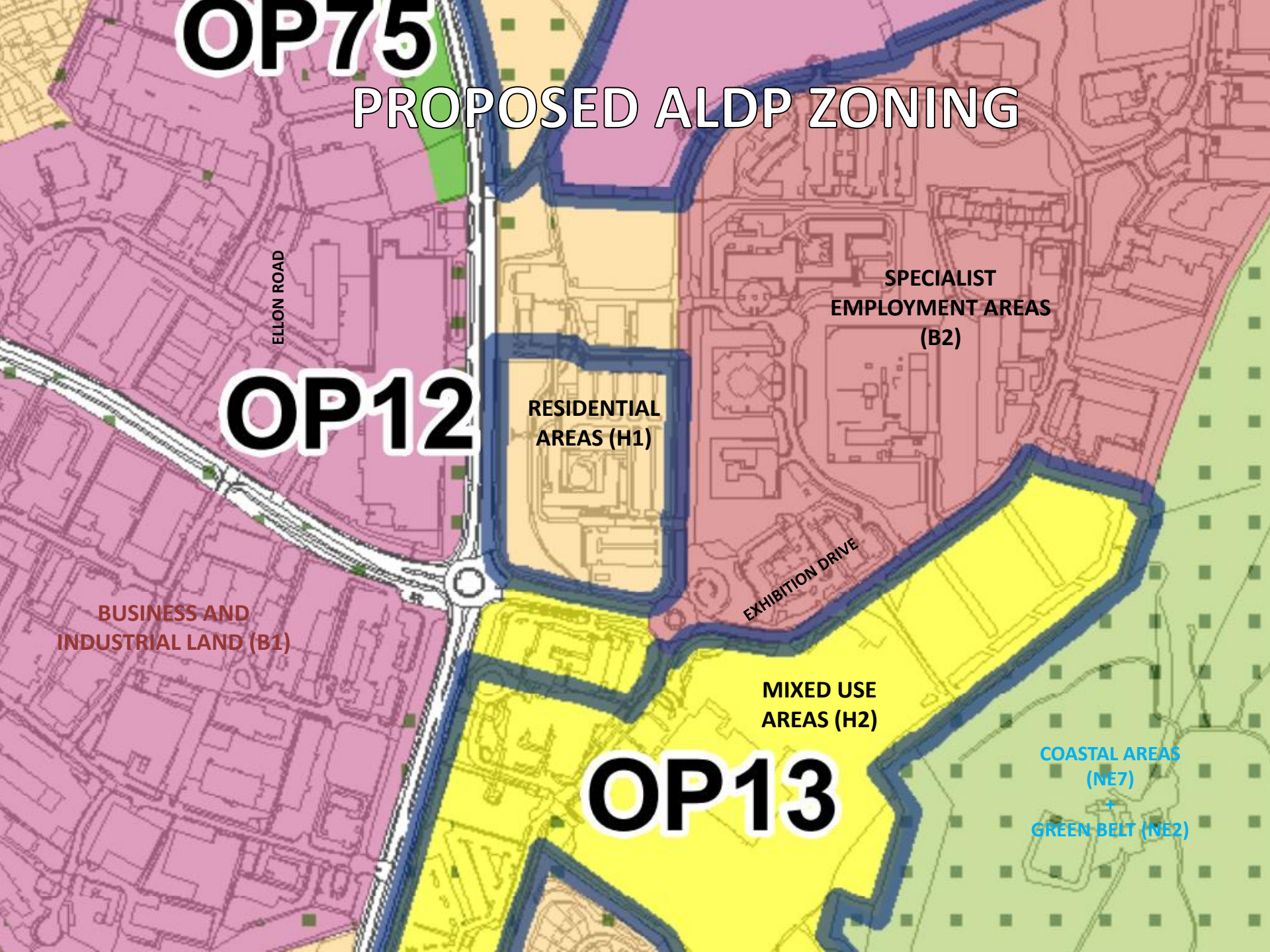
EXHIBITION DRIVE

MIXED USE  
AREAS (H2)

# OP13

COASTAL AREAS  
(NE7)

GREEN BELT (NE2)



# BACKGROUND

- Application was subject to statutory Pre-Application Consultation
- Applicants and officers presented to ACC Pre-Application Forum in September 2019
- Pre-Application Consultation Report forms part of current submission

# ABERDEEN LOCAL DEVELOPMENT PLAN

- Site zoned within a 'B2' area in the ALDP, which relates to 'Specialist Employment Areas'
- Policy B2 encourages business (class 4) uses. May also provide for industrial and storage/distribution (classes 5 & 6)
- B2 makes no provision for residential use
- Represents a 'significant departure' from Development Plan
- Proposed ALDP is a material consideration in assessment. This re-allocated the site for residential development of approx. 100 units.
- Significant departure necessitates a Pre-Determination Hearing – PDMC meeting of June 2020 established that this hearing would be before PDMC, rather than FC.



# PROPOSED ALDP

- Approved by Council March 2020.
- Represents the 'settled view' of the Council on what the next LDP should contain
- Proposes re-zoning of the Silverburn House site for residential use
- Statutory consultation on Proposed Plan from May-Aug 2020
- Responses currently being reviewed and processed
- 5 reps in relation to Silverburn House site, both for and against re-zoning

# REPRESENTATIONS

- 2no representations received (BOC gases on Ellon Road and operators of Bon-Accord Centre)
- Objection from Bridge of Don Community Council
- Objection from SEPA due to lack of info on flood risk and realignment of watercourse
- ACC Roads response notes no objection. Conditions will be required to secure various matters for further assessment/agreement
- ACC Education response highlights capacity at Scotstown School and Bridge of Don Academy to accommodate additional pupils generated
- ACC Developer Obligations response identifies sums payable in respect of Core Paths, Healthcare, Open Space, Community Facilities and Sports and Recreation