

MEMO

Strategic Place Planning

Commissioning

Business Hub 4, Ground Floor North, Marischal College



To	Development Management, Strategic Place Planning		
From	Jack Penman, Engineer, Roads Development Management		
E-mail	JPenman@aberdeencity.gov.uk	Date	15/02/24
		Our Ref.	DPP-240093
		Your Ref.	

Planning Application No. DPP - 240093

I have considered the above planning application have the following observations:

I note this proposal is for a change of use from dwellinghouse to short term let accommodation with maximum occupancy of 12 people at 57 Spital, Aberdeen, AB24 3HX.

The site is in the inner-city boundary but not in a CPZ.

For residential dwellings in the inner-city boundary ACC parking standards are for 1.5 spaces per dwelling. I note there is 0 parking associated with this site and 0 is proposed. Therefore, the existing shortfall of 2 spaces would remain unchanged. Whilst the proposed maximum occupancy of 12 is high, it is noted there are existing restrictions on Spital which would prevent any obstructive parking. Just north of the site is CPZ RR where parking controls and restrictions are in place. Where there are no parking controls on the Spital the unrestricted kerbside parking is left as first come first served. This does not change with this proposal although an increase of vehicles associated with this site may disadvantage residents. However, as noted unrestricted kerbside parking is not allocated to any property/resident and therefore there is no guarantee of being able to park outside ones residence. Anecdotally, I know this area has a fairly high turn over of parking which is likely attributed to being one of the nearest locations to the university outwith the CPZ and is likely utilised by students/staff.

The site is fronted by good standard adopted footways and I note there is a garage which can be used to store bikes. The garage is below our minimum dimensions to be classed as a car parking space. There is also a bus service which runs along the Spital which makes it accessible by public transport.

Roads note the maximum permitted occupancy is high. As per noted above the site already has a shortfall as per ACC parking standards but this does not change with this proposal and there are existing parking controls which would prevent obstructive parking. I can confirm that Roads have no objection to this proposal.

Jack Penman
Engineer
Roads Development Management

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