

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	27/02/25
		Our Ref.	DPP- 250070
		Your Ref.	

Planning Application No. 250070

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

1. Development Proposal

- 1.1. I note that this proposal is for a change of use from office [class 4 (business) use] to gym [class 11 (assembly and leisure) use] Innovation Centre, Exploration Drive, Aberdeen, Energy Park, Bridge of Don, Aberdeen, AB23 8GX.
- 1.2. This is the **second** revision of roads comments.
- 1.3. The site is in the outer city boundary and is not in a CPZ.

2. Walking and Cycling

- 2.1. The site is fronted by good standard adopted footways. These link around the Aberdeen Energy Park providing good pedestrian access to the neighboring units. There is a direct pedestrian access from the public footway to the door of the site.
- 2.2. There is an existing pedestrian crossing on Ellon Road which provides a safe route from Bridge of Don Industrial estate and Bridge of Don.
- 2.3. There is a shared use path on the western side of Ellon Road, which provides a safe cycling route along this road. Around the site cycling would be on carriageway.

3. Public Transport

- 3.1. The nearest bus stops to the site are on Ellon Road. These are approximately 15 minute walk from the site and are well served.

4. Parking

- 4.1. ACC parking standards for sports centre / facility in the outer city boundary are 1 space per 22m² GFA. I note the GFA is 1350m². This equates to a maximum parking of 61. As an office the parking standard is 1 space per 30m², which would equate to a maximum parking of 45 spaces. I note that there are 68 spaces existing. Therefore there is a current overprovision on parking compared to our current standards but this overprovision reduces with the proposal.
- 4.2. I note that the applicant has stated that 2 of these spaces are for accessible parking. ACC standards for accessible parking for retail/leisure in car parks (up to 200 spaces) is for 3 spaces or 6% whichever is greater. As such 4 spaces minimum are required. These spaces should be located close to the entrance and appropriately lined/signed.
- 4.3. If 4 accessible spaces are provided the parking total would be 64 spaces which is only 3 spaces above our maximum standard. As this is such is an existing situation Roads can accept this, whilst noting it will likely encourage more private vehicle trips.
- 4.4. A plan of the car park showing the location of the accessible parking is required.
- 4.5. ACC cycle parking requirements for sports centre/facility are 1 per staff + 1 per 10 staff and 1 space for visitors and 1 space per 10 peak time visitors. The cycle parking should be long stay (i.e. secure and covered). Details of this are required.

5. Vehicle Access/Local Road Network

- 5.1. Vehicle access is by the existing road network and site access junction which are acceptable. The site appears to operate as a one-way loop with a separate entry and exit. This should remain.
- 5.2. The applicant should provide a TRICS analysis for the predicted trip rates of the proposed use compared to the consented use.

6. Waste Management Plan

- 6.1. Details of the waste management plan are required including storage area for bins. No business bins would be permitted to be stored on the public road (includes footway) outwith collection time and should be removed immediately after.

7. Conclusion

- 7.1. Roads require information regarding the accessible and cycle parking, waste management and the trip rates before being able to provide further/final comment.

Jack Penman

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