

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	09/05/25
		Our Ref.	DPP-250202 v3
		Your Ref.	

Planning Application No. DPP-250202

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 of from Class 4 (Business) to form 24no. affordable flats, including formation/replacement of doors, formation of windows; installation of cladding, and alterations to the car park and garden ground with associated works at Loirston House, 102 Wellington Road, Aberdeen, AB12 3BH.

1.2. The site is in the outer city boundary and not in a CPZ.

1.3. This is the **third** revision of Roads comments based upon the updated information submitted by the applicant. Updated Roads comments are in **bold**.

2. Walking and Cycling

2.1. The site has existing pedestrian access which connects to the adopted footway.

2.2. The section of Wellington Road fronting the site has been re-determined as shared use. This allows cycling off the carriageway, which given the speed and type of road is beneficial. The shared use path links to several core paths and other cycle infrastructure.

3. Public Transport

3.1. There are well served public transport stops on Wellington Road which are located approximately 300m from the site.

4. Parking

- 4.1. ACC parking guidelines for affordable housing in the outer city boundary is 0.8 spaces per unit. We have however found that this standard does not adequately address residents requirements. The proposal of at least 1 space per unit would be acceptable to Roads.
- 4.2. ACC standard for car parking bays is that they should be 2.5m x 5m with a 6m aisle width which this proposal adheres to which is acceptable
- 4.3. **The two accessible spaces being provided on top of the 24 parking spaces this is acceptable.**
- 4.4. EV infrastructure now falls under the remit of building standards. Should there be a requirement for EV the charging infrastructure should be provided in locations that ensure that it is not creating obstructions. Consideration should be given to ensure that EV charging bays are accessible. See <https://www.bsigroup.com/enGB/standards/pas-1899/> for more details.
- 4.5. A minimum of 24 cycle parking spaces are required. These should be long stay (secure and covered) this should be conditioned.

5. Vehicle Access/Local Road Network

- 5.1. Access to the site is by the existing junction with Wellington Road. This operates as a left in and left out which is acceptable given the dual carriageway. There is a roundabout at Southerhead and Harness Road which provides a safe means of vehicles accessing the required side of the carriageway.
- 5.2. I note the swept path analysis (SPA) which has been provided. These include the required 250mm buffer and are acceptable. The SPA has shown that there is a requirement to modify the splitter island. This will require Roads Construction Consent approval. I would urge the applicant to discuss this at the earlier opportunity with the RCC team.
- 5.3. The site is proposing a reduced level of car parking than exists currently. This combined with the sites location which directly opens onto a strategic road means the proposal will likely have no adverse impact on the running of the road network.

6. Travel Plan

- 6.1. I note the draft travel plan which has been provided. A final copy should be agreed by Roads before occupation and contain site specific information.

7. Waste Management Plan

- 7.1. It is noted that the waste vehicle will enter the site and the SPA has shown the vehicle can enter and exit in a forward gear. This is acceptable to Roads.

8. Drainage Impact Assessment

- 8.1. As this is a brownfield site it is assumed that existing drainage measures will be utilised.

9. Conclusion

9.1. Roads have no objection to this proposal.

Jack Penman
Engineer
Roads Development Management