

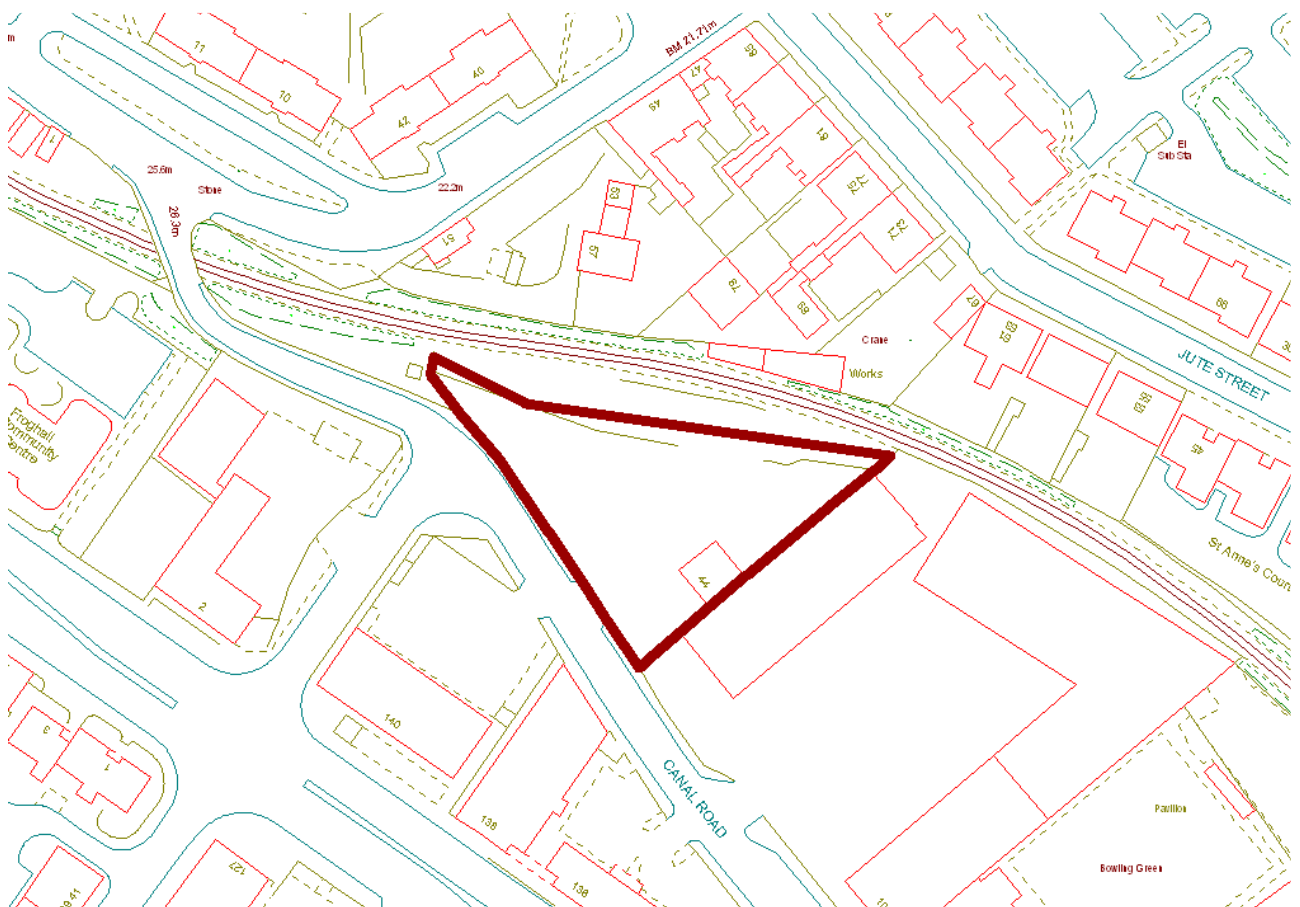
44-48 CANAL ROAD, ABERDEEN

ERECTION OF COPPER MATERIALS  
SHED

For: Panda Rosa Metals

Application Ref. : P120017  
Application Date : 05/01/2012  
Officer : Jane Forbes  
Ward: George Street/Harbour (J Hunter/A  
May/J Stewart)

Advert : Section 34 -Proj. Pub.  
Concern  
Advertised on : 01/02/2012  
Committee Date : 22 March 2012  
Community Council : No response received



**RECOMMENDATION: Approve subject to conditions**

## **DESCRIPTION**

The application site, which currently operates as a non-ferrous metal waste transfer station, is located on the northern side of Canal Road, immediately to the north-east of the junction with Fraser Place. To the north of the site is the railway line, and beyond this are the residential properties of Jute Street and Froghall. The site fronts onto a vacant office block, with a Chinese supermarket and restaurant to the west; whilst to the south is the Timber, Drain and Plumb Center. The site, which extends to approximately 2090m<sup>2</sup>, lies within an area designated as Mixed Use (Policy H2). Development on site comprises a single storey, L-shaped industrial building which incorporates storage facilities and a weighing area, in addition to a single storey building providing office accommodation.

## **HISTORY**

Planning permission for the demolition of workshops; the erection of new offices and storage shed; and a change of use to accommodate a licensed waste transfer station was approved conditionally on 2 September 2004, following a Committee site visit (Planning Application Ref A4/1061).

## **PROPOSAL**

Detailed planning permission is sought for a single storey extension to the existing storage shed. The proposal, which would increase the development footprint on site by 86.5m<sup>2</sup>, would involve a projection of 9.45 metres to the south-west of the existing shed, along the southern boundary of the site. The proposed extension would follow the existing building line, with the same roof pitch to a height of 2.6 metres, and would be finished in dry dash render and metal cladding to match existing.

## **REASON FOR REFERRAL TO SUB-COMMITTEE**

In terms of the Council's Scheme of Delegation, the application must be referred to and be determined by the Development Management Sub Committee, because it is a project of public concern.

## **CONSULTATIONS**

ROADS SECTION – Repsonse received – no observations.

ENVIRONMENTAL HEALTH – Response received – no observations.

COMMUNITY COUNCIL – No response received.

## **REPRESENTATIONS**

No letters of representation have been received.

## **PLANNING POLICY**

Aberdeen Local Development Plan: Policy H2 (Mixed Use Areas) – this policy relates predominantly to changes of use, and seeks to ensure that existing land uses and the character and amenity of the surrounding area are not adversely affected by proposed development.

## **EVALUATION**

Section 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The proposed development is not considered to be in conflict with Policy H2 in the Aberdeen Local Development Plan. The site lies within an area zoned for mixed use, and with non-ferrous metal handling and storage currently taking place on site, the principle of extending the existing shed for the storage of copper materials is considered acceptable.

The proposed scale of the shed extension is considered appropriate, and in keeping with the existing development on site. The proposed extension would be located along the southern boundary of the application site, where, as a result of the height and projection of existing buildings which lie within the adjoining Timber, Plumb and Drain Center site, and along the common boundary with the application site, any visual impact on the surrounding area as a result of the proposed development would be minimised.

## **RECOMMENDATION**

**Approve subject to conditions**

### **REASONS FOR RECOMMENDATION**

It is considered that the proposal for the erection of a storage shed on site is compliant with Policy H2 (Mixed Use Areas) of the Aberdeen Local Development Plan 2012, and would have no impact on the existing use of the site where metal handling and storage currently takes place, or cause any undue conflict with the character and amenity of the surrounding area.

**it is recommended that approval is granted with the following condition(s):**

- (1) that no development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development hereby approved has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed - in the interests of visual amenity.

**Dr Margaret Bochel**

Head of Planning and Sustainable Development.