

EARNRSHEUGH ROAD, COVE BAY

ERECT PROPOSED RETAIL UNIT, WITH
ASSOCIATED CAR PARKING

For: Jasmine Property Investments Ltd

Application Ref. : P120202
Application Date : 14/02/2012
Officer : Alex Scott
Ward: Kincorth/Loirston (N Cooney/C
Mccaig/A Finlayson)

Advert : Full Notify not poss.
(neighbours)
Advertised on : 07/03/2012
Committee Date : 19 July 2012
Community Council : Comments



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

This rectangular site with an area of 963 square metres is situated adjacent to the village centre of Cove and is bounded within the three roads, Earns Heugh Road along its eastern boundary, Loirston Avenue to the north and Loirston Close to the south. The site is currently a gently sloping vacant grass covered area with flats directly to the west

HISTORY

The site was formerly reserved by Aberdeen city council as a site for village centre facilities, initially a library and subsequently a medical centre. These facilities have since been built nearby on alternative sites. Planning permission was granted in 1995 for a medical centre on this site but never built. The council apparently held an option over this site for a long time but this has been terminated and the site has now been offered for development.

PROPOSAL

The proposal is for the erection of a single storey retail unit of 308 square metres gross floor space. This building will provide a frontage and a main entrance to Earns Heugh Road. The building would have a shallow mono-pitched roof of around 7 degrees which lends itself to a ridge height of around 9m above ground level. The building would be finished externally predominantly with off-white smooth render although there would be a feature wall finished in blue coloured smooth render on the south elevation. All elevations would have sections of grey forticrete facing blockwork up to the top of the windows at the highest point. The roof would be finished in Strucco embossed aluminium cladding coloured grey.

Seven car parking spaces, including 1 disabled space are to be provided on site and the building will have level access. The site will be accessed from the north off Loirston Avenue and a service road will be provided along the eastern gable of the building.

The application has been supplemented by the submission of an Acoustic Assessment, a SUDS report and more detailed plans illustrating visibility spays and servicing arrangements.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application has attracted an objection from the local community council as well as 6 letters of objection and therefore requires consideration by committee.

CONSULTATIONS

ROADS SECTION – Required further information on visibility splays, SUDS arrangements and servicing methods. An updated response confirmed that 7no parking spaces would be acceptable, that satisfactory visibility spays can be provided, SUDS scheme acceptable and servicing arrangements satisfactory.

ENVIRONMENTAL HEALTH – no issues with regard the proposed 2m high noise attenuation fence towards the flats to the east and are comfortable with this being conditioned as part of any grant of permission.

COMMUNITY COUNCIL – object to application on grounds that the site is too small to accommodate the proposed development, the use will cause nuisance to adjacent dwellings through noise from delivery and service vehicles, no SUDs details, traffic and parking issues and also wished to be advised of updated information on application.

REPRESENTATIONS

6 letters of representation have been received, the main concerns being potential noise nuisance from deliveries and serving, inadequate parking provision and effect on amenity of adjacent residents by virtue of scale of building and related boundary fencing. Other points raised such as effect on property values and increased litter are not technically planning matters

PLANNING POLICY

The site is within a Residential land use allocation in the adopted Aberdeen Local Development Plan and governed by policy H1. Within residential areas proposals for non-residential uses will be refused unless they are considered complementary to residential use or it can be demonstrated that the use would cause no conflict with or nuisance to the enjoyment of existing residential amenity.

EVALUATION

The proposed retail use of this site is considered complementary to the residential zoning of the area and does not conflict with the provisions of the development plan. Though the site is currently under grass it is not recognised as open space as it has been retained for community developments over a long period though these facilities, namely the library and doctors surgery, have now been provided in the locality thus leaving this site surplus to requirements.

The community council has been advised of the updated information and it should be noted that the application is for a retail use, any hot food facility would require a separate planning consent.

The plans show that the building would be situated around 8m from the existing flats to the immediate east of the application site, whilst the proposed service access would be located around 30m from the flats. The applicants commissioned an Acoustic Assessment to determine the impact of noise from servicing and plant associated with the proposed retail unit. The assessment showed that the internal noise levels within these existing dwellings will be acceptable subject to the installation of a close boarded timber noise control barrier of 2 metres in height along the eastern boundary of the site. Levels of amenity should not be materially affected by the development with this requirement and noise issues should not present any impediment to the grant of planning permission. A further control is that no overnight servicing is proposed, all deliveries are during daytime and, owing to the layout of the servicing roadway, no vehicle reversing is required. It is further suggested that delivery vehicle refrigeration units be switched off when the vehicle is on site, likely to be of 10 minutes duration. Deliveries may be as low as one per day for a store logistics vehicle with an additional 3 deliveries of

specialist goods and serving. The noise levels in the locality were established during a weekday afternoon and were found to be generally of the same level as a delivery vehicle particularly when there is a frequent bus service along Earns Heugh road.

Suitable SUDS measures to deal with the surface water run-off from the development will be provided. The access road and car park surface water run-off will be collected and conveyed through porous paving to the existing surface water sewer which will provide the required level of treatment. Building roof water will be collected and conveyed into the porous paving sub-base.

The previous development approved for this site was never constructed but took the form of an L-shaped building with a continuous frontage along both the Earnsheugh Road and Loirston Road frontages of the site with access to car parking off Loirston Close. The development for this proposed unit is also built close to the site frontage on to Earnsheugh Road. Though in a prominent location the building is relatively low, being only 6 metres in height to the ridge of the low pitched roof, with eaves level about 4.0 metres above ground level. The existing buildings in the vicinity are of two storey nature. The finish of the building in grey blockwork, white render with a blue render feature panel and using aluminium roof cladding results in a contemporary low impact development.

It is therefore considered acceptable subject to appropriate conditions.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

This development for a local retail facility is compatible with the residential area and village centre within which it is to be located. Traffic and servicing arrangements are acceptable and a scheme of treatment regarding any acoustic issues is to be implemented such that there will be negligible effects on the amenity of adjacent residents.

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

(1) that no development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems has been submitted to and approved in writing by the Planning Authority and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme - in order to safeguard water qualities in adjacent watercourses and to ensure that the development can be adequately drained.

(2) that, except as the Planning Authority may otherwise agree in writing, no construction or demolition work shall take place:

- (a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays;
- (b) outwith the hours of 9.00 am to 4.00 pm Saturdays; or
- (c) at any time on Sundays,

except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery] - in the interests of residential amenity.

(3) that the building(s) hereby approved shall not be brought into use unless details of the zero and low carbon equipment to be incorporated into the development and predicted carbon emissions, using SAP or SBEM calculations, have been approved in writing by the planning authority and unless the equipment has been installed in accordance with those approved details - to ensure this development complies with requirement for on-site carbon emissions contained in Scottish Planning Policy (SPP) and specified in the City Council's relevant published Supplementary Planning Guidance 'Low and Zero Carbon Buildings'.

(4) That prior to the commencement of the use hereby approved a 2.0 metre high close boarded fence shall be installed along the entire length of the eastern boundary of the site to the specification included in Para 6.05 of the Noise Impact Assessment dated 28 May 2012 - in the interests of residential amenity

(5) that deliveries shall not take place to the premises other than during the hours from 8.00 am until 6 pm, Mondays to Saturdays inclusive and 10am to 4pm on Sundays, unless the planning authority has given prior written approval for a variation - in order to preserve the amenity of the neighbourhood.

Dr Margaret Bochel

Head of Planning and Sustainable Development.