

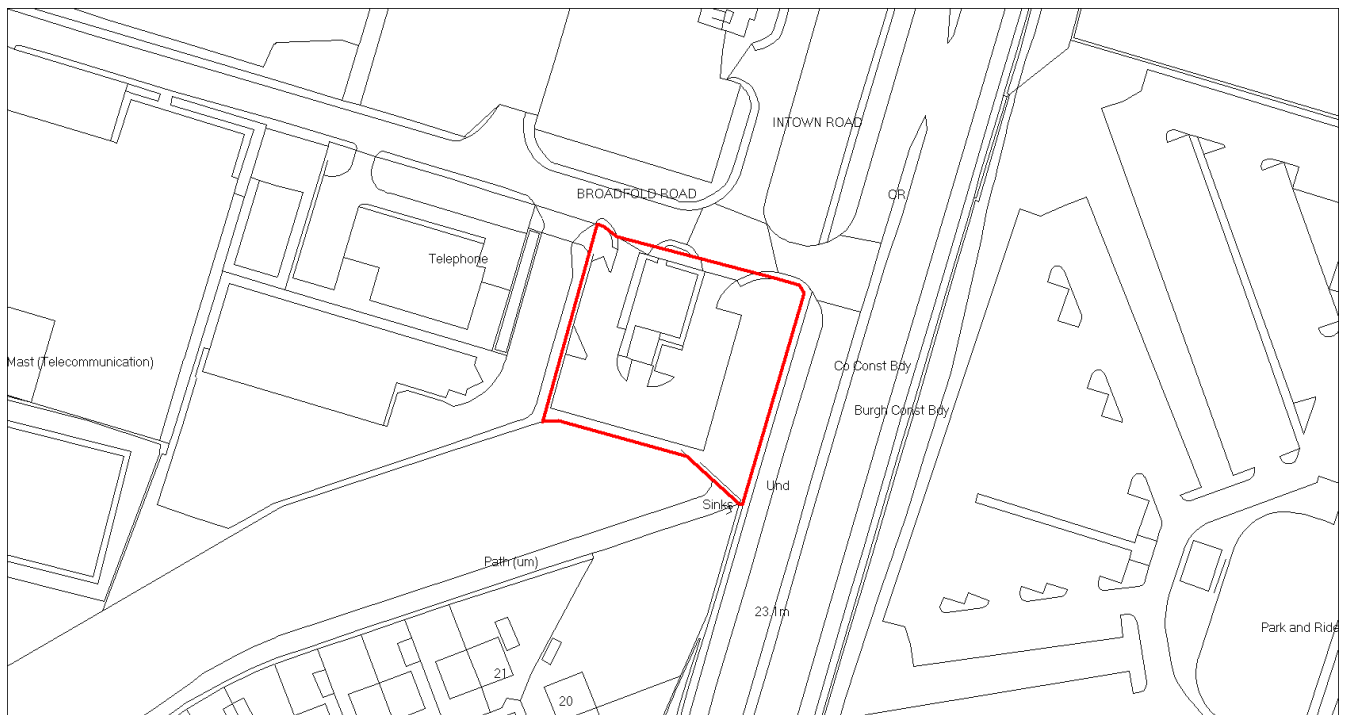
**SITE 54 BROADFOLD ROAD, BRIDGE OF DON
IND ESTATE**

**ALTERATIONS TO CAR PARK AND DRIVE
THRU LANE, INSTALLATION OF CUSTOMER
ORDER DISPLAYS, 9SQ METRE EXTENSION
TO RESTAURANT AND CREATION OF
CORRAL AREA**

For: McDonald's Restaurants Ltd

**Application Type : Detailed Planning Permission
Application Ref. : P130521
Application Date: 16/04/2013
Officer: Jennifer Chalmers
Ward : Bridge of Don (M Jaffrey/J Reynolds/S
Stuart/W Young)**

**Advert : Section 34 -Proj. Pub.
Concern
Advertised on: 08/05/2013
Committee Date: 13th June 2013
Community Council : No response
received**



RECOMMENDATION:

Approved subject to conditions

DESCRIPTION

The site of approximately 1330-sqm is located at the corner of Ellon Road and Broadfold Road, at the entrance to the Bridge of Don Industrial Estate. An existing single storey McDonalds Restaurant of 200-sqm is located centrally, and fronts Broadfold Road. The access is located to the east, with a loop road to the south to existing car parking, with the egress located to the west of the site. There is a mixture of uses in the surrounding area, with a car showroom to the north, and an industrial unit and adjacent BT telephone exchange to the west. A large tree belt, ranging from 10 to 30 metres in width, separates the site from residential housing further to the south.

RELEVANT HISTORY

The original McDonalds development (Ref: 95/0047) was approved on 13 November 1995, subject to a total of nine planning conditions. Condition No. 3 restricted the opening hours from 8.00 am to 12 midnight in order to ensure the free flow of traffic and in the interests of public safety.

A5/0098 – Conditional planning approval for a variation of condition 3 of permission 95/0047 to allow the restaurant to open from 6am to 12am (midnight) seven days a week.

A8/0549 - Conditional planning approval refused by Planning Committee for a variation of condition 3 of permission A5/0098 to allow the restaurant to open between the hours of 5am – 1.30am Sunday to Wednesday and 5am – 3am Thursday to Saturday.

P091750 – Conditional planning approval granted by Planning Committee for 'Extension and external alterations to building and car park'

P110642 – Conditional planning approval granted for a 'Variation of condition no. 3 of planning approval Ref: 95/0047 to allow restaurant to trade between the hours of 5am to midnight Sunday – Thursday and 5am to 3am (the following day) on Friday and Saturday'.

PROPOSAL

Detailed planning permission is sought to alter the existing car park and drive thru lane, to install customer order displays, create a 9sqm extension to the restaurant and to create a corral area.

A second drive thru lane would be introduced immediately to the south of the existing one which would leave a gap of approximately 2800mm between the proposed second drive thru land and the site boundary. This would require the loss of 6 car parking spaces along the southern boundary, 2 of which will be replaced at the entrance to the site and a further 2 along the western boundary adjacent to existing spaces. Overall, the alteration of the existing car park would involve the loss of 2 car parking spaces bringing the number of spaces down from 26 to 24.

The proposed 2 new spaces at the entrance would involve the loss of an area of mature landscaping.

The installation of the customer order display would measure 1440mm x 500mm x 100mm and would be positioned between the proposed and existing drive thru.

The proposed 9sqm extension to the restaurant would be built underneath the existing roof canopy and provide an extension to the existing porch entrance area.

Finally, it is proposed to create a further corral area to the rear of the building. This would be attached to the southern elevation of the site. This would measure approximately 4700mm x 2400mm and be constructed with 2.1m diagonal slatted timber close board fence panels, painted khaki green, with no roof. This would be used for bin storage.

REASON FOR REFERRAL TO SUB-COMMITTEE

No letters of representation/objection/support have been received.

CONSULTATIONS

Roads Project Team – No objection

Environmental Health – No observations received

Enterprise, Planning & Infrastructure (Flooding) – No observations

Community Council – No observations received

REPRESENTATIONS

No letters of representation/objection/support have been received.

PLANNING POLICY

Aberdeen Local Development Plan

Policy BI1 (Business and Industrial Land) – this policy states that the expansion of existing concerns and development of new business and industrial uses will be permitted in principle within areas zoned for this purpose.

Policy D1 (Architecture and Placemaking) – to ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, square, open space, landscaping and boundary treatments, will be considered in assessing the contribution.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

Principle of Proposal

The site is also zoned as business and industrial which allows for the expansion of existing concerns and development of new business and industrial uses in principle. Given that the proposed alterations are within the original site boundary and are relatively minor in detail it is considered that the proposal accords with Policy B11 of the Aberdeen Local Development Plan.

Design, siting, scale etc

The proposed 9sqm extension would be confined within the roof canopy of the existing building and would not extend beyond the existing entrance porch on the front elevation. The design is also considered acceptable as it would replicate what is currently there and all proposed materials for the extension would match existing.

In terms of the corral area to the rear, this would match an existing corral area and would not extend beyond the eastern building line of the main building and would be set approximately 2500mm back from the boundary of the existing corral, whilst the materials would also match existing. It is therefore considered acceptable in terms of design, siting and scale in relation to Policy D1 of the Aberdeen Local Development Plan.

Traffic Impacts, Access Arrangements and Car Parking

The existing accesses would remain and all alterations would be carried out within the site.

The roads engineer is aware that at present customers park on Broadfold Road due to the existing congestion problem within the drive-thru site and that the proposal would provide an additional serving lane to relieve congestion within the site. Although, the proposal would result in the loss of 2 car parking spaces, the proposal appears to improve an existing queuing problem internally within the drive-thru site which should consequently ease the congestion problem on Broadfold Road.

Landscaping

It is acknowledged that the proposal would involve the loss of an area of mature landscaping in order to make way for 2 disabled parking spaces. There is a large grassed area immediately to the east of the proposed car parking spaces measuring at least 14m deep and it is considered that replacement landscaping could be planted within this area. A condition has been attached to ensure that replacement planting is carried out within this area.

Conclusion

Overall, the roads engineer considered that the proposals to alter the car park and drive thru lane would not impact on the existing congestion problem on Broadfold Road and that it should improve on the existing queuing problem within the site which in turn could consequently ease congestion on Broadfold Road.

In relation to the 9sqm extension to the restaurant, this would not extend beyond the existing entrance porch on the north elevation and would be set approximately 1300mm from the eastern boundary. As a result the scale of the proposal would be kept to a minimum, whilst the proposed design, scale and materials would match existing. The creation of a secondary corral area would

be identical to that of the existing and would not have a negative impact on the existing building or surrounding area in terms of its siting, scale or design.

The proposals accord with Policies BI1 and D1 of the Aberdeen Local Development Plan.

RECOMMENDATION

Approved subject to conditions

REASONS FOR RECOMMENDATION

Overall, the roads engineer considered that the proposals to alter the car park and drive thru lane would not impact on the existing congestion problem on Broadfold Road and that it should improve on the existing queuing problem within the site which in turn could consequently ease congestion on Broadfold Road.

In relation to the 9sqm extension to the restaurant, this would not extend beyond the existing entrance porch on the north elevation and would be set approximately 1300mm from the eastern boundary. As a result the scale of the proposal would be kept to a minimum, whilst the proposed design, scale and materials would match existing. The creation of a secondary corral area would be identical to that of the existing and would not have a negative impact on the existing building or surrounding area in terms of its siting, scale or design.

The proposals accord with Policies BI1 and D1 of the Aberdeen Local Development Plan.

CONDITIONS

it is recommended that approval is granted subject to the following conditions:-

(1) that no development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of landscaping for the site, which scheme shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting - in the interests of the amenity of the area.

(2) that all planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or

in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority - in the interests of the amenity of the area.

Dr Margaret Bochel

Head of Planning and Sustainable Development.