

# MEMO



**ABERDEEN**  
CITY COUNCIL

To	Lucy Greene Planning & Infrastructure	Date	14/11/2013
		Your Ref.	P131087 (ZLF)
		Our Ref.	TR/IH/1/51/2
From	Roads Projects		
Email	<a href="mailto:IHamilton@aberdeencity.gov.uk">IHamilton@aberdeencity.gov.uk</a>		
Dial	01224 522752		
Fax			

Roads Projects  
**Enterprise, Planning & Infrastructure**  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen AB10 1AB

**Planning application no. P131087**  
**363 Union Street / 50 Langstane Pl, Aberdeen**  
**Proposed part demolition of existing vacant retail premises and erection of new nine-storey building for use as a hotel including a rooftop restaurant and separate bar/restaurant**

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

## 1.0 Proposal

1.1 The application is for the change of use and reconstruction of the former Bruce Millers site to a hotel and bar/ restaurant.

## 2.0 Parking

2.1 The development is being brought forward without any internal car parking. It is situated within the city centre with good access to public transport. A number of bus routes pass the site on Union Street, with further services within walking distance throughout the city centre. The train and bus stations at Guild Street are also reasonably close to the site. There is a taxi rank on Chapel Street to supplement the bus and rail services.

2.2 In addition to the public transport services in the area there are a number of public car parks within which staff and guests could park if required. Parking on street is regulated either by double yellow lines or by controlled parking zone. This will provide some additional parking provision, and prevent indiscriminate and inappropriate parking.

2.3 Considering all of these factors I am prepared to accept the proposed development without car parking.

2.4 I have discussed with the applicant and they have in principal accepted that cycle parking should be located within the building primarily for the benefit of staff. I would ask that the provision of this facility be secured by condition to

Gordon McIntosh  
Corporate Director

any consent. The cycle parking spaces should be sheltered and secure, and be provided at a ratio of one space per ten staff in accordance with the Councils parking standards. Showers, changing rooms and lockers should also be provided. Following agreement, I would request that the provision of these facilities be secured by condition to any consent.

### **3.0 Access**

- 3.1 I understand that access to the hotel will be taken from both Union Street and Langstane Place. It is intended that the vehicular drop off and pick up point for the development be from Langstane Place. The submitted plans however show that the reception desk will be located at the access from Union Street. It is therefore highly likely, despite the measures identified in the Transport Statement, that pick ups and drop offs will occur on Union Street. Immediately outside the site on Union Street is a bus lane with bus stops located adjacent to it.
- 3.2 I have serious concerns about the impact that this will have on the operation of the bus lanes on Union Street and potentially the bus stops. I understand that it is legal and permissible for taxis to drop off and pick up on Union Street. Any vehicle stopping on Union Street to drop off or pick up will temporarily block the bus lanes meaning that buses will require to enter the all vehicle lane. Access to the bus stops may also be difficult at these times. I would ask that these concerns be taken into consideration, noted and highlighted as appropriate.
- 3.3 The footway to the frontage on Langstane Place has previously been removed to provide service access to the rear of the Bruce Millers shop. This development will result in pedestrian access to the hotel and to a bar/restaurant from Langstane Place. I would therefore ask that a condition be attached to any consent that prior to occupation the footway be reinstated along this frontage, at the applicants expense. The footway should be a minimum of 2m in width and tie in with the existing provision. It will require to be subject to the Roads Construction Consent (RCC) process. I would suggest that the applicant contact Colin Burnet to discuss this. I would also suggest that the applicant contact Raymond Moffat (Tel. 01224 538066) to discuss proposals. This work must be carried out by the applicant, using a contractor approved by the Council.
- 3.4 I understand from the applicant that all service access will be from Langstane Place.
- 3.5 There will be no requirement for the developer to make a contribution to the planned improvement works on Justice Mill Lane.

### **4.0 Travel Plan**

- 4.1 I would request a condition be attached to any consent for the provision of a Travel Plan prior to occupation.

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## 5.0 Strategic Transport Fund

- 5.1 As the proposed development gross floorspace is greater than 1,000m<sup>2</sup> Class 11; and within Aberdeen City, a contribution will be required to the Strategic Transport Fund (STF). An estimate of the required contribution is given below, based on the information provided to date. The granting of planning approval should be conditional on an appropriate legal agreement with the applicant being in place, in regards to payment of the STF contribution. It should be noted that if the proportions of proposed area change at any stage, pre or post planning approval, the contribution must be re-evaluated.

<b>Non-Residential Class 1, 3, 7 &amp; 11 STF Contribution Estimate</b>			
<i>Use Class</i>	<i>Contribution per ha</i>	<i>Development Area</i>	<i>Sub Total</i>
Class 11	£55,809	0.1122 Ha	£6261.77
<b>Total</b>			<b>£6261.77</b>

## 6.0 Conclusion

- 6.1 In light of my comments above, and providing the requested conditions and legal agreement are taken into account, I have no objection to this planning application.



Registered with the Scottish Civic Trust  
Registered Charity Number SC003089  
Honorary Secretary: Mr A Struthers

Aberdeen Civic Society  
c/o 44 North Deeside Road,  
ABERDEEN  
AB15 7PL

Enterprise, Planning & Infrastructure  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

20 August 2013

Dear Dr Bochel

**P131087 & 131136 & P131137 - 363 Union Street / 50 Langstane Place**

The Society has considered the above applications and wishes to comment as follows:-

*The Society welcomes development of the City Centre and in particular supports all efforts to encourage vibrancy at the West End of Union Street. That said, however, we do have severe reservations about the height of the proposed building which we feel is too large for the context in which it lies, a concern we expressed about the neighbouring proposal for the Capitol Theatre as well.*

*We also have concerns that although the Transport Statements identifies that 103 parking spaces are required for the use of the hotel and restaurant there is no provision for creating spaces within this proposal, instead it relies purely on already limited paid parking in the nearby IQ building and Chapel Street car parks. We would urge that the plans be amended to incorporate at least some onsite parking provision.*

We would be grateful if our representation could be given consideration.

Yours sincerely

Alastair Struthers

**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 02 August 2013 13:22  
**To:** PI  
**Subject:** Planning Comment for 131087

Comment for Planning Application 131087  
Name : Accord Tax & Accountancy Ltd  
Address : 16A Bon Accord Square  
Aberdeen  
AB11 6DJ

Telephone : \_\_\_\_\_  
Email : \_\_\_\_\_  
type :

Comment : It is great that this will prima facie help to rejuvenate the West End of Union Street but it will undoubtedly cause serious problems for the residents and businesses of the immediate area. The nub of the problem is the absence of parking facilities in the area which is already a contributor to the demise of Union Street. As a business operating in Bon Accord Square we do have a need for visiting clients to be able to park short term near our office and for one of our personnel to be able to use the on street parking permit which we hold. It is currently difficult to park at times and the proposed development will unquestionably impact on the already inadequate parking which has badly effected the West End of Union Street. Furthermore we believe that the value of existing business and residential properties will be reduced if the facility to park is curtailed which is not entirely fair. We think that a condition of planning consent being given ought to be the incorporation of an underground/ground floor parking facility which is adequate to service the needs of the hotel/office proposed. Dropping the inclusion of a public bar would not be a detriment to the local community as the area has more than enough already.

PI

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 18 August 2013 14:33  
**To:** PI  
**Subject:** Planning Comment for 131087

Comment for Planning Application 131087

Name : Mike Shepherd

Address : 18 Forbesfield Road

Aberdeen

Telephone : \_\_\_\_\_

Email : \_\_\_\_\_

type :

Comment : The applicant must be asked to keep the existing granite frontage onto Union Street. This an essential part of Aberdeen's heritage and must not be replaced. The plans must be resubmitted with the existing granite frontage kept.



## Robert Vickers

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**From:** Lucy Greene  
**Sent:** 27 August 2013 09:03  
**To:** PI  
**Subject:** FW: 50 Langstane Place/363 Union Street

Please could this be registered as an objection to 131087

Thanks  
Lucy

---

**From:** David Craik  
**Sent:** 27 August 2013 08:45  
**To:** Lucy Greene  
**Subject:** 50 Langstane Place/363 Union Street

[lgreene@aberdeencity.gov.uk](mailto:lgreene@aberdeencity.gov.uk)

<http://planning.aberdeencity.gov.uk/docs/planningdocuments.asp?appnumber=131087>

Dear Lucy,

Many thanks for taking my call on Monday 19<sup>th</sup> August. As discussed, I now write in regard to the proposed new development at the former Bruce Millers premises.

We are based at 2 Bon Accord Square and have a rear car park accessed by Langstane Place close to the proposed development.

Whilst we are not against any development in principal, we have a number of observations and concerns about this one:

- 1) Car Parking – Car parking in the area is extremely limited and already extremely expensive. There appears to be no provision for car parking mentioned in the plans! Is it expected that all the clientele will simply park locally? Given 9 floors we would expect the provision of parking. The existing Bruce Millers had a small number of parking spaces and provision for unloading in the covered car park. It is unrealistic to expect residents to carry cases from Chapel Street and the Trinity centre.
- 2) Drop off/Taxi/Coaches and service vehicles – There appears to be no provision for vehicles servicing the businesses. Langstane Place is already congested. We have experienced a very dangerous position at the Park Inn Radisson, 1 Justice Mill Lane and the offices and Premier Inn. It appears that similar provisions got 'lost' in the planning stage. In fact such is the current problem that I think you should conduct a review and take action before someone is killed! Please do not allow a similar position further down Langstane Place. We currently experience illegal parking issues outside our gates and at the zebra crossing with beer lorries etc. I suggest there will be a great deal more traffic for this proposal compared with Soul Bar etc. Given the lack of Parking we can expect some 134 taxis twice daily, even if to only ferry to their cars! The provision of 13 bike spaces is to be applauded (despite the research showing nil usage)!
- 3) Construction disruption – Are there proposals available to minimise disruption to Langstane Place during demolition and construction phases. We are concerned upon the impact of access to our car park during this time.
- 4) Public consultation – It was alarming that, as neighbours we had no indication of any proposals until the formal notification arrived in the post recently. I believe the method of posting previous notices displayed an underhand approach that would worry me going forward.
- 5) Drains and sewage – We are already experiencing issues on both sides of our building. Will the proposed development address this or compound the problem?

If the above points are addressed to our satisfaction we would fully support the application.

Kind regards

**Robert Vickers**

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 30 July 2013 12:00  
**To:** PI  
**Subject:** Planning Comment for 131087

Comment for Planning Application 131087

Name : Stuart C. MacBride  
Address : Alliance House,  
11 Bon Accord Square,  
Aberdeen,

type :

Comment : Having viewed the application for the former Bruce Millars site I see no provision for car parking. Bon Accord Square is regularly full and the thought of even more cars being pushed into the very few spaces is unacceptable. There are few car parks in the area and all of them are already well patronised. It is my hope that you will reject the application in view of the enormous number of people that it will draw in to work there as well as the hotel patrons.

Our Ref: PMR/DJS

**ADAM COCHRAN**  
SOLICITORS & ESTATE AGENTS

ESTABLISHED 1830

5<sup>th</sup> August 2013

Director of Planning  
Aberdeen City Council  
Marischal College  
Broad Street  
ABERDEEN

Dear Sir

**Proposed re-development of Bruce Millars**  
**363 Union Street/50 Langstane Place, Aberdeen**  
**Application reference 131087**

We refer to the Neighbour Notification of the above planning application.

We have no objection to the proposed change of use as such but we note that the hotel has no provision for parking at ground floor or sub floor levels. Our concern is that hotel patrons will use Langstane Place and Bon Accord Square for parking as the nearest available parking areas and both these areas are full to capacity at present and could not cope with the additional usage required for a hotel of this size.

We trust that you will give consideration to our concern regarding the existing application. We feel that sub floor parking is a requirement of the application site.

Yours faithfully

*Direct Dial:*  
*Direct E-mail:*

Partners: Peter M Robertson, Gareth A Masson  
Consultant: David G Morgan OBE  
Associate: Louise Simpson  
Gareth A Masson is accredited by the Law Society of Scotland  
a Specialist in Family Law and is also trained as a collaborative Family Lawyer.

Lord Square

LXABI  
100 ABERDEEN

Planning Department  
Business Hub 4  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

1 August 2013

Dear Sirs

**Planning Application No: 131087**

**Proposed development: 363 Union Street/50 Langstane Place, Aberdeen**

We hereby lodge our objection to the planning application referenced above.

Our objection to this application is based on the following grounds:

(i) **The height of the proposed development.** We believe that the height of the development is unnecessarily high and would damage the elegant landscape of Union Street. We also believe that the height to the rear of the proposed development is disproportionately high compared with other buildings in the area and we believe that this would look unnatural and distasteful.

(ii) **Absence of parking incorporated within the proposed development.** We believe that due to the lack of parking within the proposed development, the streets in and around the development, especially those of Bon Accord Square would impair users of our premises from parking in the near vicinity. We also believe that due to the reduced amount of spaces that will be available, the ability to use parking permits will become problematic. If any application is approved, parking within Bon Accord Square and some of the surrounding streets should be exclusively available to permit holders only thereby ensuring spaces are available to owners of properties in this area.

(iii) **Obstruction of natural light.** The rear of the proposed development is directly opposite the rear of our premises and we believe that the amount of natural light

entering our property would be radically impaired. This is an obvious health and safety issue and we have great concerns over this matter.

(iv) **Increased density of traffic and congestion.** The density of traffic on Langstane Place can be very heavy, especially at rush hour times. We believe that the proposed development will only exacerbate this situation. An increase in traffic will also lead to an increase in potential accidents and we believe that this would be unsafe for the users of our premises.

(v) **Obstruction of our garage door entrance.** We believe that if the development is approved, patrons, taxi drivers, delivery drivers and other users of the hotel will use the entrance to our garage doorway as a drop-off point as it is conveniently located opposite the proposed development. This would be wholly unacceptable as we require continual access to and from our premises throughout the day. We would like to hear from the Council and the potential owners of the development as to how they can assure us that any obstruction to our premises will not happen.

We are very pleased to learn that Union Street and the surrounding area is attracting investment. However, we believe it would be highly irresponsible of the Council to approve a planning application for a hotel development which does not have parking facilities, which is located on a small, already congested thoroughfare and on the scale proposed. Therefore, we respectfully request that this planning application be denied on the grounds stated above.

We look forward to hearing from you as to the next stage of the process.

Yours faithfully

***GDPM Ltd***

**Shepherds House,  
4 Bon Accord Square  
Aberdeen,  
AB11 6DJ**

6<sup>th</sup> August 2013

Dear Sirs,

**Planning application No: 131087**

**Proposed development: 363 Union Square/ 50 Langstane Place, Aberdeen**

We are writing to lodge our objection to the planning application referenced above. Our objection is based on the following grounds.

- 1. The height of the proposed development:** Bon Accord Square and Union Street are Conservation Areas within Aberdeen City. The height of this development would damage the elegant landscape of Union Street. Due to its excessive height the modern rear extension would have a detrimental effect on the skyline viewed from Bon Accord Square and would be disproportionately high compared to the other building in Langstane Place.
- 2. Style of the proposed development:** The extension at the rear of this proposed development is just a big box, predominantly made of glass. There is nothing of architectural interest in the design that would enhance the skyline of the city. If you look at the many buildings that have been built in this style over the last few years, they quickly begin to look old and tired, unlike granite buildings, which have stood the test of time.

Aberdeen City Council has published a document in the last couple of months "Conservation area character appraisals and management plan". Section 2, page 13, Development, (copied below), I would urge you to remember these factors when considering this planning application.

Control the design and type of development within the conservation area, ensuring it is sympathetic and of high quality.

- Ensure the appropriate use of materials with regard to longevity and sustainability to protect and enhance the character and quality of the conservation area in the long term.
- Encourage the adaptive re-use of buildings and mixed use projects that address physical, visual or economic decline, subject to compatibility with neighbouring property and uses.

- 3. Absence of parking incorporated within the proposed development:** We believe that the lack of parking within the proposed development would put extra pressure on on-street parking within the area. In their PAC report, the applicant stated they had no reason to suppose the development would lead to an increase in on-street parking. To assume guests of a 134 bed roomed hotel would not be travelling by car is either extremely naïve or misleading; yes it will have an impact on on-street parking. The developer also states they will supply a Transport Statement with their application. Is this available public viewing, it is not on your Planning website?
- 4. Increased density of traffic congestion:** The density of traffic congestion on Langstane Place is extremely heavy, especially at rush hour. It has increased noticeably since the opening of the new office development further west on Lanstane

Place. We believe that this proposed development would only exacerbate this situation. Aberdeen City Council need to implement an **affordable** public transport system throughout the city before they consider any new large-scale developments.

5. **Obstruction of natural light:** The height of the rear extension, being opposite our property, will greatly restrict the natural light in our offices. This is a health and safety issue for us as a company.

We welcome the idea of investment and redevelopment at the west end of Union Street but this proposal is over development of the site, with a construction of no architectural merit. We respectfully request that this application is refused.

Yours faithfully,