

PRE-APPLICATION FORUM

PLOT 9, DYCE DRIVE, D2 BUSINESS PARK, DYCE, ABERDEEN

PROPOSAL OF APPLICATION NOTICE FOR THE CONSTRUCTION OF APPROXIMATELY 175 BED HOTEL (CLASS 7) AND ASSOCIATED INFRASTRUCTURE

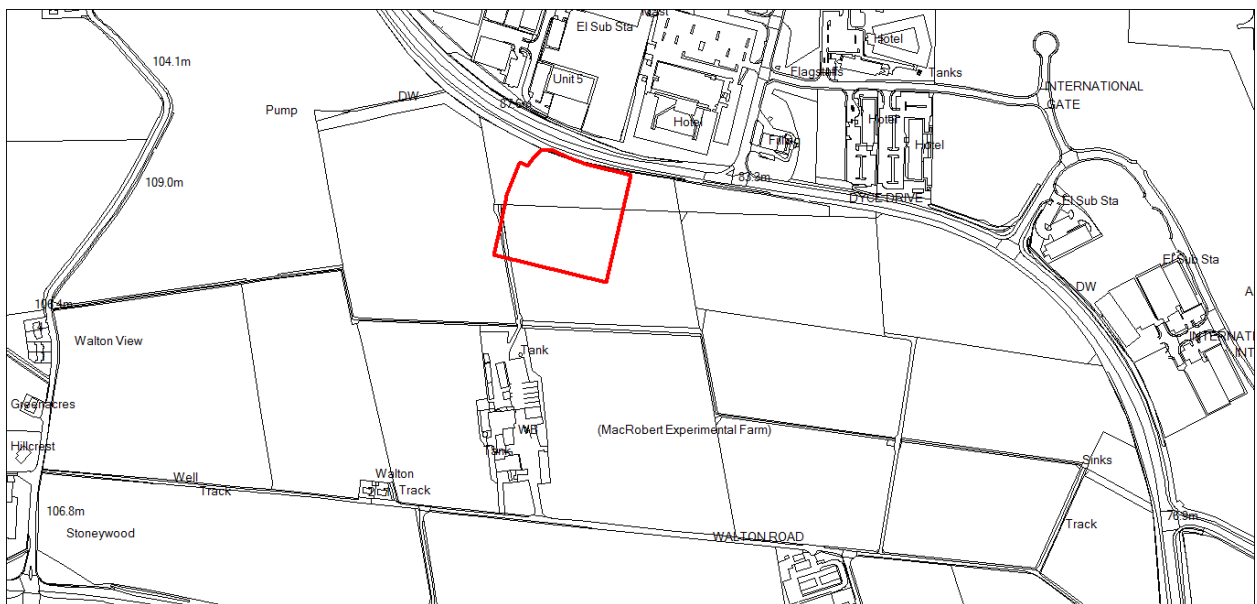
For: Miller Developments / Brick Capital Ltd

Reference No: P141444

Officer: Matthew Easton

Pre-application Forum Date: 6 November 2014

Ward: Dyce/Bucksburn/Danestone(B Crockett / G Lawrence / N MacGregor / G Samarai)



SUMMARY

This is a report to the pre-application forum on a potential application by Miller Development's Ltd and Brick Capital for the development of land at D2 Business Park, Dyce for a hotel of approximately 175 bedrooms.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 16th September 2014. The earliest date at which an application can be submitted is 25th November 2014.

RECOMMENDATION

It is recommended that the Forum (i) note the key issues identified; (ii) if necessary seek clarification on any particular matters; and (iii) identify relevant issues which they would like the applicants to consider and address in any future application.

DESCRIPTION

The site comprises land within D2 Business Park, located on the south side of Dyce Drive and to the west of the junction providing access to the airport passenger terminal. The land was formerly in agricultural use but is now subject of construction works to provide infrastructure and the first buildings within the business park.

Plot 9 is located generally within the centre of the proposed business park, with Dyce Drive to the immediate north, an internal distributor road to the west, beyond which is the site of a large warehouse currently under construction and to the south and east is undeveloped land forming part of D2.

The wider area is undergoing significant change with the construction of Aberdeen International Business Park and ABZ Business Park on-going and work on the A96 Park and Choose site and Airport Link Road (with connection to the Aberdeen Western Peripheral Route) expected to commence within the next few months.

RELEVANT HISTORY

- Planning permission in principle (A4/1644) for the construction of the D2 Business Park was granted on 19th November 2012.
- An application for matters specified in conditions (130805) for access roads within the D2 business park was approved in September 2013.
- A further application for matters specified in conditions (131245) for site platforming works within the D2 business park was approved in January 2014.

PROPOSAL

The proposal of application notice is for the construction of a hotel (Class 7 of the use classes order) and associated infrastructure such as site access, car parking and landscaping.

Although the proposal of application notice indicates approximately 175 rooms, it is understood that 150 rooms are proposed over four storeys.

CONSIDERATIONS

The main considerations against which a planning application would be assessed are outlined as follows –

Principle of Development

The site is zoned for specialist employment use (Policy BI2 of the Aberdeen Local Development Plan) and benefits from planning permission in principle for office, general industrial and storage & distribution uses. The suitability of the location for a hotel would be examined, taking into account the site's proximity to the airport and its potential to support surrounding business uses.

Design and Layout

The layout of the buildings, car parking and landscaping would be determined at application stage. A high standard of design is expected which complements the contemporary design of the buildings previously approved in the surrounding business parks.

Transportation

The traffic impact of the development would be considered through the submission of a transport assessment carried out by the developer. Access to and from the site would also be examined. A suitable level of car, cycle and motorcycle parking would be agreed and the proposals would be expected to accord with transportation policies within the LDP and the Council's Supplementary Guidance on Transport and Accessibility.

Other Infrastructure

It is expected that both surface and foul drainage would discharge into the recently installed sewer networks within the business park. A drainage impact assessment would be required in order to demonstrate that the development could be adequately drained.

Details of storage for waste and recyclables would be required.

Aviation Safeguarding

Aberdeen International Airport would be consulted in order to determine if the development would have any implications on the safe operation of the airport. This may result in restrictions on building height, the types of landscaping, drainage features and external lighting permitted and the submission of a bird hazard management plan. In terms of impact on radar systems, if mitigation is required, the developer would be expected to enter into agreement with the radar operator to fund the mitigation prior to planning permission being issued.

PRE-APPLICATION CONSULTATION

The proposal of application notice details the level of consultation to be undertaken and this comprises –

- A public drop-in event was held on Tuesday 21st October between 4pm and 7pm at the Thistle Hotel, Aberdeen International Airport.
- The developer wrote to Dyce and Stoneywood Community Council advising of the proposal and offering to attend a community council meeting.
- The developer wrote to Dyce / Bucksburn / Danestone ward Councillors advising of the proposal and extending an invite to the public event.

CONCLUSION

This report highlights the main issues that are likely to arise in relation to the various key considerations of the proposed development. It is not an exhaustive list and further matters may arise when the subsequent application is submitted. Consultees will have the opportunity to make representations to the proposals during the formal application process.

RECOMMENDATION

It is recommended that the Forum (i) note the key issues identified; (ii) if necessary seek clarification on any particular matters; and (iii) identify issues which they would like the applicants to consider and address in any future application.