

PRE-APPLICATION FORUM

FORMER CRAIGHILL PRIMARY SCHOOL, HETHERWICK ROAD, ABERDEEN.

PROPOSAL OF APPLICATION NOTICE

PROPOSAL FOR A RESIDENTIAL DEVELOPMENT OF APPROXIMATELY 75 AFFORDABLE RESIDENTIAL UNITS INCLUDING OPEN SPACE AND LANDSCAPING

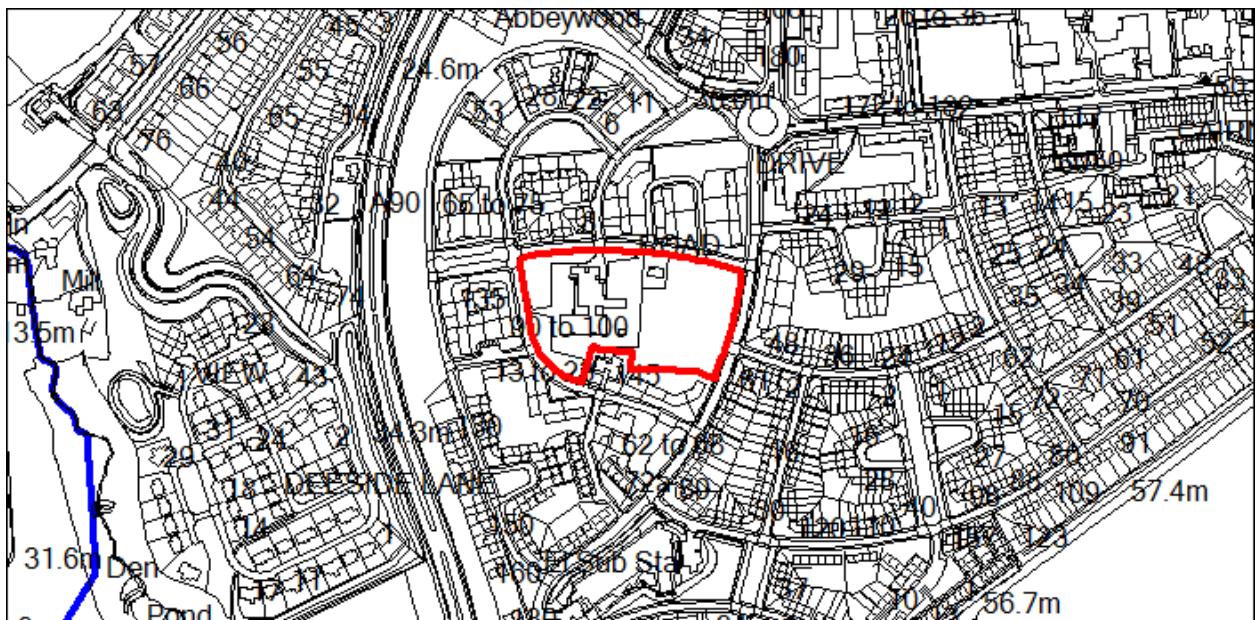
For: Aberdeen City Council

Reference No: P141365

Officer: Gavin Clark

Pre-application Forum Date: 6 November 2014

Ward: Kincorth/ Nigg/ Cove (N Cooney, C McCaig, A Finlayson)



SUMMARY

This is a report to the pre-application forum on forthcoming application by Aberdeen City Council for the development of approximately 75 affordable residential units including open space and landscaping at Hetherwick Road, Kincorth, on land comprising the former Craighill Primary School

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 3 September 2014.

The earliest date at which an application can be submitted is the 26th November 2014.

RECOMMENDATION

It is recommended that the Committee note the key issues at this stage and advises of any other issues.

DESCRIPTION

The subject site forms the former Craighill Primary School, covering an area of approximately 1.5 hectares. The brownfield site is surrounded largely by residential properties with areas of open space.

RELEVANT HISTORY

None

PROPOSAL

An application for a residential development of approximately 75 affordable residential units is proposed, along with associated open space, landscaping, access and other associated infrastructure. The project forms part of Aberdeen City Council's Strategic Infrastructure Plan (SIP) which aims to develop and enable infrastructure to maximise growth and diversify Aberdeen's economy.

CONSIDERATIONS

The main considerations against which the eventual application would be assessed are outlined as follows:

Principle of Development

Paying regard to the Development Plan (i.e. the Aberdeen City and Shire Strategic Development Plan 2014 (SDP) and Aberdeen Local Development Plan 2012 (ALDP)), the site is zoned as opportunity sites within the ALDP (OP73 – Craighill Primary School, Kincorth). The opportunity sites is identified as an site for residential development.

The area is also zoned for residential use within the ALDP, with associated policy H1 presuming in favour of residential developments within these areas.

Design and Layout

Should the application come forward as a detailed application, design and layout of the housing, roads and landscaping/open space will be a key consideration for this site. The proposals will need to

demonstrate compliance with relevant policies within the ALDP, as well as principles contained within national guidance such as Designing Streets.

Access (Public Transport, Pedestrian, Cycle, Roads)

The proposals will require a Transport Assessment to be provided with the application, in order that consideration can be given to all issues arising from the development. The proposals would need to accord with relevant policies within the ALDP, the Council's Supplementary Guidance on Transport and Accessibility, as well as national guidance such as Designing Streets.

Other Infrastructure (Water/Drainage/Refuse)

As part of the submission, a Drainage Impact Assessment would be expected in order that consideration can be given to the impact the works would have on surface water, as well as waste water, from the proposed works.

Consideration will also be required for recycling and refuse provision within the development, and how best waste can be collected.

PRE-APPLICATION CONSULTATION

The Proposal of Application Notice application detailed the level of consultation to be undertaken as part of the Pre-Application Consultation process. Consultation with local community councils (Kincorth and Leggart) has been proposed within the Proposal of Application Notice. A public consultation event open to the public was held in Kincorth Academy on the 24th September 2014 and ran from 4pm to 9pm which was advertised in the local press. In addition to the minimum statutory consultation as outlined above, the event was advertised in the local area using posters and neighbour notification of properties within 50 metres of the application site was undertaken.

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 Committee note the key issues at this stage and advise of any other issues.