

## **Planning Development Management Committee**

LAND COMPRISING THE FORMER TILLYDRONE PRIMARY SCHOOL, ST MACHAR PRIMARY SCHOOL AND FORMER ABERDON HOUSE FORMER TILLYDRONE.

PROPOSAL OF APPLICATION NOTICE

DEVELOPMENT OF APPROXIMATELY 184-270 AFFORDABLE RESIDENTIAL UNITS INCLUDING OPEN SPACE AND LANDSCAPING

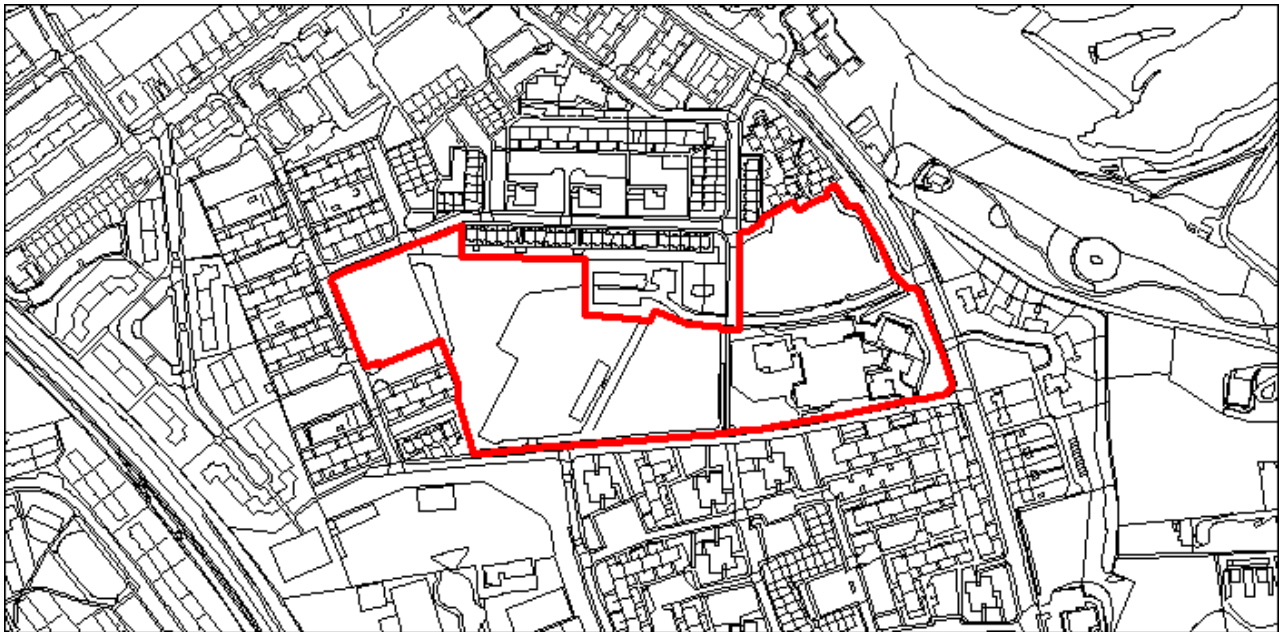
For: Aberdeen City Council

Application Ref: P141375

Officer: Andrew Miller

Committee Date: 6 November 2014

Ward: Tillydrone/Seaton/Old Aberdeen (J Noble/R Milne/R Grant)



### **SUMMARY**

Report on forthcoming application by Aberdeen City Council for the development of approximately 184-270 affordable residential units including open space and landscaping at Tillydrone, on land comprising the former Tillydrone Primary School, St Machar Primary School and Aberdon House.

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.

## **RECOMMENDATION**

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

## **DESCRIPTION**

The subject site forms the former Tillydrone and St Machar Primary Schools, as well as the former Aberdon House, covering an area of approximately 4.5 hectares. The brownfield site is surrounded largely by residential uses, though commercial uses can be found to the south of the site (area of industrial units at St. Machar Road)

## **RELEVANT HISTORY**

None

## **PROPOSAL**

An application for a residential development of 174 – 270 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 (OP88 – Aberdon House, OP117 – St Machar Primary School and OP121 – Tillydrone Primary School). The opportunity sites are identified as part of the Tillydrone Regeneration Area within the ALDP, with the three opportunity sites identified for 220 homes.

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 (Tillydrone and Old Aberdeen) has been proposed within the Proposal of Application Notice. A public consultation event open to the public was held in St Georges Church on 29 September 2014 which was advertised in the local press. In addition to the minimum statutory consultation as outlined above, 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.**