

**PRE-APPLICATION FORUM**

ALLAN PARK, LOIRSTON ROAD, COVE

RESIDENTIAL DEVELOPMENT OF APPROXIMATELY 55-65 UNITS

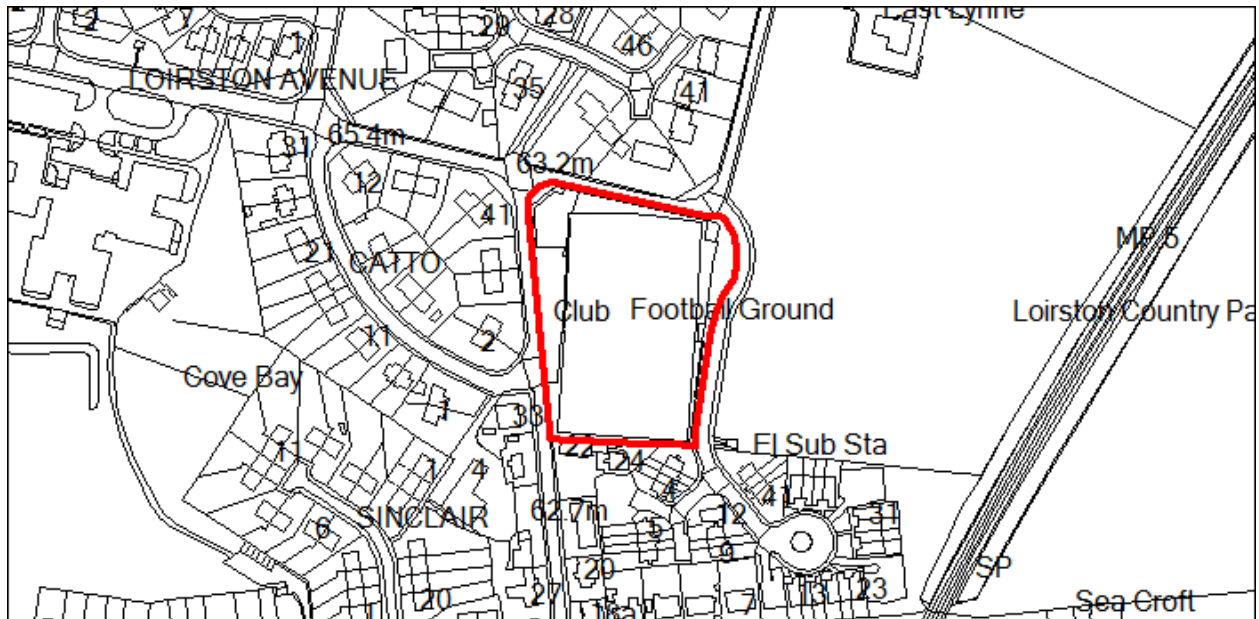
For: Scotia Homes

Reference No: P141614

Officer: Gavin Clark

Pre-application Forum Date: 15 January 2015

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



**SUMMARY**

This is a report to the pre-application forum on a potential application by Scotia Homes for a residential development of approximately 55-65 units.

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<sup>rd</sup> November 2014. The earliest date at which an application can be submitted is 28<sup>th</sup> January 2015.

## **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 application site is the existing Cove Rangers football ground and is approximately 0.83 hectares in size. The site contains a football pitch, stand and social club and is enclosed on all sides by a rendered wall of approximately 1.8m in height with a mesh fence with an overall height of approximately 5m. There is a stand to the west side of the pitch. In the north-west corner of the site is a car par, also enclosed by a boundary wall and fence.

Three sides of the site are surrounded by roads, fields are located to the east, with the railway line located further east. Residential properties are located to the north, west and south of the application site.

## **RELEVANT HISTORY**

An application for planning permission (Ref: 120215) is currently pending consideration for the erection of 60 dwellinghouses and flats and associated infrastructure. The indications are that this application is likely to be withdrawn. A screening opinion (Ref: 120216) and Proposal of Application Notice (Ref: 101330) were also included for the site.

## **PROPOSAL**

The proposal of application notice is for a residential development of approximately 55-65 residential units. No indication has been given in relation to siting, layout or design of the proposed development.

## **CONSIDERATIONS**

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

### Principle of Development

The site is zoned as a residential area (Policy H1 in the Aberdeen Local Development Plan). This policy states that new development will be approved in principle if it does not constitute overdevelopment; does not have an unacceptable impact on the character or amenity of the surrounding area; and

does not result in the loss of open space as defined in the Open Space Audit 2010.

### 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 for all applications within the City Council area.

### Transportation

The traffic impact of the development would be assessed as part of any application submission. 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 Issues

It is expected that both surface and foul drainage would discharge into the public sewer networks within the area. 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.

As the proposal involves the removal of an existing sports pitch further details would be required of any replacement pitch. This would likely form part of a legal agreement to ensure that a replacement playing pitch was provided prior to the loss of the current pitch. The applicant has been advised to consult Sportscotland in this regard.

## **PRE-APPLICATION CONSULTATION**

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

- A public meeting to be held on the 10<sup>th</sup> December 2014 at the Thistle Hotel, Souterhead Road, Aberdeen
- The developer has also provided details of the proposal to Cove and Altens Community Council .

The developer is also required to provide the following: a letter drop to a number of properties affected by the proposal in the surrounding area, notification provided to all ward members, information made available on the Scotia Homes website and posters provided at the edge of the application site a week prior to the 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.**