

PRE-APPLICATION FORUM

34-40 ABBOTSWELL ROAD, ABERDEEN

DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A FLATTED RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING WORKS

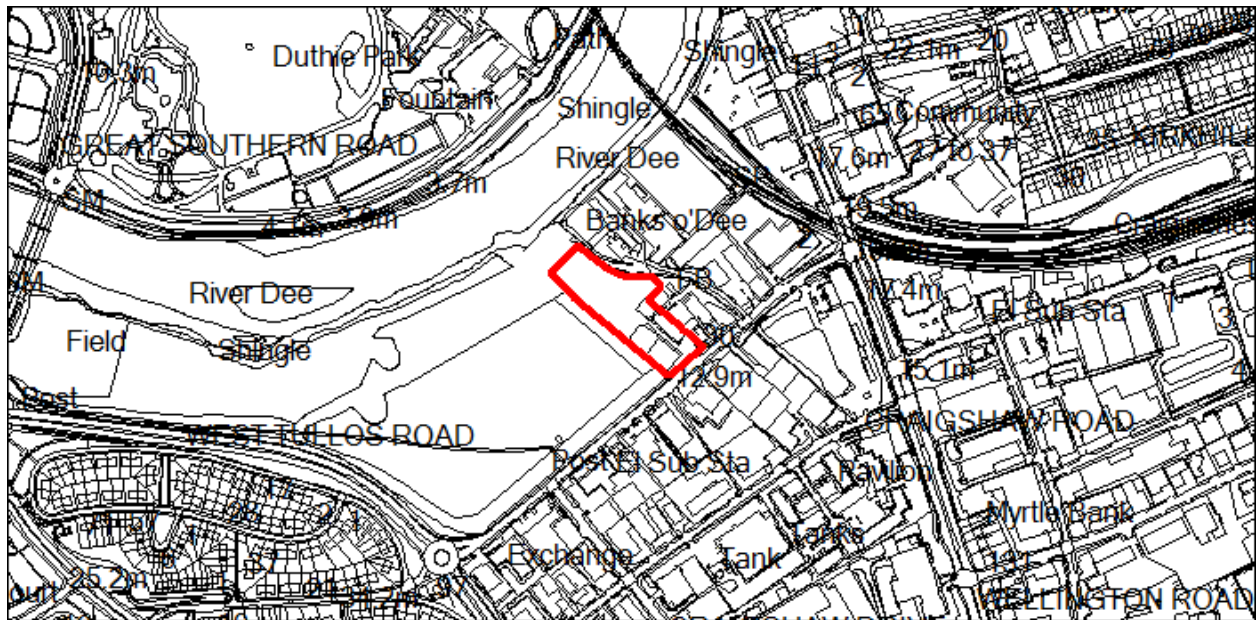
For: Stewart Milne Homes & The John Lawie Group Ltd

Reference No: P141601

Officer: Paul Williamson

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 Stewart Milne Homes and the John Lawie Group Limited for the demolition of existing buildings and erection of a flatted residential development with associated access, car parking and landscaping works.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 22th October 2014. The earliest date at which an application can be submitted is 14th 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 site comprises land within the West Tullos Industrial Estate, located on the north side of Abbotswells Road and to the east of the open space alongside West Tullos Road, and the River Dee. The land is currently in industrial use, although neighbouring uses also include the Banks of Dee Nursing Home, and the Banks of Dee Sports Centre.

RELEVANT HISTORY

- Planning permission (71/12/49) for the construction of a warehouse was granted in 1971.
- An application (CP81/12/168) for change of use to bulk chemical storage was approved on 17 December 1981.
- Planning permission (85/1539) for the erection of an office complex was granted on 11 September 1985.
- Planning permission (89/315) for the formation within a warehouse was granted on 20 April 1989.
- Planning permission (A1/2069) for the erection of a temporary inspection unit was granted on 21 January 2002.
- Planning permission (A5/1934) for the change of use of warehouse building from general storage to a machine welding shop was withdrawn in September 2006.
- Planning permission (A6/2254) for the retention of an existing workshop building was granted on 17 January 2007.

PROPOSAL

The proposal of application notice is for the demolition of existing buildings and erection of a flatted residential development with associated access, car parking and landscaping works.

No indication is given with the proposal of application notice as to the scale of development proposed.

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 BI1 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 residential development would be examined, taking into account the site's proximity to surrounding business uses, and its potential to conflict with surrounding business uses. The departure from policy in both the Adopted and Proposed Local Development Plans, and the wider housing need would also need to be taken into account.

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 Infrastructure

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.

Proposed Aberdeen Local Development Plan

The Proposed ALDP was approved at the meeting of the Communities, Housing and Infrastructure Committee of 28 October 2014 . It constitutes the Council's settled view as to what should be the content of the final adopted ALDP and is now a material consideration in the determination of planning applications, along with the adopted ALDP. The exact weight to be given to matters contained in the

Proposed ALDP (including individual policies) in relation to specific applications will depend on whether:

- these matters have been subject to public consultation through the Main Issues Report; and
- the level of objection raised in relation these matters as part of the Main Issues Report; and
- the relevance of these matters to the application under consideration

The foregoing can only assessed on a case by case basis. In relation to this particular pre-application submission, the policies reiterate those within the extant local development, as there are no material changes between the two plans.

PRE-APPLICATION CONSULTATION

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

- A public drop-in event is to be held in the week commencing 8 December 2014 between 2 and 8 pm at the Banks of Dee Sports Centre.
- The developer wrote to Torry Community Council advising of the proposal and offering to attend a community council meeting. The developer has also been advised to invite the Kincorth and Leggart Community Council in light of the boundary being in close proximity to the application site.
- The developer initially wrote to Torry/Ferryhill ward Councillors advising of the proposal and extending an invite to the public event. However, the developer has been advised that the site actually falls within the Kincorth/Nigg/Cove ward, and that the appropriate members should be invited.

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.