

## PRE-APPLICATION FORUM

GLENCRAFT SITE, 132 WELLINGTON ROAD, ABERDEEN, AB12 3LQ

DEMOLITION OF GLENCRAFT BUILDING AND ERECTION OF MOTOR VEHICLE DEALERSHIP COMPRISING SHOWROOM, WORKSHOP, MOT BAYS AND ASSOCIATED CUSTOMER PARKING, USED VEHICLE DISPLAYS AND COMPOUND AREAS WITH DIESEL STORAGE AND FUEL FILLER

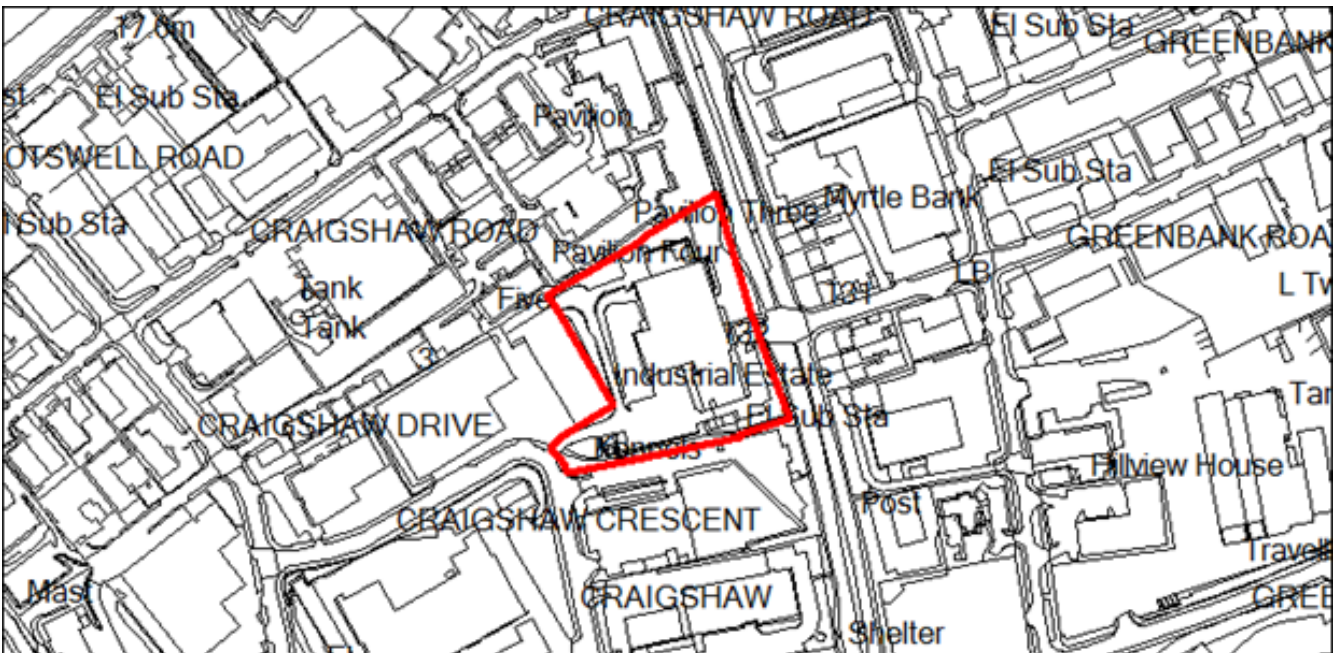
For: Vardy Property Aberdeen Ltd

Reference No: P141798

Officer: Gavin Clark

Pre-application Forum Date: 15 January 2015

Ward: Torry/ Ferryhill (Y Allan, G Dickson, A Donnelly and J Kiddie)



## **SUMMARY**

This is a report to the pre-application forum on a potential application by Vardy Property (Aberdeen) Ltd for the demolition of the Glencraft building and the erection of a motor vehicle dealership comprising showroom, workshop, MOT bays and associated customer car parking, used vehicle displays and compound areas with diesel storage and fuel filler.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 5<sup>th</sup> December 2014. The earliest date at which an application can be submitted is 28<sup>th</sup> February 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 Glencraft building and extends to approximately 1.4ha. The existing site presently accommodates a single storey building which is used for the manufacturing and sale of furniture.

The surrounding area is mixed use in nature and includes car sales show rooms, industrial units and residential properties (on the eastern side of Wellington Road.

## **RELEVANT HISTORY**

None

## **PROPOSAL**

The proposal is for the demolition of the Glencraft building and the erection of a motor vehicle dealership comprising showroom, workshop, MOT bays and associated customer car parking, used vehicle displays and compound areas with diesel storage and fuel filler.

## **CONSIDERATIONS**

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

### Principle of Development

The site is zoned as a residential area (Policy BI1 – Business and Industrial Land) in the Aberdeen Local Development Plan). This policy states that Aberdeen City Council will support the development of the business and industrial land allocations set out in this plan. Industrial and Business uses (Class 4 Business, Class 5 General Industrial and Class 6 (Storage or Distribution) in these area, including already developed land shall be retained. The expansion of existing concerns and development of new businesses and industrial uses will be permitted in principle within areas zoned for this purpose.

### 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.

## **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. The proposal of application form proposed consultation with various neighbours in the surrounding area.

The developer is also required to provide times and dates of the public event (which should be agreed in writing with the planning authority), the developer should advertise the event in the local press at least 7 days before in a newspaper circulating in the locality, a letter drop should be undertaken of all properties affected in the surrounding area, all ward councillors should be consulted on the proposal, notification should be sent to Torry Community Council as a matter of urgency, details of the event should be provided on both the Peter Vardy and Glencraft websites, a full time poster display should be undertaken at Glencraft and posters advertising the event should be displayed at the site boundary.

## **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.**

**Dr Margaret Bochel**

Head of Planning and Sustainable Development