

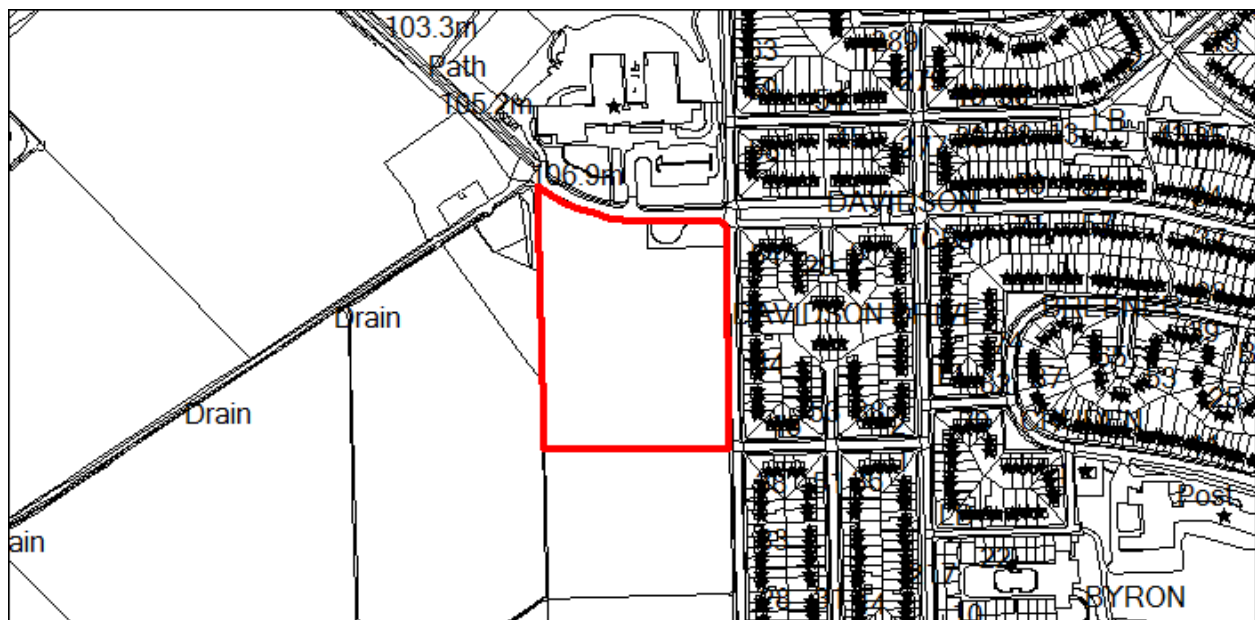
Planning Development Management Committee

HOWES ROAD/DAVIDSON DRIVE, (VACANT SITE AT THE CORNER OF)
PROPOSAL OF APPLICATION NOTICE

PROPOSED CONSTRUCTION OF A NEW
SCHOOL FOR CHILDREN WITH ADDITIONAL
SUPPORT NEEDS ARISING FROM SEVERE
AND COMPLEX FACTORS

For: Aberdeen City Council

Application Ref. : P141344
Officer: Tommy Hart
Committee Date:
Ward : Northfield/Mastrick North (J Dunbar/S
Carle/G Graham)



SUMMARY

This report relates to a potential application by Aberdeen City Council for the erection of a new school for children with additional support needs, associated car parking and landscaping.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 27th August 2014. The earliest date at which an application can be submitted is 19th November 2014. No application has yet been submitted.

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 lies to the immediate south of Howes Road, at its junction with Davidson Drive, and incorporates a bus turning circle, opposite the new Heathryburn School. The site is bound to the east and west by a band of tree planting and is currently in agricultural/rough grazing use and forms part of a series of fields, east of Davidson Drive, defined by strong field boundaries of stone walls, hedges and strips of mature trees. The wider area is known as 'Greenferns' and includes OP45 (OP33 in the proposed Aberdeen Local Development Plan) which is allocated for future growth.

RELEVANT HISTORY

Planning ref 110822 saw an EIA Screening Opinion submitted in June 2011, relative to a mixed use development. A response was issued thereafter informing of the likely requirement for an EIA to be submitted.

PROPOSAL

The proposal of application notice is for the construction of a new school for children with additional support needs.

A plan was submitted giving an indication of the site layout in terms of built form, hard and soft landscaping and access arrangements.

CONSIDERATIONS

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

Principle of Development

The site is allocated for residential purposes in the Aberdeen Local Plan as Opportunity Site OP39 (OP28 in the proposed Aberdeen Local Development Plan).

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 also be required.

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 the local community council (Kingswells/Sheddocksley/Summerhill) has taken place. A drop-in session (2nd October 2014) and public exhibition (31st October 2014) has also been undertaken.

The Planning Authority have intimated that a second round of consultation events should be undertaken, once plans have been progressed, in order to further inform local residents (including Community Council) and Councillors. Additional public notices are requested at strategic locations (public notice boards/shops/school for example) in order to better advertise the events.

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.