

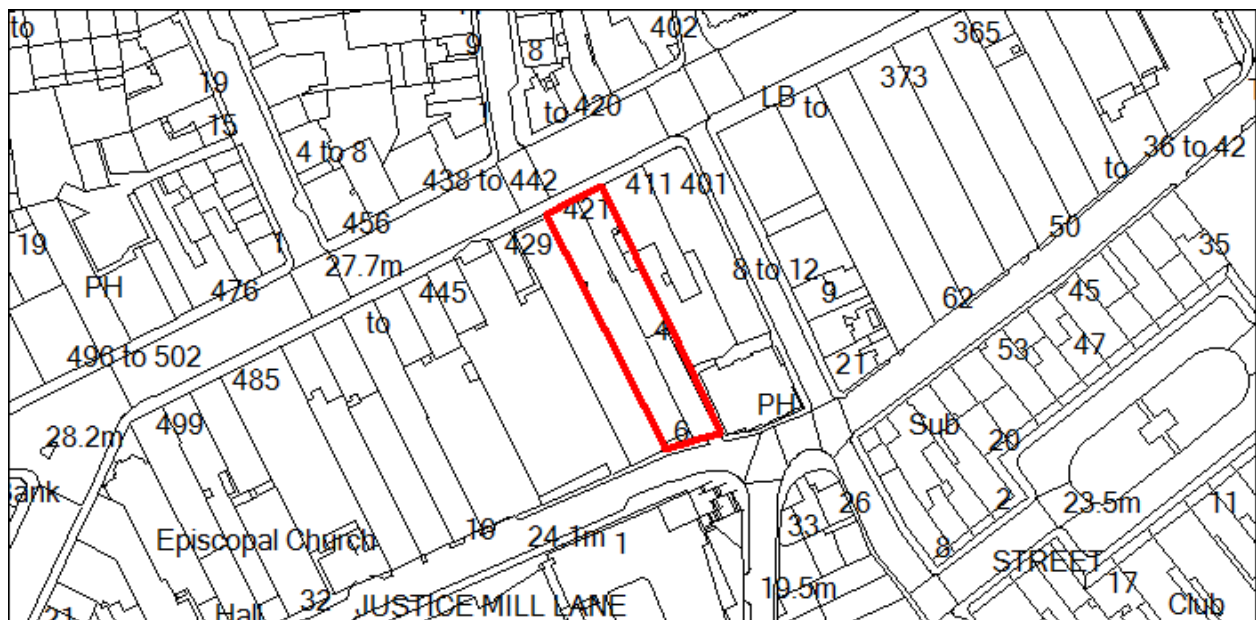
## Pre-Application Forum

413/415 UNION STREET/ 4 JUSTICE MILL  
LANE/419-421 UNION STREET  
PROPOSAL OF APPLICATION NOTICE

HOTEL AND OFFICE DEVELOPMENT

For: Status Properties Limited

Application Ref. : P141646  
Officer: Lucy Greene  
Forum Date: 19<sup>th</sup> March 2015  
Ward : Torry/Ferryhill (Y Allan/A Donnelly/J  
Kiddie/G Dickson)



### SUMMARY

This is a report to the pre-application forum on a potential application by Status Properties Limited, for the partial demolition of the existing buildings and the erection of a hotel.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 21<sup>st</sup> October 2014. The earliest date at which an application could have been submitted was 15<sup>th</sup> January 2015.

### **RECOMMENDATION:**

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

### **DESCRIPTION**

The application site extends between Union Street and Justice Mill Lane and is approximately 1230m<sup>2</sup> in size. The site is rectangular in shape with street frontages of 17 – 18m in length to each street.

Number 419-421 Union Street is currently vacant and formerly occupied by Budz Bar, whilst 413/415 Union Street is occupied by Aberdeen Considine, with their car park to the rear.

Immediately to the west is the Justice Mill pub, and to the west of that, the former Capitol Cinema, currently being developed for offices.

413/415 Union St is part of a Category C listed two and a half storey terrace, whilst 419/421 Union Street is also Category C listed and is three and a half storeys in height.

The site lies within the Union Street Conservation Area and also close to the boundary of the Bon Accord Conservation Area.

### **RELEVANT HISTORY**

At the adjacent site, 425 Union Street (Justice Mill pub), planning permission (reference 131745) was granted in March 2014 for the removal of the roof and erection of a roof terrace for use in connection with the pub.

At 431 Union Street, planning permission (reference 130615) was granted for the erection of an office development of ten storeys (approximately 38m above Union Street) behind the retained the Capitol frontage building and this is currently under construction.

### **PROPOSAL**

The application proposal is for a multi storey hotel development set behind the Union Street frontage buildings. Initial plans show a ten storey building (10 storeys, or approximately 33m above Union Street level), set back from Union Street by approximately 20m.

It has been indicated that approximately 100 rooms would be provided with the entrance being shown from Union Street.

Indicative plans show no car parking to be provided.

## **CONSIDERATIONS**

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

### Principle of Use:

The City Centre is the preferred location for commercial and leisure development serving a city wide or regional market. The site falls under Policy C2: City Centre Business Zone and Union Street. This policy seeks to protect retail uses.

It is important to consider the street frontages and the extent to which these offer active ground floor uses on both street frontages.

### Conservation Area and Listed Buildings:

The frontage buildings onto Union Street are Category C listed and the extent of listing covering rear extensions is unclear. Any proposals would need to first consider the potential for re-use of listed buildings, in terms of Scottish Historic Environment Policy (SHEP).

Proposals would need to be carefully considered in terms of their impact on the character and setting of listed buildings.

### Design and Massing

Policy D1 – Architecture and Placemaking seeks to ensure that new development is designed for its context and makes a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings and boundary treatments.

### Car parking and Transportation:

The Roads Development Team have indicated that there is unlikely to be an objection to the principle of providing no parking. A transport statement would be required and consideration would need to be given to dropping off of guests, including disable guests, deliveries and servicing.

### Economic benefits

A statement would be requested from the applicant, describing any potential economic and public benefits from such a development. This would be used as part of the assessment in terms of balancing any impact on the conservation area and listed buildings, with any impact on economic development. SHEP and SPP describe the role of economic benefits in the assessment of planning applications.

## **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, Ferryhill and Ruthrieston Community Council, was proposed within the Proposal of Application Notice. A public consultation was held at the Holiday Inn Express on 19<sup>th</sup> January, which was advertised in the local press. The results of this consultation exercise will be detailed in the pre-application report that requires to be submitted with any application.

### **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.**

**Dr Margaret Bochel**

Head of Planning and Sustainable Development.