

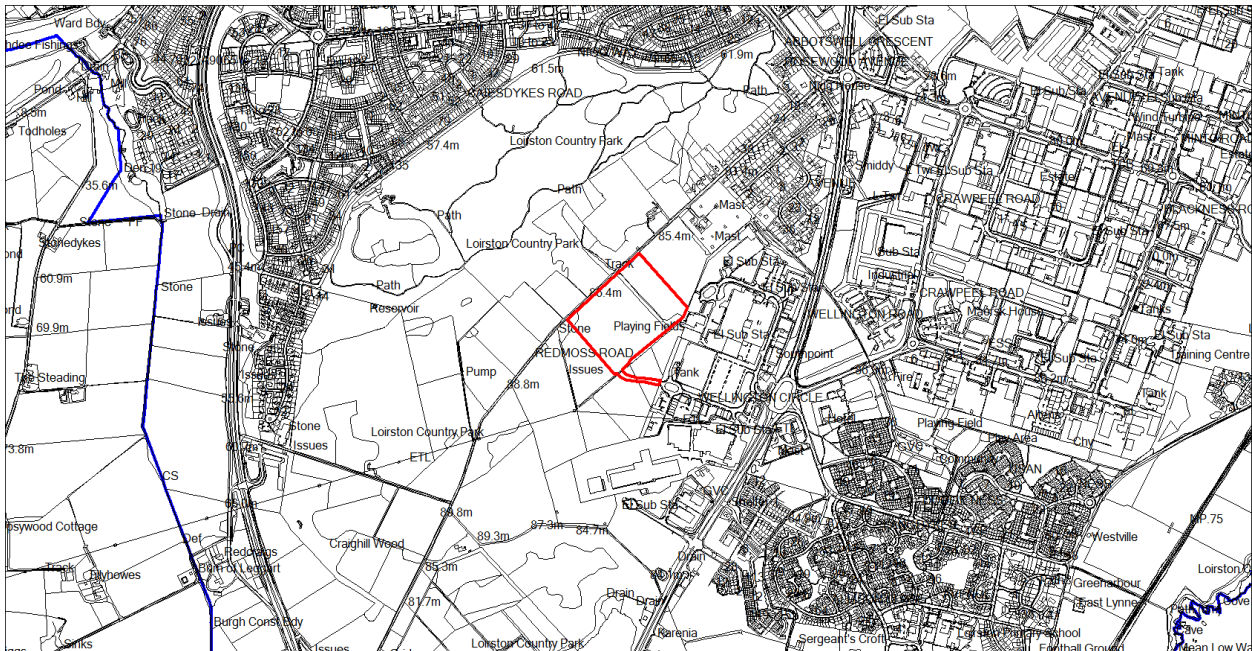
Planning Development Management Committee

SITE BETWEEN WELLINGTON CIRCLE AND
REDMOSS ROAD ABERDEEN
PROPOSAL OF APPLICATION NOTICE

PROPOSED 3/4 STOREY SECONDARY
SCHOOL (14,460 SQM) WITH HARD AND SOFT
LANDSCAPING, EXTERNAL SPORTS PITCHES
AND CAR PARKING.

For: Aberdeen City Council

Application Ref. : P150217
Officer: Gavin Evans
Committee Date: 19 March 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 Hub North Scotland Ltd., acting for Aberdeen City Council, for the development of a new secondary school on the Calder Park Site.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice (PoAN) on 11th February 2015. The earliest date at which an application can be submitted is 7th May 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

This proposal relates to the Calder Park site, which lies immediately to the west of Wellington Circle, Nigg, on the south-western edge of the urban area, and forms part of an allocated development opportunity site. The 6.1ha site is relatively flat and regular in shape.

The neighbouring area to the east of the site is characterised by business and industrial uses, including Parcelforce, Makro and Balmoral Business Park, with Wellington Road beyond. Residential properties at Nigg lie around 350m to the north-east, and to the north and west the site is bounded by Redmoss Road, with farmland and Kincorth Hill beyond. To the south and south-west, beyond Balmoral Business Park, lies farmland and open recreational ground around Loirston Loch. Much of the area to the south forms part of an allocated development site, OP77, which is described further below.

RELEVANT HISTORY

The Calder Park site has previously been the subject of a joint application by Cove Rangers and Aberdeen Football Clubs, which sought detailed planning permission for the construction of football stadium with *'ancillary club facilities, pitch and terracing, indoor sports and community facility, outdoor football facilities including a floodlit all weather pitch, new access and associated car and bus parking'*. That application was approved subject to conditions at the Planning Development Management Committee of 13th January 2012. In the time since that grant of planning permission, the Council has taken control of the land at Calder Park and issued a refusal of Landlord's consent for the redevelopment proposal described above. The planning permission, having not been implemented or commenced, has now expired.

The Loirston Development Framework, adopted as Supplementary Guidance to the Aberdeen Local Development Plan, outlines principles for extensive residential-led development to the south, incorporating the OP77 opportunity site around Loirston Loch. An application for Planning Permission in Principle (ref P130892) was lodged for the development of up to 1067 homes within part of the framework area, and at the Planning Development Management Committee meeting of 16th January 2014 members expressed a willingness to grant planning permission subject to conditions and the conclusion of a suitable legal agreement, securing: affordable housing provision; Strategic Transport Fund contributions; developer contributions relating to library, cultural, education, healthcare and sporting facilities; and financial contributions in lieu of works necessary to mitigate impact on the local roads network. At time of writing, that legal agreement has not yet been concluded.

PROPOSAL

The proposed development involves the construction of a new secondary school of 3-4 storeys, with an estimated floorspace of 14,460sqm, along with associated hard and soft landscaping, external sports pitches and car parking.

A plan has been submitted as part of this PoAN. This allows for the site to be identified, however no further drawings have been submitted to illustrate the proposal.

CONSIDERATIONS

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

Principle of Development

The site lies within an area zoned as part of the OP80 (Calder Park and Redmoss) opportunity site in the Aberdeen Local Development Plan (ALDP), and policy LR1 (Land Release Policy) will be applicable to the assessment of any proposal.

Design and Layout

Should the application come forward as a detailed application, Policy D1 (Architecture and Placemaking) of the ALDP requires that new development be designed with due consideration for its context and make a positive contribution to its setting. In assessing this, relevant factors are: Siting, scale, massing, colour, materials, orientation, details, proportions of building elements, spaces around buildings, including streets, squares, open space, landscaping and boundary treatments.

National policy on design and placemaking matters, as contained in Scottish Planning Policy (SPP), Designing Streets and Creating Places will also be of relevance to this evaluation of this proposal.

Access and Transportation

The proposals will require a Transport Assessment to be provided with the application, in order that consideration can be given to all issues arising from the development. The proposals would need to accord with relevant policies within the ALDP, the Council's Supplementary Guidance on Transport and Accessibility, as well as national guidance such as Designing Streets.

A Transport Assessment should accompany any application, to allow for a proper assessment of the potential impact on the transport network, with any impacts identified and mitigated where possible.

All 'Major' applications for detailed planning permission are required to include a Design and Access Statement, including both a design statement and a written statement about how issues relating to access to the development for disabled people have been dealt with.

The proposed development may be liable for contributions to the Strategic

Transport Fund, based on any difference in the notional rate of vehicle trips generated by the envisaged stadium/sports use of the OP80 site and the corresponding trips generated by the secondary school now proposed. The applicant will be required to provide information to inform that assessment.

Other Infrastructure (Water/Drainage/Refuse)

As part of any future application, a Drainage Impact Assessment would be expected in order that consideration can be given to the impact the works would have on surface water, as well as waste water, from the proposed works. Consideration will also be required for recycling and refuse provision within the development, and how best waste can be collected.

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 (Nigg Community Council) has been proposed within the Proposal of Application Notice, along with those Community Council's representing the new school's catchment areas: Cove and Altens; Kincorth and Leggart; and Torry.

Two public consultation events are to be held in Kincorth (1st April & 6th May) and Torry (31st March & 5th May) Academies, respectively, along with drop-in sessions for pupils and staff during the day/after school. Two separate events are to be held for the Cove community, on 2nd April and 7th May.

These public events are to be advertised at least 7 days beforehand in the local press. They will also be publicised on Aberdeen City Council's website and via School communications. Initial concept drawings will be made available for public viewing in Cove, Kincorth and Torry libraries, and also in Torry and Kincorth Academies for staff and pupils, between the first and second round of 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 relevant issues which they would like the applicants to consider and address in any future application.

Dr Margaret Bochel

Head of Planning and Sustainable Development.