

MEMO



ABERDEEN
CITY COUNCIL

To	Gavin Evans Planning & Infrastructure.	Date	09/02/2015
		Your Ref.	P141664 (ZLF)
		Our Ref.	
From	Roads Projects		
Email	gevans@aberdeencity.gov.uk		
Dial	01224 522871		
Fax			

Roads Projects
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen AB10 1AB

**Planning application no. P141664
44 Bedford Road, Kittybrewster
Erection of Three and a half storey serviced apartment development (8 units)
with associated car parking**

I have considered the above planning application with the additional information submitted, and have the following observations:

1 Development Proposal

- 1.1 I note that the application is for the erection of a three and a half storey serviced apartment development (8 units) with associated car parking.

2 Parking

- 2.1 I note that 8 rooms are proposed. The current guidelines would suggest 6 parking spaces at a ratio of 0.75 spaces per apartment be applied. However in 2015 we will be adopting new parking standards for Serviced Apartments which would ask for 0.5 parking spaces per apartment resulting in 4 spaces required.
- 2.2 I am willing to accept 2 off street parking spaces, a shortfall of 2 spaces taking consideration of the draft parking standards that will be in use shortly.
- 2.3 The two spaces on site are off setting the space lost in the controlled parking zone on Bedford Place. As a result of the controlled parking zone being altered the applicant should be aware that they must apply to alter the Traffic Regulation Order (TRO). Should this application be approved the applicant must contact Victoria Ritson (01224 522325) of the Traffic Management Section at their earliest opportunity to begin the TRO process. The applicant should be aware that this could cost approximately £2000 and take approximately 9-10 months to achieve.
- 2.4 I welcome the inclusion of 4 bike storage cabinets to promote sustainable travel to and from the Serviced Apartments.

- 2.5 I would ask that a condition is attached to this application that the gradient of the parking area must not exceed 1:20 or a maximum of 1:15 if a non-slip surface treatment is used.

3 Development Vehicle Access

- 3.1 Drawing number 015 submitted originally with the application shows a turning area within the development that will allow a car to enter and exit the site in a forward gear. Subsequently drawing number 015a has been submitted with the turning area removed.
- 3.2 We would have road safety concerns with vehicles reversing across the footway in this location. Future plans to allow two-way traffic on this road as a result of a bus gate being installed on Bedford Road will increase the level of traffic at the site access. Pedestrian movements in this location will comprise people walking to the school and Retail Park. The Retail Park also has approved planning permissions for a McDonalds and a gym which could also increase pedestrian and vehicle movements on Bedford Place.
- 3.3 Bedford Place has a controlled parking zone beginning in close proximity to the proposed site entrance which will further limit visibility to drivers exiting the development in reverse.
- 3.4 For road safety reasons we would object to the access arrangements shown in drawing number 015a. We would be satisfied that the access arrangements shown in drawing 015 which would allow users to enter and exit in a forward gear which would be acceptable terms of road safety.
- 3.5 The footway crossing required for the access should be constructed by Aberdeen City Council. The applicant is responsible for all costs involved and should be advised to contact the Road Network Maintenance Unit (Tel 01224 241500) at least 6 weeks prior to any work starting on site and arrange for an estimate for the cost of the works. The parking area is to be designed and constructed with the following conditions attached:
- The car park must be internally drained with no surface water discharging onto the public road;
 - Loose material (e.g. stone chippings) must not be used to surface any of the first 2 metres length adjacent to the footway;

4 Drainage Impact Assessment

- 4.1 I note that drainage proposals have been submitted. These are acceptable in principle however I would ask that the drainage calculations for a sensitivity test up to a 200 year return period and a letter from Scottish Water confirming that they are satisfied with the drainage proposals are submitted. This can be conditioned to be submitted prior to construction should the application be granted planning permission.

5 Travel Plan

- 5.1 With the aim of promoting sustainable travel to the users of serviced apartments in the City we are requesting that a Residential Travel Pack is produced and is made available to the occupants. This should be site specific and detail the

sustainable transport options available. I would ask that the contents of this are conditioned to be agreed prior to occupation.

6 Conclusion

- 6.1 As mentioned previously I would have no objection to this application subject the issues mentioned above being conditioned and the parking layout shown in drawing 015 being used. However we would object to the parking layout as per drawing number 015a being used.

Richard Bailie
Engineer