

# MEMO



ABERDEEN  
CITY COUNCIL

To	Andrew Miller Planning & Infrastructure	Date	24/10/2014
		Your Ref.	P141473 (ZLF)
		Our Ref.	TR/RB/1/51/2
From	Roads Projects		
Email			
Dial			
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. P141473**  
**54 Salisbury Terrace, Aberdeen**  
**Change of use from Class 5 (General Industrial) to Car Repair (Class 5) and Car Hire (Sui Generis).**

I have considered the above planning application and have the following observations:

## 1 Development Proposal

1.1 I note that the application is for the change of use from Class 5 (General Industrial) to Car Repair (Class 5) and Car Hire (Sui Generis).

## 2 Development Layout

2.1 It is not clear from the plans submitted what the proposed development layout will be. The applicant should submit a plan showing where the rental cars will be parked taking consideration of a worst case scenario whereby all rental cars are on site. The applicant has mentioned that they will have a maximum of ten so I would ask that these are shown.

2.2 The applicant has mentioned that as well as running a car rental firm that there will be a vehicle repair garage proposed on site. The applicant should also show on an updated plan the off street parking that is required in accordance with the Transport and Accessibility supplementary guidance. The applicant should be aware that as the site is in the Outer City the following maximum parking standards should be referenced:

- 0.5 spaces per 1 member of staff;
- 1 space per 33m<sup>2</sup> vehicle display area;
- 1 per 25m<sup>2</sup> spares department;
- 3 spaces per servicing bay;

Pete Leonard  
Corporate Director

- 2 spaces per tyre and exhaust bay.

### **3 Drainage**

- 3.1 The applicant should submit a drainage statement detailing the levels of surface water treatment existing and proposed.

### **4 Conclusion**

- 4.1 There are outstanding issues in respect of this planning application. I will be in a position to make further comment on receipt of the requested information.

**Richard Bailie**  
Engineer

**INCOMING E-MAIL MESSAGE**

**Project No.:** 14-093  
**Client:** Second Choice Car Hire  
**Description:** Change of use  
**Location:** 54 Salisbury Terrace, Aberdeen, AB10 6QH

**From:** Andrew Miller [ \_\_\_\_\_ ]  
**Subject:** P141473 - The Washbay, 54 Salisbury Ter., Aberdeen

**To:** Mark Taylor  
**Attachments:** 141473 Roads.pdf;  
**Doc Ref.:** EML-INC/14-093/18  
**Sent:** 29th Oct 2014 at 08:54      **Received:** 29th Oct 2014 at 08:55

**Message:**

Hi Mark,

Please see attached response from Roads Projects seeking additional information. I queried the drainage part of the response and received the following from roads:

I wouldn't require a full DIA just a statement. The use class change may result in additional drainage being required as working on vehicles will result in oil/petrol on site which require additional drainage requirements. If this has been catered for in the previous use then this is what can be stated in the drainage statement.

Kind Regards

Andrew

**Andrew Miller |Planner (Development Management South)**

Planning and Sustainable Development | Communities, Housing and Infrastructure | Aberdeen City Council |  
Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

Direct Dial:                      Switchboard: 08456 08 09 10

Email: \_\_\_\_\_                      Web: [www.aberdeencity.gov.uk/planningapplications](http://www.aberdeencity.gov.uk/planningapplications)

The advice contained in this email is given without prejudice to the final decision on or future consideration of any application received by Aberdeen City Council.

We are always trying to improve the quality of customer service that we provide and would like to know your views on the service you have received to help us learn what we need to do better. We would very much appreciate you taking a few moments to fill in our short feedback form by visiting <http://www.aberdeencity.gov.uk/customerfeedback> and selecting Development Management (Planning Applications Team). Many thanks in advance.

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# MEMO



**ABERDEEN**  
CITY COUNCIL

To	Andrew Miller Planning & Infrastructure	Date	18/11/2014
		Your Ref.	P141473 (ZLF)
		Our Ref.	TR/RB/1/51/2
From	Roads Projects		
Email			
Dial			
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. P141473**

**54 Salisbury Terrace, Aberdeen**

**Change of use from Class 5 (General Industrial) to Car Repair (Class 5) and Car Hire (Sui Generis).**

I have considered the above planning application and have the following observations:

**1 Development Proposal**

- 1.1 I note that the application is for the change of use from Class 5 (General Industrial) to Car Repair (Class 5) and Car Hire (Sui Generis).

**2 Development Layout**

- 2.1 An updated plan has been submitted showing the proposed internal layout of the car rental element of the development, should all vehicles be on site. It is evident that this layout is unacceptable with no suitable manoeuvrability within the site.
- 2.2 I previously requested parking proposals for the car repair section of the application. The applicant has stated that it is unreasonable to ask for parking for the car repair element of the application as it is not a large car repair garage. I do not think it unreasonable to require parking for the garage element of the application as parking would be required on site to park cars for repair, staff parking and cars that have been dropped off or are waiting to be picked up.
- 2.3 To be clear the Roads section would be looking robustly at how these use types may operate on site should they both be at or near capacity. I have serious concerns that the site area is constricted, and operating the two proposed use types from here would be unmanageable without the local streets having to accommodate overspill parking.

Pete Leonard  
Corporate Director

### **3 Conclusion**

3.1 For the reasons stated above I would recommend refusal for this application.

**Richard Bailie**  
Engineer

## OUTGOING E-MAIL MESSAGE

**Project No.:** 14-093  
**Client:** Second Choice Car Hire  
**Description:** Change of use  
**Location:** 54 Salisbury Terrace, Aberdeen, AB10 6QH

**From:** Mark Taylor |  
**Subject:** Re: RE: P141473 - The Washbay, 54 Salisbury Ter., Aberdeen

**To:** Andrew Miller

**Cc:**

**Attachments:**

**Doc Ref.:** EML-OUT/14-093/12

**Sent:** 24th Nov 2014 at 10:03

**Created:**

24th Nov 2014 at 09:49

**Message:**

REFERENCE EML-OUT/14-093/12  
For the attention of Andrew Miller

Hi Andrew, thanks for sending this on to me. We find it difficult to understand that a car hire company would have all cars in the parking area. We can see that it would be reasonable to assume that say 50% of the cars might not be rented out and parking for these cars could be accommodated within the site. What was asked for was to show that the site could accommodate 10 cars if they were un rented.

Currently our client operated out of an area of approx 150m2. the site area of the new site is 265m2 - considerably greater than the current set up.

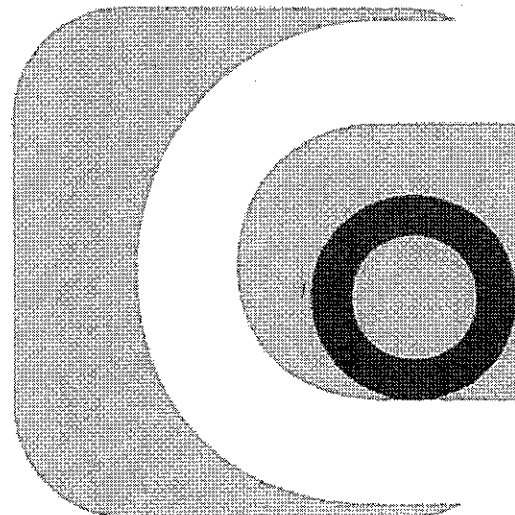
There has never been any complaints from neighbours etc in the current location and we would not anticipate this causing any problems in the current location.

There is the option for our client to reduce the amount of hire cars he has as this is not the core business.

Would a meeting with Richard Baillie be appropriate.

Regards,

Mark Taylor  
*Director*  
**Cummingandco (Aberdeen) Ltd • Architects**  
Albion House, 6 Castlehill, Aberdeen, AB11 5GJ.  
w: <http://www.cummingandco.com>  
e:  
t:  
f: f



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## INCOMING E-MAIL MESSAGE

**Project No.:** 14-093  
**Client:** Second Choice Car Hire  
**Description:** Change of use  
**Location:** 54 Salisbury Terrace, Aberdeen, AB10 6QH

**From:** Andrew Miller [mailto:andrew.miller@secondchoicecarhire.co.uk]  
**Subject:** P141473 - The Washbay, 54 Salsbury Ter.

**To:** Mark Taylor [mailto:mark.taylor@aberdeencity.gov.uk]

**Attachments:**

**Doc Ref.:** EML-INC/14-093/26

**Sent:** 4th Dec 2014 at 14:39

**Received:**

4th Dec 2014 at 14:40

**Message:**

Hi Mark,

Following on from our discussion earlier in the week regarding the Washbay and a way forward for the car hire, I discussed the potential of car hire operating alongside the car repair from the site and hire cars stored elsewhere with Garfield. He is of the opinion that this would not be a workable solution, as there would still be the car hire element operating from the premises and even if the cars are stored off site, there ultimately will be hire cars within the site alongside the car repair. There would also likely be instances where the car hire would use parking that would be necessary for the car repair to operate and would be hard to enforce from a planning perspective. As such he has asked me to proceed to determine the application as it currently stands (refusal).

I appreciate that this is not the outcome your client is seeking. I am happy to discuss further if you wish.

Kind Regards

Andrew

**Andrew Miller | Planner (Development Management South)**

Planning and Sustainable Development | Communities, Housing and Infrastructure | Aberdeen City Council |  
Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

Direct Dial: 01224 507174 | Switchboard: 08456 08 09 10

Email: [andrew.miller@secondchoicecarhire.co.uk](mailto:andrew.miller@secondchoicecarhire.co.uk) | Web: [www.aberdeencity.gov.uk/planningapplications](http://www.aberdeencity.gov.uk/planningapplications)