

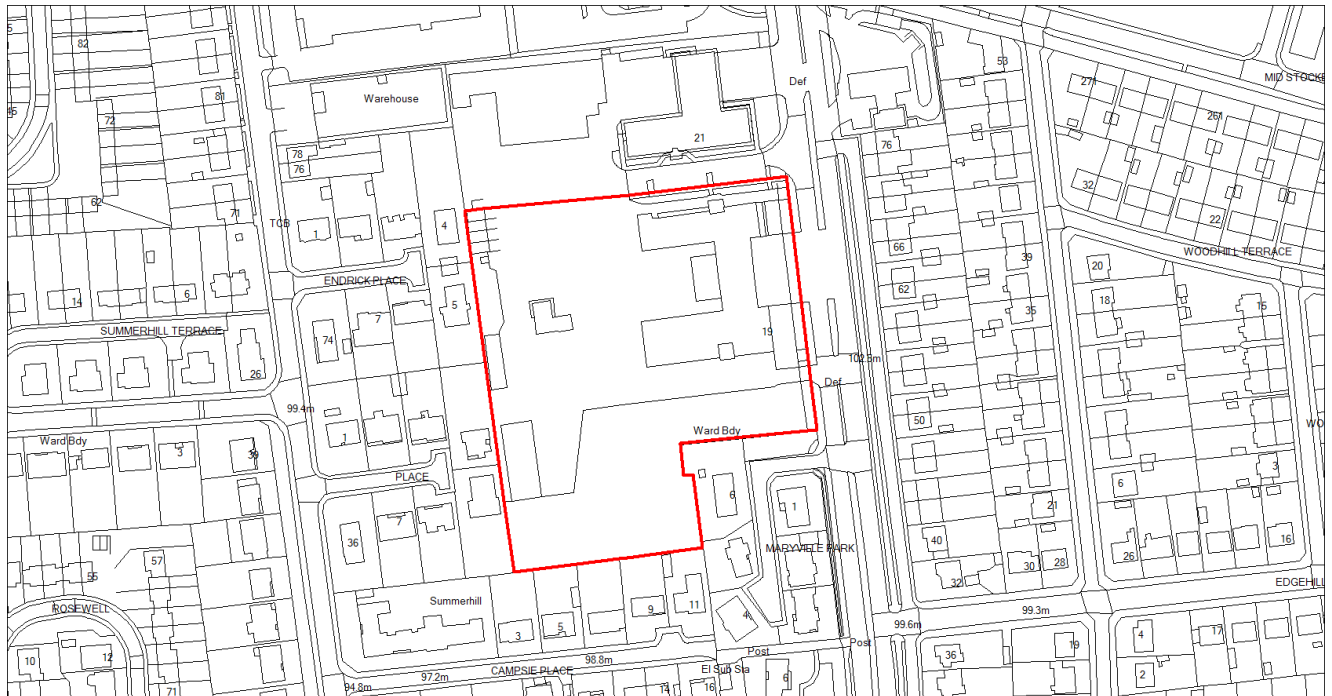
# Pre-Application Forum

19 NORTH ANDERSON DRIVE, ABERDEEN  
PROPOSAL OF APPLICATION NOTICE

RESIDENTIAL DEVELOPMENT WITH  
ASSOCIATED ACCESS, INFRASTRUCTURE  
AND LANDSCAPING

For: Scottish Fire and Rescue Service

Application Ref. : P150626  
Officer: Matthew Easton  
Committee Date: 18<sup>th</sup> June 2015  
Ward : Kingswells/Sheddocksley/Summerhill (L  
Ironsides/S Delaney/D Cameron)



## **SUMMARY**

This is a report to the Pre-Application Forum on a potential application by the Scottish Fire and Rescue Service (SFRS) for the development of part of their site at 19 Anderson Drive.

The proposal would constitute a major development as more than 50 residential units are proposed. Therefore the applicant submitted a Proposal of Application Notice on 22<sup>nd</sup> April 2015. The earliest date at which an application can be submitted is 15<sup>th</sup> July 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**

The site extends to approximately 1.78 hectares and encompasses the vast majority of the Scottish Fire and Rescue Service's site at North Anderson Drive. However it does not include the operational fire station opened in 2008 and SFRS workshop building at 21 North Anderson Drive, which is located immediately to the north of the application site.

Accommodated within the application site is the former North Anderson Drive fire station building which is now in use as the SFRS North Area headquarters. The building is three storeys in height, constructed from granite and forms a U-shape. It is located on the east side of the site, alongside North Anderson Drive. The west side of the site largely comprises vehicle manoeuvring areas and car parks. There are also several single storey support buildings and an eight storey training tower. The southern part of the site comprises an area of grass extending to some 0.49 hectares and features several large trees along the southern boundary.

To the east of the site across North Anderson Drive (which is the A90 trunk road) are traditional granite built semi-detached dwellinghouses, whereas to the south and west are similar detached dwellings located on Maryville Park, Campsie Place, Dumgoyne Place and Endrick Place.

## **RELEVANT HISTORY**

None

## **PROPOSAL**

The proposed development would comprise a residential development with associated access, infrastructure and landscaping.

No further details are available at the time of writing.

## **CONSIDERATIONS**

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

### Principle of Development

The site is zoned for residential use (Policy H1 in the Aberdeen Local Development Plan) which states that 'within existing residential areas (H1 on the proposals maps) and within new residential developments, proposals for new residential development will be approved in principle if it:

- does not constitute over development;
- does not have an unacceptable impact on the character or amenity of the surrounding area;
- does not result in the loss of valuable areas of open space. Open space is defined in the Aberdeen Open Space Audit 2010'

The suitability of the site to accommodate an intensified level of residential development would be examined in the context of these policies.

### 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 which takes into account the site's context and which would provide a suitable level of amenity for occupants and would not impinge upon the amenity of existing nearby residents.

### Trees

There are large trees along the southern boundary of the site and some smaller trees along the western boundary. A tree survey would be required in order to determine the quality of the trees and what impact development may have on them. Policy NE5 (Trees and Woodlands) of the Aberdeen Local Development Plan (ALDP) states that 'development that will result in the loss of, or damage to, established trees and woodlands that have natural or cultural heritage value or contribute to the character, biodiversity or amenity will be resisted.'

### Transportation

The traffic impact of the development would be considered through the submission of a transport assessment carried out by the developer. 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 ALDP and the Council's Supplementary Guidance on Transport and Accessibility.

The only means of vehicular access into the site is via North Anderson Drive, which forms part of the national trunk road network. Therefore Transport Scotland would be consulted on the application and would have input into the design of the access junction.

## **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.

The proposal of application notice details the level of consultation to be undertaken and this comprises –

- A public exhibition will be held at Mastrick Community Centre. At the time of writing the dates are yet to be agreed with the Council.
- The developer will offer to meet with the Kingswells, Sheddocksley and Summerhill ward Councillors and they have been provided with a copy of the proposal of application notice to.

The Summerfield area does not have an active community council and therefore the developer has been asked to contact the neighbouring community councils which are Mastrick, Sheddocksley and Summerhill Community Council and Midstocket and Rosemount Community Council, both of which have boundaries in close proximity to the site.

The developer has been asked to agree the date of the public event with the planning authority and thereafter advise the community council and councillors. The event will be advertised by a public notice in the Citizen newspaper at least 7 days in advance of the event

## **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.