

Pre-Application Forum

"FORMER VICTORIA ROAD PRIMARY SCHOOL", VICTORIA ROAD, ABERDEEN
PROPOSAL OF APPLICATION NOTICE

PROPOSAL OF APPLICATION NOTICE FOR
THE PROPOSED RE-DEVELOPMENT OF SITE
FOR RESIDENTIAL DEVELOPMENT
(GREATER THAN 50 RESIDENTIAL UNITS)
ALONG WITH OPEN SPACE, PARKING AND
ASSOCIATED INFRASTRUCTURE.

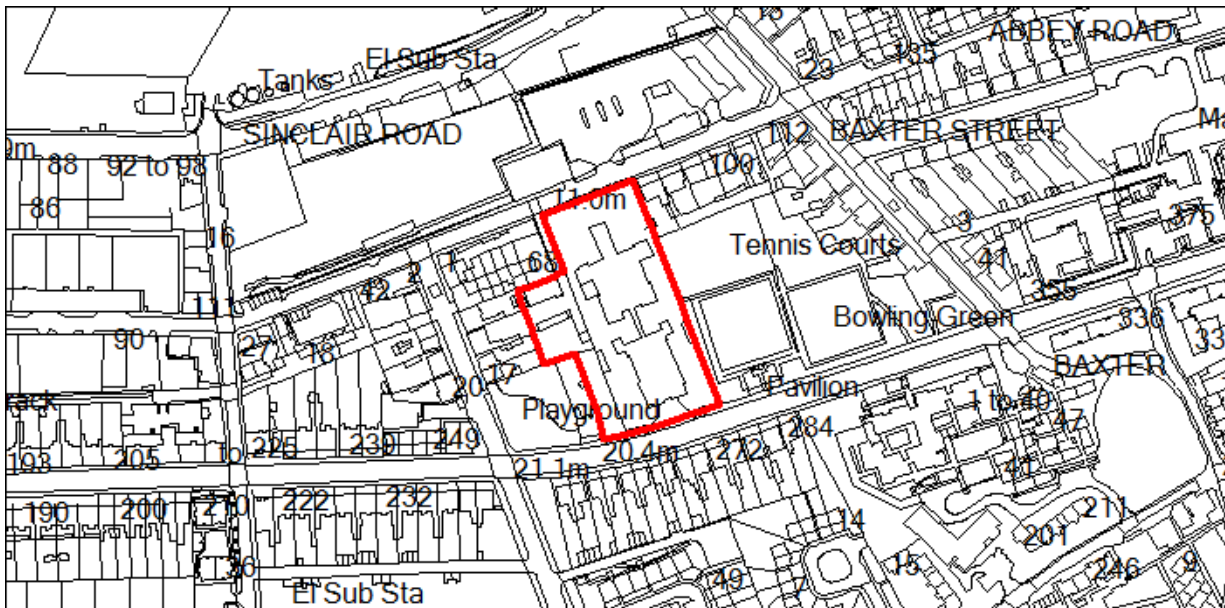
For: Barratt North Scotland

Application Ref.: P141670

Officer: Andrew Miller

Committee Date: 16 July 2015

Ward: Torry/Ferryhill (Y Allan/A Donnelly/J Kiddie/G Dickson)



SUMMARY

Report on forthcoming application by Barratt North Scotland for the development of approximately more than 50 residential units including open space, parking and associated infrastructure on the site of the former Victoria Road Primary School, Victoria Road, Aberdeen.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 7 November 2014.

Members will recall that the applicant attended the Pre-Application Forum on 26 January 2015. Pre-Application Forum minutes refer that The Forum resolved:

- (i) to express the importance to the applicant of continuing the consultation with local residents;
- (ii) to express the desire of the Forum for the retention and reuse of as much of the existing granite and granite façade as possible; and
- (iii) to note that the proposal was still at an early stage and to agree that the applicant could attend a future meeting to give a further, more detailed presentation if they wished

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 comprises the former Victoria Road Primary School, a granite built school opened in 1873 and extended in 1905. The school is formed of two distinct parts, the original block on the northern part of the site and the more recent extension to the south, linked by a corridor. The site slopes down from the boundary with Victoria Road to the boundary with Abbey Road. The surrounding area is largely residential, though tennis courts and bowling greens bound the site to the east.

RELEVANT HISTORY

None

PROPOSAL

The proposal of application notice is for the construction of more than 50 residential units and associated infrastructure such as access, car parking and open space.

At this stage there is no specific number of residential units proposed although it is understood that the existing school building on site would be demolished.

CONSIDERATIONS

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

Principle of Development

Paying regard to the Development Plan (i.e. the Aberdeen City and Shire Strategic Development Plan 2014 (SDP) and Aberdeen Local Development Plan 2012 (ALDP)), the site is zoned as an opportunity site within the ALDP (OP127 – Victoria Road Primary School, Torry). The site is identified as an opportunity for sensitive residential development, though the wider zoning within the ALDP is for mixed use, with associated policy H2 requiring developments to take into account the existing uses and character of the surrounding area. The surrounding area is largely residential. Taking account of the above considerations, it is considered the redevelopment of the site for residential use is acceptable in principle.

Granite Buildings

Policy D4 – Aberdeen's Granite Heritage of the ALDP encourages the retention of granite buildings through out the city, even if not listed or within a conservation area. In this instance, neither apply, and realistically the building can be demolished without the requirement of planning permission. Where significant granite buildings are to be demolished, policy D4 requires the granite to be reused in the principal elevations of a replacement building(s).

Though there are no specific details, it is understood that the applicant intends to demolish the building.

Design and Layout

Should the application come forward as a detailed application, design and layout of the housing, roads and landscaping/open space will be a key consideration for this site. The proposals will need to demonstrate compliance with relevant policies within the ALDP, as well as principles contained within national guidance such as Designing Streets.

Proximity to Major Accident Hazard

The northern half of the site falls within an area identified by the Health and Safety Executive (HSE) as the Outer Blast Zone of a major accident hazard site (BP Oil UK Ltd petrol storage facility at Aberdeen Harbour). In the impact of these on a potential development, the Council uses a system developed by the HSE called PADHI+. During pre-application discussions with the applicant, the PADHI+ system indicated no issues with the development of residential uses at the densities provided, however this will be confirmed during the determination of any subsequent application.

Access (Public Transport, Pedestrian, Cycle, Roads)

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.

Tree Preservation Order

The site is subject to a Tree Preservation Order (TPO) which gives legal protection to trees, aiming to protect those that contribute to the amenity and character of a locality. A TPO prevents felling, works to, wilful damage or destruction of trees (including roots) without the Council's permission.

The trees on site are considered to contribute to the character of the area, and as such any proposal to redevelop the site will have to retain as many trees as possible. Any subsequent application will have to be supported by a tree survey, demonstrating that the proposed development will not adversely impact on the trees.

Other Infrastructure (Water/Drainage/Refuse)

As part of the submission, 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 applicant undertook pre application consultation with the local community, with an event held at Torry Youth and Leisure Centre, Oscar Road on 25 February 2015 from 2 pm to 7 pm. Local members were invited to attend prior to the event from 1:30 pm to 2 pm. An advert was placed in the Aberdeen Citizen on 11 February 2015 promoting the consultation event, and notification was sent to neighbouring properties to the site.

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.