

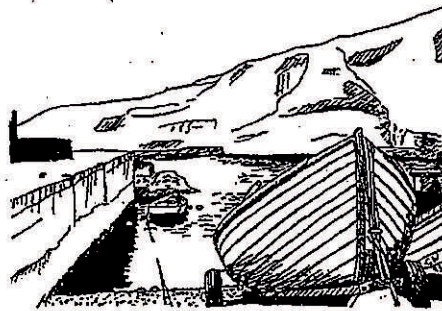
COVE AND ALTENS COMMUNITY COUNCIL

Chair: Ms Michele McPartlin

[REDACTED]
Cove Bay
Aberdeen

Secretary: Ms Sue Porter

[REDACTED]
Cove Bay
Aberdeen



Website www.cove-bay.com

Mr Paul Williamson
Senior Planner (Development Management)
Planning and Sustainable Development
Enterprise Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

29th July 2014

Dear Mr Williamson

Planning Application P140924 Makro, Wellington Circle

Cove and Altens Community Council is generally in favour of this application.

We do however have reservations about extra traffic generated using the Makro roundabout which will in time, we understand, include that from the proposed new Secondary School at Calder Park.

Will there be new Traffic lights and sequence to help with traffic. Currently it is difficult for people coming from the Wellington Circle area to get out onto the roundabout as the main traffic flow is from the dual carriageway. This especially when trying to turn right as traffic hardly slows down at all.

Cove residents have great difficulty getting out of Cove in the morning or evening when using the roundabout junction. Traffic generated by local planning applications already passed for housing and businesses and also traffic generated and coming north from Portlethen and Newtonhill (Chapelton) into the city south will have an increased impact on Wellington Road and the Makro roundabout.

Yours sincerely,

[REDACTED]

Chair

Paul Williamson

From: Cowie Catherine (NHS GRAMPIAN) [REDACTED]
Sent: 29 July 2014 21:11
To: Paul Williamson
Subject: proposed supermarket at Makro

Mr Williamson

I would like to intimate our support for the proposals subject to any traffic issues being resolved.

Best regards.

Catherine Cowie
Secretary
Kincorth/Leggart Community Council

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140924

BOOKER

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e-mail: [REDACTED]

Paul Williamson
Development Management Team
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17th June 2014

Dear Sir,

**CHANGE OF USE APPLICATION, FOODSTORE AND CASH & CARRY DEVELOPMENT,
WELLINGTON CIRCLE, ABERDEEN.**

I refer to Cyan Properties' planning application at the above address.

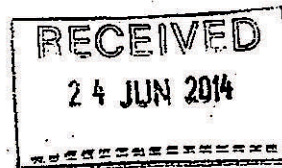
Booker Ltd acquired the UK business of Makro Wholesale in 2013. We trade 2 stores in Aberdeen, 1 Booker store at Langstracht and the Makro store at Wellington Circle.

We currently lease the Makro store from Cyan Properties on a short term basis with the current lease due to expire in August 2015. The property is too large for our current requirements but we wish to continue to trade from this location, albeit in a smaller format of circa 40-50,000 square feet. The proposal by Cyan Properties to subdivide the property to locate a supermarket in part of the building provides us with an opportunity to downsize whilst retaining a presence and, importantly, jobs in the area. In this regard I would confirm that we are currently negotiating terms with Cyan Properties for the smaller unit.

We therefore support Cyan's application and look forward to continuing trade from Wellington Circle should their application be approved.

Yours faithfully

[REDACTED]
Matthew Ridge
Group Property Director
Booker Ltd





Planning and Sustainable Development
Enterprise Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
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29 July 2014

Ref: mc613/312269

Dear Sir/Madam

Letter of Objection to Planning Application P140924 – Proposed alterations to existing building (including re-cladding) and part change of use of 5750sqm from wholesale retail warehouse (Class 6) to supermarket (Class 1) at Makro, Wellington Circle, Aberdeen

I am submitting an objection to the above planning application (Reference P140924) on behalf of my clients Hermiston Securities Limited. This letter of objection notes and agrees with the identified need for major new retail provision to the south of Aberdeen however considers that the Makro site on Wellington Circle is not a suitable location to meet this need and that Hermiston Securities site which lies within the proposed major new residential development at Loirston, Nigg, Cove is a more appropriate location which will result in less impact in both retail and traffic terms.

Need for New Retail Development to South of Aberdeen

It is stated in the supporting planning statement submitted with the application for the Makro site that the Local Development Plan Opportunity Site at Souter Head Road (OP76) has been designated to deliver a retail provision of 5,750 sqm gross floorspace area (GFA), however that site has failed to deliver the required provision and is unlikely to do so as the current occupier has recently invested heavily in the refurbishment of the existing hotel making improvements equating to a cost of £4m. It is further stated that the building is currently leased until 2032, indicative of the occupier's intention to retain the building in its current format and that the hotel continues to trade strongly within a buoyant Aberdeen market, with no incentive for the owners to redevelop it for supermarket use. Hermiston Securities agree with that analysis and the need for a replacement site to be identified in the new Aberdeen Local Development Plan to address the need for up to 5,750sqm of new retail floorspace in the south of Aberdeen. In this respect Hermiston Securities made representations to the Local Development Plan Main Issues Report in March 2014 requesting that a site within the new residential development at Loirston, Nigg, Cove be identified as a replacement for the Souter Head Road site.

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Objection to Change of Use of Makro Building for Class 1 Retail Development

It is not considered that the site at Wellington Road subject of application reference P140924 is suitable for a Class 1 supermarket. The site is located within an area allocated for Business and Industry (BI1) in the Local Development Plan. The BI1 policy states that industrial and business uses (Class 4, 5 and 6) within these areas shall be retained. In this respect the existing use of the Makro building is Class 6 storage and distribution use. The Local Development Plan also states that maintaining a ready supply of employment land in the right places is vital to Aberdeen retaining its position as a competitive and sustainable business location and that it is important to safeguard from other development pressures the supply of existing industrial and business land throughout the City. This is particularly important for sites situated in strategic locations, for example sites with good accessibility to main roads and rail links. The application site has direct access to Wellington Road one of the major routes into the City and Aberdeen Harbour and is conveniently located for the freight rail depot at Craiginches, East Tullos. It should also be noted that demand for employment land and Class 5 and 6 uses in particular remains very high in Aberdeen and in the south of the City in particular. Furthermore it is anticipated that the taking forward of the major expansion proposals for Aberdeen Harbour at Nigg Bay will further stimulate demand for Class 5 and 6 land in the south of the City and the need to maintain and add to the marketable supply of employment land in that location.

The proposal to change the greater part of the use of the Makro building from Class 6 use to Class 1 use is a departure from the Local Development Plan and one that should be resisted on the grounds of the unacceptable loss of business and industrial land. It is not considered that there is sufficient justification or material considerations that would warrant a departure from the Local Development Plan in this instance. Mistakes were made previously in the 1970s and 1980s in granting Class 1 retail uses on the City's industrial estates, particularly in the Bridge of Don area and these should not be repeated. The information submitted in support of the application by Cyan Properties Limited provides little justification regarding the loss of land for business and industrial use other than to say there is sufficient land available within the immediate area at Balmoral Business Park and Gateway Business Park to the south to counteract this loss (paragraph 5.18.3 of supporting planning statement). My clients, who are part of the Muir Group, are the developers for Gateway Business Park and can confirm that development of the park has been rapid over the past 5 years and less than 1 acre remains available on the park for Class 5 and 6 developments for where demand for land is strongest. There is therefore an urgent need to supplement the supply of business and industrial land, particularly for Class 5 and 6 uses and not lose business and industrial land to other uses.

It is worth noting that the planning authority in commenting on the development option bid made to the review of the Local Development Plan in 2013 by the William Pears Group for the Makro site to be allocated as a strategic retail centre stated that the site is within an area zoned as business and industry and it is likely that the site would be able to find a new business and industry use which would be the most appropriate for the site given its existing zoning. It is considered that the justification given in paragraphs 6.38 and 6.39 of the supporting planning statement is spurious regarding that the continued use of the Makro building for Class 6 use could lead to development incompatible with existing neighbouring uses and that of the new community of Loirston. The area is allocated for business and industrial use and it can only be appropriate that such uses are allowed to continue on the site. The new housing at Loirston will be separated by some distance from the business and industrial land at Wellington Circle by the new secondary school and playing fields. The access to Loirston from Wellington Circle is not the main access to the site and its use will be restricted.



It is also considered that the sequential test in the Retail Impact Assessment undertaken as part of the justification for the planning application to demonstrate the suitability of the Makro site is inadequate. Only Torry Town Centre, the edge of Torry Town Centre and the site at Souter Head Road have been considered as part of the assessment. There are other potential sites/locations within the area including my client's site at Loirston, land at Balmoral Park and the northern part of Gateway Business Park (not available for Class 5 and 6 developments) which should have also been considered as part of a sequential testing exercise. It is also noted that the Retail Impact Assessment does not include consideration of the impact that the Makro development would have on the committed retail development of 2250sqm within the Loirston development.

Site at Loirston, Nigg, Cove

Whilst it is accepted that there is a need to find a replacement retail site to the south of the City for the site on Souter Head Road which is undeliverable, Hermiston Securities consider that a more suitable site than the Makro site is available within the new residential development at Loirston, Nigg, Cove. This site would not involve a major departure from the Local Development Plan. The site at Loirston is already identified in the adopted Loirston Development Framework Supplementary Guidance for a retail development of 2250sqm and forms part of an application for planning permission in principle for development at Loirston which was granted a willingness to approve by the Planning Development Management Committee subject to Section 75 Legal Agreement on 16 January 2014. The site is well located to serve both the Loirston development and the wider City South area. A Proposal of Application Notice was submitted by Hermiston Securities for a retail development on the Loirston site on 18 July 2014. The site is capable of accommodating a retail development of up to 6000 sqm gross floor area. The increase in floorspace over what has already been allocated is 3750sqm so the impact of the development on the road network in the area and also in terms of retailing will be less than that of the Makro application which requires to take into account the retail floorspace currently allocated to Loirston. A planning application for the Loirston retail development will be submitted in early November 2014. Hermiston Securities consider that the Loirston proposal is a material consideration in the determination of the Makro planning application.

I would be obliged if you would treat this as a formal objection to planning application P140924. If you require any further information please do not hesitate to contact me.

Yours faithfully

Malcolm Campbell

Associate

D/L 01224 415949

M

F 01224 639277

Cc: Stewart McPhail, Development Director, Hermiston Securities Limited