



In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 30<sup>th</sup> July 2015. The earliest date at which an application can be submitted is 22<sup>nd</sup> October 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 comprises land at the corner of Garthdee Road, Auchinyell Road, and Inchbrae Terrace, towards the western edge of Garthdee. The buildings are currently in use as: a public house; an adjacent hot food take-away; and an Indian restaurant. Neighbouring uses are predominantly residential, with 2/3 storey properties on Auchinyell Road; 1/2 storey properties on Inchbrae Terrace, and 2 storey properties along this section of Garthdee Road. The 'Den of Pitfodels' Barratt's development of 60 dwellings is also nearing completion at North Garthdee Farm to the north of the application site, beyond an area of ground maintained by the Council. The Robert Gordon University Campus is on the opposite side of Garthdee Road to the south.

To the north of the site towards Inchbrae Terrace is a small amenity strip containing a number of mature trees, with a similar grassed amenity strip located at the corner of Garthdee Road and Auchinyell Road. The eastern boundary is formed by a footpath leading between Garthdee Road and Inchbrae Terrace. A number of mature trees are also located within the site itself.

The Pitfodels Conservation Area is beyond the boundaries of the application site, although surrounds the site to the north on the opposite side of Auchinyell Road, and to west and south on the opposite side of Garthdee Road.

## **RELEVANT HISTORY**

- Planning permission (68/9/54) and (71/12/34) for the siting of a caravan.
- An application (72/3/83) for change of use of Caledon House to Licensed Premises.
- Planning permission (72/4/78) for alterations and extensions.
- Planning permission (72/10/125) for a new public house.
- Planning permission (A0/0495) for the change of use of the lounge bar to a fish and chip shop was granted on 6 July 2000.

## **PROPOSAL**

The proposal of application notice is for the demolition of existing buildings and erection of student accommodation to accommodate up to 200 bedspaces over 3 to 5 storeys and accommodation, together with some car parking and landscaping works.

## **CONSIDERATIONS**

The main considerations against which a planning application would be assessed are outlined as follows –

### Principle of Development

The site is zoned for residential use (Policy H1 of the Aberdeen Local Development Plan). The suitability of the location for a development of student accommodation within the residential area, would be examined, taking into account the site's proximity to the Robert Gordon University campus, and its potential to conflict with existing residential uses. The specific criteria for development which would be considered complimentary to residential use, together with the need for such accommodation would also need to be taken into account.

### Design and Layout

The layout/scale of the buildings, extent of car parking and landscaping would be determined at application stage. A high standard of design is expected for all applications within the City Council area, and particularly a site which is in such close proximity to the Pitfodels Conservation Area.

### Transportation

The traffic impact of the development would be assessed as part of any application submission. 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 LDP and the Council's Supplementary Guidance on Transport and Accessibility. It is expected that adequate consideration would be given to the inclusion of sustainable transportation measures for this site, and the wider linkages to cycle and pedestrian paths.

### Other Infrastructure

It is expected that both surface and foul drainage would discharge into the public sewer networks within the area. A drainage impact assessment would be required in order to demonstrate that the development could be adequately drained.

Details of storage for waste and recyclables would be required.

### Proposed Aberdeen Local Development Plan

The Proposed ALDP was approved at the meeting of the Communities, Housing and Infrastructure Committee of 28 October 2014. It constitutes the Council's settled view as to what should be the content of the final adopted ALDP and is now a material consideration in the determination of planning applications, along with the adopted ALDP. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether:

- these matters have been subject to public consultation through the Main Issues Report; and
- the level of objection raised in relation these matters as part of the Main Issues Report; and
- the relevance of these matters to the application under consideration

The foregoing can only be assessed on a case by case basis. In relation to this particular pre-application submission, the policies reiterate those within the extant local development, as there are no material changes between the two plans.

### **PRE-APPLICATION CONSULTATION**

The proposal of application notice details the level of consultation which was undertaken and that comprised –

- A public drop-in event was held on 11 August 2015 between 2 and 7 pm at the Balmoral Suite, Norwood Hall Hotel, Garthdee Road, Aberdeen
- The developer wrote to Garthdee Community Council advising of the proposal and offered to attend a community council meeting. The developer was also advised to invite the Cults Bieldside and Milltimber Community Council in light of the boundary being in close proximity to the application site.
- The developer wrote to the Airyhall/Broomhill/Garthdee ward Councillors advising of the proposal and extending an invite to the public 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 Forum (i) note the key issues identified; (ii) if necessary seek clarification on any particular matters; and (iii) identify issues which they would like the applicants to consider and address in any future application.**