

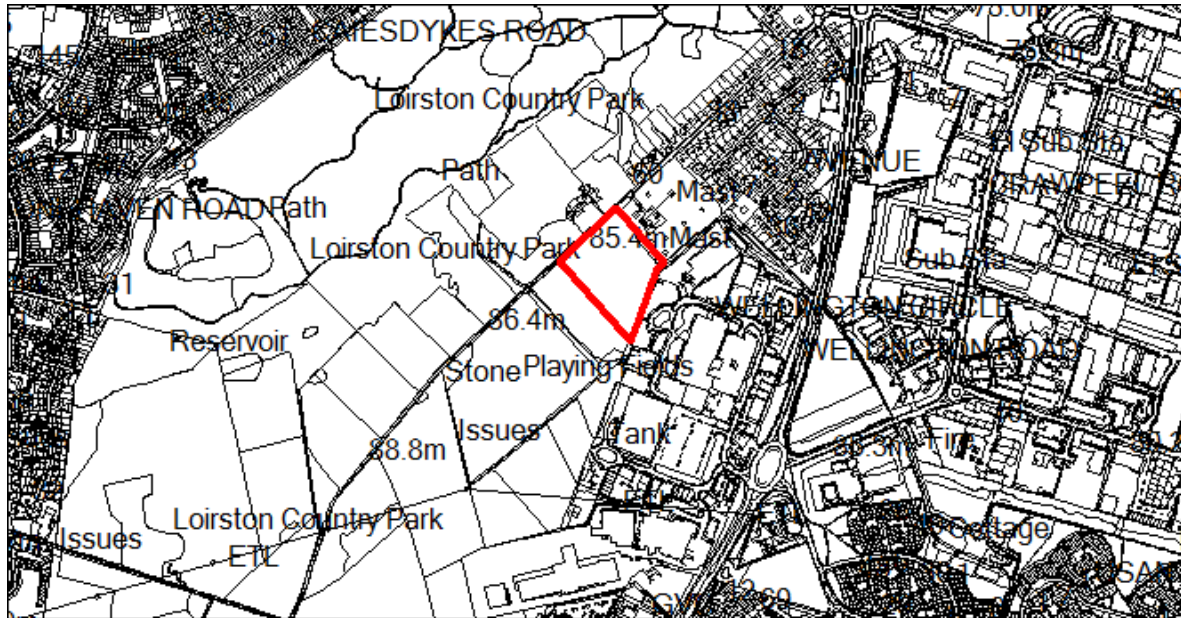
PRE APPLICATION FORUM

CALDER PARK, ALTENS, NIGG

PROPOSED FOOTBALL STADIUM (CIRCA 300 SEATS CAPACITY) WITH ANCILLARY CLUB AND CHANGING FACILITIES, FORMATION OF SYNTHETIC PITCH, FLOODLIGHTING AND CAR PARKING (CIRCA 100 SPACES) WITH ALL ASSOCIATED LANDSCAPING AND INFRASTRUCTURE WORKS AT CALDER PARK ALTENS.

For: Cove Rangers Football Club

Application Ref. : P151777
Officer: Paul Williamson
Pre Application Forum Date: 14 January 2016
Ward : Kincorth/Nigg/Cove (N Cooney / A Finlayson/S Flynn)



SUMMARY

This is a report to the pre-application forum on a potential application by Cove Rangers Football Club for the provision of a new football stadium, with a capacity of approximately 300 seats, together with ancillary club and changing facilities, a new synthetic pitch, floodlighting and associated car parking.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 10th November 2015. The earliest date at which an application can be submitted is 2nd February 2016.

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 approximately 2.67 hectares of land to the west of the Wellington Road Industrial Estate, and bound by Redmoss Road to the north west. To the north east of the site is the Redmoss broadcasting mast, while to the south west is the Bobby Calder Park.

The site is allocated as an opportunity site OP80 within the Adopted Local Development Plan. It is indicated as being an opportunity for a new stadium and sports facilities for Cove Rangers, as part of the wider 15 hectare site. The site also forms part of the wider Masterplan site at Loirston.

RELEVANT HISTORY

Detailed Planning Permission (Ref: 992073) for the redevelopment of Calder Park to include new football pitches, football stadium, community sports centre and associated parking/landscaping was approved conditionally on 31 August 2009 following previous consideration at Planning Committee.

A Proposal of Application Notice (Ref: 110043) for a 1000 seat football stadium, with ancillary club facilities; pitch and terracing; 4250 sq.m indoor sports and community facility; outdoor football facilities; new access and associated car and bus parking was submitted in January 2011. It was that further consultation beyond that identified in the notice was not necessary.

An Environmental Impact Assessment (EIA) Screening Request (Ref: 110354) was received in March 2011. The decision in May 2011 was that an EIA was not required.

Detailed Planning Permission (Ref: 111193) for a football stadium (Approximately 490 seats) with ancillary club facilities, pitch and terracing, indoor sports and community facility, outdoor football facilities etc was approved conditionally in January 2012. That application encompassed the Calder Park, as well as the land that is the subject of the current Proposal of Application Notice.

PROPOSAL

The proposal of application notice is for the provision of a new football stadium, with a capacity of approximately 300 seats, together with ancillary club and changing facilities, a new synthetic pitch, floodlighting and associated car parking.

Access is indicated as being taken from the northern end of Wellington Circle.

CONSIDERATIONS

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

Principle of Development

The site is zoned under the Land Release Policy (Policy LR1 of the Aberdeen Local Development Plan). The suitability of the location for a stadium development, and its relationship with the wider masterplanned development proposed at Loirston, would be examined.

Loirston Development Framework

The Loirston Development Framework (LDF) was Approved as Supplementary Guidance to the Aberdeen Local Development Plan in 2012. As such, it is a material consideration in the determination of any future planning application. It identifies the PoAN site as forming a 3 hectare site (Ref: E8) for Cove Rangers, which is also within the 'Sports and Buffer' landscape area. The Proposals at site E8 are also indicated as taking place within the first Phase. As such, it shall be necessary to assess whether the proposals comply with the content of the LDF, or whether the proposals have any implications on the overall delivery of the wider Development Framework.

Sports and Community Benefit

As with the previous application, due regard would be had to the access to the facility by the general public, in addition to that of the applicant. As such, there is the potential for benefits to not only the local community but also to the wider population within Aberdeen City. Consideration would also have to be given to the potential impact of the loss of existing informal recreational space.

Accessibility, Traffic and 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, together with the linkages to public transportation. 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.

Design, Layout and Landscape Impact

The layout/scale of the stadium and associated ancillary 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.

Given the largely undeveloped nature of this part of Calder Park (albeit acknowledging the relationship to the Wellington Industrial Estate), the landscape impact of the stadium and ancillary buildings shall require careful siting to minimise adverse impacts.

Water Quality and Air Quality

Consideration shall require to be given to the potential impacts of the development upon water quality due to the presence of a watercourse to the south of the site adjacent to the Industrial Estate. Furthermore, the traffic associated with the development both during construction and following commencement of use would have to be taken into account in relation to the potential air quality impacts that could arise.

Trees and Wildlife

As part of the previous approval consideration was given to the loss of recently planted trees alongside Redmoss Road and Wellington Circle. It will therefore be necessary to consider the potential for loss of existing trees, or alternatively, additional supplementary landscaping which could also enhance the local wildlife habitat.

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. Further submissions are also likely to be necessary in respect of flood risk.

PROPOSED LOCAL DEVELOPMENT PLAN

The Proposed ALDP was approved for submission for Examination by Scottish Ministers at the meeting of the Communities, Housing and Infrastructure Committee of 27 October 2015. 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 representation and are regarded as unresolved issues to be determined at the Examination; and
- the relevance of these matters to the application under consideration.

Policies and proposals which have not been subject to objection will not be considered at Examination. In such instances, they are likely to be carried

forward for adoption. Such cases can be regarded as having greater material weight than those issues subject to Examination. The foregoing can only be assessed on a case by case basis. In relation to this particular pre-application submission, the policies and opportunity site allocation reiterate those within the extant local development, albeit the OP61 opportunity site also includes the provision of the site for the New City South Academy. As such there are no material changes between the two plans.

PRE APPLICATION CONSULTATION

The proposal of application notice detailed the level of consultation which is to be undertaken and that comprised:

- A public drop-in event was held on 21 December 2015 between 2 and 8 pm at the Aberdeen Altens Hotel, Souterhead Road, Altens, Aberdeen
- The developer wrote to Nigg Community Council advising of the proposal. The developer was contacted the Cove and Altens Communtiy Council and Kincorth and Leggart Community Council in light of the boundary being in close proximity to the application site.
- The developer wrote to the Kincorth/Nigg/Cove 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.