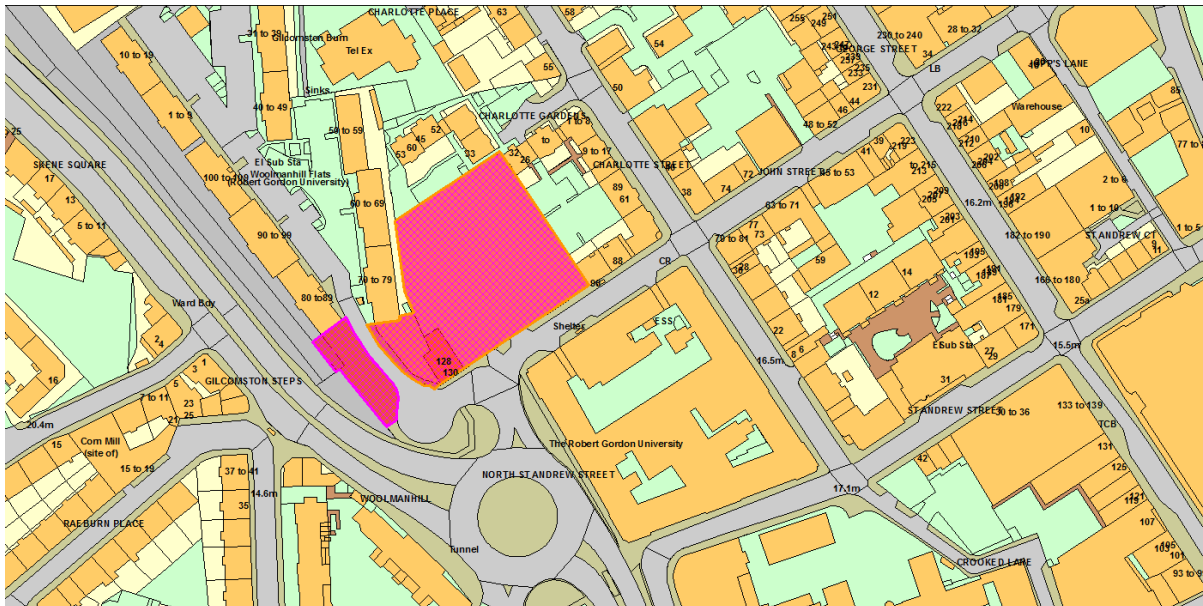


Pre-Application Forum

160879: Redevelopment of site for purpose built student accommodation, ancillary facilities and associated infrastructure works at 92-130 John Street, Aberdeen, AB25 1LE

For: Downing Students (Aberdeen) Limited Partnership Incorporated

Application Date:	1 July 2016
Officer:	Andrew Miller
Ward:	George Street/Harbour
Community Council:	George Street
Advertisement:	None
Advertised Date:	N/A



Location Plan

SUMMARY

Report on a potentially forthcoming application by 'Downing Students (Aberdeen) Ltd for the development of student housing and associated works on a now largely vacant site at 92-130 John Street.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 (as amended), the applicant submitted a Proposal of Application Notice on 1 July 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.

SITE DESCRIPTION

The site comprises a largely vacant plot of land on John Street adjacent to the Woolmanhill Halls of Residence of Robert Gordon University. The site includes the Lumsden Security Locksmith premises and areas previously occupied by now demolished tenement buildings, with commercial uses at ground floor and the former Ambassador Snooker Club. There is also a smaller separate part of the site across John Street.

The surrounding area contains a mix of uses, with residential flats of mainly 4 stories in height to the north and east, Woolmanhill Halls of Residence to the west and the vacant Robert Gordon University building to the south.

RELEVANT HISTORY

Application Number	Proposal	Decision
P151447	Proposal of Application Notice for Redevelopment of Student Accommodation	Further Consultation Required – 8/9/15
P130579	Detailed Planning Permission for 182 Bedroom Hotel with one retail and one food drink unit at ground floor.	Approved 9/10/13
A6/1811	Detailed Planning Permission for 50 flats	Refused by Planning Committee 6/8/08, appeal to Scottish Gov. allowed 3/12/09.

DESCRIPTION OF PROPOSAL

The proposal of application notice is for the construction of student housing and associated works.

At this stage there is no specific number of units proposed, although the threshold for 'Major' scale development within which such a proposal would fall is 5,000m² or more of floor space created, given that the site is less than 2ha in size.

Pre-application discussions have been ongoing between planning officers and the applicant and their Agents.

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 the Aberdeen Local Development Plan 2012 (ALDP)), the site is located in a wider residential designation within the ALDP. Associated policy H1 creates a presumption in favour of residential uses in these areas, though non-residential uses will be considered where they are considered to be complementary to residential use. In this instance, the proposed use can be considered to be of a quasi residential nature. Whilst it does provide a form of residential use, the differences between student 'halls' and mainstream flatted developments must be given consideration (i.e. semi-permanent residential use and potential differing activity/ noise associated).

In this instance, the site is located in a city centre area with a high degree of activity in the surrounding area during the day and into evening hours and is bounded by established student accommodation. As such the use of the site for student accommodation is likely to be acceptable in principle.

Design and Layout

Should an application come forward in detailed form, the design and layout of the development and landscaping/ open space will be a key consideration. The proposals will also need to demonstrate compliance with relevant policies within the ALDP. In addition, the site is located on the edge of two Conservation Areas (Union Street and Rosemount), therefore the design and scale of any development on the site must respect the context and special character of these areas.

In addition, the site itself is relatively prominent on a main arterial route into the City Centre. The site is also highly visible from Union Bridge and Rosemount Viaduct, with any development having a visual impact on the setting of the Denburn Valley. Accordingly, the design of any proposed development would need to be of the highest quality.

Parking/Access

In determining proposals, development should ensure that any parking provision is in accordance with standards set out in the Transport and Accessibility Supplementary Guidance, though consideration will also be given to low/zero car development where development is in close proximity to public transport links.

PRE-APPLICATION CONSULTATION

The proposal of application notice details the level of consultation which will be undertaken as part of the Pre-Application Consultation. In this instance, the applicant proposes to carry out a public consultation event at Aberdeen Central Library on Wednesday 17 August 2016, with publicity in the Evening Express a week in advance, posters in proximity of the site and a mail drop to properties in close proximity to the site. Consultation will also be undertaken with George Street, City Centre and Rosemount and Mile End Community Councils.

List of potentially relevant LDP Policies

I1 (Infrastructure Delivery and Developer Contributions) ensures new development is accompanied by sufficient services/infrastructure/facilities.

T2 (Managing the Transport Impact of Development) requires new development to minimise traffic generated by development.

D1 (Architecture and Placemaking) seeks to ensure high standards of design.

D2 (Design and Amenity) ensures appropriate levels of amenity are provided in new development.

D3 (Sustainable and Active Travel) seeks to minimise travel by private car.

D4 (Aberdeen's Granite Heritage) ensures granite buildings are retained where possible and where demolished, the reuse of granite within new development.

D5 (Built Heritage) ensures development affecting setting of Conservation Areas complies with Scottish Planning Policy.

D6 (Landscape) requires new development to respect important view's of the City's Townscape.

H1 (Residential Areas) ensures new development is compatible with established residential uses.

NE4 (Open Space Provision in New Development) ensures open space is provided in new residential development.

NE6 (Flooding and Drainage) requires surface water to be treated in the most appropriate manner relating to SuDS, with foul drainage connecting to public sewers.

NE10 (Air Quality) seeks to avoid development having an adverse impact on air quality.

R2 (Degraded and Contaminated Land) ensures such land is restored/remediated to a level appropriate to its proposed use.

R6 (Waste Management Requirements for New Development) requires new development to provide sufficient storage space for waste.

R7 (Low and Zero Carbon Buildings) requires all new buildings to reduce CO₂ emissions in line with standards contained in Supplementary Guidance.

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.**