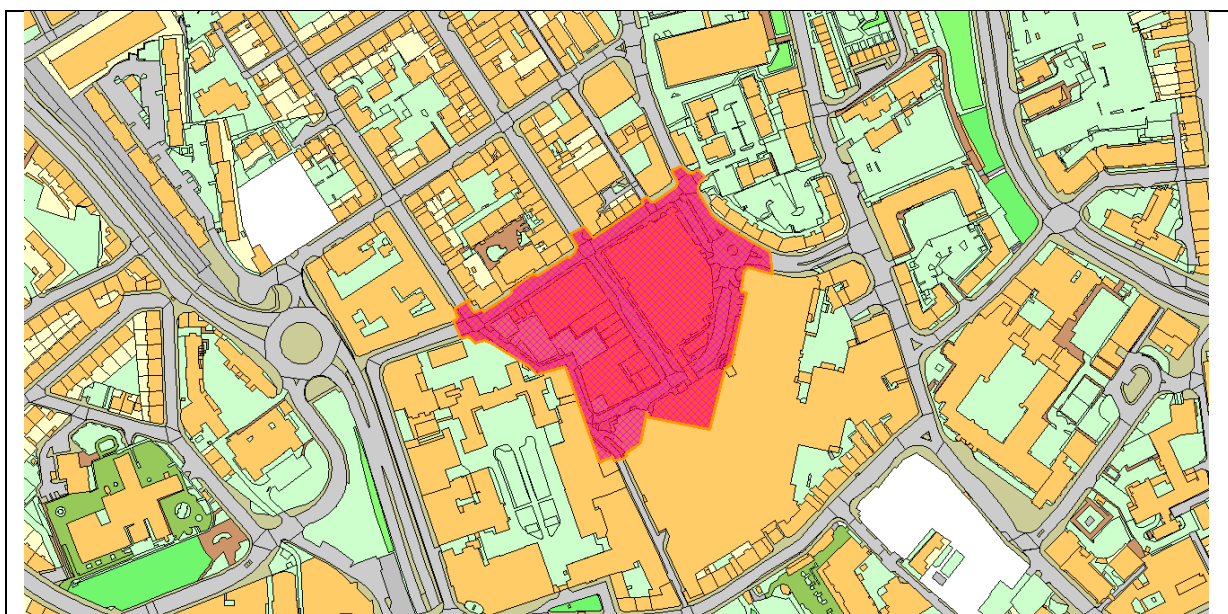


Pre-Application Forum

161104/PAN: Proposed major development: Mixed-use development comprising Class 1 (Shops), Class 2 (Professional services), Class 3 (Food and drink), Class 4 (Business), Class 7 (Hotels), Class 11 (Leisure), flats, serviced apartments, student accommodation, access, car parking, services and all ancillary development, providing up to approximately 10,000sqm of additional floorspace (subject to consultation / confirmation) at Bon Accord Centre, George Street, Aberdeen, AB25 1HZ

For: BMO Real Estate Partners

Application Date:	29 July 2016
Officer:	Andrew Miller
Ward:	George Street/Harbour
Community Council:	City Centre
Advertisement:	None
Advertised Date:	N/A



Location Plan

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 covers approximately 24.5 ha taking in an area north of the Bon Accord Centre to St Andrews Street, west to Crooked Lane/Harriet Street and east to Loch Street/Berry Street/. The southern boundary is formed by the rear of the Bon Accord Centre. The site incorporates the John Lewis store and commercial and residential property on the western side of George Street as well as the streets listed above. The site contains a category C listed building (119 – 125 George Street). Union Street Conservation Area is to the west of the site.

RELEVANT HISTORY

Application Number	Proposal
161080/ESC	Environmental Impact Assessment (EIA) screening opinion for this proposal. Planning authority determined on 3 August 2016 that EIA is not required.
141192	Detailed planning permission for alterations to accommodate cinema and change of use of upper floor units to food and drink approved 16 December 2014. Consent has not be implemented
A5/1261	Detailed planning permission for extension to Bon Accord Centre approved with legal agreement 25 May 2006

DESCRIPTION OF PROPOSAL

Proposed extension to Bon Accord Shopping Centre to provide additional floor space potentially comprising: Retail; professional services (banks, solicitors offices etc.); food and drink; business use, hotel/service apartments, leisure, flats and student accommodation. Car parking/access is also included in the description of the development. The site incorporates a relatively large area in order to allow for potential public realm works.

The PoAN does not detail any locational, scale, form/ height/ massing or design/ external finishes matters, or the level of car parking proposed for any of the proposals, rather it simply shows the extent of the site.

LIST OF POTENTIALLY RELEVANT POLICIES

At a national level – Scottish Planning Policy, Historic Environment Scotland Policy Statement, Designing Streets, Designing Places, Inclusive Places and Designing Safer Places.

Aberdeen Local Development Plan 2012

C1: City Centre Development - Regional Centre (Seeks to ensure development in contributes the delivery of the vision of the City Centre being as a major regional centre.)

C2: City Centre Business Zone & Union Street (Identifies that designation is the preferred option for major retail development.)

D1: Architecture and Placemaking (Development should be designed and sited with due consideration for its context.)

D2: Design and Amenity (Contains criteria for amenity provision within development)

D3: Sustainable and Active Travel (Seeks to ensure development is designed to minimise travel by private car.)

D4: Aberdeen's Granite Heritage (Encourages retention of granite buildings.)

D5: Built Heritage (Proposals affecting listed buildings should comply with Scottish Planning Policy.)

H5: Affordable Housing (Requires development of 5 or more residential units to contribute no less than 25% of total number of units as affordable housing.)

I1: Infrastructure Delivery and Development (Requires developers to offset/mitigate against impacts upon facilities/infrastructure.)

NE4: Open Space Provision in New Development (Requires new development to provide meaningful and useful open space in new residential development.)

NE6: Flooding and Drainage (Seeks to ensure development will not be at risk of or increase the risk of flooding. Also seeks to ensure development is served by suitable surface water drainage.)

NE8: Natural Heritage (Development should not have an adverse impact on protected species.)

NE9: Access and Informal Recreation (New development should not comprise existing rights of way. New development should include improved public access/permeability.)

R6: Waste Management Requirements for New Development (New development should be served by suitable waste facilities.)

R7: Low and Zero Carbon Buildings (All new buildings should reduce predicted carbon emissions within associated planning.)

RT1: Sequential Approach & Retail Impact (Identifies a sequential approach against which all retail, commercial and leisure development must follow.)

T2: Managing the Transport Impact of Development (New development must demonstrate that sufficient measures have been taken to minimise the traffic generated)

Proposed Aberdeen Local Development Plan 2015

This was approved for submission for Examination by Ministers at the meeting of the Communities, Housing and Infrastructure Committee of 27 October 2015 and the Reporter has now reported back. The proposed plan 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 comment by the Reporter; and
- the relevance of these matters to the application under consideration.

The Reporters response does not affect policies in a manner that is relevant to this application. In relation to this particular application proposal policies in the Proposed LDP are not materially different from those in the adopted LDP. Approval to adopt

the LDP will be sought at Full Council meeting of 14th December. The actual adoption date is likely to be around the third week in January.

Policies contained within the proposed plan are listed below (the relevant policy of adopted plan in brackets after).

NC1: City Centre Development - Regional Centre (C1: City Centre Development - Regional Centre)

NC2: City Centre Retail Core & Union Street (C2: City Centre Business Zone & Union St)

D1: Quality Placemaking by Design (D1: Architecture and Placemaking and D2: Design and Amenity)

D3: Big Buildings (New Policy though elements of D1 applicable)

D4: Historic Environment (D5: Built Heritage)

D5: Our Granite Heritage (D4: Aberdeen's Granite Heritage)

NC4: Sequential Approach and Impact (RT1: Sequential Approach & Retail Impact)

I1: Infrastructure Delivery & Planning Obligations (I1: Infrastructure Delivery and Development)

T2: Managing the Transport Impact of Development (T2: Managing the Transport Impact of Development)

T3: Sustainable and Active Travel (D3: Sustainable and Active Travel)

H5: Affordable Housing (H5: Affordable Housing)

NE4: Open Space Provision in New Development (NE4: Open Space Provision in New Development)

NE6: Flooding, Drainage and Water Quality (NE6: Flooding and Drainage)

NE8: Natural Heritage (NE8: Natural Heritage)

NE9: Access and Informal Recreation (NE9: Access and Informal Recreation)

R6: Waste Management Requirements for New Developments (R6: Waste Management Requirements for New Development)

R7: Low & Zero Carbon Buildings and Water Efficiency (R7: Low and Zero Carbon Buildings)

OTHER MATERIAL CONSIDERATIONS

City Centre Masterplan (CCMP)

Under the heading of “Improving the retail environment”, the CCMP identifies the Bon Accord Centre as project CM07. It states:

“there is scope for further expansion and rejuvenation of the George Street area to the north, which currently feels remote on account of the limited permeability of the shopping centre. Any proposals that come forward for infill or redevelopment on George Street should retain an open grid of streets and improve the pedestrian environment in terms of natural surveillance and animation at street level, particularly on Loch Street, Crooked Lane and Harriett Street.”

CONSIDERATIONS

Given the limited information provided with the Proposal of Application Notice it is difficult to be specific, however taking account of the described uses, the following considerations are identified:

- Alignment with the vision for the city centre as a major regional centre, as highlighted within the Development Plan and City Centre Masterplan.
- The capacity of local infrastructure to accommodate the development and the need to promote sustainable/active travel over car trips in the City Centre (permeability through the area, particularly in evening/night).
- Design quality of the development and the impact upon the surrounding area including the public realm and granite buildings.
- Impact of additional retail floor space on the wider City Centre.
- Surface water and waste water drainage.
- Impact upon protected species.

PRE-APPLICATION CONSULTATION

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

Two public consultation events, one held on 18 August 2016 and the other 27 October 2016, both held within the Atrium of the Bon Accord Centre (adjacent to Costa).

Public notices publicising the events were placed in Evening Express in advance of the events. Occupiers of commercial and residential properties within red line were notified. Posters/leaflets were also placed in places of public access (Bon Accord Centre, libraries, community centres and other public facilities).

Community Councils were notified of the Proposal of Application Notice, as were:

- Ward members for George Street/Harbour and Midstocket and Rosemount.
- Aberdeen Civic Society
- Aberdeen Inspired
- Aberdeen and Grampian Chamber of Commerce
- Aberdeen Action on Disability
- North East of Scotland Tourism Partnership (NESTour)
- MPs and MSPs for the Aberdeen City

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.**