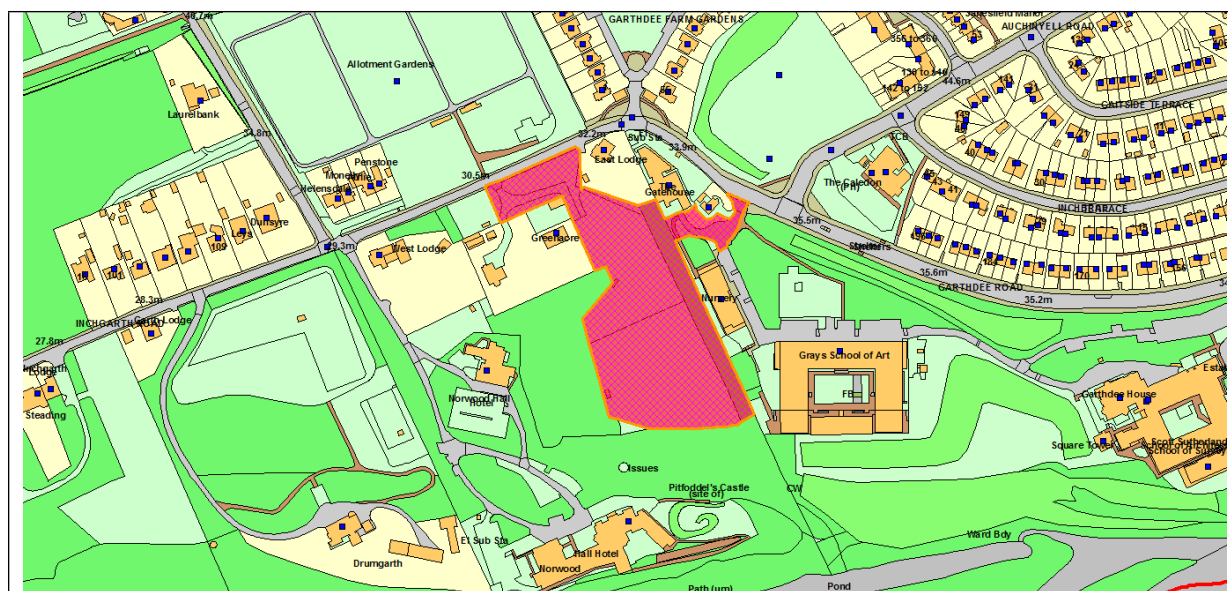


## Pre-Application Forum

**170054/PAN:** Major development for approx. 500 student accommodation units with associated uses at Land West Of Robert Gordon University Campus, Garthdee Road, Aberdeen, AB10

For: Garthdee Properties Ltd

Application Date:	23 January 2017
Officer:	Paul Williamson
Ward:	Lower Deeside
Community Council:	Garthdee
Advertisement:	N / A
Advertised Date:	N / A



Location Plan

### SUMMARY

This is a report to the pre-application forum on a potential application by Garthdee Properties Ltd for a major development comprising approximately 500 student accommodation units, and associated uses on land to the west of RGU's Garthdee Campus.

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 23<sup>rd</sup> January 2017. The earliest date at which an application can be submitted is 16<sup>th</sup> April 2017.

**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 identified site extends to approximately 1.48 hectares, and is located within the Pitfodels Conservation Area. It is bound by: Garthdee Road to the north; Norwood Hall Hotel and the associated grounds/woodland to the west and south; and, the Robert Gordon University Garthdee Campus, and the Grays School of Art to the east. Adjacent to the north boundaries are four residential properties: 'West Lodge'; 'Arnlea House'; 'Greenacre'; and, 'East lodge'.

The site itself is largely grassed with trees around the perimeter. At the frontage to Garthdee Road is a low granite wall of approximately 0.5m in height, with an established hedge of approximately 2.2m in height running parallel to the wall.

**RELEVANT HISTORY**

There is no planning history associated with this site.

**DESCRIPTION OF PROPOSAL**

The proposal constitutes a 'major' application for a student development which would comprise over 5000 square metres of accommodation.

The applicant has indicated that the proposed development could comprise approximately 500 units of accommodation with associated uses. The red line boundary indicates that potential connections could be made to Garthdee Road to the north of the site, and to the east through the existing RGU campus.

**PLANNING POLICY**

Aberdeen Local Development Plan 2017 (LDP)

NE2: Green Belt  
CF1: Existing Community Sites and Facilities  
D1: Quality Placemaking by Design  
D2: Landscape  
D3: Big Buildings  
D4: Historic Environment  
D5: Our Granite Heritage  
I1: Infrastructure Delivery and Planning Obligations  
T2: Managing the Transport Impact of Development  
T3: Sustainable and Active Travel  
NE1: Green Space Network  
NE3: Urban Green Space  
NE5: Trees and Woodlands

NE6: Flooding, Drainage and Water Quality

NE8: Natural Heritage

NE9: Access and Informal Recreation

R6: Waste Management Requirements for New Development

R7: Low and Zero Carbon Buildings and Water Efficiency

CI1: Digital Infrastructure

## **OTHER RELEVANT MATERIAL CONSIDERATIONS**

Interim Planning Advice (To be considered by Members in Spring 2017, and thereafter ratified by the Scottish Government before formal adoption as Supplementary Guidance to the Local Development Plan)

- Big Buildings
- Landscape
- Planning Obligations
- Transport and Accessibility
- Natural Heritage
- Trees and Woodlands
- Flooding, Drainage and Water Quality
- Resources for New Development

Former Supplementary Guidance to former Local Development Plan

- Robert Gordon University Garthdee Development Framework

## **CONSIDERATIONS**

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

### Principle of Development

The site is zoned as Green Belt within the recently adopted Local Development Plan. The suitability of this edge of settlement site for a development of student accommodation, and its relationship with adjoining uses, would be examined.

### Linkages with the adjacent Robert Gordon University Garthdee Development Framework

While not within the area covered by the RGU Garthdee Development Framework, the site is located directly adjacent to it, and would seek to provide accommodation for students at the Garthdee Campus. It would therefore require to be assessed as to whether the proposals complement the aims and objectives of the Framework.

### Design, Layout and Other Infrastructure

The layout/scale of the development, and the relationship with its surroundings would be determined at the application stage.

A Drainage Impact Assessment (DIA) would be required in order to demonstrate that the development could be adequately drained.

Furthermore, such developments could be expected to provide planning obligations to offset the associated impacts of the development.

### Transportation and Access

The traffic impact of the development would be assessed as part of any application submission. The proposals would be expected to accord with the transportation policies within the LDP in respect of the safe and convenient provision to the site. It would also be expected that adequate consideration be given to the inclusion of sustainable transportation measures for the site, and the wider linkages with the surrounding area.

### Historic and Natural Environment

Given the location within the Pitfodels Conservation Area, it would be required to be demonstrated that the proposals would accord with Scottish Planning Policy, the Historic Environment Scotland Policy Statement; and the relevant policies of the Local Development Plan.

Furthermore, consideration would also be given at the application stage to the potential implication on the adjacent trees and woodlands, together with any habitat interests which could be affected by the development.

## **PRE-APPLICATION CONSULTATION**

The proposal of application notice provided an indication of means of consultation that is intended to be undertaken. This includes:

- a Consultation event (potentially at RGU) from 12 noon to 7pm;
- A1 presentation boards;
- Questionnaires; and,
- Attendance by the applicants Design Team.

Details of the event shall be advertised within the local press (Evening Express), and the respective Garthdee, and Cults, Bieldside and Milltimber Community Council's, and local ward members shall be notified of the specific details in due course.

## **NECESSARY INFORMATION TO SUPPORT ANY FUTURE APPLICATION**

As part of any application, the applicant has been advised that the following information would need to accompany the formal submission:

- Pre-Application Consultation Report;
- Planning and Design Statement (including landscape impact);
- Conservation Statement;
- Transportation Statement;
- Tree Survey; and, a
- Phase 1 Habitat Survey

## **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.**