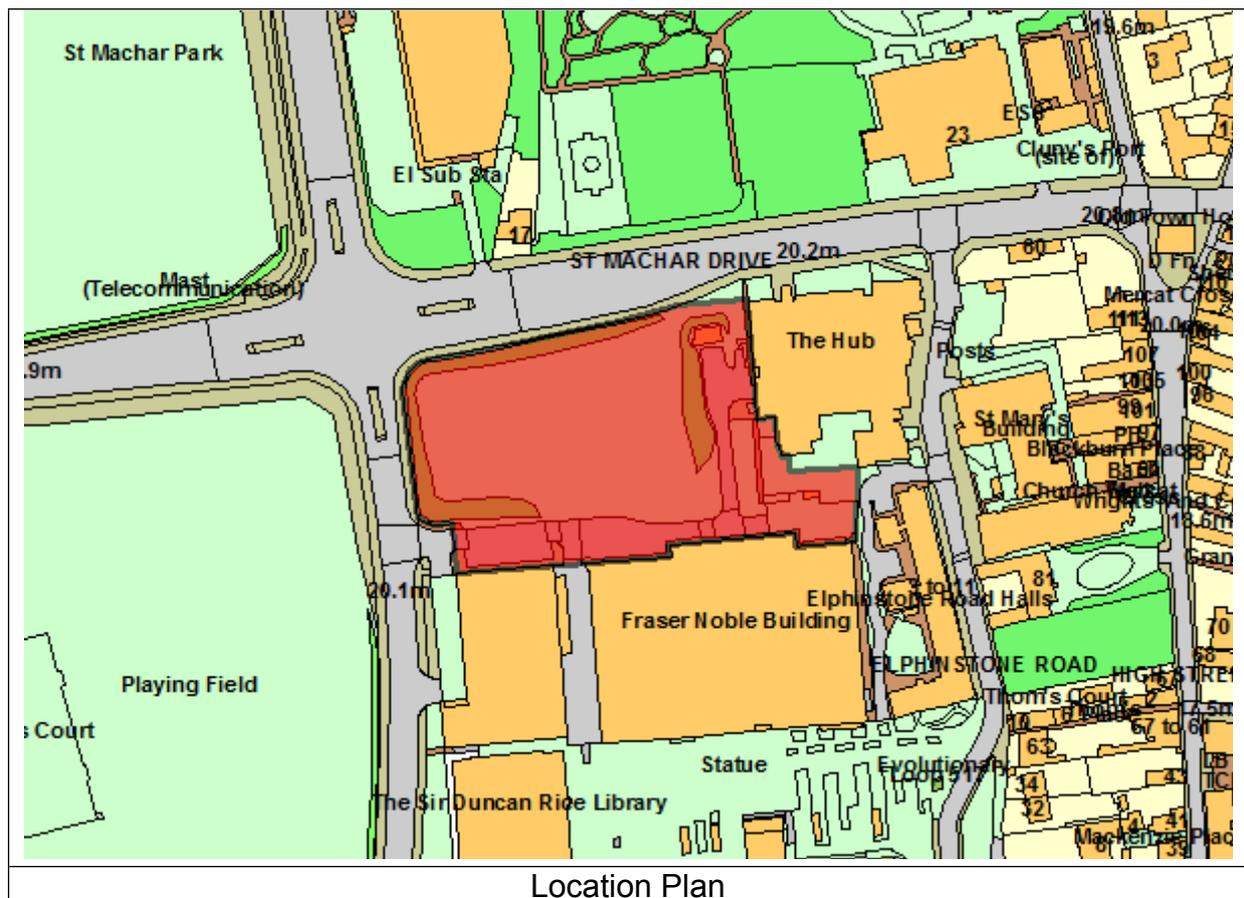


Pre-Application Forum

171075/PAN: Major development of approximately 6,000sqm of Class 10 (non-residential institution), comprising a science teaching hub, associated infrastructure and landscaping on useable open space at Land At Corner Of St Machar Drive And Bedford Road, West Of The HUB And North Of Fraser Noble Building, Old Aberdeen, Aberdeen, AB24 3AF

For: The University Of Aberdeen

Application Date:	6 September 2017
Officer:	Gavin Clark
Ward:	Tillydrone/Seaton/Old Aberdeen
Community Council:	Old Aberdeen
Advertisement:	N/A
Advertised Date:	N/A



SUMMARY

This is a report to the pre-application forum on a potential application by the University of Aberdeen for a major development of approximately 6,000 sqm of Class 10 (non-residential institution), comprising a science teaching hub, associated infrastructure and landscaping on useable open space at land at the corner of St Machar Drive and Bedford Road, west of the HUB and north of the Fraser Noble Building, Old Aberdeen, Aberdeen.

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 the 22nd September 2017. The earliest date at which an application could be submitted is the 29th December 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 application site incorporates an area of useable open space land to the south of St Machar Drive, to the east of Bedford Road, to the north of the existing Fraser Noble building and to the west of the existing Hub Building. The application sites extend to approximately 1.04 ha. The open space is elevated above road level by some 2 metres with steeply sloping embankments down to the St. Machar Road and Bedford Road. The site is mostly grassed with a number of medium-sized trees near to the boundary with Bedford Road and towards the eastern boundary, one of which is a mature tree. The surrounding area is predominantly occupied by the University, with buildings to the south (most notably The Sir Duncan Rice Library and the Fraser Noble Building), east and north and by an area of open space to the west, across Bedford Road. The site is also located within the Old Aberdeen Conservation Area.

RELEVANT HISTORY

A previous proposal of application notice (PoAN) (Ref: 141787) was submitted on the 3rd December 2014 for a major development to create a 18700 sqm science building in conjunction with the demolition of the existing Meston building to the south. This was not progressed and has now been superseded by the current proposal.

DESCRIPTION OF PROPOSAL

The proposal constitutes a major development of approximately 6,000sqm of Class 10 (non-residential institution), comprising a science teaching hub, associated infrastructure and landscaping.

PLANNING POLICY

National Planning Policy

- Scottish Planning Policy (SPP)
- Historic Environment Scotland's Policy Statement (HESPS)

Aberdeen Local Development Plan 2017

- Policy D1: Quality Placemaking by Design;
- Policy D2: Landscape;
- Policy D4: Historic Environment;
- Policy I1: Infrastructure Delivery and Developer Obligations;
- Policy T2: Managing the Transport Impact of Development;
- Policy T3: Sustainable and Active Travel;
- Policy T5: Noise;
- Policy CF1: Existing Community Sites and Facilities;
- Policy NE3: Urban Green Space;
- Policy NE5: Trees and Woodlands
- Policy NE6: Flooding, Drainage and Water Quality;
- Policy R6: Waste Management Requirements for New Development;
- Policy R7 Low and Zero Carbon Buildings, and Water Efficiency and
- Policy C11: Digital Infrastructure.

Supplementary Guidance

- Landscape
- Trees and Woodland
- Planning Obligations
- Transport and Accessibility
- Noise
- Flooding, Drainage and Water Quality
- Green Space Network and Open Space

CONSIDERATIONS

The main considerations against which the eventual application would be assessed are outlined as follows:

Principle of Development

The site is zoned as an existing community site and facility (Policy CF1 – Existing Community Sites and Facilities) within the adopted Aberdeen Local Development Plan. This policy states that proposals for new or extended uses of these types (further education and research facilities) on these sites will be supported in principle. Where land or buildings become surplus to current or anticipated future requirements, alternative uses which are compatible with adjoining uses and any remaining community uses will be permitted in principle.

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Policy NE3 (Urban Green Space) would also need to be taken into consideration in the determination of any application. This policy states that permission will not be granted to redevelop any parks, playing fields, sports pitches, woods, allotments or all other areas of urban green space (including smaller spaces not identified on the Proposals Map) for any use other than recreation and sport. Exceptions will be made when an equivalent and equally convenient and accessible area for public space is laid out and made available in the locality by the applicant for urban green space purposes. In all cases, development will only be acceptable provided that:

1. There is no significant loss to the landscape character and amenity of the site and adjoining area;
2. Public access is either maintained or enhanced;
3. The site is of no significant wildlife or heritage value;
4. There is no loss of established or mature trees;
5. Replacement green space of similar or better quality is located in or immediately adjacent to the same community, providing similar or improved health benefits to the replaced area and is accessible to that community, taking into account public transport, walking and cycling networks and barriers such as major roads.

Any proposal would also have to accord with Scottish Planning Policy (SPP), Historic Environment Scotland's Policy Statement (HESPS) and Policy H4 (Historic Environment) of the Aberdeen Local Development Plan; to preserve or enhance the character and appearance of the surrounding conservation area.

Design, Scale and Layout

The layout of the building, along with its height, design, impact on the surrounding Conservation Area, townscape setting and surrounding streetscape, car parking and landscaping would be determined at the planning application stage. A high standard of design is expected for all applications within the City Council area. There are also trees within the site, any impact/ replacement planting would also need to be considered in relation to their loss.

Transportation

The traffic impact of the development would be assessed as part of any application submission; associated Supplementary Guidance advises that Transport Assessments are required for developments exceeding 2500 sqm. Access to and from the site would also be examined. A suitable level of car, cycle and motorcycle parking would be agreed.

PRE-APPLICATION CONSULTATION

The Proposal of Application Notice application detailed the level of consultation to be undertaken as part of the Pre-Application Consultation process. The site is located within the Old Aberdeen Community Council area in close proximity to the Tillydrone Community Council Area. Therefore, secretaries of both Community Councils were made aware of the development, as well as Elected Members for the wards of George Street/ Harbour and Tillydrone/ Seaton/ Aberdeen. Representatives of the

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University of Aberdeen also presented the proposals to Old Aberdeen Community Council at their meeting on the 19th September and also to Tillydrone Community Council at their meeting on the 20th September.

The applicants confirmed that the first public event took place between 2pm and 8pm on Tuesday 26th September 2017 on the ground floor of the University of Aberdeen library. Community Council members and local Councillors were invited to attend. The event was advertised in the local press 7 days in advance and a second event is proposed in mid-November to provide an opportunity for interested parties to review the developed proposals, feedback and provide further comment prior to the submission of a planning application.

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
- Transport Assessment/ Transport Statement
- Tree Survey
- Drainage Impact Assessment

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.