

MEMO



ABERDEEN
CITY COUNCIL

To	Gavin Clark Planning & Infrastructure	Date	23/04/2018
		Your Ref.	180555/DPP
		Our Ref.	
From	Roads Projects		
Email	micowie@aberdeencity.gov.uk		
Dial	01224 523761		
Fax			

Strategic Place Planning

Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Aberdeen
AB10 1AB

Tel 03000 200 291
Minicom 01224 522381
DX 529451, Aberdeen 9
www.aberdeencity.gov.uk

Planning Application No. 180555/DPP – Erection of 4 residential flats with associated landscaping at land to the rear of 44/46 Bedford Road, Aberdeen AB24 3LH.

I have considered the above planning application and have the following observations:

1 Development Proposal

- 1.1 I note this proposal is for the erection of 4 residential flats on land to the rear of 44/46 Bedford Road and will front Bedford Place, Aberdeen.
- 1.2 I note that the site is located within the outer city and sits within a controlled parking zone (Zone RR) which operates 10am-4pm; Mon-Fri.

2 Walking and Cycling

- 2.1 This site is well serviced by a network of public footpaths connecting to the wider area with destinations such as University of Aberdeen, Kittybrewster Retail Park in readily walkable distances.
- 2.2 I can confirm that the site is considered to be well served for cyclists with access to various nearby cycle routes. Existing on-street cycle lanes can be found along Bedford Road as well as National Cycle Route 1 traveling along College Bounds/Hight Street located some 600m away which has direct links through the whole City and City Centre.

3 Public Transport

- 3.1 The site shall be well served by Public Transport with Bedford Road forming part of several bus routes connecting the University of Aberdeen and the wider city at regular intervals.
- 3.2 Bus stops when heading in either direction can be found on Bedford Road within 100m.

4 Parking

- 4.1 As per ACC supplementary guidance, a maximum of 1.5 spaces should be provided per unit, equating to 6 parking spaces. However, the applicant proposes to provide no associated off-street car parking.
- 4.2 As the site is located within a controlled parking zone, each property would be entitled to apply for a maximum of 2 on-street parking permits which would add to the existing parking pressures within this area.
- 4.3 Should this site be considered for a 'no-car' development mitigatory measures would require to be in place such as sufficient cycle parking provision, which I can confirm has been identified and this should also be secure and sheltered. In addition, to support residents too either have one or no vehicle contributions to 'Car Club' should be sought in order to promote existing provision or the introduction of additional provision in the area. Figures for this can be obtained from Alan Simpson within the Transport Strategy Team, I would urge the applicant to open discussions with Alan who can be contacted on either (01224) 522756 or alansimpson@aberdeencity.gov.uk.

5 Refuse

- 5.1 I note the location of the proposed bin site and would advise that the acceptable distance for containers to be transported by collectors should be no more than 15m for a two-wheeled bin and 10m for a four-wheeled bin. Additionally, residents should not be required to carry waste/refuse more than 30m from the flat entrance to the storage point.

6 Conclusion

- 6.1 Should mitigatory measures be conditioned as part of this application, Roads Development Management would accept this to be a 'no-car' development and therefore have no objection to this application.

Michael Cowie
Engineering Officer
Roads Development Management