

MEMO



ABERDEEN
CITY COUNCIL

To	Ross McMahon Planning & Infrastructure	Date	04/05/2018
		Your Ref.	180522/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. 180522/DPP – Erection of café with hot foot take away and flat above including car parking and associated works at Former Public Convenience Adjacent to Dyce Church Hall, Victoria Street, Dyce Aberdeen.

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

1 Development Proposal

- 1.1 I note that this application is to form a café with hot food take away and associated flat above at the site of the former public convenience adjacent to Dyce Church Hall, Victoria Street, Dyce, Aberdeen.
- 1.2 I note that the site is situated within the Dyce Area of Aberdeen which is defined as in the outer City. This area is also a location in which no controlled parking in operation.

2 Walking and Cycling

- 2.1 The site will be served by direct access onto a network of public footpaths along Victoria Street which connects to the wider residential and business areas of Dyce, Aberdeen.
- 2.2 There are no direct links onto any designated cycle lanes/paths, however within 350 of the site is access onto the Formartine and Buchan Way which forms part of National Cycle Route 1 that travels through the centre of the city connecting the North and South, and further afield.

3 Public Transport

- 3.1 The site lies on Victoria Street, Dyce which is served by regular bus services with direct links into the City Centre. Bus stop for this service are located within 50m for either direction.

- 3.2 Also located within 350m of the site is Dyce Railway Station which provides shuttle services into Aberdeen as well as services to further afield destinations such as Dundee, Edinburgh, Glasgow and Inverness while stopping at smaller intermediate stations.

4 Parking

- 4.1 I note that the proposed café has a floor space of 91m², which as per ACC guidelines maximum parking should be provided on a basis on 1 space per 12m², and parking for the associated flat is 1.5 space per flat. This combined total equates to 9 spaces.
- 4.2 The proposed parking provision is a total of 7 spaces, combining 6no. general spaces and 1no. disabled parking space, however there is not a designated parking space for the associated flat which should be provided. As you can see this does result in a small shortfall on the maximum parking requirements. It should be noted that numerous other business along Victoria Street do not have associated parking provision and require utilising available on-street parking while there also being a public car parking area directly adjacent to this site. For these reasons, the proposed parking is considered acceptable, as well predominately serving the local community and local business that will not necessarily require travelling by car.
- 4.3 However, although the number of parking provision may be acceptable, we require to see further details in relation to the general parking area i.e. space dimensions, aisle width between spaces. I note that there is no detail on how the site will be bounded, in particular the north boundary, because we advise that parking spaces should be off-set by 0.5m from any vertical boundary in order to allow manoeuvrability in and out (i.e. parking space marked No.1).
- 4.4 In addition, we require details and dimensions on the new access to be created and the access road along the side of the building.
- 4.5 I acknowledge the proposed disabled parking provision, which is appropriate for a business and car park of this size and nature.
- 4.6 Is proposed to provide cycle parking to the front of the café, this should be secure and covered to serve both customers and staff.

5 Refuse

- 5.1 I note that there are two areas marked for bins, hopefully I am correct in assuming the bins to the rear are that of the business use, how shall this be served by refuse vehicles?

6 Construction Consent

- 6.1 The new access junction layout requires to be designed to Aberdeen City Council standards. The development will require to be subject to a Section 56 Roads Construction Consent procedure and I would urge the applicant to contact Colin Burnet on 01224 522409 to discuss this matter in further detail.

7 Conclusion

- 7.1 There are outstanding issues in respect of this planning application with further information and clarification required. I will be in a position to make further and final comment on receipt of the requested information.

Michael Cowie
Engineering Officer
Roads Development Management