

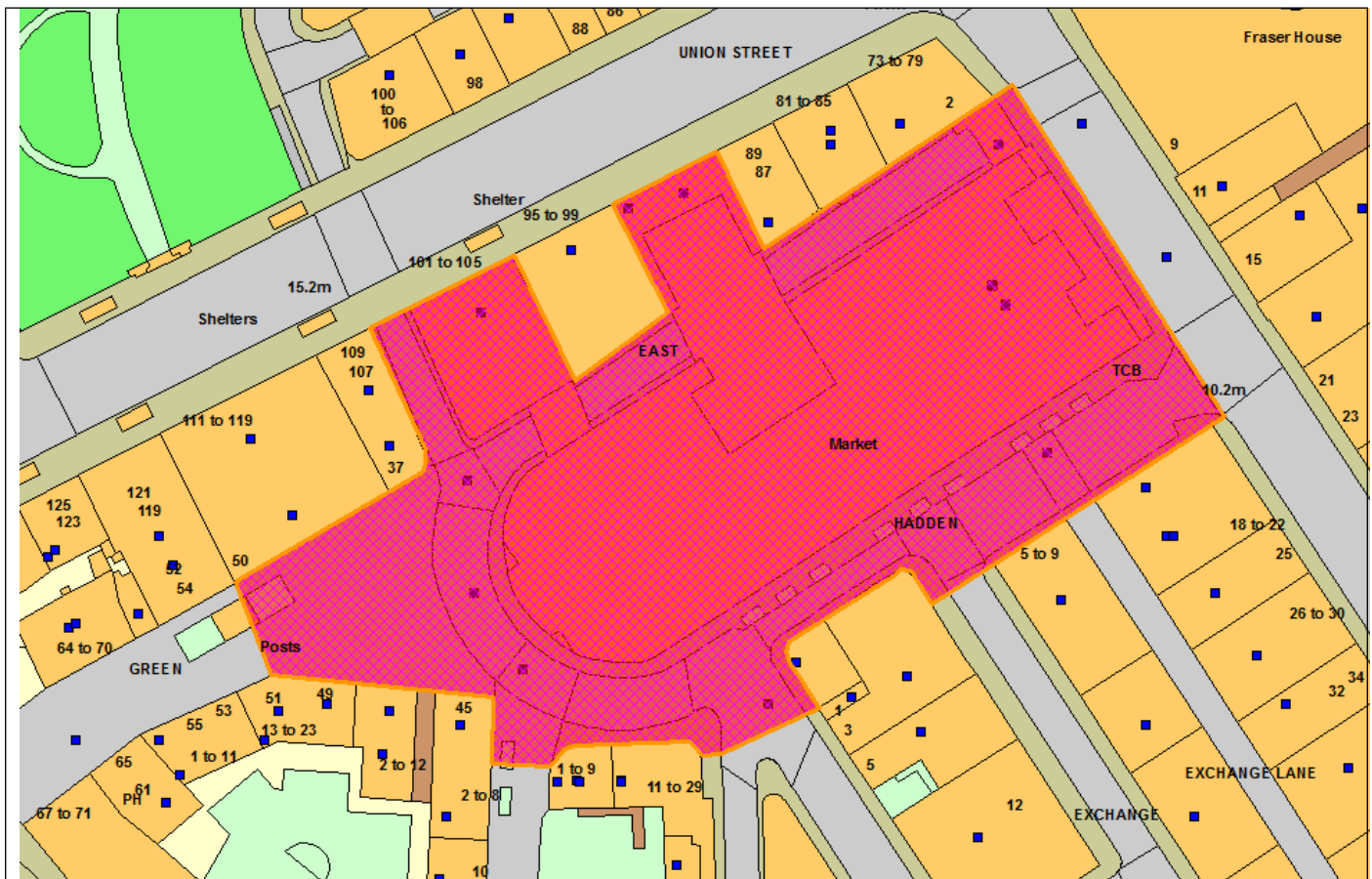


Pre-Application Forum

Report by Development Management Manager

Meeting Date: 6th December 2018

Site Address:	Aberdeen Market, Market Street, Aberdeen, AB11 5PA
Application Description:	Major development consisting of demolition and redevelopment of the existing site to form a mixed use office-led development (Class 4) with Class 1 (Retail), Class 2 (Financial, Professional & Other Services), Class 3 (Food & Drink), public house (sui generis) and Class 11 (Assembly & Leisure) (circa 18,000 sqm) with landscaping, public realm, car parking and associated development/works
Application Ref:	181656/PAN
Application Type	Proposal of Application Notice
Application Date:	19 September 2018
Applicant:	Patrizia
Ward:	George Street/Harbour
Community Council:	City Centre
Case Officer:	Matthew Easton



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.

APPLICATION BACKGROUND

Site Description

The application largely relates to the Aberdeen Indoor Market which is situated between Market Street, Hadden Street and The Green. The main market building dates from the early 1970s and is set over four and five stories, with taller core elements on the stair and service cores. It is finished in a mixture of concrete panels, blockwork and louvred elements.

The following properties also form part of the site boundary –

- 6 Market Street (an adjoining retail unit)
- 91 – 93 Union Street (former BHS retail premises)
- 101 – 105 Union Street (retail units and vacant associated upper stories)

Relevant Planning History

- Detailed planning permission (060876) and listed building consent (060871) were granted in September 2006 for alterations to the Aberdeen Market building, as part of a wider scheme to increase the floor space of it and adjacent buildings. These consents were not implemented and expired in September 2011.
- Detailed planning permission (171503/DPP) was granted on 1 November 2018 for refurbishment and reconfiguration of the existing Market building. The proposal involved –
 - Over-cladding of the upper storeys with a perforated metal cladding which would be back-lit. The stair/service cores would be over-clad with dark grey single skin vertical standing seam cladding.
 - Alterations to the Market Street elevation and Hadden Street end of the building to remodel the building to step back from the edge of Market Street. A more open frontage with two storey glazing would be formed. New public realm would be formed outside the building.
 - Removal of the two upper floors, resulting in a three-storey building.

APPLICATION DESCRIPTION

Description of Proposal

The proposal is a 'major' development consisting of: demolition of the market building and redevelopment of the resulting site to form: a mixed use office-led development (Class 4), with associated Class 1 (Retail), Class 2 (Financial, Professional & Other Services), Class 3 (Food & Drink), public house (sui generis) and Class 11 (Assembly & Leisure) uses (totalling circa 18,000 sqm), with landscaping, public realm, car parking and associated development/works

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the Development Plan and that determination shall be made in accordance with the plan, so far as material to the application unless material considerations indicate otherwise.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities to preserve and enhance the character of conservation areas.

National Planning Policy and Guidance

- Scottish Planning Policy
- Scottish Historic Environment Policy

Aberdeen Local Development Plan (2017)

- Policy D1 – Quality Placemaking by Design
- Policy D2 – Landscape
- Policy D3 – Big Buildings
- Policy D4 – Historic Environment
- Policy NC1 – City Centre Development - Regional Centre
- Policy NC2 – City Centre Retail Core and Union Street
- Policy I1 – Infrastructure Delivery and Planning Obligations
- Policy T2 – Managing the Transport Impact of Development
- Policy T3 – Sustainable and Active Travel
- Policy T4 – Air Quality
- 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
- Policy CI1 – Digital Infrastructure

The site is identified as an opportunity site (OP67 – Aberdeen Market) where there is an opportunity for qualitative retail/mixed use improvements to include better pedestrian access from the Green to Union Street and address public realm issues.

Supplementary Guidance and Technical Advice Notes

- Air Quality
- Big Buildings
- Flooding, Drainage and Water Quality
- Harmony of Uses
- Landscape
- Planning Obligations
- Resources for New Development
- Transport and Accessibility

Other Material Considerations

- City Centre Masterplan – Project CM06: Aberdeen Indoor Market.

- Union Street Conservation Area Appraisal

CONSIDERATIONS

Principle of Development

- Policy NC1 (City Centre Development – Regional Centre) requires development within the identified city centre to contribute towards the delivery of the vision for the city centre as a major regional centre as expressed in the City Centre Masterplan and Delivery Programme (CCMP). As such the city centre is the preferred location for retail, office, hotel, commercial leisure, community, cultural and other significant footfall generating development serving a city-wide or regional market.
- As the proposal is expected to see a loss of retail space, Policy NC2 (City Centre Retail Core and Union Street) would be relevant. It requires that proposals for a change of use from retail to other uses within the City Centre Retail Core will only be acceptable if –
 - a) the new use contributes to the wider aims of the City Centre Masterplan and Delivery Programme;
 - b) the proposed alternative use makes a positive contribution to the vitality and viability of the city centre and creates or maintains an active street frontage;
 - c) the proposed alternative will not undermine the principal retail function;
 - d) the applicants can demonstrate a lack of demand for continued retail use of the premises (applicants will be required to demonstrate what efforts have been made to secure a new retail use);
 - e) the new use does not create overprovision and/ or clustering of a particular use in the immediate vicinity which would undermine the character and amenity of the centre or the well-being of communities; and
 - f) the alternative use does not conflict with the amenity of the neighbouring area.
- Project CM06 (Aberdeen Indoor Market) of the City Centre Masterplan identifies a significant opportunity to introduce a mix of uses, including retail, that better addresses The Green and enhances the overall vibrancy and attractiveness of this area, including for other uses such as residential.

The CCMP envisages redevelopment of the Aberdeen Indoor Market to be replaced by a more contextually appropriate development of buildings and spaces. Key criteria for any redevelopment of the market includes –

- Enhanced active frontages on Union Street, Market Street, Hadden Street and The Green.
- Continued retail use at Union Street level and a mix of retail, food and drink and leisure uses at Hadden Street level.
- Appropriate scale and quality of design given the site's conservation area setting and Union Street setting.

Layout and Design

The building is expected to be around nine storey's tall, and it is therefore important that its visual impact on the surrounding area and from further afield is considered carefully. Policy D1 (Quality Placemaking by Design), Policy D2 (Landscape) and Policy D3 (Big Buildings) and their associated supplementary guidance notes would all be relevant.

The site sits within the historic core of the city centre and is part of the Union Street Conservation Area. Policy D4 (Historic Environment) is therefore relevant and the Council would be required to ensure that the character of the conservation area was either preserved or enhanced.

Transport and Accessibility

Being in the city centre the site is highly accessible. Parking is proposed and therefore the traffic impact of the development would need to be considered. Policy T2 (Managing the Transport Impact of Development) and Policy T3 (Sustainable and Active Travel) are relevant in this regard.

Any areas of new public realm should be seen as part of the wider Green area, rather than in isolation. Vehicular access arrangements will have to be carefully examined in order to ensure that this does not compromise the overall space.

Union Street, Market Street and Guild Street are Air Quality Management Areas, thus again the impact of the any traffic associated with the development would need to be considered to ensure there is no detrimental impact on air quality levels.

Technical Matters

In designing the building the applicant would be required to take into account the provisions of 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 CI1 (Digital Infrastructure).

PRE-APPLICATION CONSULTATION

Public consultation was undertaken by the applicant at an drop-in event at the former BHS store, 91 Union Street, on Thursday 1st November 2018 between 12pm and 8pm. Display boards were available which showing the site context, the aims of any development and a brief overview of the emerging proposals.

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 –

- Air Quality Assessment
- Archaeology Report
- Design and Access Statement
- Drainage Impact Assessment
- Lighting Strategy
- Noise Assessment
- Planning Statement

- Pre-Application Consultation Report
- Sustainability/Low and Zero Carbon Buildings Statement
- Townscape Visual Impact Assessment
- Transport Assessment
- Wind Assessment

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