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**Sent:** 23 April 2019 11:28  
**To:** LDP; [REDACTED]  
**Subject:** Main Issues submission Cordyce School  
**Attachments:** Cordyce LDP Submission 23rd April 2019.pdf; Relocation Report hand out 12th March 2019 .pdf

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Good morning LDP PDMC

Former Cordyce School

As you will see by our submission to the LDP department in the attachments we are doing our utmost to continue in business and protect the jobs of 43 honest hard working, loyal and devoted colleagues.

Every one of the City's Main Issues assets in the LDP report will be matched, met or exceeded as listed in our alphabetical list of the sustainable assets we could bring to Cordyce.

We sincerely hope the environmental asset, the NE2 policy and Quality Places will be the foremost consideration, for our Green and inviting City of Aberdeen and hopefully help to save the Jobs of 43 colleagues.

Please acknowledge receipt.

Gordon McGillivray

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23<sup>rd</sup> April 2019

Dear LDP Members

### **Former Cordyce School - Aberdeen City Local Development Plan 2019**

Congratulations to our City fathers for their endeavour to assist Aberdeen achieve their latest award, the European Forest City for 2019.

We consider our bid to meet, even exceed, and assist the continuation of such a worthy prestigious accolade plus all the criteria needed for the development as set out by Aberdeen Council in their original marketing and planning for the Cordyce site.

It is very disappointing and sad to see the proposal for this Green site, to be re-zoned from NE2 to housing despite the Council advising 'we have a very healthy and long term housing land supply in Aberdeen and we do not think having more long term allowances are necessary'.

Garden Centres and gardening are fast becoming leaders in Green Environmental issues and provide considerable positive attitudes towards improvement of local areas and community. Gardens and Gardening could also be described as The Natural Health Service.

We would like our bid for the former Cordyce School to be considered and adopted as soon as possible.

The reason for the urgency is that, for the last three years, we have been unable to operate efficiently as a garden centre plant nursery at Parkhill because of Salt Spray issues caused by the AWPR Scheme. Since the scheme we have been trading at a loss, this cannot continue much longer, hence the urgent need for relocation. Cordyce is an ideal location for our Business and would satisfy all of our aspirations for our future and of the community for the forceable future.

The site is within walking distance for most local residents and it is on the public bus routes benefiting the public and employees who depend on public transport and hopefully will encourage more use of those modes of transport

Attachments -Alphabetical list of the Assets our company will bring to Dyce and Aberdeen. Also Parkhill's Relocation Report.

We trust our bid will be looked on favourably and supported by **NE2 policy and Quality Places** also the Pr-application written response Ref 181238/PREAPP.

Yours faithfully

Gordon J. McGillivray



# **Parkhill Nurseries and Garden Centre Ltd bid for The Former Cordyce School, Dyce, Aberdeen**

**Sustainable Assets** that Parkhill Nurseries & Garden Ltd will bring to Dyce, Aberdeen City and Shire on relocation to the former Cordyce School

Listed in alphabetical order:- Accessibility, Amenity, Assets, Community Engagement, Diversity, Economy, Educational, Employment, Environmental, Positive Characteristics, Positive Elements, Public Comfort Facilities, Social, Successful Place Making, Successful Positive Place, Supporting Business, Quality Place, Recreational,

## **Accessibility**

The Garden Centre will be accessible and welcoming to all including the less able. A housing estate would only serve the residents of the estate.

## **Amenity**

There is so much support and agreement within the local communities for the relocation of the Garden Centre to Cordyce This is supported by a 3,500 signature in house petition supporting the move, plus the Facebook 116,000 plus supportive hits, from all who have experienced or believe it will be a very beneficial Environmental and Amenity asset for the Community

## **Assets**

Trees, shrubs, plants and green spaces provide crucial environmental, educational, social, and economic benefits to its place and citizens.

An excellent sentiment by the European Forest Institute Director Dr Palahi "Remember that nature is the ultimate sophistication"

Gardens and Gardening could also be described as The Natural Health Service.

## **Community Engagement,**

There is already community engagement with Dyce and other Local areas. The Garden Centre will create a sense of Community and belonging as a meeting place, a good place for leisurely and informative green walks, in a tranquil landscaped pet friendly setting. Allotment Plots. Educational beds and borders etc. Local charities are already well supported.

## **Diversity**

There will be a diverse range of Landscaped Features, Community Engagement, Public Comfort Facilities, Community Allotment Plots etc.

## **Environment**

Protecting and Enhancing the High Quality Natural Green Environment, Encouraging the public to use Plants and Lawns instead of Concrete. Where necessary we recommend the use of Breathable Permeable Surfaces to reduce run off. We will demonstrate the Environmental advantages of "Growing Green" having Natural "air conditioning" walking, seating, leisure and educational areas.

## **Environmental**

Up to-date environmental saving features will be incorporated in the new build. It is difficult to find a business that is more environmentally friendly than a Garden Centre especially of the type we intend to develop on relocation.

## **Economy**

**Saving 43 Jobs**, will save the local councils housing benefits and related costs instead of the loss of income from those gainfully employed. Protect and expand a local 45 year old family business of four generations of involvement. Increased Investment by keeping and adding to the already Green Cordyce asset. Supporting local businesses and suppliers.

## **Educational**

Demonstration Borders, Beds, vegetable and fruit gardens, indoor class room complete with static presentations and facilities to suit primary school visits. Engagement with local schools.

## **Employment**

Relocation will save and protect long term 43 jobs with additional colleagues as the business establishes and grows. We support other local businesses and suppliers.

## **Positive Characteristics**

The site will keep it's character as it is, with additional proposed community facilities and positive characteristics being added to enhance the starting point for informing the 'look' and 'fit', in terms of both aesthetic and function

## **Positive Elements**

Enhanced Landscaping, educational, Comfort Facilities, Meeting Place, Allotment Plots, Demonstration and educational facilities.

## **Public Comfort Facilities**

Easy access modern facilities are available to the passerby, plus changing facilities for the less able customer, including wheelchairs and electric scooters.

## **Social**

There is a definite need, and already an awareness and appreciation of the Facilities and Services we already provide and these will be increased and enhanced on relocation.

## **Successful Place Making**

Parkhill Nurseries & Garden Centre Ltd will bring a positive place identity, foster a sense of community and belonging, deliver and promote sustainability, health, wellbeing and enhance the overall urban experience.

**Successful Positive Place** All of our ambitions for Cordyce will make Cordyce a very Successful Positive Place a Diverse addition to the area not already served by our offering.

## **Supporting Business**

Relocation of Parkhill Nurseries & Garden Centre Ltd to the Former Cordyce School will save the future of the Business and Safeguard at least 43 Jobs and will continue to support other local trades and suppliers.

## **Quality Place**

Our business has been built on quality and service and this will remain our ethos.

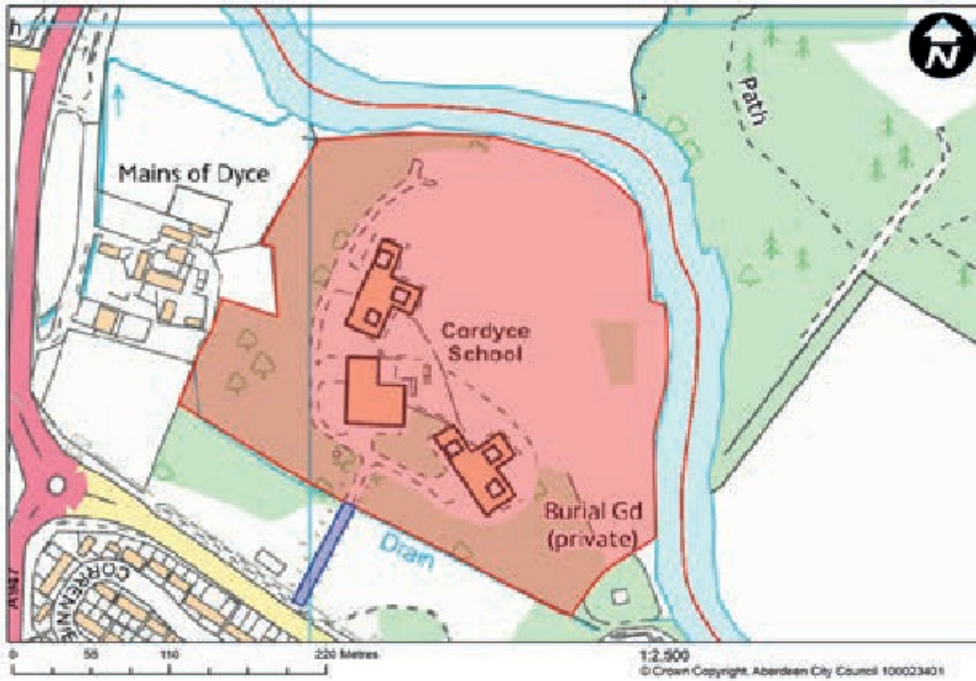
We have a real understanding of the value of place, Trees, Plants, context and the needs of end users. We understand the physical, functional, social, cultural and environmental value of place and space. It will be 'distinctive'; 'welcoming'; 'adaptable'; 'resource efficient'; 'safe and pleasant'; and, 'easy to move around'.

## **Recreational**

The retention or replacement of the existing mini football pitch. Development of walkways, Allotments, Demonstration Beds and Borders.

## **Housing Land Supply**

We recognise Aberdeen Housing Land Supply is very healthy and long term, further brownfield, city centre masterplan and other windfall sites will also emerge over the next few years which will augment the already generous supply of housing land which they have.



## LOCATION

The subjects are located on the Northern periphery of Dyce close to the City boundary approximately 7 miles North West of Aberdeen City Centre. The site is situated between Riverview Drive and the banks of River Don and are accessible from a road that is itself accessed from Riverview Drive. Surrounding land uses are primarily agricultural and amenity with housing on the south side of Riverview Drive