

Archibald B (Brian)

From: Archibald B (Brian)
Sent: 16 March 2016 10:59
To: Andrew Brownrigg (ABROWNRIGG@aberdeencity.gov.uk)
Cc: Donna Laing (DLaing@aberdeencity.gov.uk); 'malcolm.campbell@knightfrank.com'; 'john.findlay@ryden.co.uk'; 'david.cooper@booker.co.uk'; [REDACTED]
Subject: FW: PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 02 - ISSUE 13 - ALLOCATED SITES LOIRSTON & COVE

Tracking:

Recipient

Delivery

Andrew Brownrigg
(ABROWNRIGG@aberdeencity.gov.uk)

Donna Laing (DLaing@aberdeencity.gov.uk)

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[REDACTED]
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Delivered: 16/03/2016 10:59

Sent to Aberdeen City Council

Cc: Hermiston Securities Limited (93)
Cyan Properties Limited (57)
Booker Limited on behalf of Makro Self Service Wholesalers Ltd (62)
Cove and Altens Community Council (147)

LDP-100-2

16 March

Dear Andrew

**PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT PLANNING) (SCOTLAND)
REGULATIONS 2008
NOTICE: FURTHER INFORMATION REQUEST 02 - ISSUE 13 - ALLOCATED SITES
LOIRSTON & COVE**

I am writing regarding the above plan which has been submitted to DPEA for examination by Scottish Ministers. Under Regulation 22 of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008, the appointed reporter can request, by way of notice, further information in connection with the examination. This request is a notice under Regulation 22.

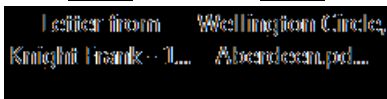
The reporter has identified that further information, as listed below, should be provided by various parties. It would be helpful if you could send this information to me to pass on to the reporter by 5pm on the 30 March 2016 .

The reporter has identified that further information, as listed below, should be provided by the council. It would be helpful if you could send this information to me to pass on to the reporter by 5pm on 30 March 2016. Hermiston Securities Limited, Cysan Properties Limited, Booker Ltd and Cove and Altens Community Council who have made a representation with regard to this issue will be given a further 14 days, from receipt of the council's response, to make any comments on your response. Please ensure you also send a copy to them.

Please e-mail your response, however, if it is more than 10 pages or in colour, please also provide a hard copy. Please note that DPEA cannot accept hyperlinks to documents or web pages. When replying to this request please quote the request number above.

Background

The reporter has received the attached correspondence on behalf of Hermiston Securities Limited. He also noted on his site inspection that work to convert part of the former Makro building is currently underway.



Information requested

The council is requested to:

- (a) give its current understanding of the floorspace now likely to be available in the former Makro building for a supermarket;
- (b) give its view as to whether alternative provision is now required for convenience floorspace in south Aberdeen;
- (c) if alternative provision is required, state whether site OP59 Loirston would be suitable for this, and
- (d) make any further comments it wishes on its preferred content of the plan as regards retail provision in south Aberdeen.

Other parties are to be given an opportunity to make any comments on this correspondence and the council's response after the council's response has been received.

Please acknowledge receipt of this request and confirm that your response will be provided within the time limit.

A copy of this request will be published on the DPEA website, together with a copy of the council's response.

<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=117092>

Please do not hesitate to contact me if there is anything you would like clarified.

Brian Archibald
Development Plan Officer

The Scottish Government
Planning and Environmental Appeals Division
4 The Courtyard

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www.scotland.gov.uk/Topics/Built-Environment/planning/decisions-appeals/Appeals/dpea

CB-PPA-340-2099



Stephen Hall
Directorate for Planning and Environmental Appeals
4 The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

SCANNED

18 December 2015

mc705/312269

Dear Mr Hall

**Proposed Aberdeen Local Development Plan - DPEA Plan Ref No: LDP - 100-2
Issue 13 Allocated Sites and General Area Strategy: Loirston and Cove**

I am writing to you on behalf of my clients Hermiston Securities Limited regarding one of their unresolved objections to the Proposed Aberdeen Local Development Plan. The objection concerns a site for a major supermarket to the south of Aberdeen where there is a proposed site identified in the Local Development Plan at Makro, Wellington Circle and referenced as Opportunity Site OP110, though in the LDP Action Programme it is identified as Opportunity Site OP106, which would appear to be a drafting error. My client's proposed alternative site is located at their Loirston Village development site at, Nigg (Opportunity Site OP59) which was identified in an earlier version of the Local Development Plan as the preferred site for the major supermarket and already has consent in principle for a supermarket of 2250sqm. The size of the proposed major supermarket is circa 5800sqm and this is referenced in the Aberdeen City and Aberdeenshire Retail Study, which is a background paper supporting the Local Development Plan.

My reason for writing to you is to draw your attention to a material change in circumstances at the Makro site at Wellington Circle. Planning permission was granted for a willingness to approve for a supermarket of 5750sqm at the Makro site in June 2015 by the Council. The application was subsequently amended by the applicants and was granted a planning consent on 19 November 2015 for two Class 1 (retail) units. The floorspace of the smaller unit will be 1476sqm and has been restricted to convenience retailing only. The second unit which will be occupied by IKEA will be 4274sqm. IKEA will use 1674sqm of their store for open Class 1 consent (primarily comparison retailing) and the remaining 2600 square metres for storage and distribution facilities (Class 6 use). The consent at Makro which is now being implemented in respect of the IKEA element will not now be able to deliver a supermarket of 5750sqm as identified in the Local Development Plan. This is a major change in circumstances which my clients have had no opportunity to make representations on. My clients believe that this now presents an opportunity to transfer the allocation for a major supermarket in the plan back to their site at Loirston.

As far as I am aware the Council have not communicated this change in circumstances to the Directorate for Planning and Environmental Appeals and I would ask on behalf of my clients that we be allowed to provide further information on this issue to the enquiry to assist in the determination of our objection on this issue to the Local Development Plan.

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Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934.

If you require further clarification on this matter, please do not hesitate to contact me. I look forward to hearing from you.

Yours sincerely

Malcolm Campbell

Malcolm Campbell

Associate

malcolm.campbell@knightfrank.com

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M 07769 565557

F 01224 639277

CC Stewart McPhail, Hermiston Securities Limited
John Evans-Freke, Hermiston Securities Limited

TO LET

PRIME RETAIL OPPORTUNITY – 11,300 SQ.FT

ADJACENT TO 



**WELLINGTON CIRCLE, ABERDEEN
AB12 3QW**

THE OPPORTUNITY

A retail unit extending to 11,300 sqft (9,600 sqft sales area with 1,700 sqft storage and servicing) is available to let at Wellington Circle, Aberdeen. The unit will be located between 2 anchor tenants IKEA and Makro who have both agreed pre-lets.

The unit has planning consent to accommodate a mezzanine floor extending to approximately 4,588 sqft. Sub-division works are expected to be complete Q1 2016 with IKEA and Makro opening to trade in March 2016 and the subject unit expected to be ready for occupation in April 2016. Upon completion the terrace will extend to 110,353 sqft and will be served by 482 parking spaces.

LOCATION

Wellington Circle is located within Altens on the south side of Aberdeen immediately adjacent to the busy A956 Wellington Road which links the A90 to the south and Aberdeen City Centre to the north. Altens comprises a thriving mixed use area accommodating several oil company headquarters, numerous motor dealerships, retail outlets, hotels and general business premises together with rapidly expanding residential areas.

The destination retail offer in this location will serve shoppers from Aberdeen as well as the nearby settlements of Cove, Newtonhill, Portlethen, Stonehaven and beyond. The imminent arrival of the Aberdeen Western Peripheral Route will further enhance the accessibility of the location to Aberdeenshire and the City Centre.

Catchment Population

60,711 persons within a 10 Minute Drive Time

205,974 persons within a 20 Minute Drive Time





PLANNING

The unit benefits from a Class 1 (Retail) planning consent restricted to the sales of convenience goods only.

A further planning application will be required should any occupier wish to sell a wider variety of goods.

The unit benefits from a planning consent allowing the installation of a mezzanine floor extending to 4,588 sqft.

LEASE TERMS

The unit is available on the basis of a full repairing and insuring lease for a minimum period of 15 years, subject to 5 yearly upward only rent reviews.

Please contact the letting agents for further information.

Quoting rent - £22.50 per sqft



RATING

The unit will require to be assessed for rating purposes further to completion of the sub-division works.

SERVICE CHARGE

A service charge budget has been prepared for the development and provisional details can be made available to interested parties.

EPC

Prior to sub-division works commencing, the Makro store had an EPC rating of E. The unit will require to be re-assessed for EPC purposes upon completion of the sub-division works.

VIEWING & FURTHER INFORMATION

Please contact the joint letting agents for further information or to arrange a viewing.



TOM FORSTER

Tel: 0131 558 5130

Email: tforster@eyco.co.uk

IAN BUCHAN

Tel: 0131 247 3806

Email: iBuchan@savills.com

Important:

Savills and Eric Young & Co for themselves and for vendors or lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. (2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (3) This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT. (4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.

Date of publication: November 2015

