

## Proposed Aberdeen Local Development Plan 2015 Representation Form

Please use this form to make comments on the Proposed Aberdeen Local Development Plan, ensuring that your comments relate to a specific issue, site or policy in either the Proposed Plan, Proposed Supplementary Guidance, Proposed Action Programme or Strategic Environmental Assessment Environmental Report. Please include the relevant paragraph(s) and use a separate form for each issue you wish to raise.

**The consultation period runs between Friday 20<sup>th</sup> March and Monday 1<sup>st</sup> June 2015. Please ensure all representations are with us by 5pm on Monday 1<sup>st</sup> June.**

Name	Mr <input type="radio"/> Mrs <input checked="" type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/>
Organisation	GVA Grimley Ltd
On behalf of (if relevant)	Telereal Trillium
Address	Quayside House, 127 Fountainbridge, Edinburgh
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Please tick if you would like to receive all future correspondence by e-mail

What document are you commenting on?	Proposed Plan	<input checked="" type="checkbox"/>
	Proposed Supplementary Guidance	<input type="checkbox"/>
	Proposed Action Programme	<input type="checkbox"/>
	Strategic Environmental Assessment Environmental Report	<input type="checkbox"/>
Policy/Site/Issue	Appendix 2: Opportunity Sites	Paragraph(s)

**What would you like to say about the issue?**

Please refer to supporting letter

**What change would you like to see made?**

Please refer to supporting letter

Please return the completed form by:

- post to the Local Development Plan Team, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB; or
- email to [ldp@aberdeencity.gov.uk](mailto:ldp@aberdeencity.gov.uk)

The representation form can be filled in, saved, e-mailed and/or printed. You must “save as” to ensure the completed form is saved with the changes you have made. If you need more space, please fill out another representation form or send a word document attachment via e-mail with your completed representation form. **Please ensure all representations are with us by 5pm on Monday 1<sup>st</sup> June.**

Thank you. For more information, please visit [www.aberdeencity.gov.uk/aldp2016](http://www.aberdeencity.gov.uk/aldp2016) or to contact the Local Development Plan Team call 01224 523470.

#### **Data Protection Statement**

The comments you make on the Proposed Plan will be used to inform the Local Development Plan process and the Examination into the Local Development Plan by the Scottish Ministers' Reporter. You must provide your name and address for your representation to be considered valid, and this information will be made publicly available. Other personal contact details such as telephone and e-mail will not be made public, although we will share these with the Reporter, who may use them to contact you about the comments you have made. For more information about how Aberdeen City Council maintains the security of your information, and your rights to access information we hold about you, please contact Andrew Brownrigg (Local Development Plan Team Leader) on 01224 523317.

**GVA James Barr**

Our ref: CN

28 May 2015



Local Development Plan Team  
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Marischal College  
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**Direct Dial: 0131 469 6068**  
**Email: [caroline.nutsford@gvajb.co.uk](mailto:caroline.nutsford@gvajb.co.uk)**

Dear Sirs

## **ABERDEEN LOCAL DEVELOPMENT PLAN 2016 – PROPOSED PLAN REPRESENTATIONS ON BEHALF OF TELEREAL TRILLIUM**

These representations are submitted on behalf of our client Telereal Trillium and relate to land at Froghall Terrace, Aberdeen ("the site"). A site location plan is enclosed.

The site comprises the BT Engineering Centre at Froghall Terrace, Aberdeen, AB24 3JN. Telereal Trillium owns the site and is currently working with the occupier, BT plc on a strategic review of the property. In April 2015, Telereal Trillium submitted a Proposal of Application Notice (PAN) to Aberdeen City Council for the demolition of the existing buildings and the redevelopment of the site for student housing and residential development. A first public consultation event was held on 20 May 2015 to discuss the proposals with the community. An application is expected to be made towards the end of July/early August 2015.

The site forms part of a larger site identified in the adopted Aberdeen Local Development Plan 2012 as opportunity site (OP104) for mixed use development. The western part of opportunity site OP104 has recently been built out for residential development by Barratt Homes.

Representations in respect of the site were previously made on behalf of Telereal Trillium by Graham and Sibbald in March 2014 during the Main Issues Report Consultation period. These previous representations sought the continued identification of the site as a mixed use development opportunity in the emerging Local Development Plan and requested that the site be specifically identified for a mix of residential and student accommodation.

In the emerging Local Development Plan Proposed Plan, the site is identified as being located in a mixed use area where policy H2 Mixed Use Areas is applicable, but is no longer identified as an opportunity site. This is in spite of the Council's Schedule 4 Forms (response to representations received during the MIR Consultation) stating that site OP104 "will be retained as a brownfield opportunity site."

It is therefore requested that the Proposed Plan should be amended to identify the site as an opportunity site for mixed use development. The site is a brownfield site in a highly sustainable location and is capable of being redeveloped and delivered for development in the Plan period.



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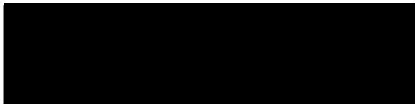


Specifically, it is considered that the site offers the potential for development of student housing and residential development. There is currently a need for more student housing in Aberdeen, and the site is well located to meet these requirements, being easily accessible to the city's Universities and colleges, most notably the University of Aberdeen. The site is also capable of providing residential units including affordable housing to assist in meeting the Council's housing requirements. Both student housing and residential development are uses which are compatible with the surrounding area and comply fully with policy H2.

In summary, we therefore request that Aberdeen City Council continues to allocate the site as a brownfield opportunity site for mixed uses in the Aberdeen Local Development Plan 2016. The Plan should also specifically recognise the potential of the site for a mix of residential and student housing. The delineation of site OP104 from the adopted local plan could be amended to remove the western part which has now come forward for residential development.

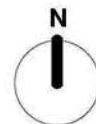
We trust that the above representation will be taken into consideration in the preparation of the Local Development Plan. We look forward to receiving confirmation that these representations have been received.

Yours faithfully



**Caroline Nutsford MA (Hons) MScURP MRTPI**  
**Associate**  
**For and on behalf of GVA James Barr**

Enc



rev	date	notes

**status:** scale: 1:1250

**project** Froghall Terrace, Aberdeen (ABD)  
**client** Telereal Trillium

**title** **Location Plan**  
**dwg #** **ABD(-2)001**

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