

5. Site Details		
5.1	<p>What name would you like the site to be known by?</p> <p>(Please note if the site is currently included within the ALDP2017 please use the OP site number)</p>	Former Factory, Granitehill Road
5.2	Site Address	Granitehill Road Aberdeen
5.3	Postcode	AB16 7AW
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details: Not to date, but site may be marketed if LDP allocation is forthcoming.
5.5	Is the site currently being marketed?	No Details: Not to date, but site may be marketed if LDP allocation is forthcoming.
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Location Plan attached.
5.7	Please provide the National Grid reference of the site.	NJ906084
5.8	What is the current use of the site?	Former factory site – now cleared
5.9	Has there been any previous development on the site? If yes please provide details	Former factory site – now cleared - site is brownfield.

6. Legal and Planning History			
6.1	Please indicate the relationship to the Proposer or Person / Organisation they are working on behalf of, has with the site.	Sole owner	√
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	No	
6.3	Is the proposed site included in the ALDP2017?	Yes Details: The site is zoned as B1 – Business and Industrial Land	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	Yes / No Details: N/A	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	No Details:	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No Details:	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	No Details:	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details:	
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site etc.)	No Details:	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	√
		Employment	
		Mixed Use	
		Retail	
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	No Details: No specific occupier has been identified, however the site is considered suitable for residential use and attractive to housebuilders.	
7.3	Site Area (hectares)	2.5 ha	
	Housing		
7.4	Approx. no of units.	170	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	Mix of circa 35 2/3 bed semi-detached/terraced houses and circa 135 2 bed flats.	
7.6	Affordable Housing Percentage	% In line with relevant LDP policy.	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	No	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Private housing.	
	Employment		
7.9	Business and Office	m ² N/A	
7.10	General Industrial	m ² N/A	
7.11	Storage and distribution	m ² N/A	
7.12	Other Please specify	m ² N/A	
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	No of units and type:- circa 170 units, houses and flats	
7.14	Employment	m ² N/A	
7.15	Retail	m ² N/A	
	Retail		
7.16	Approx. floor area	m ² N/A	

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	N/A
7.18	Approx. floor area	m ² N/A

8.	Engagement and Delivery	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place please detail how you will do so in the future.</p> <p>No to date, however willing to undertake community consultation as LDP process progresses.</p>
8.2	Will the proposed development be phased?	Likely to be delivered in single phase.
8.3	Expected development start post adoption of the plan in 2022	0-5
8.4	Expected development completion	0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	Finance will be provided by the developer. The site is considered to be extremely attractive to a range of developers.
8.6	Are there any other issues with the delivery of the site that we should be made aware of? (These should include any issues which may prevent or impact on the deliverability of the site.)	No

9.	Sustainable Development and Design		
9.1	Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on www.aberdeencity.gov.uk . Please provide the following information:		
	Orientation		
9.2	Exposure:- (does the site currently have)	Little shelter from northerly winds	
		Some shelter from northerly winds	
		Good shelter from northerly winds	√
9.3	Aspect:- (is the site mainly)	North facing	√
		East or west facing	
		South, south west or south east facing	
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	
		If yes approx. what area (hectares or %)	
		No	√
	Flooding & Drainage		
9.5	Flooding (is any part of the site at risk of flooding or has it previous flooded, if so provide detail You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	Yes (If yes please use the SEPA flood maps to determine the risk)	
		Little or No Risk	
		Low to Medium Risk	
		Medium to High Risk	
		If yes approx. what area (hectares or %)	
		No	√
9.6	Has a flooding strategy been developed for the site?	Yes / No Details: N/A	
9.7	Have discussions been had with the Council's flooding team?	Yes / No Details: N/A	
9.8	Have discussion been had with Scottish Water?	No Details: None to date	
9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes	
9.10	Is there water capacity for the proposed development?	Yes	

	http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?		
	Land Use, Built and Cultural Heritage		
9.11	Built and Cultural Heritage (would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	√
9.12	Natural conservation (would the development of the site lead to the loss or disturbance of wildlife habitats or species?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	√
9.13	Landscape features (would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	√
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	
		No intrusion	√
9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	Unrelated (essentially a new settlement)	
		Partially related	
		Well related to existing settlement	√
9.16	Land use mix (will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?)	No contribution	
		Some contribution	√
		Significant contribution	
9.17	Contamination (are there any contamination or waste tipping issues with the site?)	Significant contamination or tipping present	
		Some potential contamination or tipping present	√
		No contamination or tipping present	

9.18	Will the site impact on any water courses?	No			
9.19	Does the development site contain carbon-rich soils or peatland? http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No			
9.20	Is the development site within the airport safety exclusion zone?	No			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No			
9.22	Land use conflict (would the development conflict with adjoining land uses or have any air quality or noise issues?)	Significant conflict			
		Some potential conflict			
		No conflict		√ Significant Benefit to adjacent housing	
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details: N/A			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	No	Details:		
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No	Details: N/A		
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m		√	
		Between 400-800m			
		Within 400m	√		√
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities	√		
		Local shops	√		
		Sports facilities	√		
		Public transport networks	√		
		Primary schools	√		
9.28	Footpath and cycle connections	No available connections			

	(are there any existing direct footpath and cycle connections to	Limited range of connections	
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	community and recreation facilities or employment? Give the Core Path number if core path is present https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	Good range of connections	√
9.29	Proximity to employment opportunities (are there any existing employment opportunities within 1.6km for people using or living in the development you propose?)	None	
		Limited	
		Significant	√
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	√
		Gas	√
9.31	Does the development have access to high speed broadband?	Yes Details:	
9.32	Does the development include a Heat Network/District Heating Scheme?	Yes / No Details: TBC at more detailed stage	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: Through building fabric	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No Details:	
	Public open space		
9.35	Will the site provide the required level of open space as per the current LDP (Please provide details of your calculations)	Yes Details: Indicative layout attached	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	√
		No impact on the Network	
		Negatively impact the Network	
		Please justify your response: No GSN within the site, but links to GSN north and south of the site will be improved.	

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	No Details: Not to date
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	Educational capacity is available – in 2023, Northfield Academy is forecast to be operating at 81% capacity. There are three primary schools close to the site with capacity available, Westpark (62%), Manor Park (97%) and Bramble Brae (99%).

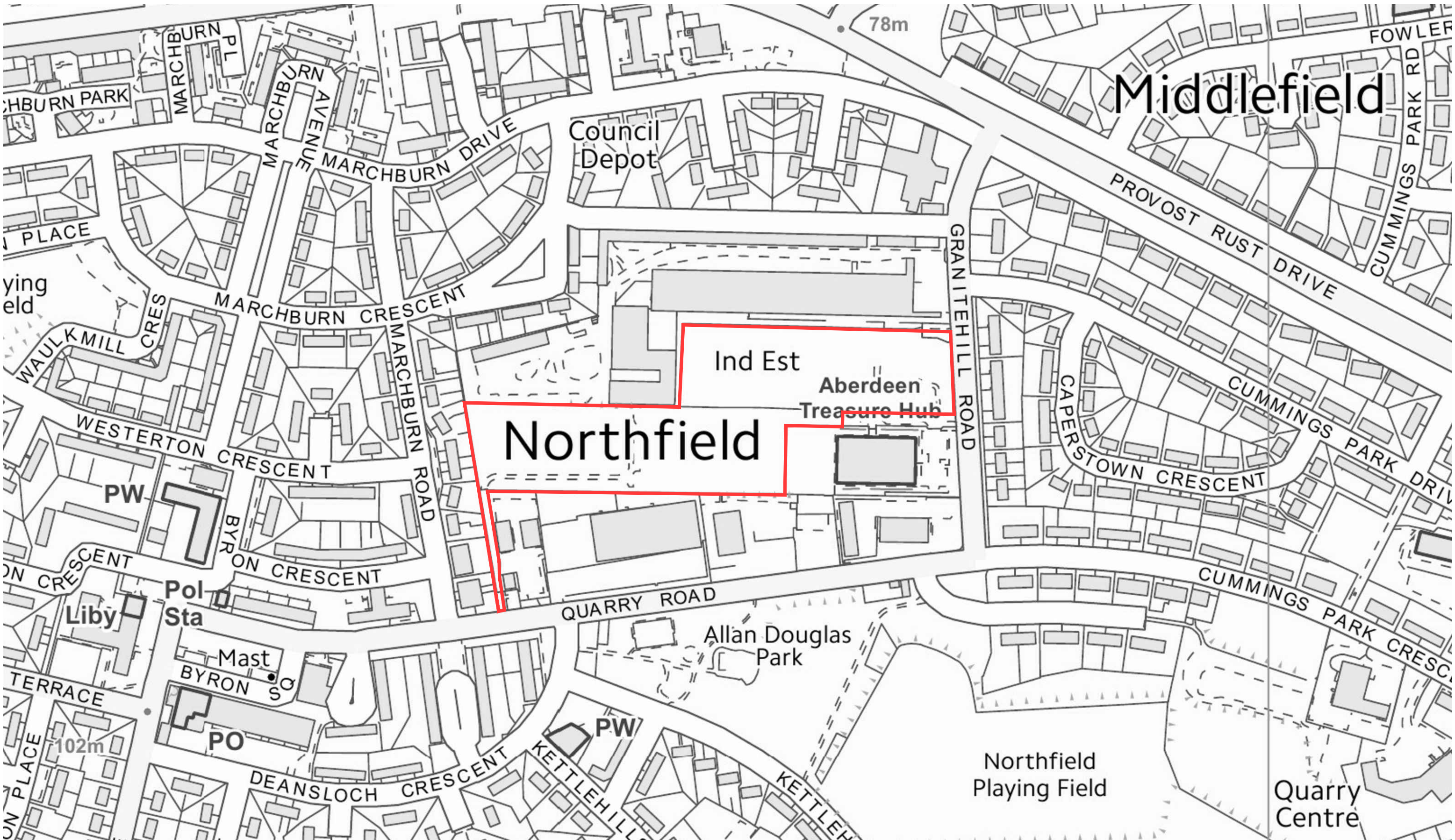
11.	Community benefits	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)	
11.1	Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?	Yes Details: Amenity of surrounding residential property will be dramatically improved through the removal of commercial uses from the site.

12.	Masterplan Development Framework	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes / No Details: Indicative layout attached.

13.	Additional attachments		
	No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;		
		Included	Not Applicable
13.1	Contamination Report		
13.2	Flood Risk Assessment		√
13.3	Drainage Impact Assessment		

13.4	Habitat/Biodiversity Assessment		√
13.5	Landscape Assessment		
13.6	Transport Assessment		
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		To follow at detailed stage.

14.	Development Viability		
14.1	Taking into account all the information provided above, and the requirements of the Aberdeen Local Development Plan 2017 and supporting Supplementary Guidance, please confirm that you have assessed the financial viability of your proposed development and found it to be viable for development in the timeframe set out above.	I confirm that I consider the site to be viable as per the details provided above.	√
		Please provide details of viability: Finance will be provided by the developer. The site is considered to be extremely attractive to a range of developers. There are no technical or environmental constraints to the redevelopment of the Granitehill Road site.	

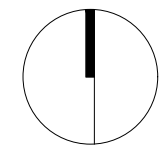
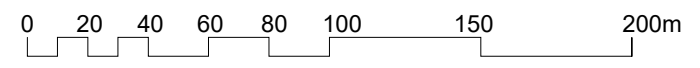


Middlefield

Northfield

Ind Est
Aberdeen
Treasure Hub

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HALLIDAY FRASER MUNRO
 CHARTERED ARCHITECTS • PLANNING CONSULTANTS
 ABERDEEN • BELFAST • DUNDEE • EDINBURGH • LEEDS • LONDON

Granitehill Road, Aberdeen
 Aberdeen Local Development Plan Bid

LOCATION PLAN

Scale: 1:2500 (A3)
 Date: MAY 2018
 Dwg No: 11209 / SK-001

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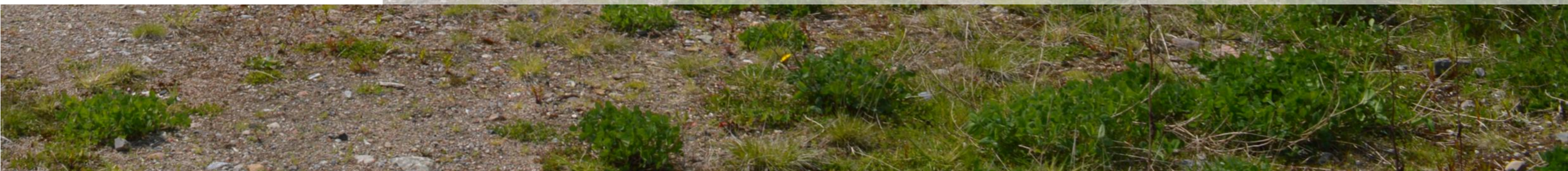
ABERDEEN
CITY COUNCIL

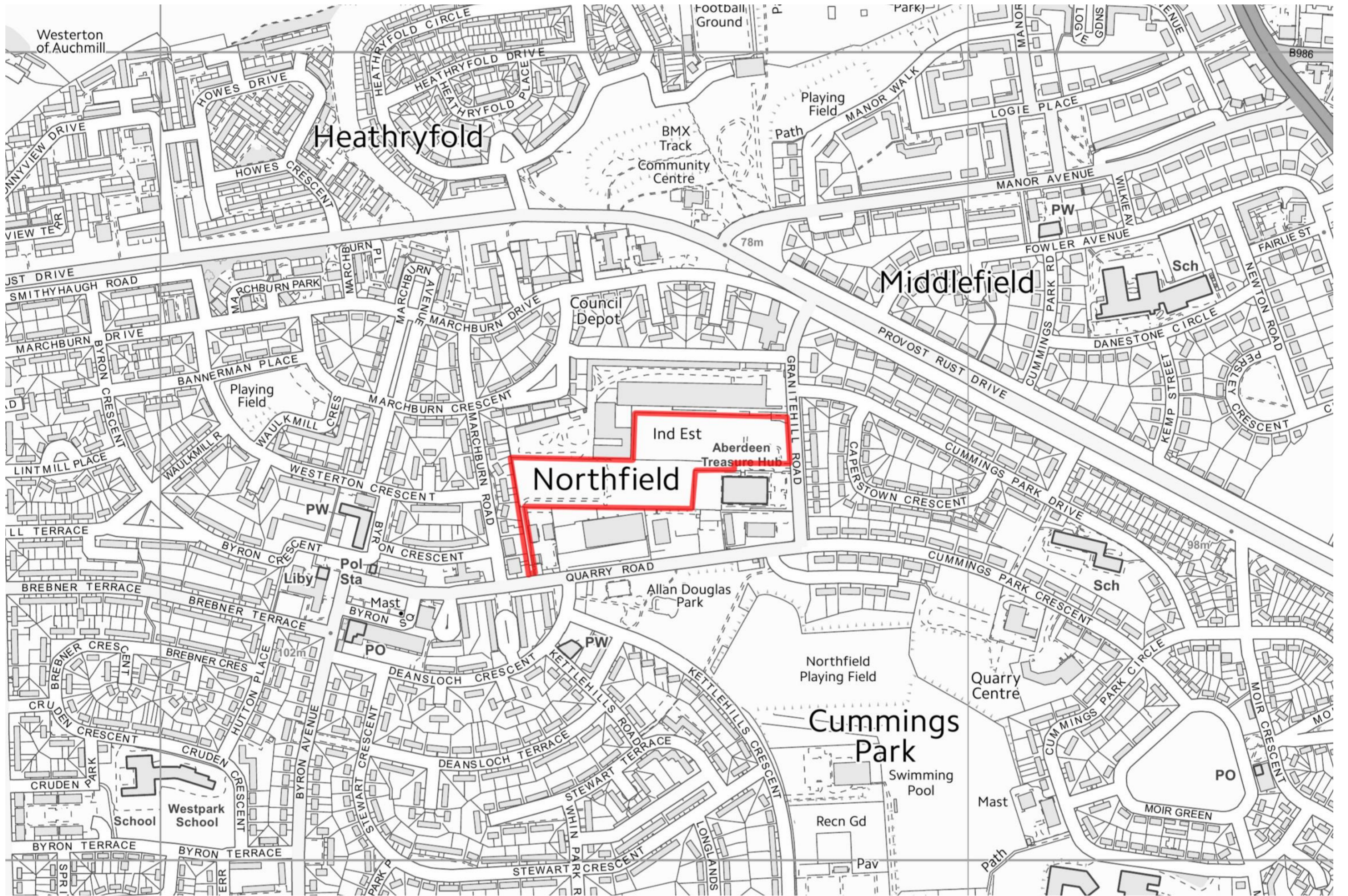
FORMER FACTORY SITE, GRANITEHILL ROAD

LOCAL DEVELOPMENT PLAN BID / MAY 2018

PREPARED ON BEHALF OF ABERDEEN CITY COUNCIL

BY HALLIDAY FRASER MUNRO





Location Plan



View looking north down Granitehill Road (site on the left)



View of the site looking towards Hall & Tawse



View of the site



View of the new Treasure Hub from the site

PLANNING BACKGROUND

The entire Granitehill Road commercial area is zoned as 'B1 – Business and Industrial Land'. The relevant policy restricts new development to Class 4 (Business) where such zonings are adjacent to housing.

The majority of the surrounding area is zoned as 'Residential H1', carrying a policy presumption in favour of retaining and protecting residential use in the area. The area also benefits from good quality neighbourhood facilities, services and green spaces.

To allow the Granitehill Road site to be redeveloped into an appropriate residential use in keeping with the surrounding area, the zoning requires to be changed through the LDP preparation process, in order to permit residential development on the site.

OPPORTUNITY

The site is ready for development. The current oversupply of commercial space in the city makes it very unlikely that a new commercial operator will choose this site over better located and connected industrial parts of the city. The opportunity exists to change the use of the site from commercial to residential. The site is surrounded by housing and could provide much needed homes within the city.

Benefits.

- The site is located at the heart of a large and well established residential community.
- It is well connected by all modes of transport.
- There are good local services and schools close to the site.
- The new ACC Treasure Hub Museum is a good neighbour
- There is large areas of good open space, an adventure playground and sports facilities close to the site.
- There are excellent local shops close to the site.



Concept Drawing

