

5.	Site Details	
5.1	What name would you like the site to be known by? (Please note if the site is currently included within the ALDP2017 please use the OP site number)	PITTODRIE
5.2	Site Address	PITTODRIE STREET ABERDEEN
5.3	Postcode	
5.4	Have you any information for the site on the internet? If so please provide the web address:	NO
5.5	Is the site currently being marketed?	NO
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details:
5.7	Please provide the National Grid reference of the site.	NJ946077
5.8	What is the current use of the site?	FOOTBALL STADIUM AND ASSOCIATED PARKING
5.9	Has there been any previous development on the site? If yes please provide details	YES Details: VARIOUS PERMISSIONS GRANTED FOR ALTERATION/ REPLACEMENT OF PARTS OF THE STADIUM OVER THE YEARS

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: OP87
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	NO
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	YES Details: PLANNING PERMISSION REFERENCE P101517 FOR RESIDENTIAL DEVELOPMENT COMPRISING CIRCA 350 TOWN HOUSES, APARTMENTS AND DUPLEX UNITS, INCLUDING DEMOLITION OF EXISTING STADIUM AND ANCILLARY BUILDINGS WAS GRANTED ON 13 NOVEMBER 2013. ONGOING DISCUSSION WITH GARFIELD PRENTICE IN RESPECT OF APPLICATION REFERENCE 160672 TO VARY CONDITION 2 ON CONSENT REFERENCE P101517.
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	YES Details: SEE ABOVE
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	YES Details: REPRESENTATIONS TO THE EXTANT LDP ALLOCATED REFERENCE NUMBER 146
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	NO
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site)	NO

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	
7.3	Site Area (hectares)	6 ha	
	Housing		
7.4	Approx. no of units.	350	

7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	260 X HOUSES (INDICATIVE) 90 X FLATS (INDICATIVE)
7.6	Affordable Housing Percentage	10%
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 SALE / AFFORDABLE
	Employment	NOT APPLICABLE
7.9	Business and Office	m ²
7.10	General Industrial	m ²
7.11	Storage and distribution	m ²
7.12	Other Please specify	m ²
	Mixed Use (Please provide as much detail as possible on each use class)	NOT APPLICABLE
7.13	Housing	No of units and type:
7.14	Employment	m ²
7.15	Retail	m ²
	Retail	NOT APPLICABLE
7.16	Approx. floor area	m ²
	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	NOT APPLICABLE
7.17	Details of proposal	
7.18	Approx. floor area	m ²

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>YES Details: PUBLIC PARTICIPATION IN DETERMINATION OF APPLICATION REFERENCE P101517</p>
8.2	Will the proposed development be phased?	YES
8.3	Expected development start post adoption of the plan in 2022	Year 0-5
8.4	Expected development completion	Year 6-10
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	SITE TO BE SOLD TO DEVELOPER
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.)	<p>YES Details: REDEVELOPMENT OF PITTODRIE STADIUM IS LINKED, BY PLANNING CONDITION, TO CONSTRUCTION OF THE NEW STADIUM ON LAND AT WEST KINGSFORD (NORTH OF THE A944 ROAD), SKENE ROAD, ABERDEEN</p>

9.	Sustainable Development and Design							
9.1	<p>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.aberdeency.gov.uk. Please provide the following information:</p> <p>THE SITE HAS BEEN FULLY ASSESSED AS PART OF THE APPROVAL OF APPLICATION REFERENCE P101517. PLEASE REFER TO SUPPORTING STATEMENT AND RELATED DOCUMENTS.</p>							
	Orientation							
9.2	Exposure:- (does the site currently have)	<table border="1"> <tr> <td>Little shelter from northerly winds</td> <td></td> </tr> <tr> <td>Some shelter from northerly winds</td> <td></td> </tr> <tr> <td>Good shelter from northerly winds</td> <td></td> </tr> </table>	Little shelter from northerly winds		Some shelter from northerly winds		Good shelter from northerly winds	
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:	
9.7	Have discussions been had with the Council's flooding team?	Yes / No Details:	
9.8	Have discussion been had with Scottish Water?	Yes / No Details:	
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 / No Details:	
9.10	Is there water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes / No Details:	

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			
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details:			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	Yes/No Details:			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?				
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 (are there any existing direct footpath and cycle connections to 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)	No available connections	
		Limited range of connections	
		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 / No Details:	
9.32	Does the development include a Heat Network/District Heating Scheme?	Yes / No Details:	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details:	
9.34	Are there any further physical or service infrastructure issues affecting the site?	Yes / 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 / No Details:	
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:	

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	YES Details: SECTION 75 AGREED
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	SEE ABOVE

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: SECTION 75 PACKAGE AGREED

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 Details: LAYOUT APPROVED AS PART OF CONSENT REFERENCE P101517

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) <ul style="list-style-type: none"> • PLANNING CONSENT REF P101517 • APPROVED LAYOUT PLAN • REPORT TO COMMITTEE DATED 28 APRIL 2011 	✓	

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:	



Overview and Supporting Statement on behalf of Aberdeen Football Club plc

In relation to bid for proposed residential development at
Pittodrie Stadium, Aberdeen

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1 INTRODUCTION

- 1.1 To help meet the anticipated housing requirement in the review of the Strategic Development Plan, Aberdeen City Council has invited landowners/developers to come forward with sites which can be brought forward for residential development. These sites are to be in addition to the current allocations in the Aberdeen City Local Development Plan 2017. The Council has indicated that it is particularly keen to identify brownfield sites for housing.
- 1.2 Aberdeen Football Club plc (AFC) and Aberdeen FC Community Trust (AFCCT) seeks the continuing allocation of Pittodrie Football Stadium and associated parking as an Opportunity Site for redevelopment for residential development. It is submitted that removing the Pittodrie site from the next LDP will have a significant impact on the ability of the Council to meet its strategic housing requirement.
- 1.3 The site is identified as OP87 in the 2017 LDP, following the grant of planning permission reference P101517 for circa 350 town houses, apartments and duplex units, including demolition of existing stadium and ancillary buildings. Redevelopment of Pittodrie Stadium is linked to the construction of a new community stadium and training facilities at Kingsford which was granted consent on 23 April 2018. The monies from redeveloping Pittodrie are key to delivering the new stadium and training facilities.
- 1.4 This Overview and Supporting Statement draws together a summary of the key issues raised in the bid form and should be read in conjunction with planning permission reference P101517, the assessments submitted in support of that permission and the report to Committee dated 28 April 2011 which evaluates the suitability of the site for residential development.

2 THE SITE

- 2.1 The bid site extends to approximately 6 ha and is centred on Pittodrie Stadium, but also includes the car parking areas to the north and south of the stadium and the pedestrian area to the east of the Richard Donald Stand. The site also includes the Council's Linksfield depot and an area of unused ground owned by the Council to the rear of Nos 69-115 Pittodrie Street.
- 2.2 Located within a mixed use area which has seen a gradual shift towards residential use over recent years, there is housing to the west and north of the site and beyond Trinity Cemetery to the south. King's Links and the beach lie to the east.

3 THE PROPOSED USE

- 3.1 The site should continue to be allocated for residential development, in line with planning consent reference P101517 which granted permission for the demolition of the existing stadium and ancillary buildings and construction of circa 350 town houses, apartments and duplex units.

3.2 Full details of the proposed development are set out in the assessments which accompanied the planning application and the Report to Committee dated 28 April 2011.

3.3 The application was the subject of pre-application consultation and the site was also consulted upon as part of the approval of the 2017 LDP. Only two letters of objection were submitted to the planning application, neither of whom lived near the stadium site. Indeed one objector lived in Inverness.

4 **DELIVERY**

4.1 Planning permission reference P101517 was granted on 13 November 2013 following the completion of a section 75 agreement setting out the planning obligations which attach to development of the site.

4.2 Condition 21 linked the redevelopment of Pittodrie to the construction and opening of a new stadium for the Football Club. At that time it was envisaged that the new stadium would be constructed at Loirston, but due to a number of issues, relating to land availability and ownership, permission to develop the stadium at Loirston was never issued. The Club was forced to begin a new search for a site for a new community stadium. This search ended with the grant of planning permission at Kingsford on 23 April 2018.

4.3 Since implementation of the residential consent at Pittodrie was linked to the provision of a new stadium and training pitches, the Club has to date been unable to implement the permission and applied to vary the time period for commencing development. That application, reference 160672 has been held in abeyance, pending the outcome of the Kingsford application.

4.4 With the grant of the permission at Kingsford, discussions over the extension of the Pittodrie permission have resumed with the Council. The redevelopment of Pittodrie, and the funds which will be released through the sale of the land to a developer, is critical to delivering the new stadium and training facilities at Kingsford. Work will commence at Kingsford in June 2018, with the stadium expected to be open for use in 2021.

5 **SUSTAINABLE DEVELOPMENT AND DESIGN**

5.1 The bid form ask landowners/developers for information on various sustainability issues and invites submission of supporting assessments.

5.2 As noted above, the site has previously been assessed in considerable detail through the processing and grant of planning permission reference P101517 for the demolition of the stadium and ancillary buildings and erection of circa 350 dwellings.

5.3 The assessments, which are still available on the Council's planning portal, include:

- 5.3.1 Working Design Brief, Masterplan, 3D images
 - 5.3.2 Conceptual Drainage Assessment
 - 5.3.3 Transport Assessment
 - 5.3.4 Geo-environmental Desk Study Report
 - 5.3.5 Geo-environmental Interpretative Report
 - 5.3.6 Bat Survey
 - 5.3.7 Pre-Application consultation report
- 5.4 When evaluating the application, the Council concluded that residential use on the site would co-exist comfortably with the adjacent residential properties and would cause no significant conflict with the viability or operation of nearby businesses. It was considered that residential use of the site was acceptable in terms of planning policy. It is submitted that those conclusions remain valid. In fact, since then, there has been further residential development approved in the area, including on the site of the former Robertson Granite merchants and Michie's Haulage.
- 5.5 The Council also assessed the implications for loss of a sport and recreational facility and were of the view that the proposal complied with the relevant policy as a replacement and much improved facility would be provided on another site. With the grant of permission at Kingsford, that remains the case and there is no conflict with local or national policy on open space and physical activity.
- 5.6 Having established that the principle of residential development complied with policy, the Council considered the number of units which the site could accommodate. While the final detail will be controlled through the submission of matters specified by condition, the Council supported the efficient use of the site for a high density development, acknowledging that the indicative layout provided a good quality residential environment with an appropriate standard of amenity and satisfactory levels of open space and private gardens.
- 5.7 The Council was of the view that the indicative layout was in line with the principles of Designing Streets and the creation of safe, distinctive, pleasant, welcoming, adaptable and resource efficient places. Those design principles are still relevant. As such, the Council's conclusion that the layout is appropriate for this part of the city and would complement the local character can still be relied upon.
- 5.8 The Council was satisfied that the traffic from the proposed development would not have any impact on the local road network and surrounding junctions other than the junction of

Urquhart Road and Park Road. These improvements were also required by other developments in the area and have been implemented.

6 CONCLUSION

- 6.1 Pittodrie Stadium should continue to be allocated as an Opportunity Site for residential development in the review of the LDP. This reflects consent reference P101517 for the demolition of the stadium and ancillary buildings and construction of circa 350 dwellings.
- 6.2 The redevelopment of Pittodrie is linked to the recent permission issued by the Council for the construction of a new £50M community stadium and training facilities at Kingsford. Monies from the sale of Pittodrie form a critical element of the funding required for the Kingsford development. Work at Kingsford will commence in June 2018.
- 6.3 Through the grant of planning permission, the suitability of the site from residential development has been thoroughly assessed by the Council who considered that the principle of a high density residential development conformed to policy and would not impact on the surrounding neighbourhood. Further the indicative masterplan complied with design guidance.
- 6.4 These conclusions remain valid and support the ongoing allocation of the site for residential development.

7 DOCUMENTS

AFC P1 Planning Permission in Principle Reference P101517

AFC P2 Approved Layout Plan

AFC P3 Report to Committee dated 28 April 2011

BURNES PAULL LLP
Solicitors, Aberdeen

Agent for Aberdeen Football Club plc

21 May 2018



PLANNING & SUSTAINABLE DEVELOPMENT
Business Hub 4, Marischal College, Broad Street,
ABERDEEN. AB10 1AB

The Town And Country Planning (Scotland) Act 1997

Planning Permission in Principle

Halliday Fraser Munro
Carden Church
6 Carden Place
Aberdeen
Aberdeen City
AB10 1UR

on behalf of **Aberdeen Football Club**

With reference to your application validly received on 16 September 2010 for Planning Permission in Principle under the above mentioned Act for the following development, viz:-

**Residential development comprising circa 350 No.town houses, apartments and duplex units including demolition of existing stadium and ancillary buildings
at Pittodrie Stadium, Land North of Pittodrie St,**

the Council in exercise of their powers under the above mentioned Act hereby GRANT Planning Permission for the said development in accordance with the particulars given in the application form and the plan(s) and documents docketed as relative thereto.

Permission is granted subject to the following condition(s), for which reasons(s) are stated viz:-

(1) (1) that no development pursuant to the planning permission in principle hereby approved shall be carried out until such time as a further application has been made to the planning authority for approval of the matters specified in this condition and such approval has been granted; these matters being details of the (i) means of access and internal road layout designed to meet the principles of "Designing Streets", (ii) the provision of car parking and cycle parking (iii) the siting of all buildings and areas of public and private open space, (iv) design and external

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DIRECTOR

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appearance of the buildings, (v) the landscaping of the site and (vi) all boundary enclosures - in order to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

(2) that this planning permission in principle shall lapse unless a further application for approval of the matters specified in condition(s) attached to this grant of planning permission in principle has been made before whichever is the latest of the following;

(i) the expiration of 3 years from the date of this grant of planning permission in principle;

(ii) the expiration of 6 months from the date on which an earlier application for the requisite approval of matters specified in conditions was refused;

(iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed;

- in order to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

(3) that this planning permission in principle shall lapse on the expiration of 2 years from the approval of matters specified in conditions being obtained (or, in the case of approval of different matters on different dates, from the requisite approval for the last such matter being obtained) unless the development to which the permission relates is begun before that expiration - - in order to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

(4) that the building hereby approved shall not be occupied unless a scheme detailing compliance with the Council's 'Low and Zero Carbon Buildings' supplementary guidance has been submitted to and approved in writing by the planning authority, and any recommended measures specified within that scheme for the reduction of carbon emissions have been implemented in full - to ensure that this development complies with requirements for reductions in carbon emissions specified in the City Council's relevant published Supplementary Guidance document, 'Low and Zero Carbon Buildings'.

(5) that, except as the Planning Authority may otherwise agree in writing, no construction or demolition work shall take place:

(a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays;

(b) outwith the hours of 9.00 am to 4.00 pm Saturdays; or

(c) at any time on Sundays, except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery] - in the interests of residential amenity.

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(6) that no development shall take place unless a scheme of all drainage works, in the form of a detailed Drainage Impact Assessment (DIA), designed to meet the requirements of Sustainable Urban Drainage Systems (SUDS) has been submitted to and approved in writing by the Planning Authority in consultation with SEPA and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme. The DIA should demonstrate that a single level of SUDS treatment, designed in accordance with CIRIA 697 'The SUDS Manual', shall be provided for roof water run-off and two levels of SUDS treatment shall be provided for roads and car parking areas - in order to safeguard water qualities and protect the water environment and to ensure that the development can be adequately drained.

(7) that all planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority - in the interests of the amenity of the area.

(8) that no development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work which shall include post-excavation and publication work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority - in the interests of protecting items of historical importance as may exist within the application site.

(9) That the use hereby granted planning permission shall not take place unless provision has been made within the application site for refuse storage and disposal, including recycling facilities in accordance with a scheme which has been submitted to and approved in writing by the planning authority - in order to preserve the amenity of the neighbourhood and in the interests of sustainability and public health.

(10) that at least two months prior to the commencement of the development, a full site specific Environmental Management Plan (EMP) shall be submitted to and approved in writing by the planning authority in consultation with SEPA and thereafter all works associated with the development shall be carried out in accordance with the approved EMP - in the interests of pollution prevention.

(11) that no development shall take place unless it is carried out in full accordance with a scheme to deal with contamination on the site that has been approved in writing by the planning authority. The scheme shall follow the procedures outlined in Planning Advice Note 33 Development of Contaminated Land and shall be conducted by a suitably qualified person in accordance with best practice as detailed in BS10175 Investigation of Potentially Contaminated Sites - Code of

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Practice and other best practice guidance and shall include:

- (i) an investigation to determine the nature and extent of contamination,
- (ii) a site-specific risk assessment,
- (iii) a remediation plan to address any significant risks and ensure the site is fit for the use proposed.

No building(s) on the development site shall be occupied unless

- (a) any long term monitoring and reporting that may be required by the approved scheme of contamination or remediation plan or that otherwise has been required in writing by the planning authority is being undertaken and
- (b) a report specifically relating to the building(s) has been submitted and approved in writing by the planning authority that verifies that remedial works to fully address contamination issues related to the building(s) have been carried out, unless the planning authority has given written consent for a variation. The final building on the application site shall not be occupied unless a report has been submitted and approved in writing by the planning that verifies that completion of the remedial works for the entire application site, unless the planning authority has given written consent for a variation - in order to ensure that the site is fit for human occupation

(12) that no development shall take place unless a full Site Waste Management Plan has been submitted to and approved in writing by the planning authority in consultation with SEPA and thereafter all works associated with the development shall be carried out in accordance with the approved plan - in order to ensure that the waste on the site is managed in a sustainable manner

(13) that no development shall take place unless there has been submitted to and approved in writing by the planning authority a noise assessment report prepared by a suitably qualified independent noise consultant that identifies all potential sources of noise disturbance for the residents of the development and recommends any measures necessary to ensure satisfactory noise attenuation in the buildings. Thereafter the properties shall not be occupied unless the said measures have been implemented in full - in the interests of residential amenity

(14) that the residential development hereby approved shall not comprise more than 350 residential units - in the interests of the amenity of the area and to ensure that sufficient car parking can be accommodated within the site

(15) that the ratio of houses to flats in the residential development hereby approved shall comprise a minimum of 50% of houses - in order to comply with the Aberdeen City and Shire Structure Plan requirement for sustainable mixed communities with a range of property types and sizes

(16) that the planning permission hereby granted shall not be implemented unless and until a replacement stadium and playing pitch for use by Aberdeen Football Club have been constructed and brought into use – in order to comply with the requirements of Scottish Planning Policy and Policy 48 of the Aberdeen Local Plan

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DIRECTOR

Continuation

(17) that no development shall take place unless there has been submitted to and approved in writing by the planning authority a traffic management scheme for the section of Golf Road adjacent to the application site, designed to meet the principles of "Designing Streets". The said scheme shall be implemented in full prior to the occupation of the first residential unit or in accordance with any other timescale as may be agreed in writing by the planning authority - in the interests of road safety and public safety and in order to improve pedestrian facilities on Golf Road

The reasons on which the Council has based this decision are as follows:-

The proposed development complies with the Aberdeen Local Plan in that the residential use is compatible with the existing surrounding land uses and therefore is acceptable in terms of Policies 40 and 41. The proposal is further supported by the Proposed Aberdeen Local Development Plan which identifies Pittodrie Stadium as an Opportunity Site for residential use. It also meets the aim of the structure plan to create sustainable mixed communities and generally accords with SPP. It is also considered that up to 350 residential units could be provided in a form and mix of property types that would create a distinctive, high quality living environment.

The applicant requires to enter into a legal agreement in relation to this application and a summary of the required terms of the legal agreement are given in the Report of Handling on this application which can be inspected by viewing the documents associated with this application via the City Council's website (<http://planning.aberdeencity.gov.uk/planningsearch.asp>)

The plans, drawings and documents that are the subject of this decision notice are numbered as follows:- SK-001, 101517-01, 101517-02, 101517-03, 101517-04, 101517-05

Informative

Applicants and developers should note that (as specified by Section 59 of the Town and Country Planning [Scotland] Act 1997 {as amended by the Planning etc. (Scotland) Act 2006} all conditions of this planning permission in principle that require the submission of information of any sort for further approval, agreement or consent of the planning authority require to be subject a formal application for approval in terms of the condition on a planning permission in principle as laid down in the Town and Country Planning [Development Management Procedure] [Scotland] Regulations 2008).

Date of Signing 13 November 2013



GORDON McINTOSH
DIRECTOR

Dr Margaret Bochel
Head of Planning and Sustainable Development

Enc.

GORDON McINTOSH
DIRECTOR

NB. EXTREMELY IMPORTANT INFORMATION RELATED TO THIS GRANT OF
PLANNING APPROVAL

The development to which this notice relates requires to be commenced within 3 years of the date of this notice unless a condition of planning approval specifies otherwise.

This permission does not carry with it any necessary approval under the Building Standards Regulations or of the owner or superior of the land or property including, where applicable, the City Council. Please ensure that this permission is compatible with any building warrant obtained. The Planning Service does not cross check approvals in detail.

The applicant has the right to appeal to the Scottish Ministers in certain circumstances (eg. if aggrieved by the conditions that have been attached) and further details are given in Form 1 attached below

A person who has been granted planning permission under the terms of the foregoing notice and intends to start work to implement this planning approval must, once they have decided the date they will start work on the development, inform the Council in writing of that date as soon as is practicable, but in all circumstances prior to work commencing. Failure to do so is a breach of planning control under Section 123(1) of the 1997 Planning Act. The Council should be informed of the start date and other required information on the Notice of Initiation of Development Form attached below

A person who completes the development for which planning permission has been granted by the foregoing notice must, as soon as is practicable after doing so, give notice of completion to the Council on the Notice of Completion of Development form attached below. In common with the failure to submit an notice of initiation of development, the Council may take enforcement action if a notice of completion is not given.

GORDON McINTOSH
DIRECTOR

Form 2

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Notification to be sent to applicant on refusal of planning permission or on the grant of permissions subject to conditions

1. If the applicant is aggrieved by the decision of the planning authority to –
 - refuse planning permission for the proposed development;
 - to refuse approval, consent or agreement required by condition imposed on a grant of planning permission;
 - to grant planning permission or approval, consent or agreement subject to conditions,

the applicant may appeal to the Scottish Ministers under section 47 of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice.

Applicants may obtain information on how to submit an appeal by visiting <http://www.scotland.gov.uk/Topics/Built-Environment/planning/Appeals> or contacting –

Directorate for Planning & Environmental Appeals
Scottish Government
4 The Courtyard
Callendar Business Park
Callendar Road
Falkirk
FK1 1XR

Telephone: 01324 696 400
E-mail: DPEA@scotland.gsi.gov.uk

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in it's existing state and cannot be rendered

GORDON McINTOSH
DIRECTOR

Continuation

capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owners of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

1.

GORDON McINTOSH
DIRECTOR

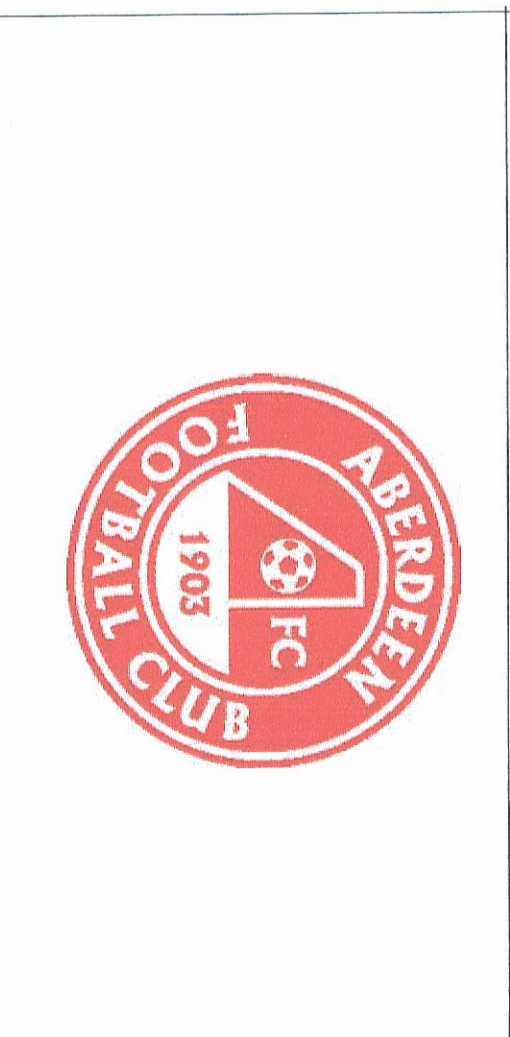


**INDICATIVE PROPOSALS
RESIDENTIAL DEVELOPMENT
PITODRIE STADIUM, ABERDEEN**

HALLIDAY FRASER MUNRO
ARCHITECTS • PLANNING CONSULTANTS • PROJECT MANAGERS
ABERDEEN • BELFAST • DUNDEE • EDINBURGH • GLASGOW

ACCOMMODATION :
CIRCA 350 UNITS COMPRISING:
2 BED FLATS: 90 NO.
TERRACED HOUSING: 260 NO.
PARKING SHOWN: 525 SPACES
THIS INCLUDES 19 NO. TOWNHOUSES WITH INTERGRAL GARAGES.
PARKING STRATEGY: VISITORS PARKING AT 50% SHOWN ON STREET; RESIDENTS PARKING AT 100% SHOWN IN REAR COURTS
A FURTHER ADDITIONAL 16 PUBLIC PARKING SPACES HAVE BEEN SHOWN ON GOLF ROAD

SCALE 1 : 500 @ A0

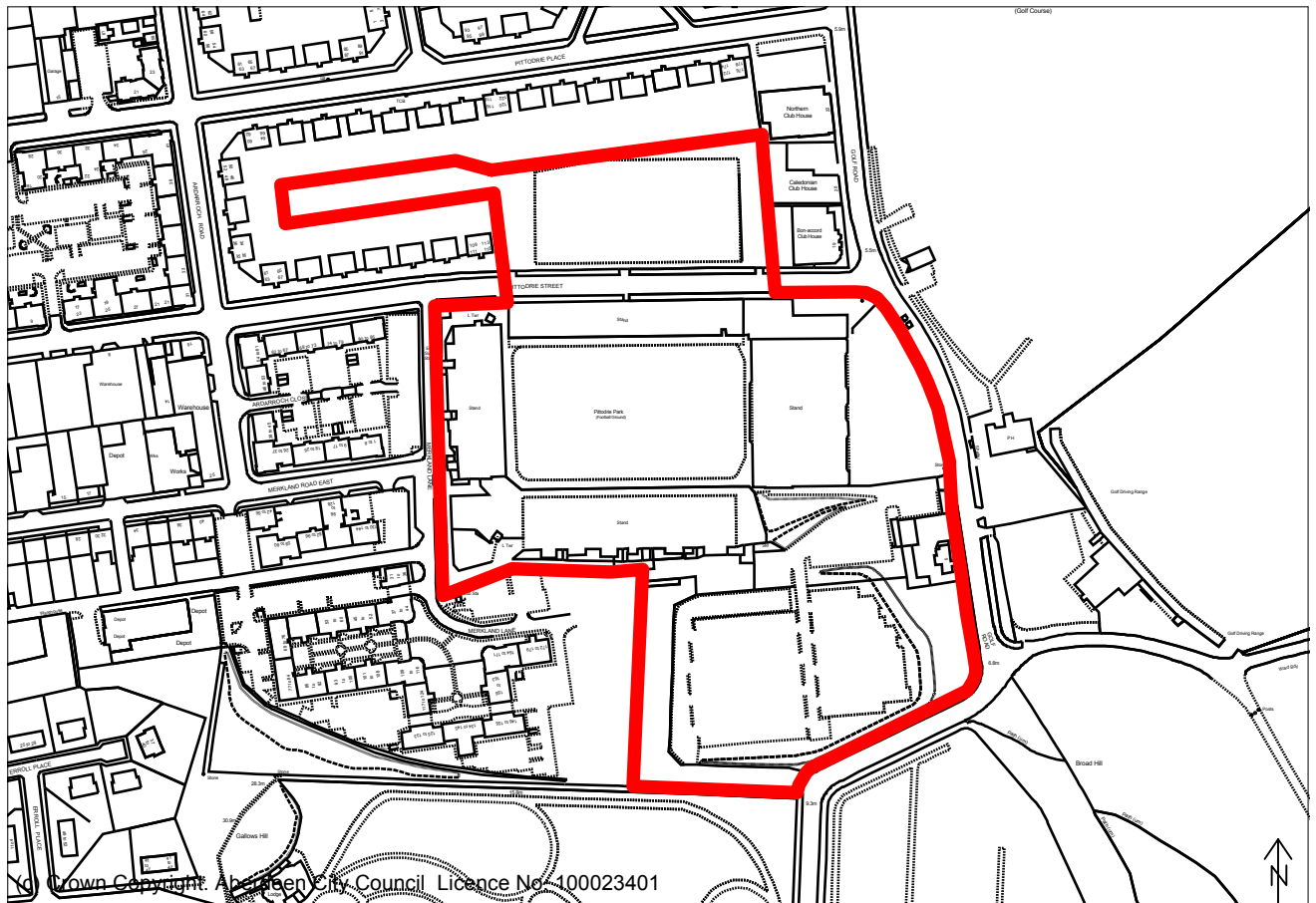


Pittodrie Stadium, Land North, of Pittodrie St, Land North of

Residential development comprising circa 350 No. town houses, apartments and duplex units including demolition of existing stadium and ancillary buildings

For: Aberdeen Football Club

Application Ref.	: P101517	Advert	: Full Notify not poss. (neighbours)
Application Date	: 16/09/2010	Advertised on	: 29/09/2010
Officer	: Garfield	Committee Date	: 28 April 2011
Prentice		Community Council	: No response received
Ward: Tillydrone/Seaton/Old Aberdeen (N Collie/J Noble/R Robertson)			



RECOMMENDATION: To approve the application subject to conditions and to withhold issue of the consent document until the applicant has entered into a legal agreement with the Council to secure (1) 10% of the total number of residential units as being affordable housing, (2) the planning gain contribution and (3) the installation of traffic signals and capitalised maintenance cost

DESCRIPTION

The application site, which extends to 6 hectares, is centred on Pittodrie Stadium and includes part of Pittodrie Street, the car parking areas to the south of the stadium and the north side of Pittodrie Street and the large pedestrian concourse to the east of the Richard Donald Stand. The site also includes the Council's Linksfield depot, which fronts onto Golf Road and an area of unused ground owned by the Council to the rear of the properties at 69-115 Pittodrie Street. Pittodrie Stadium comprises four stands of varying design, height, age and state of repair, the tallest being the Richard Donald stand at the east end of the pitch. The ground to the south of the stadium is elevated several metres above the remainder of the site. To the west and north of the site are predominantly residential streets comprising mostly granite tenements or more recently constructed blocks of flats of between 2 and 4 storeys. To the south is Trinity Cemetery. To the east is King's Links.

PRE-APPLICATION CONSULTATION

The proposed development was the subject of pre-application consultation in July 2010 between the applicant and the local community, as required for applications falling within the category of major developments as defined in the 'Hierarchy of Development' Regulations. The consultation involved contacting Castlehill/ Pittodrie Community Council and holding a public meeting. The public meeting was advertised in the local press and a total of 241 individual invitations were also sent out.

During the public meeting comment forms were made available for attendees to complete. Out of the 50 people estimated to have attended, 11 completed comment forms. All respondents supported the development principle, with comments relating to good design, suitable mix of housing and the imaginative approach taken to the development. Comments were also received regarding the level of parking facilities, the impact on the local road network and the effect of construction traffic. Those respondents who commented on the provision of affordable housing were in favour of its inclusion, subject to ensuring that the houses remained affordable. The provision of local services, such as convenience stores, dentists and hairdressers was raised.

PROPOSAL

Planning permission in principle is sought for the redevelopment of Pittodrie Stadium and surrounding land for approximately 350 residential units – a mix of townhouses, apartments and duplex units. The stadium and all ancillary buildings would be demolished. As the planning application seeks only to establish the principle of approximately 350 residential units on the site, the only drawings lodged with the application relate to an indicative masterplan. The indicative masterplan is based on a grid pattern of streets with a mix of terraced blocks of 2, 2½ and 3 storey houses and blocks of flats up to 6 storeys high fronting onto the streets. The indicative masterplan is based on a mix of 260 houses and 90 flats. A number of houses would have individual private gardens while others would back onto large communal gardens. A variety of public spaces would also be created. The masterplan has been designed taking into

account the concepts of 'Designing Streets'.

The planning application is supported by a Pre-Application Consultation Report, a Transportation Assessment, a Drainage Assessment, Geo-Environmental Desk Study and Interpretative Reports and a Bat Survey.

REASON FOR REFERRAL TO SUB-COMMITTEE

The City Council owns two small parts of the site and thus has an interest in the development. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

ROADS SECTION – A Transportation Assessment (TA) has been submitted and demonstrates that the proposed development would not have any impact on surrounding junctions except for the junction of Urquhart Road and Park Road. Although it may not have a major impact on this junction, it would be a popular pedestrian route from the site to the city centre. The junction also has visibility restrictions. The developer has agreed to provide and install traffic signals with a pedestrian phase at this junction along with a capitalised maintenance cost. It is proposed that the traffic signals must be operational when the 41st residential property is occupied. The TA did not discuss the various existing one-way systems in the area, but this can be done at the next stage of the planning process.

Although there is no objection in principle to a residential development, there are concerns with regard to the number of parking spaces that can be provided within the site. The notation of the plan indicates 525 parking spaces which includes 30 integral garages and a further 16 parking spaces on Golf Road. This gives a parking ratio of 1.5 spaces per unit. An exact parking requirement cannot be calculated because the number of bedrooms for the flats is not available. For outer city areas the parking requirement is 2 spaces per property with 2 or more bedrooms. So, the required parking would be in the order of 700 spaces. However, recent flatted developments in this area provided 1.3 spaces per flat and as it is just outside the inner city boundary and within reasonable walking distance to the city centre, 1.5 spaces per unit could be considered acceptable. Notwithstanding, it is not clear that 525 acceptable parking spaces can be provided within the site. 350 units will therefore not be acceptable unless sufficient parking can be provided. A condition should be applied requiring the final scheme to provide parking in accordance with the Council's parking standards. Cycle parking should also be provided.

It is acknowledged that the applicant has incorporated "Designing Streets" principles to the design of the roads but the final treatment has still to be agreed. However, the re-alignment of Pittodrie Street would require a Stopping Up Order for part of the existing road. The submitted road layout may have to be altered accordingly. The treatment to Golf Road adjacent to the site has not been finalised but can be addressed at a later stage.

ENVIRONMENTAL HEALTH – In principle there is no objection to the proposed development. However, conditions should be applied to the planning permission related to the submission of a land contamination assessment, a noise

assessment and a scheme for bin storage areas. The hours of construction should be controlled.

EDUCATION, CULTURE AND SPORT – A condition should be applied to the planning permission requiring the implementation of a programme of archaeological works on the site

COMMUNITY COUNCIL – No response received

SEPA – A Drainage Assessment with supporting drawings and technical information on the design of the proposed bio-retention system for surface water run-off has been provided. It is noted that water run-off will discharge to the public sewer via filter drains and surface water run-off from car parking areas will discharge via porous pavements and the sub-base. Surface water run-off from road areas will drain in two formats; via porous pavements or via a bio-retention system to the public sewer. This is acceptable to SEPA in terms of water quality. Comments from Scottish Water and the relevant local authority officers should be sought on water quantity issues. There is no objection from SEPA in relation to the proposals for waste water drainage.

There is the potential for hazardous waste material arising during the demolition works and thus in accordance with SPP paragraph 218, a site waste management plan should be used to minimise waste at source. SEPA objects to the application unless a condition requiring a full site waste management plan is imposed.

Space should be designated within the application site to allow for the separation and collection of waste. This includes provision to separate and store different types of waste, kerbside collection and centralised facilities for the public to deposit waste for recycling or recovery.

The Drainage Assessment states a method statement, detailing how surface water arising during construction will be dealt with, will be prepared prior to commencement of works on site. SEPA objects to the application unless a condition is imposed requiring a full site specific environmental management plan to be submitted.

SCOTTISH WATER – There is no objection to the application. However, the granting of planning permission does not guarantee a connection to Scottish Water infrastructure, which could only be given when the appropriate application and technical details have been received. Invercarnie Water Treatment Works and Nigg Waste Water Treatment Works currently have capacity to service the proposed development. Initial investigations indicate there may be a requirement for the developer to carry out works on the local network to ensure there is no loss of service to existing customers. A totally separate drainage system will be required with the surface water discharging to a suitable outlet.

SPORTSCOTLAND – There is no objection to the application, subject to the imposition of a condition that no development affecting the pitch shall begin until replacement facilities have been provided and are available for use.

REPRESENTATIONS

Two letters of objection have been received, one from a resident in the

Mannofield area of the City and one from a resident who lives in Inverness. The Inverness resident did not specify the reasons for objecting. The Mannofield resident has raised the following objections.

- There has been no consultation with the wider public
- The proposal represents an over-development of the site
- The proposed blocks of flats are too high
- There would be insufficient car parking for the suggested 350 residential units
- It is doubtful that the existing roads could cope with the additional traffic
- There are no details of affordable housing on the site
- The proposal does not include play areas for children
- There should be a community meeting place
- The development should include an open area looking on to the Links

PLANNING POLICY

National Policy and Guidance

Scottish Planning Policy (SPP) is the statement of Government policy on land use planning and includes the Government's core principles for the operation of the planning system and concise subject planning policies. The general policy on sustainable development and the subject planning policies relating to housing, open space and physical activity and transport are relevant material considerations.

"Designing Places" is the statement that sets out the Government's expectations of the planning system to deliver high standards of design in development projects and is a relevant material consideration.

"Designing Streets: A Policy Statement for Scotland" is a relevant material consideration.

Aberdeen City and Shire Structure Plan

The Structure Plan sets out the following key objectives for the growth of the City and Aberdeenshire.

Population growth: to increase the population of the city region and achieve a balanced age range to help maintain and improve people's quality of life.

Sustainable mixed communities: to make sure that new development meets the needs of the whole community, both now and in the future and makes the area a more attractive place for residents and businesses to move to.

Accessibility: to make sure that all new developments contribute towards reducing the need to travel and encourage people to walk, cycle or use public transport by making these attractive choices.

Aberdeen Local Plan

Policy 40 'Residential Areas' states that in existing residential areas the predominantly residential character and amenity will be retained. Other uses or activities will not be permitted unless the Council can be satisfied that the use would cause no conflict with, or any nuisance to, the enjoyment of the existing residential amenity.

Policy 41 'Mixed Use Areas' states that applications for development must take into account the existing uses and character of the surrounding area and avoid undue conflict with the adjacent land uses and amenity. Where housing is proposed, a satisfactory residential environment should be created which in turn should not impinge upon the viability or operation of existing businesses in the vicinity. All proposals must accord with all other relevant policies, in particular those that relate to amenity, public and community safety and open space.

Policy 42 'Affordable Housing' requires all developments of 20 or more dwellings to contribute no less than 10% of the total number of units as affordable housing. The exact nature of the contribution required on a particular site will be subject to market and site conditions, taking account of established housing needs and the Council's Local Housing Strategy.

Policy 48 'Sports Facilities' requires existing sport and recreation facilities to be retained unless they are replaced by an improved facility.

Policy 74 'Pedestrian and Public Transport Access to Development' requires public transport to be available within 400 metres of the origins and destinations of trips within the development.

Policy 75 'Transport Provision within Development' requires developers to mitigate adverse effects outwith the development that will arise as a result of providing fewer parking spaces than the maximum permitted. Developers must provide secure bicycle and motorcycle storage and goods vehicle delivery space in line with the standards set down in the supplementary guidance on transport. Bus stops should be located within 400 metres walking distance of the entrance to buildings.

The application forms part of the Opportunity Site (OP51) as identified in the local plan.

Other Material Considerations

The Aberdeen Local Development Plan – Proposed Plan was published for consultation on 24th September 2010, with comments on the plan invited until 17th January 2011. The Proposed Plan is a material consideration. In accordance with Circular 1/2009 'Development Planning', the Proposed Plan represents the Council's settled view as to what should be the final adopted content of the plan.

The Council's supplementary planning guidance (SPG) "Reducing Carbon Emissions in New Development" is a relevant material consideration.

EVALUATION

Section 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. The development plan comprises the Aberdeen City and Shire Structure Plan and Aberdeen Local Plan. The Scottish Planning Policy, Designing Places, Designing Streets and the Aberdeen Local Development Plan – Proposed Plan are relevant material considerations. The proposal constitutes a major development as defined in the 'Hierarchy of Development' Regulations. SPP states sets out the Government's core principles that underpin the modernised planning system. It states "*The system should be genuinely **plan-led**.....*" and "*There should be a clear focus on the **quality of outcomes**, with due attention given to the sustainable use of land, good design and the protection and enhancement of the built and natural environment*". SPP also states that the planning system should proactively support development that will contribute to sustainable economic growth and to high quality sustainable places. Furthermore, the aim should be to create places with a distinct character and identity, promoting a well integrated mix of land uses including well designed homes of different types and tenures. SPP also states that planning authorities should take a positive approach to development. It is in this context that the application requires to be assessed.

The application is seeking planning permission in principle for a residential development of approximately 350 residential units. Although the application is supported by an indicative masterplan for the site, the assessment and determination is limited solely to the principle of residential use and whether the site can satisfactorily accommodate the proposed number of residential units. Thus the application will be considered primarily against Policies 40, 41 and 48 of the adopted local plan. Details relating to the precise development layout, provision of open space, the size, height and design of buildings and the provision of car parking would be the subject of a future planning application if this planning application is approved.

The Principle of Residential Use

The majority of the application site lies within an area designated as Mixed Use in the adopted local plan, wherein Policy 41 applies. A small portion is designated as residential, wherein Policy 40 applies. In Mixed Use areas new development must take into account the existing uses and character of the surrounding area and avoid undue conflict with the adjacent land uses and amenity. Where housing is proposed, a satisfactory residential environment should be created which in turn should not impinge upon the viability or operation of existing businesses in the vicinity. The predominant land use in the immediate vicinity of the site is residential. To the north are residential streets. To the west and south west are numerous blocks of flats, beyond which and some 100 metres away, are several commercial properties in a block bounded by Pittodrie Street and Merkland Road East. It is considered that residential use on the site would co-exist comfortably with the adjacent residential properties and cause no significant conflict with the viability or operation of the nearby businesses. Accordingly, the principle of a residential development on the site is

acceptable in terms of Policy 41. Similarly, Policy 40 supports the principle of residential use.

Policy 48 of the local plan requires existing sport and recreational facilities to be retained unless they are replaced by an improved facility. In this case the major sports facility of Pittodrie Stadium would be lost. However, the Council has approved, subject to the completion of a legal agreement, a planning application by the football club for a new stadium at Loirston. It is anticipated that the legal agreement will be completed in due course and the planning permission issued. Accordingly, a replacement and much improved sports facility would be provided. Therefore, the proposal complies with Policy 48. Sportscotland has been consulted on the proposal and raises no objection, provided a condition is imposed requiring that no development affecting the pitch shall begin until replacement facilities have been provided and are available for use. On the basis that a new stadium is proposed there is no conflict with SPP policy regarding open space and physical activity.

The site is identified in the adopted local plan as an Opportunity Site (OP51) for a new community stadium. Whilst a new or redeveloped stadium is identified as a potential development option for the site, it does not preclude other proposed uses being granted permission, as acknowledged by the fact the stadium is within a mixed use area wherein a range of uses are acceptable. The Proposed Aberdeen Local Development Plan identifies the site as an Opportunity Site (OP114) for residential use, which represents the Council's settled view as to what should be the final adopted content of the plan.

For the reasons explained above, the principle of residential use on the site complies with Policies 40, 41 and 48 of the adopted local plan and is similarly supported by the Proposed Aberdeen Local Development Plan.

Consideration of the Proposed Number of Residential Units

The second main issue in the assessment of the proposal is whether a development comprising 350 residential units is acceptable, as approving this application would establish the principle constructing that number of units on the site. Although only an indicative masterplan layout has been provided, it nevertheless gives a good indication of how 350 units could be built. The layout shown on the masterplan is based on a grid pattern, similar in character to the surrounding area and has been based on a mix of 260 terraced houses and 90 flats. However, it must be acknowledged that the proportion of houses to flats is only indicative and could change substantially in the next stage of the planning process, i.e. an application seeking approval of matters specified in conditions attached to a planning permission in principle. However, in order to achieve sustainable mixed communities, the structure plan indicates that future communities must be mixed in terms of the type and size of homes. This objective is reflected in the Proposed Aberdeen Local Development Plan, specifically Policy H4 'Housing Mix' which requires housing developments of more than 50 units to contain an appropriate mix of dwelling types and sizes, reflecting the accommodation requirements of specific groups, in particular families and older people. Thus, in order to avoid a future developer from

building only flats or a very high ratio of flats to houses and to comply with the above policy position, it is considered appropriate to apply a condition to the permission requiring that minimum number of houses be provided on the site. It is recommended that a minimum of 50% of the residential units should be houses.

Constructing 350 residential units would result in a high density of development of almost 60 units to the hectare. Nevertheless, it would comply with the structure plan, which seeks to achieve “*no less than 30 dwellings per hectare*”. Policy H3 ‘Density’ of the Proposed Aberdeen Local Development Plan also requires a minimum density of 30 dwellings per hectare. The indicative layout demonstrates that high density development can be achieved whilst still providing a good quality residential environment with an appropriate standard of amenity and satisfactory levels of open space and private gardens. It would also be a very efficient use of a brownfield site. SPP supports higher densities in central and accessible locations and acknowledges that through good design it is possible to achieve higher density living environments without overcrowding or loss of amenity. The proposal is not considered to represent an over-development of the site. From an urban design perspective, the indicative layout would be appropriate for this part of the City, in that it would reflect and complement the existing local character. The potential to provide a hierarchy of green spaces (public squares, pocket parks, communal gardens and private gardens) and the juxtaposition of buildings should permit the creation of a high quality living environment. “Designing Streets” states that successful places are distinctive, safe and pleasant, easy to get to and move around, welcoming, adaptable and resource efficient. The indicative masterplan demonstrates that these principles can be delivered on this site.

Car parking Provision

Notwithstanding the above, the roads officer has expressed concerns with regard to the number of parking spaces that can be provided within the site. The indicative masterplan is annotated with 525 parking spaces, which includes 30 integral garages and a further 16 parking spaces on Golf Road. This gives a parking ratio of 1.5 spaces per unit. An exact parking requirement cannot be calculated because the number of bedrooms for the flats is not available. For outer city areas the parking requirement is 2 spaces per property with 2 or more bedrooms. Therefore, the required parking would be in the order of 700 spaces. However, recent flatted developments in this area provided 1.3 spaces per flat and as it is just outside the inner city boundary and within reasonable walking distance to the city centre, 1.5 spaces per unit could be considered acceptable. Notwithstanding, it is not entirely clear that 525 acceptable parking spaces can be provided within the site. This is primarily because only an indicative materplan layout is provided with the planning application and thus a fully detailed proposal has not been produced. However, the precise number of parking spaces and their locations would be addressed in a future planning application. It is anticipated that a development layout and mix of property types could be devised to address this concern. It may be the case that in order to provide the required level of car parking, it may be necessary for the detailed proposal to contain a higher number of flats than currently suggested and/or taller buildings to free up additional space wherein further car parking could be provided.

Therefore, in order to reduce the risk of an insufficient level of parking being provided, it is recommended that a condition be applied to the planning permission in principle limiting the number of residential units to a maximum of 350 units, rather than the “circa. 350 units” as specified in the description of the proposal.

Traffic Impact

The Transportation Assessment demonstrates that the proposed development would not have any impact on the local road network and the surrounding junctions except for the junction of Urquhart Road and Park Road. Although it may not have a major impact on this junction, it would be a popular pedestrian route from the site to the city centre. The junction also has visibility restrictions. The developer has agreed to provide and install traffic signals with a pedestrian phase at this junction. In the interests of traffic management and to improve pedestrian facilities and safety it is recommended that a condition be applied to the planning permission requiring a traffic management scheme to be implemented, at the developer's expense, on the section of Golf Road adjacent to the application site. The proposal generally complies with the requirements of Policies 74 and 75 of the local plan.

Affordable Housing

Policy 42 of the local plan requires all developments of 20 or more dwellings to contribute no less than 10% of the total number of units as affordable housing. In this case, a total of 35 residential units are required. Given the scale of the development, it is expected that range of accommodation sizes will be provided, from 1 and 2 bedroom flats through to 3 or 4 bedroom family houses. It is the Council's priority for affordable housing to be for social rent through a Registered Social Landlord, but given the difficulties with Scottish Government funding at present other methods of delivery may be required. The provision of the affordable housing will be delivered through a legal agreement.

Proposed Legal Agreement

A legal agreement is required to secure (1) 10% of the total number of residential units as being affordable housing in accordance with Policy 42 of the Aberdeen Local Plan, (2) the planning gain contribution to be used for education provision, if required and the provision and/or enhancement of community facilities, recreation facilities, libraries and the core path network and (3) the installation of traffic signals with pedestrian phase at the junction of Urquhart Road and Park Road, including the capitalised maintenance cost for 10 years.

Conclusion

The majority of the application site is designated for mixed use in the local plan. Residential use is considered to be compatible with other land uses in the vicinity of the site. The Proposed Aberdeen Local Development Plan identifies Pittodrie Stadium as an Opportunity Site for residential use. The proposal is supported by the relevant policies in the adopted and proposed local plans. It also meets the aim of the structure plan to create sustainable mixed communities

and generally accords with SPP. Accordingly, the principle of residential use is acceptable. It is also considered that up to 350 residential units could be provided in a form and mix of property types that would create a distinctive, high quality living environment. Therefore, it is recommended that planning permission in principle is granted subject to the conditions listed below and the completion of a legal agreement.

REASONS FOR RECOMMENDATION

The proposed development complies with the Aberdeen Local Plan in that the residential use is compatible with the existing surrounding land uses and therefore is acceptable in terms of Policies 40 and 41. The proposal is further supported by the Proposed Aberdeen Local Development Plan which identifies Pittodrie Stadium as an Opportunity Site for residential use. It also meets the aim of the structure plan to create sustainable mixed communities and generally accords with SPP. It is also considered that up to 350 residential units could be provided in a form and mix of property types that would create a distinctive, high quality living environment.

RECOMMENDATION

To approve the application subject to conditions and to withhold issue of the consent document until the applicant has entered into a legal agreement with the Council to secure (1) 10% of the total number of residential units as being affordable housing, (2) the planning gain contribution and (3) the installation of traffic signals and capitalised maintenance cost

with the following condition(s):

(1) that no development pursuant to the planning permission in principle hereby approved shall be carried out until such time as a further application has been made to the planning authority for approval of the matters specified in this condition and such approval has been granted; these matters being details of the (i) means of access and internal road layout designed to meet the principles of "Designing Streets", (ii) the provision of car parking and cycle parking (iii) the siting of all buildings and areas of public and private open space, (iv) design and external appearance of the buildings, (v) the landscaping of the site and (vi) all boundary enclosures - in order to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

(2) that this planning permission in principle shall lapse unless a further application for approval of the matters specified in condition(s) attached to this grant of planning permission in principle has been made before whichever is the latest of the following; (i) the expiration of 3 years from the date of this grant of planning permission in principle; (ii) the expiration of 6 months from the date on which an earlier application for the requisite approval of matters specified in conditions was refused; (iii) the expiration of 6 months from the date on which an

appeal against such refusal was dismissed - in order to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

(3) that this planning permission in principle shall lapse on the expiration of 2 years from the approval of matters specified in conditions being obtained (or, in the case of approval of different matters on different dates, from the requisite approval for the last such matter being obtained) unless the development to which the permission relates is begun before that expiration - in order to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

(4) that the building(s) hereby approved shall not be brought into use unless details of the zero and low carbon equipment to be incorporated into the development and predicted carbon emissions, using SAP or SBEM calculations, have been approved in writing by the planning authority and unless the equipment has been installed in accordance with those approved details - to ensure this development complies with requirement for on-site carbon emissions contained in Scottish Planning Policy (SPP) and specified in the the City Council's relevant published Supplementary Planning Guidance, 'Reducing Carbon Emissions In New Development'.

(5) that, except as the Planning Authority may otherwise agree in writing, no construction or demolition work shall take place:

(a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays;

(b) outwith the hours of 9.00 am to 4.00 pm Saturdays; or

(c) at any time on Sundays,

except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery] - in the interests of residential amenity.

(6) that no development shall take place unless a scheme of all drainage works, in the form of a detailed Drainage Impact Assessment (DIA), designed to meet the requirements of Sustainable Urban Drainage Systems (SUDS) has been submitted to and approved in writing by the Planning Authority in consultation with SEPA and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme. The DIA should demonstrate that a single level of SUDS treatment, designed in accordance with CIRIA 697 'The SUDS Manual', shall be provided for roof water run-off and two levels of SUDS treatment shall be provided for roads and car parking areas - in order to safeguard water qualities and protect the water environment and to ensure that the development can be adequately drained.

(7) that all planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority - in the interests of

the amenity of the area.

(8) that no development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work which shall include post-excavation and publication work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority - in the interests of protecting items of historical importance as may exist within the application site.

(9) That the use hereby granted planning permission shall not take place unless provision has been made within the application site for refuse storage and disposal, including recycling facilities in accordance with a scheme which has been submitted to and approved in writing by the planning authority - in order to preserve the amenity of the neighbourhood and in the interests of sustainability and public health.

(10) that at least two months prior to the commencement of the development, a full site specific Environmental Management Plan (EMP) shall be submitted to and approved in writing by the planning authority in consultation with SEPA and thereafter all works associated with the development shall be carried out in accordance with the approved EMP - in the interests of pollution prevention.

(11) that no development shall take place unless it is carried out in full accordance with a scheme to deal with contamination on the site that has been approved in writing by the planning authority. The scheme shall follow the procedures outlined in Planning Advice Note 33 Development of Contaminated Land and shall be conducted by a suitably qualified person in accordance with best practice as detailed in BS10175 Investigation of Potentially Contaminated Sites - Code of Practice and other best practice guidance and shall include:

- (i) an investigation to determine the nature and extent of contamination,
- (ii) a site-specific risk assessment,
- (iii) a remediation plan to address any significant risks and ensure the site is fit for the use proposed.

No building(s) on the development site shall be occupied unless

(a) any long term monitoring and reporting that may be required by the approved scheme of contamination or remediation plan or that otherwise has been required in writing by the planning authority is being undertaken and

(b) a report specifically relating to the building(s) has been submitted and approved in writing by the planning authority that verifies that remedial works to fully address contamination issues related to the building(s) have been carried out, unless the planning authority has given written consent for a variation.

The final building on the application site shall not be occupied unless a report has been submitted and approved in writing by the planning that verifies that completion of the remedial works for the entire application site, unless the planning authority has given written consent for a variation - in order to ensure that the site is fit for human occupation

(12) that no development shall take place unless a full Site Waste Management Plan has been submitted to and approved in writing by the planning authority in consultation with SEPA and thereafter all works associated with the development shall be carried out in accordance with the approved plan - in order to ensure

that the waste on the site is managed in a sustainable manner

(13) that no development shall take place unless there has been submitted to and approved in writing by the planning authority a noise assessment report prepared by a suitably qualified independent noise consultant that identifies all potential sources of noise disturbance for the residents of the development and recommends any measures necessary to ensure satisfactory noise attenuation in the buildings. Thereafter the properties shall not be occupied unless the said measures have been implemented in full – in the interests of residential amenity

(14) that the residential development hereby approved shall not comprise more than 350 residential units – in the interests of the amenity of the area and to ensure that sufficient car parking can be accommodated within the site

(15) that the ratio of houses to flats in the residential development hereby approved shall comprise a minimum of 50% of houses – in order to comply with the Aberdeen City and Shire Structure Plan requirement for sustainable mixed communities with a range of property types and sizes

(16) that the planning permission hereby granted shall not be implemented unless and until a replacement stadium and playing pitch for use by Aberdeen Football Club have been constructed and brought into use – in order to comply with the requirements of Scottish Planning Policy and Policy 48 of the Aberdeen Local Plan

(17) that no development shall take place unless there has been submitted to and approved in writing by the planning authority a traffic management scheme for the section of Golf Road adjacent to the application site, designed to meet the principles of “Designing Streets”. The said scheme shall be implemented in full prior to the occupation of the first residential unit or in accordance with any other timescale as may be agreed in writing by the planning authority – in the interests of road safety and public safety and in order to improve pedestrian facilities on Golf Road

Dr Margaret Bochel

Head of Planning and Sustainable Development.

