

Other Planning Applications:

Marischal Square - Muse Development



Former St Nicholas House and Provost Skene's House, Broad Street, Aberdeen

Proposal: Detailed Planning application for mixed use development including office, hotel, retail, restaurants, leisure, civic space including carparking, access, landscaping, infrastructure and public realm improvements

Applicant Contact Details: Muse Develop

Application Number: [P131473](#)

MARISCHAL SQUARE COMMUNITY AND STAKEHOLDER CONSULTATION

EMERGING DEVELOPMENT PROPOSALS

The Muse design team have been busy developing the emerging proposals, taking account of the diverse views and ideas expressed at the first stage of consultation. These draft proposals will illustrate how Broad Street and the St Nicholas House site will be transformed.

They hosted an exhibition in December, of the emerging proposals, members of the public had the opportunity to see how the team has responded to the earlier feedback and provide further advice and comments, before the design is completed and a planning application is submitted early next year.



Review of the Aberdeen Local Development Plan – Main Issues Report and Upcoming Consultation

On 12 November 2013 Enterprise, Strategic Planning and Infrastructure Committee agreed that the Aberdeen Local Development Plan Main issues Report would be published for a 10 week consultation from **13 January** to **24 March 2014**. The report can now be found on our website

http://www.aberdeencity.gov.uk/planning_environment/planning/local_development_plan/pla_2016_main_issues_report.asp along with our responses to representations made during the Pre-MIR consultation earlier in 2013 and appendices that have helped inform the Main Issues Report.

During the 10 week consultation we have organised a number of public events across the city. These are:

- Monday 27 January 15:00-19:00 – Bucksburn Library
- Tuesday 28 January 15:00-20:00 – Kingswells Community Centre
- Wednesday 29 January 15:00-19:00 – Scotstown Library
- Monday 3 February 15:00-20:00 – Central Library
- Wednesday 5 February 15:00-19:00 – Altens Community Centre
- Thursday 6 February 15:00-20:00 – Cults Sports Centre

As well as these we will also be holding a couple of information stalls in the city centre. Come and see us in:

- Bon Accord Centre (first floor) on 23 January between 12:00 and 20:00
- Union Square (first floor) on 25 January between 09:00 and 20:00

AOCB

CSCC newsletter for later in year to publicise community council and update on recycling centre and Dandara development.

Aberdeen Local Development Plan [ALDP]– Main Issues Report

Adopted on 29th February 2012 – Development Plans must be reviewed every 5 years.

The Main Issues Report is to be published in January 2014 and the proposed Local Development Plan is to be published in February 2015. A 10 week consultation will run from 13 January to 24 March 2014.

Main Issues Report has formed the main focus for discussions on the options for sites that would be developed in Aberdeen and for the policies that will guide development.

The ALDP contains 56 policies which are supported with 29 pieces of supplementary guidance and masterplans. The first phase will run from 2007 to 2016 while the second phase will run from 2017 to 2023. Some strategic reserve sites have been included up to 2030.

The Main Issues Report is the first stage in producing a revised and updated Local Development Plan for Aberdeen, which when adopted will replace the ALDP for 2012.

During the Pre-Main Issues Report stakeholder engagement, a number of broad themes emerged which people were particularly interested in or concerned about. Not all issues raised can be addressed through the planning system. The Main Issues Report has therefore been structured around the following planning themes:

- City Centre and Retailing
- Transport and Infrastructure
- Business and Industry
- Housing and Community
- Design and Built Environment
- Natural Environment
- Resources

13 Main issues have been identified from these themes, on each of the main issues the City Council welcomes views on

- **Whether you agree with the preferred option?**
- **If not, whether you support any of the alternate options presented?**
- **If not, whether you have ideas for options that should be considered?**

Main Issue 1 – Greenfield Housing and Employment Allocations

Main Issue 2 – City Centre Vision

Main Issue 3 – Retail in the City Centre

Main Issue 4 – Union Street Frontages

Main Issue 5 – New Policy for West End Shops and Cafes

Main Issue 6 – Retail Centres out with the City Centre

Main Issue 7 – Aberdeen Harbour Expansion

Main Issue 8 – Housing Needs and Affordable Housing

Main Issue 9 – Housing for Older People and Particular Needs

Main Issue 10 – Low and Zero Carbon Buildings

Main Issue 11 – Energy Mapping

Main Issue 12 – Water Use Efficiency

Main Issue 13 – Recycling and Energy

Alongside the Main Issues there are 21 questions on other related proposals which the City Council would like to hear your views on.

Q1. What do you think is important to include within the City Centre boundary and why?

Q2. City Centre Design Policy a) Do you think we should have a new policy b)What other things can improve design quality within City Centre?

Q3. High Quality Contemporary Design

Q4. Tall and/or Bulky Buildings a) what are most appropriate locations? B) What locations where tall/bulky buildings should not be allowed? C) What is important to consider when assessing proposals for tall/bulky buildings?

Q5. Public Realm and Wayfinding a) What type of things should a new Streetscape Manual consider? B) What can be done to improve wayfinding throughout the City Centre?

Q6. Sustainable Urban Mobility Plan [SUMP]– What are the main transport issues in the City Centre which need to be addressed in a SUMP

Q7. A Masterplan for the Beach Leisure Area? Should a masterplan be commissioned for the beach leisure area? What issues should the masterplan address? How can we best connect the beach to the City Centre?

Q8. Policy Zoning for the Beach? Should the beach leisure area be zoned as “Beach and Leisure”? If not, what should the area be zoned as? What uses should be promoted at the Beach? Should retail be discouraged?

Q9. Retail Parks. Should Retail Parks be protected from the impacts of out-of-centre development through sequential approach?

Q10. Review the Network Centres. Should the network of centres be reviewed? If so, can you suggest any changes that should be made?

Q11. Very Large Scale Single Retail units. If a large scale retailer wishes to locate to Aberdeen, where should they go?

Q12. Infrastructure Provision. Are there any other measures we should be taking to ensure that infrastructure can be provided in a timely manner?

Q13. Sustainable and Active Travel. Are there any other measures we should be taking to promote sustainable and active travel and to ensure that they become the first choice of transport?

Q14. Digital Infrastructure. Should all new developments provide modern high speed telecommunications networks?

Q15. Private Rented Accommodation. Do you agree that private rented accommodation should be supported by policies in the Local Development Plan and are there any ways in which it can be promoted?

Q16. Gypsy and Traveller Sites – Do you have any comments on the current approach to the provision of Gypsy/Traveller sites?

Q17. Better Design Quality a) Should we strive for a better design quality across the city and refuse permission to proposals which do not meet our high standards?

Q18. Design Statements. A) Do you think introducing a requirement for Design Statements to accompany a greater range of applications is a good idea? B) When do you think we should request a Design Statement? C) When do you think a Design Statement might not be useful? D) We intend to produce guidance on what should be included within Design Statements. What do you think might be important to include within a Design Statement.

Q19. Demolition of Traditional Granite Buildings. A) What do you think about our suggestion to include the criteria that applications for the demolition of traditional granite buildings will be assessed against our existing policy? B) For replacement schemes, what do you think about encouraging the reuse of granite in places other than the principle elevation?

Q20. Natural Environment. Should we carry forward our current policy approach to protecting and enhancing the natural environment into the next Local Development Plan? Do you wish to suggest any other proposed changes to natural environment policy?

Q21. Nigg Solar Farm. What is your opinion on a solar farm at Nigg Bay as indicated on Map 2?

Main Issue 1 – Greenfield Housing and Employment Allocations

Opportunity Sites

OP58 Countesswells (165.1 ha) 2,150 houses to 2016 and 850 2017 – 2026 Total of 3,000

A Masterplan is required – a large new community, benefit from being close to employment sites proposed for Kingswells- Development would include 10 ha employment land plus appropriate community facilities.

OP38 Woodend Hospital Annex, Lang Stracht (2.05 ha) Planning permission granted for retail development and Fire Brigade Headquarters

OP51 Friarsfield (29.2 ha) Greenfield site identified in ALDP 2008 for 280 homes.

OP58 Braeside Infant School (1.04 ha) former school site with potential to be redeveloped for residential use

OP64 Craighton Road/Airyhall (4.1 ha) 20 houses to 2016

OP66 Grove Nursery, Hazlehead 5.9 ha Green Belt

OP67 Grove Nursery Recycling Centre, Hazlehead 1.5 ha [Recycling Centre opens Jan 2014]

Page 13 Do we need to add to the Greenfield housing and/or employment land supply by allocating more sites?

Option 1 – Carry over existing Local Development Plan allocations

Option 2 – Release further Greenfield housing and or employment land to increase supply

Brownfield Sites

Page 14 Grove Nursery – Following a Council resolution part of this site could be identified for social enterprises specialising in a nursery, horticulture and/or allotments and other associated uses.

Charlie's House, Woodend Hospital West – Specialist care facility for children which could serve the North East of Scotland . May be necessary to alter layout due to flooding and slope issues.

Main Issue 2 – City Centre Vision

Aberdeen City Centre

What would you want your city centre to be like by 2035 and how should it be used?

City Centre Boundaries

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Q4. Tall and/or Bulky Buildings a) what are most appropriate locations? B) What locations where tall/bulky buildings should not be allowed? C) What is important to consider when assessing proposals for tall/bulky buildings?

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Main Issue 3 – Retail in the City Centre

Retail in the City Centre

St. Nicholas House – Provost Skene's House

Denburn/Woolmanhill – Opportunity to enhance accessibility through Denburn Valley (flooding issues)

Main Issue 4 – Union Street Frontages

A Retail Strategy – Union Street Frontages

Main Issue 5 – New Policy for West End Shops and Cafes

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Beach Leisure Area

Q7. A Masterplan for the Beach Leisure Area?

Q8. Policy Zoning for the Beach?

Q9. Retail Parks

Q10. Review the Network Centres

Main Issue 6 – Retail Centres out with the City Centre

Q11. Very Large Scale Single Retail units

Q12. Infrastructure Provision

Q13. Sustainable and Active Travel

Q14. Digital Infrastructure

Sustainable Urban Mobility Plan – Transport Challenges – Transport Masterplan

Main Issue 7 – Aberdeen Harbour Expansion

Aberdeen Exhibition and Conference Centre

Main Issue 8 – Housing Needs and Affordable Housing

Housing Needs – Affordable Housing

Q15. Private Rented Accommodation

Main Issue 9 – Housing for Older People and Particular Needs

Housing for Older People and Particular Needs

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Main Issue 10 – Low and Zero Carbon Buildings

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