

Archibald B (Brian)

From: Malcolm Campbell <Malcolm.Campbell@knightfrank.com>
Sent: 11 April 2016 10:51
To: Archibald B (Brian)
Cc: smcphail@muir-group.co.uk; jef@muir-group.co.uk
Subject: RE: PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 02 - ISSUE 13 - ALLOCATED SITES LOIRSTON & COVE
Attachments: mc720 Loirston Issue 13 Letter to DPEA 04-16.pdf

Brian

Please find attached my clients Hermiston Securities Limited's response to the Councils comments regarding Issue 13.

Kind regards

Malcolm



Malcolm Campbell MRTPI
Associate

Knight Frank LLP
4 Albert Street
Aberdeen
AB25 1XQ
United Kingdom

T +44 1224 415949
M +44 7769 565557
S +44 1224 644272
F +44 1224 639277

malcolm.campbell@knightfrank.com
KnightFrank.com

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From: Brian.Archibald@gov.scot [mailto:Brian.Archibald@gov.scot]
Sent: 01 April 2016 10:42
To: ABROWNRIIGG@aberdeencity.gov.uk; Malcolm Campbell; john.findlay@ryden.co.uk; david.cooper@booker.co.uk; info@cove-bay.com
Cc: DLaing@aberdeencity.gov.uk
Subject: FW: PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 02 - ISSUE 13 - ALLOCATED SITES LOIRSTON & COVE

Hello Andrew

Thank you for sending the response through for FIR 02 – Issue 13. I acknowledge receipt and I am copying to the following parties who have 14 days from today to respond to the councils comments.

Hermiston Securities Limited (93)
Cyan Properties Limited (57)
Booker Limited on behalf of Makro Self Service Wholesalers Ltd (62)

Cove and Altens Community Council (147)

Thanks
Brian

From: Andrew Brownrigg [<mailto:ABROWNRI GG@aberdeencity.gov.uk>]
Sent: 01 April 2016 10:08
To: Archibald B (Brian)
Cc: Donna Laing
Subject: RE: PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 02 - ISSUE 13 - ALLOCATED SITES LOIRSTON & COVE

Hello Brian

Please find our response to Further Information Request 2 on Issue 13. I have arranged the responses underneath the individual elements of the request which are highlighted in **bold**.

**The Council is requested to
(a) give its current understanding of the floorspace now likely to be available in the former Makro building for a supermarket;**

A planning application proposing a part change of use of 5750sqm of the existing building from wholesale retail warehouse (Class 6) to supermarket (Class 1) was given a willingness to approve on 18 June 2015 subject to the completion of a s75 planning obligation (legal agreement). The applicants agent then approached the planning authority to highlight their difficulties in obtaining an end-user for a large supermarket due to the current economic climate. As such, they made a request to the planning authority to amend the terms of the planning application submission to:

- Retain the Makro (wholesale warehouse) store (as proposed in the original application submission) at 4502 square metres (reduced from the current overall premises level of 10,252 square metres;
- Reduce the extent of Class 1(Retail) Supermarket to 1476 square metres from 5750 sq.m at present;
- Provide a store/warehouse of 4,274 square metres, for a new concept order and collect unit for IKEA. This format would include approximately 2600 square metres for the rear storage and distribution facilities, with the remaining front area (Approx 1674 square metres) utilised for showroom areas, a central planning area, and a small market hall for take-away goods. In addition, customers will be able to collect and return orders placed in the unit or online, where home delivery is not their preferred option A small café and toilets were also proposed;

Therefore 1476 sqm is available in the former Makro building for a supermarket. This amended Planning Application P140924 was granted Conditional Planning Permission on 19 November 2015. A copy of decision notice is attached.

For clarity, condition 9 states:

“(9) The floorspace of the proposed smaller Class 1 Retail Unit of 1476 square metres hereby permitted shall be restricted to convenience retailing only, and shall be used for no other purpose - in order to prevent the sale of goods that would have a potentially unacceptable level of impact on the vitality and viability of the city centre as the regional shopping focus.”

Notice of initiation of development was received by Aberdeen City Council on 9 December 2015.

(b) give its view as to whether alternative provision is now required for convenience floorspace in south Aberdeen;

Paragraph 3.28 of the Proposed Plan highlights retail deficiencies identified in the Aberdeen City and Aberdeenshire Retail Study 2013 (CD16). The study took "committed retail opportunity" into account and OP76 of the 2012 Aberdeen Local Development Plan (Souter Head Road) provided opportunity in the

south of the city. The designation of OP110 has come about due to the recognition of a need to identify a replacement site for the "committed retail opportunity" currently identified at OP76 Souter Head Road in the extant Local Development Plan 2012 (CD42) (which has now been removed in the Proposed Plan).

The committee report discussing the proposal discussed above in a) states "Clearly, the economic climate has had a significant impact upon the strategy for the provision of new retail, and specifically supermarket proposals across the United Kingdom. This has seen the retailers increasing the extent of small local convenience retailing proposals. In the instance of Cove, and the new Charleston developments this has already seen the provision of a replacement Co-op unit at the corner of Earns Heugh Road and Loirston Avenue, and a new Sainsbury's Local at the corner of Wellington Road and Charleston Road North, which is expected to open shortly. The applicant has provided additional supporting information which has highlighted this expansion of smaller format convenience stores. At present, it is indicated it is only this type of retailing that continues to expand. As such, while it would be preferable to ensure the delivery of the identified need, the planning system must also react to changes in the economic climate, and take on material considerations."

Given this view it is considered that the current need for convenience floorspace in south Aberdeen is less now than it was at the time of the preparation and publication of the Retail Study 2013.

(c) if alternative provision is required, state whether site OP59 Loirston would be suitable for this, and

The Council approved the Proposed Plan for consultation in October 2014 with an amendment requiring the addition of B1309 Makro (supermarket) and the deletion of the reference to the supermarket at OP59, Loirston. The current economic climate appears to favour smaller supermarkets rather than larger ones. Should this position change, then further proposals in respect of the Makro building could be considered in the context of its identification as the preferred location for convenience floorspace as proposed.

It should be noted that the approved masterplan for Loirston allows for appropriately scaled retail development integrated into a neighbourhood centre which would serve the new community there.

(d) make any further comments it wishes on its preferred content of the plan as regards retail provision in south Aberdeen.

We have no further comments.

Regards, Andy

Andrew Brownrigg
Team Leader (Development Plan)
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 4 Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

Email abrownrigg@aberdeencity.gov.uk
Direct Dial 01224 523317

Switchboard 03000 200 292
Website www.aberdeencity.gov.uk/localdevelopmentplan

 [@AberdeenLDP](https://twitter.com/AberdeenLDP)
 [Aberdeen Local Development Plan Page](#)

Brian Archibald
The Scottish Government
Planning and Environmental Appeals Division
4 The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

11 April 2016

mc720/312269

Dear Mr Archibald

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

Thank you for providing my clients, Hermiston Securities Limited, with an opportunity to comment on the Council's response to a request for further information asked of them by the Reporter regarding Issue 13. A response on behalf of my clients is set down below.

Point (a) Give its current understanding of the floorspace now likely to be available in the former Makro building for a supermarket.

The Council's response to this request for information is in accordance with the consent that has been granted. It clarifies that only 1476sqm of floorspace is now available at the Makro site for a supermarket and that this floorspace is restricted to convenience retailing only. The Council have also confirmed that the Makro building consent for IKEA is now being implemented. It is clear from that information that the LDP allocation of a major supermarket for the south of the City of circa 5750sqm can no longer be delivered at this site.

Point (b) Give its view as to whether alternative provision is now required for convenience floorspace in south Aberdeen.

The Council in response to this question refers to the economic climate having had a significant impact upon the strategy for the provision of new retail, and specifically supermarket proposals across the United Kingdom which has seen the retailers increasing the extent of small local convenience retailing proposals. The Council go on to state that given this view it is considered that the current need for convenience floorspace in south Aberdeen is less now than it was at the time of the preparation and publication of the Retail Study 2013.

No robust testing of the evidence appears to have been produced by the Council to justify this and no updating of the Retail Study has been undertaken to support their position. Whilst some changes are currently taking place in the retailing sector, it is far too early to say what the long term impact of these

T +44 1224 644272 F +44 1224 639277
4 Albert Street Aberdeen AB25 1XQ

knightfrank.co.uk

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changes may be. The position could change again in the next few years, which sees larger/medium sized supermarkets come back into favour with retailers and consumers.

Point (c) If alternative provision is required, state whether site OP59 Loirston would be suitable for this.

The response by the Council to this question states that should this position change, then further proposals in respect of the Makro building could be considered in the context of its identification as the preferred location for convenience floorspace as proposed. The Council do not really answer if they think that OP59 Loirston would be suitable if alternative provision is required other than to state what is currently identified in the approved Development Framework and masterplan for Loirston.

In responding to Point (c) the Council have provided information that was not asked of them by the Reporter in terms of stating that the Makro building could be considered for further convenience retailing if required. As they have commented on that I would wish to respond on behalf of my clients on that statement. Only 1476sqm is available for convenience retailing within the Makro building. The rest of the building is taken up by IKEA and the Makro wholesale warehouse operation. There is therefore no prospect of the Makro building being able to deliver alternative provision. I would also question the appropriateness in planning terms of locating a retail centre within an industrial estate.

The Council planning officer's difficulty in responding to Point (c) is that their professional opinion in October 2014 was that OP59 Loirston site was a suitable site for accommodating a retail development of 5800sqm and preferred over the Makro site. The decision to reverse this position, as referred to in my clients objection submission, was taken by Councillors without as far as I am aware any input from planning officers. They were not given the opportunity to comment at Committee when the decision was taken by Councillors. The officer's response to Point (c), if they are being consistent with previous advice given on this matter, is that the OP59 Loirston would be suitable for alternative provision. I have previously provided in my submissions on the matter as to why I think OP59 Loirston is a suitable site to accommodate a large/medium size supermarket. Permission has already been granted through the planning permission in principle consent (reference P130892) for a neighbourhood centre with up to 2250sqm of retail floorspace and this centre is capable of accommodating a supermarket up to 5800sqm in area. I would refer you to the approved Loirston Development Framework and the Design and Access Statement for Loirston consent P130892 which demonstrate what is being proposed in terms of a major new community for the Loirston area. The documents can be accessed on the Council's web site.

Point (d) Make any further comments it wishes on its preferred content of the plan as regards retail provision in south Aberdeen.

I note the Council have no further comment to make on retail provision in south Aberdeen.

If you require further clarification on this matter, please do not hesitate to contact me.

Yours sincerely

Malcolm Campbell

Malcolm Campbell

Associate

malcolm.campbell@knightfrank.com

T 01224 415949

M 07769 565557

F 01224 639277

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

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