

## Archibald B (Brian)

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**From:** info@cove-bay.com  
**Sent:** 13 April 2016 16:42  
**To:** Archibald B (Brian)  
**Subject:** Re: PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 02 - ISSUE 13 - ALLOCATED SITES LOIRSTON & COVE  
**Attachments:** Response - PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION.pdf

Hello Mr Archibald

Please find attached Cove and Altens Community Council's response.

Regards

Michele McPartlin  
Chairperson

**From:** [Brian.Archibald@gov.scot](mailto:Brian.Archibald@gov.scot)  
**Sent:** Friday, April 01, 2016 10:42 AM  
**To:** [ABROWNRIIGG@aberdeencity.gov.uk](mailto:ABROWNRIIGG@aberdeencity.gov.uk) ; [malcolm.campbell@knightfrank.com](mailto:malcolm.campbell@knightfrank.com) ; [john.findlay@ryden.co.uk](mailto:john.findlay@ryden.co.uk) ; [david.cooper@booker.co.uk](mailto:david.cooper@booker.co.uk) ; [info@cove-bay.com](mailto:info@cove-bay.com)  
**Cc:** [DLaing@aberdeencity.gov.uk](mailto: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

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**From:** Andrew Brownrigg [mailto:[ABROWNRIIGG@aberdeencity.gov.uk](mailto:ABROWNRIIGG@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 cafe 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  
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 [@AberdeenLDP](https://twitter.com/AberdeenLDP)  
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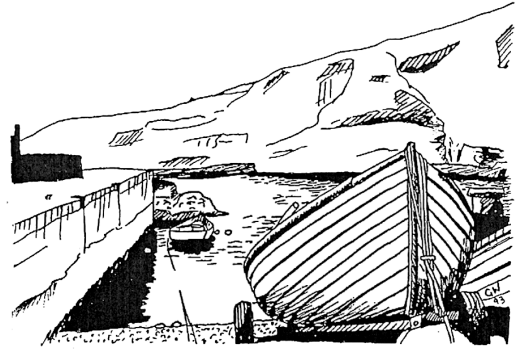
# COVE AND ALTENS COMMUNITY COUNCIL

Chair: Ms Michele McPartlin

[REDACTED]  
info@cove-bay.com

Secretary: Ms Sue Porter

[REDACTED]



Website [www.cove-bay.com](http://www.cove-bay.com)

## By Email

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

13th April, 2016

Dear Mr Archibald

### **Proposed Aberdeen Local Development Plan - further information request 02 – issue 13 allocated sites Loirston and Cove**

Cove and Altens Community Council considers that the Makro building as it stands now is still the preferred site for a supermarket.

In the current retail climate where convenience stores are the preferred option for the large supermarket companies, there is no necessity nor need for a large retail premises on the Loirston site.

We bear in mind the City Council's comment that "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."

Yours sincerely

[REDACTED]

Michele V McPartlin  
Chairperson  
for and on behalf of Cove and Altens Community Council