



## Proposed Aberdeen Local Development Plan 2015 Representation Form

Please use this form to make comments on the Proposed Aberdeen Local Development Plan, ensuring that your comments relate to a specific issue, site or policy in either the Proposed Plan, Proposed Supplementary Guidance, Proposed Action Programme or Strategic Environmental Assessment Environmental Report. Please include the relevant paragraph(s) and use a separate form for each issue you wish to raise.

**The consultation period runs between Friday 20<sup>th</sup> March and Monday 1<sup>st</sup> June 2015. Please ensure all representations are with us by 5pm on Monday 1<sup>st</sup> June.**

<b>Name</b>	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/>	<b>John Findlay</b>
<b>Organisation</b>	<b>Ryden LLP</b>	
<b>On behalf of (if relevant)</b>	<b>Cyan Properties Limited</b>	
<b>Address</b>	25 Albyn Place Aberdeen	
<b>Postcode</b>	<b>AB10 1YL</b>	
<b>Telephone</b>	<b>01224 588866</b>	
<b>E-mail</b>	<b>john.findlay@ryden.co.uk</b>	

Please tick if you would like to receive all future correspondence by e-mail

<b>What document are you commenting on?</b>	Proposed Plan	<input checked="" type="checkbox"/>
	Proposed Supplementary Guidance	<input type="checkbox"/>
	Proposed Action Programme	<input type="checkbox"/>
	Strategic Environmental Assessment Environmental Report	<input type="checkbox"/>
<b>Policy/Site/Issue</b>	Opportunity Site OP110, Wellington Circle (Former Makro) and Supporting Text to Policy NC4.	<b>Paragraph(s)</b> 3.28

**What would you like to say about the issue?**

Please refer to attached Paper Apart.

**What change would you like to see made?**

Please refer to attached Paper Apart.

Please return the completed form by:

- post to the Local Development Plan Team, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB; or
- email to [ldp@aberdeencity.gov.uk](mailto:ldp@aberdeencity.gov.uk)

The representation form can be filled in, saved, e-mailed and/or printed. You must “save as” to ensure the completed form is saved with the changes you have made. If you need more space, please fill out another representation form or send a word document attachment via e-mail with your completed representation form. **Please ensure all representations are with us by 5pm on Monday 1<sup>st</sup> June.**

Thank you. For more information, please visit [www.aberdeencity.gov.uk/aldp2016](http://www.aberdeencity.gov.uk/aldp2016) or to contact the Local Development Plan Team call 01224 523470.

#### **Data Protection Statement**

The comments you make on the Proposed Plan will be used to inform the Local Development Plan process and the Examination into the Local Development Plan by the Scottish Ministers' Reporter. You must provide your name and address for your representation to be considered valid, and this information will be made publicly available. Other personal contact details such as telephone and e-mail will not be made public, although we will share these with the Reporter, who may use them to contact you about the comments you have made. For more information about how Aberdeen City Council maintains the security of your information, and your rights to access information we hold about you, please contact Andrew Brownrigg (Local Development Plan Team Leader) on 01224 523317.

## **PAPER APART**

# **REPRESENTATIONS ON BEHALF OF CYAN PROPERTIES LIMITED TO THE PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN 2015 IN SUPPORT OF OPPORTUNITY SITE OP110, WELLINGTON CIRCLE (FORMER MAKRO)**

### **Introduction**

Cyan Properties Limited welcome the identification of the Makro site, extending to 3.2 hectares, at Wellington Circle, Cove as an opportunity for change of use to Class 1 Retail. The allocation is necessary to satisfy a long accepted need for a supermarket to serve the Cove, Altens and Kincorth area. As owners of the site, Cyan Properties, currently have an application pending for the part change of use of the existing building to accommodate a supermarket whilst retaining the Makro wholesale business (now Booker Ltd) in the balance of the building.

Cyan Properties Limited are committed to the delivery of retail use in accordance with the proposed Local Development Plan (LDP) allocation. The opportunity arises through the existing Makro lease ending in late July 2015 and Makro's requirement to downsize or relocate. The need for a supermarket to serve the south of the city has long been recognised and the site at the Altens Thistle Hotel, allocated through the 2012 Local Development Plan, has not delivered and is clearly not capable of delivering a supermarket. Given recent investment in refurbishment and the extent of unexpired lease that site will remain as a hotel.

The Makro site sits immediately opposite the site allocated in the extant Local Development Plan and will serve the same catchment area encompassing existing communities and areas of future housing emerging through the extant LDP and the proposed Plan.

### **Modifications Required**

The Aberdeen Local Development Plan 2015 in its final form should continue to identify the Makro site as Opportunity Site OP110 for Class 1 Retail use.

That opportunity site designation should be reinforced by reference to the proposal in paragraph 3.28 of the Plan as it clearly addresses an existing deficiency in retail provision.

The underlying business and industry designation applied on the City Wide Proposals Map should be removed. It should be replaced with the designation identifying commercial centres (NC6).

## Background

The need for additional convenience shopping provision to serve the Cove, Nigg and Kincorth communities was initially recognised prior to the preparation of the extant LDP (2012). That requirement was not addressed and the deficiency was again confirmed by the 2013 Shopping Study undertaken on behalf of Aberdeen City and Aberdeenshire Councils and published in November 2013.

Current convenience shopping provision within the area is poor and this is recognised by the three Community Councils which fall within the catchment of the new supermarket. The deficiency in convenience shopping provision and expenditure leakage from the area will also be exacerbated as a consequence of further major residential land releases sanctioned through the extant LDP (2012).

Recognising that the Altens Thistle Hotel site, identified through the LDP (2012) for Retail use, could not be delivered, Cyan Properties submitted a Development Bid for consideration of the Makro site through the LDP Review.

The Options Assessment, carried out by the Council, following submission of the Development Bids, identified the site as B1309, Wellington Road (Makro Superstore). The assessment noted that the site was **“highly suitable for development”** and overall scored highly in the Assessment Matrix prepared by the Council with particularly positive comments made in relation to its landscape fit, relationship to existing settlement and compatibility with adjoining uses. Notwithstanding this, the Main Issues Report sought to retain the allocation of the Altens Thistle Hotel for retail use.

Representations were submitted in response to the Main Issues Report on behalf of Cyan Properties requesting that the Makro site instead be allocated for Retail use. A copy of the representations on the MIR are attached at Appendix 1. In considering those representations and the proposed Plan at their meeting on 28 October 2014, the Communities, Housing & Infrastructure Committee determined to include the Makro site within the proposed Plan as an Opportunity for Change of Use to Retail.

## Justification

The allocation of the Makro site as an opportunity for retail use will address a longstanding deficiency in Retail provision to the south of the city. The Council previously sought to address this through the allocation of the Altens Thistle Hotel site on the opposite side of Wellington Road for Retail use through the LDP (2012). That development never materialised and it has been demonstrated beyond doubt that it cannot be delivered. Indeed, there are no alternative sites, other than Makro, capable of delivering a supermarket use to serve the existing communities and areas of future housing. The Makro site is capable of delivering a supermarket use in the short term.

A planning application is currently pending for the part change of use of the Makro building to accommodate a supermarket of 5,750 sq m. The existing Makro wholesale use will be retained in the balance of the building thereby safeguarding existing employment which, without the ability to downsize, is at serious risk of closure. The planning application is due to be determined by the Planning Development Management Committee on 18 June 2015.

Cyan Properties Limited have demonstrated their commitment to the delivery of a supermarket through the submission of the planning application in June 2014. Extensive public consultation has been undertaken, including market research. This highlighted that 72% of people living in the area rely on either Portlethen or Garthdee for their main shopping needs. Of those residents surveyed, 83% considered the provision of a supermarket at Makro to be a "good" or "excellent" idea with 87% confirming that it would be conveniently located for them. An overwhelming 92% thought they would be likely to use it.

Meetings were held with the three Community Councils in the area and Cove and Altens and Kincorth and Leggart, in responding to the Council on the application, emphasised their support for the proposals subject to the satisfactory resolution of any traffic issues. In this regard, Cyan Properties Limited has worked closely with the Roads Service of the City Council to address any issues and identify and agree any mitigation required. The Roads Service have offered no objection to the proposals and financial contributions have been agreed to a range of road improvements in the area. As a consequence, therefore, there is no impediment to the delivery of a supermarket use on the Makro site.

It is also important to emphasise that the Makro site currently benefits from a wholesale retail use with associated service access and car parking infrastructure. The proposal also utilises an existing building, which would greatly assist the early delivery of a supermarket to serve the area. In the current economic climate a conversion to retail use is significantly more attractive to an operator than the cost of new build on either a Brownfield or Greenfield site. Indeed, the reuse of an existing building is fully supported by Scottish Planning Policy in terms of favouring sustainable development.

As well as retaining the 60 or so jobs currently provided by Makro, the proposed supermarket would create around an additional 250 jobs. However, the greatest benefit is likely to be gained by the residents of Nigg, Cove and Kincorth as well as the employees of the established and growing business and industrial estates in the immediate vicinity. The allocation of the Makro site for retail use would ensure the early delivery of a supermarket whilst retaining the Makro facility, which many already frequent. The Makro site enjoys an accessible location by all modes of transport as well as by foot and cycle. It will provide competition and choice in the area for existing residents as well as those new residents in the Cove and Loirston expansion areas. It will reduce expenditure leakage from the area but, through the Retail Impact Assessment submitted with the application, will not adversely impact on those peripheral to the area.

## **Summary**

Cyan Properties Limited welcome the identification of the Makro site as an opportunity for Retail use. It will address a long recognised deficiency in retail provision to serve the south of the city.

Cyan Properties have demonstrated their willingness to deliver a supermarket on the site whilst retaining the Makro wholesale retail use in the balance of the building. This safeguards existing jobs and creates new employment opportunities as well as providing a much needed retail facility for the existing communities.

Those communities are supportive of the allocation of the Makro site for Retail use and that should continue to be reflected in the Local Development Plan 2015.