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PLANNING STATEMENT

Proposed Replacement Market Building at Aberdeen Market, Union Street / Hadden Street / The Green

For:
Aberdeen City Council

October 2021



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1.0 Introduction

- 1.1 This planning statement has been prepared by Halliday Fraser Munro Planning Consultants on behalf of Aberdeen City Council in relation to a planning application at the Aberdeen Market and 91-93 Union Street. The site currently consists of the former BHS building at 91-93 Union Street, and the Aberdeen Market building (subject of a separate demolition application).
- 1.2 The applicant has engaged in pre-application workshops and discussion with Aberdeen City Council planning, design and conservation officers. As a result of discussion with the Planning Service, the design has evolved from the original concept. The supporting Design and Access Statement contains further details in relation to design. This statement sets out an overview of the site, a summary of the proposals and considers planning context to demonstrate the site's compliance with the Local Development Plan and other Material considerations including the City Centre Masterplan.

2.0 Location and Site Context

- 2.1 The site is located in the city centre of Aberdeen, and it is situated on a split level site. Union Street is to the north, with East Green at ground level to the north of the market building, Market Street is to the east, Hadden Street to the south and the Green is to the west. The site location is shown on figure 1 below.

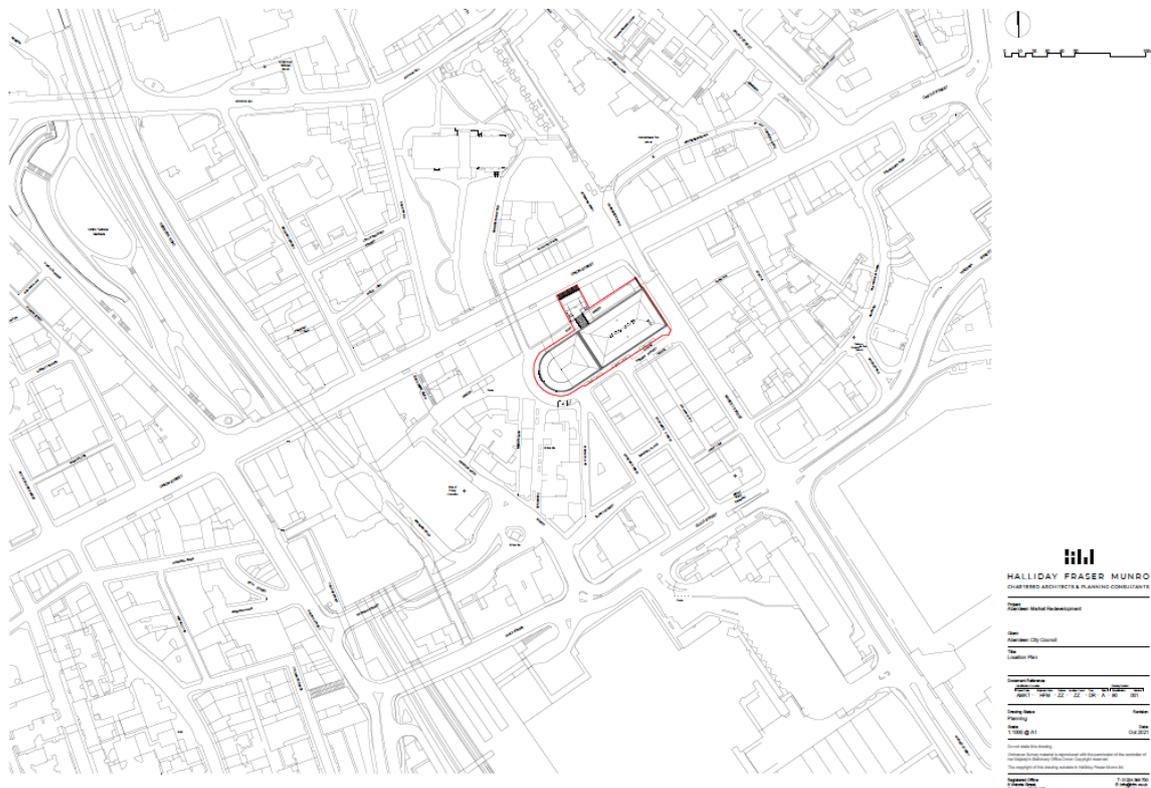


Figure 1: Site Location

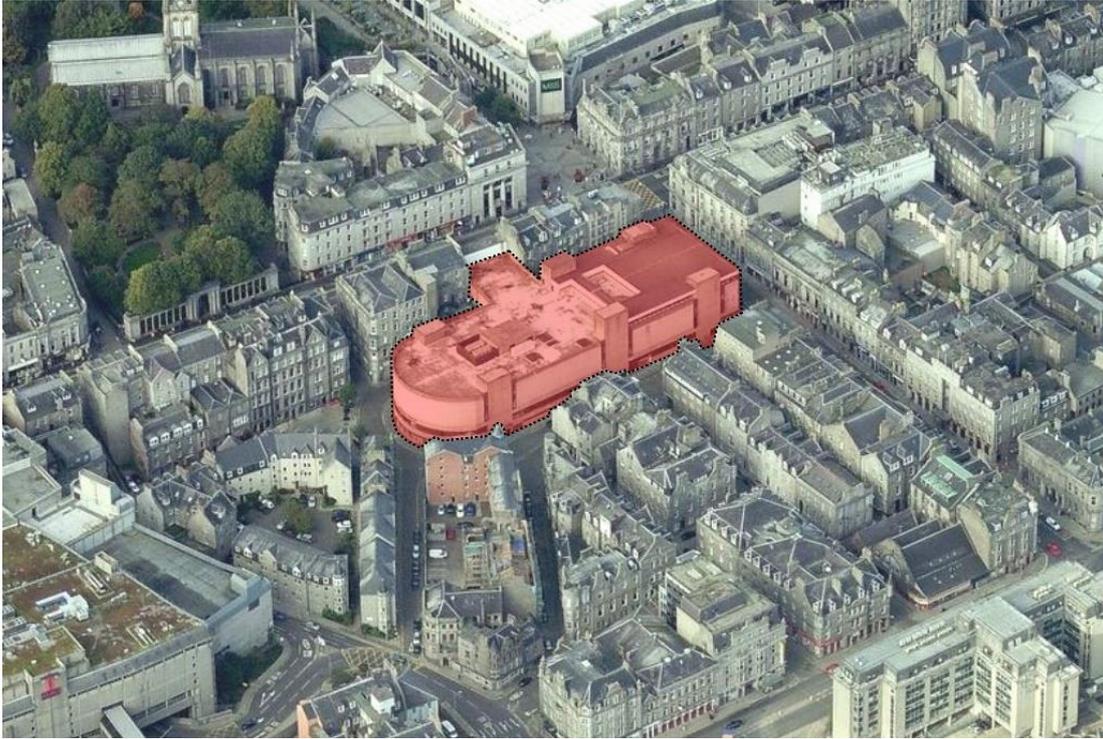


Figure 2: Aerial view of site location

- 2.2 The site which is the subject of this application is approximately 3,265m². The site includes the existing market building, the retail unit at 91-93 Union Street (former BHS) and the link between the two premises. The proposed floorspace equates to 4,650m².
- 2.3 The site is located within the 'city centre' and is designated as site OP63. The planning context of the site is considered in Section 5 below.

3.0 Planning History

- 3.1 Detailed planning permission (060876) and listed building consent (060871) were granted in September 2006 for alterations to the Aberdeen Market building, as part of a wider scheme to increase the floor space of it and adjacent buildings. These consents were not implemented and expired in September 2011.
- 3.2 An application for the refurbishment and alterations to the façade with replacement entrance doors, glass screen and installation of a glass box protrusion (ref. 171529/DPP) was approved in June 2018. This consent has not been implemented.
- 3.3 An application was granted on 1 November 2018 for refurbishment and reconfiguration of the market building (171503/DPP). The permission included change of use from class 1 to a mix of Class 1, Class 2 (Financial, Professional and Other Services), Class 3



(Food and Drink), public house and hot food takeaway uses. The application also included refurbishment and public realm improvements. This consent has not been implemented.

3.4 An application (190312/DPP) for demolition and redevelopment of the existing site to form a mixed use office-led development with class 1, 2, 3, 4, 11 and sui generis was approved on 1 October 2020. This consent has not yet been implemented.

3.5 There have been several applications to properties on Union Street which are connected to the market building including 81 – 85 Union Street, where refurbished retail space is proposed and 101 Union Street where residential use is proposed at upper floors with refurbished retail space.

4.0 Proposals

4.1 This application seeks full planning permission for the erection of a replacement market building, including class 1 (retail), class 3 (food and drink), class 11 (leisure), and public house /microbrewery (sui generis) land uses. The proposal seeks a flexible market / leisure space with the destination / food and drink offering at the heart of the proposal. The proposal for the space is to provide artisan craft studios / shops, gallery / exhibition space and a multi-use sheltered space for markets and events. The vision is for this to be a flexible space, and hence the application does not seek to specify or limit floorspace for any one use. The level of retail use is less than that which previously was housed in the Market and former BHS building on Union Street. The mix of uses will be more balanced, supporting a greater variety of activity across the day and evening.

4.2 A key component of the proposal is a new pedestrian link from Union Street, through to the Green with escalator and elevator access. Improving pedestrian connectivity in the city centre meets the requirements of plans and strategies relevant to this area. It also encourages additional footfall in this part of the city centre.

4.3 The western part of the proposed building is a covered outdoor market space which it is proposed to be a flexible area which can also be used as an event space. The open aspect here creates improved links with the public realm in The Green.

4.4 The proposed building has been designed to ensure that it is a welcoming space during daylight hours but also during evening and through the night (24hr access route). The building is largely glazed, but this is proposed to be finished with frit glazing which enables patterns to be incorporated, with opaque areas for privacy and transparent areas which allow light to flow out and create a beacon. The proposed building is intended to become a hub for social activities in the city centre.

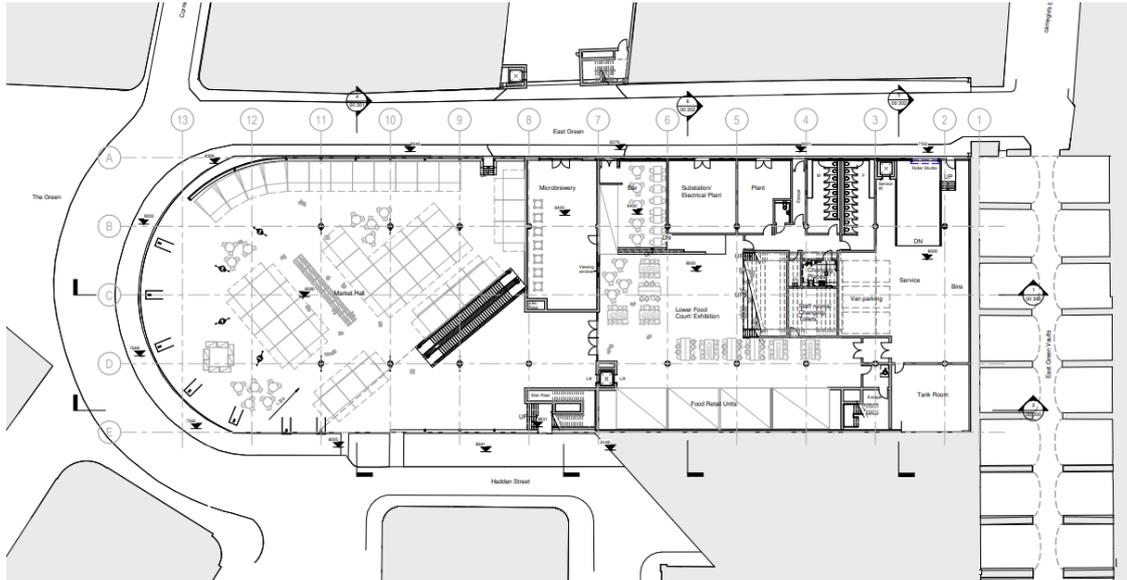


Figure 3: Proposed Site Layout (ground floor)

4.5 The proposal includes the former BHS retail store at 91-93 Union Street. The existing frontage onto Union Street is not sympathetic to the street. It is a modern façade which, if removed, would offer significant potential for improvement of the streetscape on Union Street. The proposal would create a major new feature of the entrance to the market and route to The Green and the stations, and would include a new small glass fronted retail unit at ground level. The canopy emphasises the entrance and adds interest to the Union Street façade directing pedestrians through the new market building.



Figure 4: Photograph of current BHS building (left) and image of proposed Market Entrance from Union Street (right)



Pre-application Discussion

- 4.6 Extensive pre-application discussion has taken place with Aberdeen City Council officers. Multiple pre-application design workshops have been held with the Planning Service and have included input from the Development Management Team, Masterplanning Team and Conservation Team. This process has enabled an extensive dialogue on design, function, uses, materials and other relevant issues, and matters raised have been addressed at an early stage in the design process. Ensuring the building is accessible for all has been a key factor in these early discussions.

Environmental Impact Assessment

- 4.7 The proposed development is less than 0.5ha and so would not be required to be screened for an EIA under The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 (EIA Regulations). However, under Regulation 11, the Planning Authority could undertake an EIA Screening if they consider the site to be a Schedule 2 development.

5.0 Planning Overview

- 5.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning (Scotland) Act 2020 requires all planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. This section will consider the proposed development against the Development Plan.
- 5.2 A number of material considerations relevant to the proposed development have also been considered in Section 6 below.

National Planning Framework

- 5.3 NPF4 will replace NPF3 and Scottish Planning Policy (SPP) in Spring 2022 and will set national planning policy for Scotland. However, NPF 3 remains the extant national planning framework. NPF 3 recognises the importance of city centres, which are key assets and quality of place is fundamental to their success. NPF 3 notes that city centre development should focus on the 'quality, sustainability and resilience of the built environment and wider public realm and focuses on sustainable transport modes'. The pedestrian link proposed as part of this development improves the current link between Union Street and the Train Station/ Bus Station.
- 5.4 The Aberdeen Market site provides a sustainable development opportunity by reusing an existing building. This proposal seeks to improve a key city centre route for



pedestrians, and also create an outdoor meeting area which will enable open air markets and meet ups, a growing trend in response to the pandemic.

Aberdeen City and Shire Strategic Development Plan 2020

- 5.5 The Aberdeen City and Shire Strategic Development Plan (SDP) sets strategic planning policy and a spatial development strategy for the north east. Aberdeen City is identified as a Strategic Growth Area. Within the Aberdeen SGA, the SDP identifies a City Centre Transformation Zone, which is identified to help progress the aims, strategy and projects included in the City Centre Masterplan and Delivery Programme.
- 5.6 The vision for the Aberdeen City and Shire region is to ‘become an attractive, prosperous, resilient and sustainable European city region, and an excellent place to live, visit and do business’. Creating a robust and resilient economy, dealing with climate change, and creating a more inclusive society will achieve this. Principles such as reuse of brownfield land, high-quality design, and encouraging sustainable and active travel are clear priorities in the SDP.

“Aberdeen City Centre is an important asset for the City Region and must continue to be enhanced and promoted. We need to take determined action to create a City Centre to be proud of, and which reflects the global status and ambitions of the city and the wider region.”

Paragraph 3.18, Aberdeen City and Shire Strategic Development Plan 2020

Aberdeen Local Development Plan 2017

- 5.7 The Aberdeen Local Development Plan (LDP) is prepared by Aberdeen City Council and sets out planning policies which planning applications are to be considered against. The LDP also provides site-specific allocations and associated guidance. The LDP contains several policies of relevance to this planning application.
- 5.8 The LDP strategy promotes the city centre as ‘the commercial, economic, social, civic and cultural heart of Aberdeen’ and notes that the regeneration of city centre sites will be encouraged. The LDP notes that enhancement of the city centre is vital to for the future prosperity of the city. The LDP will apply positive city centre policies which will be applied in tandem with the City Centre Masterplan and the Delivery Programme. This application seeks to positively regenerate an important site within the city centre, with the view to enhancing the city centre.
- 5.9 The site is located within the designation ‘City Centre Retail Core (NC2)’, see figure 5 overleaf. By redeveloping a prime city centre site the development contributes to the aims and vision of the LDP.

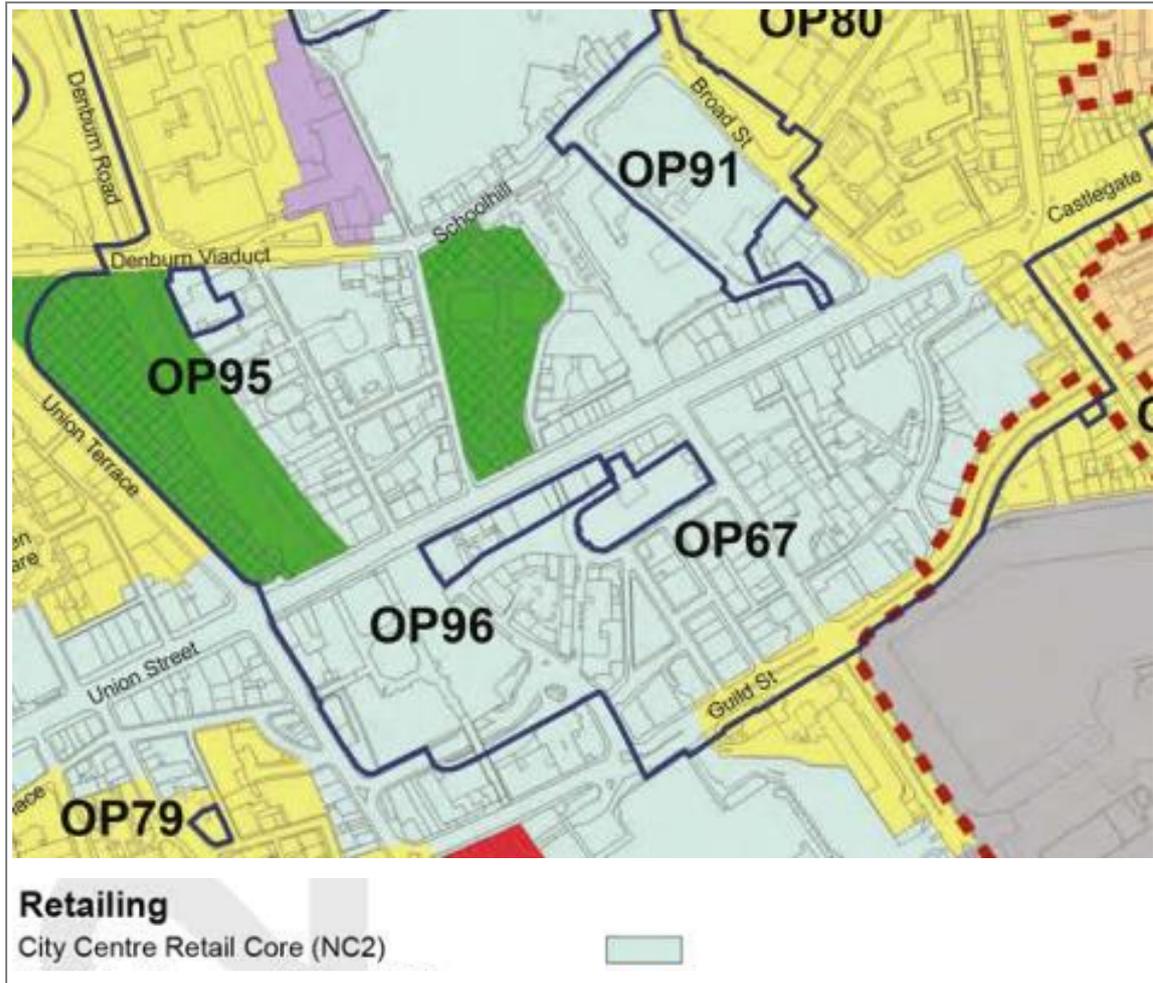


Figure 5: Extract from Aberdeen Local Development Plan 2017(site OP67)

The site is also designated as Opportunity Site OP67 which is allocated as an *“opportunity for qualitative retail / mixed use improvement to include better pedestrian access from The Green to Union Street and address public realm issues.”*

OP67	Aberdeen Market	0.33 ha	City Centre Retail Core	Opportunity for qualitative retail / mixed use improvement to include better pedestrian access from The Green to Union Street and address public realm issues.
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Figure 5: Extract from Aberdeen Local Development Plan 2017

The proposal has been designed specifically to meet these requirements and therefore complies with the OP67 designation. The following policies of the Aberdeen Local Development Plan 2017 have also been identified as relevant to this proposal and are addressed in turn below:



Policy D1 ‘Quality Placemaking by Design’

5.10 Policy D1 indicates that all development proposals need to be considered against Policy D1 and meet the high standards of design required by the LDP. The policy requires development to have strong and distinctive sense of place, ensure connectivity. Proposals will be considered against the six placemaking qualities.

The proposal creates a distinctive sense of place, significantly improving the public realm in the Green Area and from Union Street. Improved connectivity is at the heart of the proposal. The enhanced pedestrian connectivity from Union Street to The Green vastly improves the current situation, and creates a welcoming active and safe pedestrian link. The pedestrian link from 91-93 Union Street through the market to the Green is proposed to be open 24 hours a day. The link has stair, escalator and elevator access from the Green meaning it is a viable route for all abilities. The entrances to the Market from Union Street and Market Street are enhanced and ensure the building is distinctive and easily recognisable as the new market with the mix of uses now proposed. The Market Street entrance has been designed to create public realm space which can be used for gathering or ‘pop-up’ activities.

The proposed development meets all six qualities. The Design and Access Statement includes further details and justification in relation to design.

Policy D4 Historic Environment

5.11 Policy D4 explains developments should be considerate of Aberdeen’s unique sense of place and identity and aim to conserve the historic environment for future generations. The policy requires that the historic environment will be protected in line with SPP, SHEP, Supplementary Guidance, and Conservation Area Appraisals.

The proposed development is within the Union Street Conservation Area although none of the existing buildings are listed. The proposed replacement building will enhance and respect the character of the conservation area and the historic Green.

A separate Heritage statement is being prepared by Turleys Heritage to support the application.

Policy NC1 ‘City Centre Development’

5.12 Policy NC1 recognises the importance of the city centre to the region and recognises the range of functions the city centre serves. The policy requires “*Development within the city centre must contribute towards the delivery of the vision for the city centre as a major regional centre as expressed in the City Centre Masterplan (CCMP) and Delivery Programme.*”

The proposal is in line with the vision for the city centre. The market is identified in the CCMP as an intervention, and the proposed development contributes to meeting the



aspirations of this document. The CCMP is considered in more detail in Section 6 below.

Policy NC2 - City Centre Retail Core and Union Street

5.13 Policy NC2 note the city centre and Union Street play a major role in commercial, economic, social, civic and cultural life this policy seeks to enhance Aberdeen's retail vitality and viability. The policy notes that "*The City Centre Retail Core is the preferred location for major retail developments as defined in NC1. ... Proposals need to demonstrate they will contribute to the wider aims of the City Centre Masterplan and Delivery Programme*"

This proposal replaces poor quality and unfit for purpose retail and mixed-use market space with new fit for purpose and higher quality retail and mixed use market space with additional city centre appropriate food and drink related uses. The mixed use space offers much greater functionality, and a versatile space which will enhance the overall offering of the city centre for residents, shoppers, workers and visitors. The city centre's role needs to move away from primarily offering retail to ensuring that it is a destination offering a wider range of uses and opportunities for socialising and leisure for a wider range of people.

The proposed frontage at 91-93 Union Street retains retail space, and creates a stronger design presence, with the canopy identifying the market beyond and drawing people into the building to access the uses it contains or simply pass through safely and easily on their way to or from the stations and Union Street. The market is identified in the CCMP as an intervention, and the proposed development contributes to meeting the aspirations of this document. The CCMP is considered in more detail in Section 6 below. The proposal is therefore in line with both the aims and contents of policy NC2.

Policy T2 – 'Managing the Transport Impact of Development'

5.14 Policy T2 requires that new developments manage the transport impact of development commensurate with the scale and associated impact of the development. The policy requires "*new development must demonstrate that sufficient measures have been taken to minimise traffic generation and maximise opportunities for sustainable and active travel.*"

The proposal has been developed as a car free development with no on-site parking. Accessible parking will be provided on the adjacent streets but generally those using this building can take advantage of its central location and high public transport accessibility. This is fully in line with Policy T2 in minimising traffic generation.

Policy T3 'Sustainable and Active Travel'

5.15 Policy T3 relates to sustainable and active travel and is relevant for this application. The policy outlines that new developments must be '*accessible by a range of transport modes, with an emphasis on active and sustainable transport, and the internal layout of developments must prioritise walking, cycling and public transport penetration.*'



This proposal makes a significant contribution towards enhancing the pedestrian connectivity of the city centre. The proposed link from Union Street to The Green acts as an efficient welcoming, safe and appealing route for pedestrian users, offers escalators to avoid steps, and lift access for anyone unable to use the escalators. This makes the route far more accessible for all users. It also makes the train and bus stations more accessible to and from Union Street.

Policy T4 Air Quality

5.16 Policy T4 incorporates the statutory duties under the UK Environment Act 1995 to assess and monitor key pollutants and meet air quality targets. A range of measures are identified in the Aberdeen Air Quality Action Plan. The city centre (encompassing Union Street and Market Street) are situated in an Air Quality Management Area (AQMAs).

An air quality assessment which will consider impacts from food and drink uses will support the application.

Policy T5 Noise

5.17 Policy T5 requires that new development does not result in increasing numbers of people exposed to adverse noise impacts. The proposal is adjacent to existing residential properties and so a Noise Impact Assessment will support the application.

Policy NE6 Flooding, Drainage and Water Quality

5.18 Policy NE4 outlines requirements in relation to open space provision and aims to ensure functional, useful and publicly desirable open space. Fairhurst have prepared a Drainage Statement and Flood Statement which demonstrate that the site will be satisfactorily drained, and is not impacted by flooding.

Aberdeen Proposed Local Development Plan 2022

5.19 The Proposed Aberdeen Local Development Plan (PALDP) was approved at the Council meeting of 2 March 2020. The PALDP constitutes the Council's settled view on the final content of the next ALDP. There are, however, unresolved representations and hence the PALDP is now the subject of an Examination by the Scottish Government. It therefore holds limited weight in the consideration of this application.

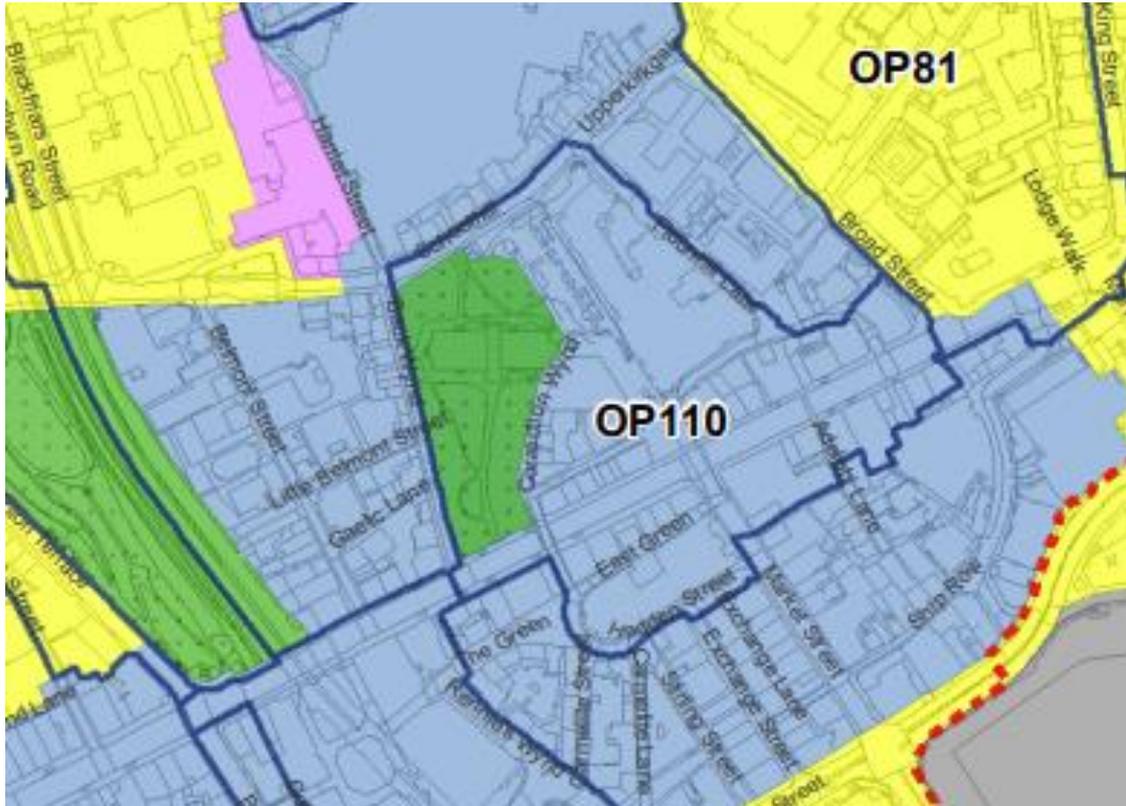


Figure 6: PALDP Proposals Map. The Market sits within OP110

OP110	Heart of the City – City Centre Masterplan Intervention Area	5.4ha	City Centre Retail Core, Urban Green Space, Green Space Network, Existing Community Sites and Facilities and Mixed Use.	✓	<p>Refurbishment and remodelling of buildings on Union Street.</p> <p>Negligible increase in overall accommodation but increased utilisation of existing floor space. Appropriate uses for ground floors include use class 1 (Retail), use class 2 (Financial, Professional and other services), and use class 3 (Food and Drink). Appropriate uses for upper and lower floors include use class 4 (Business); use class 7 (Hotels and Hostels); use class 9 (Houses); use class 10 (Non-residential Institutions); use class 11 (Assembly and Leisure).</p> <p>Remodelling of the St Nicholas Centre. Negligible increase in retail floor space but potential for expansion of office accommodation.</p> <p>Refurbishment of Mithers Kirk including use class 10 (Non-residential Institution) and use class 11 (Assembly and Leisure).</p> <p>Redevelopment of Aberdeen Indoor Market for appropriate uses such as use class 1 (Retail), use class 3 (Food and Drink) and use class 11 (Assembly and Leisure), use class 6 (Houses) and use class 7 (Hotels and Hostels).</p> <p>A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.</p>
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Figure 7: Extract from PALDP, OP110

5.20 Site OP110 is a city centre masterplan intervention area identified as ‘Heart of the City’. The redevelopment of the indoor market for appropriate uses such as class 1, 3 and 11 is specifically identified in the Plan. Much of the policy framework relevant to this proposal remains the same as the corresponding policies in the adopted LDP as set out earlier in this statement. It is noted however that an additional policy has been proposed which is of relevance to this proposal:



PALDP 2022 - Policy D2 Amenity

5.21 Policy D2 contained within the PALDP indicates that buildings must be fit for purpose and meet the needs of users and occupiers. In particular the policy requires occupiers are afforded adequate levels of amenity and incorporate low and zero carbon generating technology. The policy notes that external lighting should minimise light spillage into adjoining areas.

The proposed development ensures the amenity of users in terms of space and light. The frit glazing allows varying levels of transparency and illuminates the building from within. This will minimise impact on amenity of surrounding residents and enticing people inside to experience the variety of uses on offer. Low and zero carbon generating technologies which include PVs and air source heat pumps will be low impact and hidden within the building roof structure.

6.0 Other material considerations

City Centre Masterplan

6.1 The City Centre Masterplan (CCMP) was approved by Council in June 2015 and is a material consideration in this application. The CCMP identifies a 20 year strategy for the redevelopment of Aberdeen city centre, with the aim to energise the city centre and deliver prosperity and a better quality of life'. Investing in the city centre is important for residents and visitors, but also to attract investment to the wider area.

The Aberdeen Market is within intervention area 2 'The Heart of the City' (shown as number 4 on the extract in Figure 8). The CCMP notes that

"The St. Nicholas Centre and Indoor Market will be remodelled to create more permeable and attractive spaces and a wider offer of uses"



Figure 8: Extract from City Centre Masterplan



6.2 The City Centre Masterplan sets out the following key objectives for the Aberdeen Market Development block:

“Redevelopment of the Aberdeen Indoor Market to be replaced by a more contextually appropriate development of buildings and spaces. Key criteria for any redevelopment of The Market includes:

- Enhanced active frontages on Union Street, Market Street, Hadden Street and The Green
- Appropriate scale and quality of design given the site’s conservation area setting and Union Street setting.
- Continued retail use at Union Street level and a mix of retail, food and drink, and leisure uses at Hadden Street level.”

6.3 The CCMP identifies the opportunity for the site to enhance the attractiveness of this area. The CCMP notes that potential uses include retail, food and drink, leisure, residential and hotel.

6.4 The proposal meets the requirements and ambitions of the CCMP. The mix of uses is considered suitable and reflects the role of the city centre at a time when its main function is changing from retail to other uses. The design including the covered market area better addresses the Green and the public realm in this area which has in the recent past hosted outdoor events. The building offers a flexible but permeable solution with enhanced frontages on Union Street, Market Street and Hadden Street. It is fully in line with the aims and requirements for the replacement Aberdeen Market as set out in the CCMP.

City Centre Masterplan Review

6.5 The City Growth and Resources Committee (11 May 2021) instructed a Review of the 2015 City Centre Masterplan (CCMP) in May 2021. Aberdeen City Council ran a public engagement exercise on the masterplan in June/July this year (2021). The Council also wrote to over 100 stakeholders in September in relation to masterplanning projects. To date there have been no requests received for additional information or discussion in respect of the Market redevelopment.

Post-submission engagement with interested parties / stakeholders to be confirmed with client.

Supplementary Guidance (SG)

SG: Hierarchy of Centres

6.6 The sequential approach (see Figure 9) identifies the city centre and Retail Core areas as the “preferred location for all retail, office, hotel, commercial leisure, community, cultural and other significant footfall generating developments serving a city-wide regional market”. This mixed use proposal is therefore appropriately located in the city centre.



Figure 1: Retail Hierarchy and Sequential Approach

Centre Type	Policy Approach		Centre Location	
	Vitality & Viability	New Development and General Principles for Sequential Approach		
City Centre and Retail Core	Protection	Support and preferred location for all retail, office, hotel, commercial leisure, community, cultural and other significant footfall generating developments serving a city-wide or regional market.	City Centre and Retail Core	
Town Centres	Protection	Support and preferred location for all retail, office, hotel, commercial leisure, community, cultural and other significant footfall generating development that markets for, and serves, the town or area but isn't serving a citywide or regional market.	Rosemount	Torry
District Centres	Protection	Support and preferred location for retail, commercial leisure, community and cultural provision where the market area covers the district centre.	Danestone Dyce Middleton Park	Rousay Drive Upper Berryden
Neighbourhood Centres	Protection	Support and preferred location for local retail, commercial leisure, community and cultural provision only.	Refer Figure 3	
Commercial Centres	Protection	Support bulky goods only. Appropriate for bulky goods if a suitable site is unavailable in, or on the edge of city centre/town centre sites i.e. subject to sequential test.	Garthdee Kittybrewster Links Road / Boulevard	Lower Berryden Denmore Road

Figure 9: Extract from Hierarchy of Centres Supplementary Guidance

SG: Union Street Frontage

6.7 This Supplementary Guidance expands upon Policy NC1: City Centre Development – Regional Centres and Policy NC2: City Centre Retail Core and Union Street of the Aberdeen Local Development Plan. The canopy entrance and retail frontage proposed at 91-93 Union Street is in line with this SG. Overall, a much improved retail core with modern fit for purpose retail and market uses is proposed, which will substantially improve the footfall in this part of the City Centre.

Union Street Conservation Area Appraisal

6.8 This document notes the potential for improved linkages between the bus/rail stations and Union Street, and also the potential to enhance the character, appearance and safety of the area. It also notes that reuse of upper floors can help regeneration badly affected areas of the conservation area. The proposal will address the issues raised in the appraisal – the new proposals will be of substantially greater quality than the existing buildings and help increase the active usage of the upper floors in 91-93 Union Street.

Scottish Planning Policy

6.9 Scottish Planning Policy (2014) (SPP) is prepared by Scottish Ministers and is a material consideration in the handling of planning applications. It does not contain area or site-specific policies but sets out the broad principles for handling planning applications within Development Management and creating policy within Development Planning for Local Authorities across Scotland.



- 6.10 SPP introduced a ‘town centres first principle’ to help protect the health and vibrancy of town centres. SPP notes that a mix of uses should be encouraged in the town centre to support the vitality and vibrancy of the centre. Sustainability is also one of the principle policies of SPP and there is a *‘presumption in favour of development that contributes to sustainable development’* (p.9). In line with these high level policy requirements this proposal makes efficient use of existing land and infrastructure and would support vibrancy and vitality in the city centre.
- 6.11 A key principle of SPP is that ***‘planning should direct the right development to the right place’*** (p13). The reuse of brownfield land is heavily favoured over the development of greenfield land in the interests of sustainability. The proposed development contributes to the aims of ‘sustainable development’ through the redevelopment of a redundant brownfield site.

7.0 Conclusions

- 7.1 This planning statement demonstrates that the proposed development will replace the market building with a high quality mixed-use building and flexible covered spaces that will enhance the city centre in terms of both quality and function. It will attract more visitors to the city centre, extend the types of active uses that the city centre provides, increase footfall in this part of the city centre and enable better pedestrian connectivity between Union Street and the bus/train station and Union Square.
- 7.2 The proposal conforms with the ALDP and the Proposed ALDP and aligns with the vision of the SDP. There are a number of supporting material considerations, the most pertinent being the Aberdeen City Centre Masterplan (CCMP). The development addresses the issues raised in the CCMP and proposes a design solution which reflects the ambitions of the masterplan. The new high quality building respects the Union Street Conservation Area and the historic context of the site.
- 7.3 The existing Aberdeen Market is a poor quality building sitting on an important city centre site. The building has the potential to improve the City’s public realm and pedestrian routes. The proposed design capitalises on this opportunity and proposes a high quality design solution. The proposed building would create a ‘hub’ which connects pedestrian routes and offers flexible space in which people can meet to eat and shop. The multi-purpose and flexible spaces within the building and the open air market will bring a unique retail offer to the city centre. The Green will benefit from active frontage along the new western curved elevation of the outdoor market section of the building. Hadden Street will be rejuvenated with a new frontage and additional pedestrian activity. The area as a whole should experience additional evening and night time activity that encompasses a range of uses and encourages a wider range of users to eat, drink or experience the activities on offer. The new entrances from Union Street and the Green vastly improve the intervisibility of the market, the route through the buildings and provide new quality public realm spaces that will enhance the city centre and provide better spaces for people to enjoy it.



7.4 The design has developed through extensive pre-application discussion with the Planning Service, with multiple workshop meetings shaping the design evolution. For all of the reasons set out in this planning report the proposed development will undoubtedly enhance the city centre, in terms of function, quality of spaces and buildings, accessibility and the range of activities that it can offer. The proposal is also fully in line with the requirements of the City Centre Masterplan, the Development Plan and national aims and objectives for city and town centres.