

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

05 January 2016

Planning Matters

Former Dobbies Garden Centre and Nursery

Proposed residential major development of approximately 55 family houses, a neighbourhood centre incorporating a range of facilities

Application details

Application Reference:	151526
Local Authority Reference:	
Proposal Description:	Proposed residential major development of approximately 55 family houses, a neighbourhood centre incorporating a range of facilities including possibly convenience shopping, retail garden centre, church, veterinary surgery and medical and dental service with associated access, infrastructure and landscaping.
Application type:	Proposal of application notice

Location

Ward:	Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	Former Dobbies Garden Centre and Nursery Hazledeen Road Aberdeen

Application Status and Key Dates

Application Status:	Pending
Date application received:	17/09/2015
Date application Validated:	17/09/2015
Earliest date on which a planning application may be submitted for this proposal :	10/12/2015

Applicant, Agent and Case Officer Details

Applicant:	Mr Alan Massie 15 Summer Street Aberdeen AB10 1SB
Agent:	
Officer:	Lucy Greene
Officer Telephone Number:	01224 522378
Officer Email:	lgreene@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts

Craigiebuckler & Seafield Community Council Public Meeting 7.30pm 1st December, Airyhall Primary School

Proposed residential major development of approximately 55 family houses, a neighbourhood centre incorporating a range of facilities including possibly convenience shopping, retail garden centre, church, veterinary surgery and medical and dental service with associated access, infrastructure and landscaping at the site of the former Dobbie's Garden Centre, Hazledene Road, Aberdeen.

Aileen Brown, Chair, welcomed everyone to the meeting and invited the guests to introduce themselves and present the plans which were on display, which pertained to a pre-application consultation on the subject of a proposed residential major development of approximately 55 family houses, a neighbourhood centre incorporating a range of facilities including possibly convenience shopping, retail garden centre, church, veterinary surgery and medical and dental service with associated access, infrastructure and landscaping.

The displayed plans were divided into sections as follows; ecology, aerial view, site analysis, connectivity, context and concept.

David Murray, Lead Consultant [David Murray Associates Ltd, Chartered Architects] explained each section, in turn.

Mark Peters explained the connectivity of the proposed development in relation to the planned hotel. Sustainable methods of travel would be facilitated, e.g., cycling and bus transport.

A copy of a letter which the developer had received from First was displayed. First stated that they could provide a bus service via Hazledene Road if the development generated sufficient demand. However Hazledene Road would require to be widened in order to accommodate buses.

The public consultation boards presented at the public meeting are copied below, the boards are divided into 6 sections, context, site analysis, connectivity, ecology, concept and detail. The boards can be viewed and downloaded from David Murray Associates Ltd website <http://www.dma-architects.co.uk/>

David Murray stated that there are semi mature trees from nursery stock on the site as well as evasive species, Japanese knotweed and invasive pond weed but there are also good areas of established trees. An ecology report detailed all the fauna and trees as well as bats and squirrels.

The proposed entrance to the development will be same one way system into the site as is currently used. The entrance will lead to a mixed use hub, with an open landscaped area. The hub could contain convenience store, cafe, church or small garden centre. The hub will serve the wider local area ie. up to 350 Dandara houses.

There will be 2 areas of residential housing but there are no details of actual houses, the development is urban housing within a woodland setting, houses could make use of natural materials to tie in with the natural setting. Car parking will be broken up, pedestrian and cycle connections to hotel and Dandara development. Potential extension of No.15 bus to hotel?

Vehicular access: the development will use existing access, additional traffic along Hazledene Road will need to be accessed using a traffic assessment. The hotel development, neighbouring this proposed housing development, has been given planning permission in principle (outlined planning permission) by Scottish Ministers but as yet no detailed planning permission for the hotel has been submitted to Aberdeen City Council.

Questions/Comments/Concerns of Local Residents

- The Hotel/ Dandara and now this development will change the whole character of Hazledene Road.
- The issue with a reduction in the bus service in the local area was discussed.
- Problems with increased traffic that roads, access and infrastructure are inadequate.
- Hazledene/Queens Road junction – issues with increased traffic causing congestion at this junction.
- Developers need to prove that there will be no net detriment - this development must not make road congestion any worse.
- More details are needed on proposed cycle paths.
- Need a low density and sensitive development.
- The site lies within the Green Belt and Green Space Network in the Local Development Plan
- This site is classified as partially on brownfield land and is a previously used site (nursery & garden centre)
- What assurance can you give that the nice ecological housing development doesn't get changed to a high density housing development before the detailed planning permission is submitted?
- Can the access to the development be via the proposed hotel and Countesswells Road?

- Will this housing development be considered in isolation or will it be considered as part of the whole area ie proposed hotel complex and Dandara housing development for 350 houses?

Relevant History

P101375 – Change of use on a temporary basis (3 years) from Garden Centre to form mixed use development incorporating retail, training facilities, storage, child's play area and on-site restaurant.

P131188 Hazlehead Nurseries, Hazledene Road, Aberdeen Renewal of Change of Use on a Temporary Basis (3 years) from Garden centre to form mixed use development incorporating Retail, Training Facilities, church services and meetings, storage, child's play area and restaurant for: Somebody Cares Trust UK.

P141026 Proposed development of a country house hotel circa 200 bedrooms, spa, swimming pool, function and conference facilities, restaurants and equestrian centre on the Hayfield site, associated car parking / alterations to access roads. Application type: Planning Permission in Principle approved in May 2015

A previous planning application was submitted for building houses on the site but it was turned down by the Scottish Government as the Dandara housing development had not yet been started so the reporter turned down the application.

Councillor Jennifer Stewart asked if the deadline for comments could be extended to allow people time to fully consider the housing development. Alan Massie agreed to extend the deadline by one month to 10th January 2016.

Pre-Application Forum Meeting Monday 14th December 2015: For Information:

Pre-Application Forum

FORMER DOBBIES GARDEN CENTRE AND NURSERY, HAZLEDEEN ROAD PROPOSAL OF APPLICATION NOTICE

PROPOSED RESIDENTIAL MAJOR DEVELOPMENT OF APPROXIMATELY 55 FAMILY HOUSES, A NEIGHBOURHOOD CENTRE INCORPORATING A RANGE OF FACILITIES INCLUDING POSSIBLY CONVENIENCE SHOPPING, RETAIL GARDEN CENTRE, CHURCH, VETERINARY SURGERY AND MEDICAL AND DENTAL SERVICE WITH ASSOCIATED ACCESS, INFRASTRUCTURE AND LANDSCAPING.

For: Aberdeen City Council

Application Ref. : P151526

Officer : Lucy Greene

Committee Date: 14th December 2015

Ward : Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)

SUMMARY RECOMMENDATION:

The main issues are that the site lies within the Green Belt and Green Space Network. Apart from the green belt issue, the appropriateness of the uses in this particular location; and any other material considerations, including whether there is a need for the uses proposed.

It is recommended that the Forum (1) note the key issues identified; (2) if necessary seek clarification on any particular matters; and (3) identify relevant issues which it would like the applicants to consider and address in any future application.

DESCRIPTION

The site is 9.1 hectares in total and lies to the south of Hazledene Road. It contains the former Dobbies garden centre and nursery. The buildings are currently used on a temporary basis, by the 'Somebody Cares' charity. Towards the northern site boundary there are a collection of buildings that were added incrementally over the years and have no particular coherence. There are areas of car parking and hard landscaping within the centre of the site and the northern area. The area to east contains mature trees, immature self seeded trees, and areas of standing water and marshy grassland. The south and western areas contain grassland and areas of coniferous plantation.

The site takes access from Hazledene Road and at this point the road is a quiet country road, with no pavements. There

are dry stone walls to each side, with trees and shrubs to the south side along the site boundary. On the other side of Hazledene Road are playing fields, with Hazlehead Park further to the north and west.

RELEVANT HISTORY

P101375 – Change of use on a temporary basis (3 years) from Garden Centre to form mixed use development incorporating retail, training facilities, storage, child’s play area and on-site restaurant.

P131188 Hazlehead Nurseries, Hazledene Road, Aberdeen Renewal of Change of Use on a Temporary Basis (3 Years) from Garden Centre to Form Mixed use Development Incorporating Retail, Training Facilities, church services and meetings, storage, child’s play area and restaurant, for: Somebody Cares Trust UK.

This latter application was a Section 42 Variation of application P101375 in order to extend the temporary period of the permission.

These permissions were granted based on a coloured up plan indicating the areas of the various uses.

Planning application P141026 is for planning permission in principle, for a proposed country house hotel of circa 200 bedrooms, spa, swimming pool, function and conference facilities, restaurants and equestrian centre on the Hayfield site, associated car parking / alterations to access roads, on the adjacent site to the west, was approved by Council in May this year. The permission is pending subject to securing developer contributions towards:

- upgrading of access roads and paths,
- recreational and wildlife enhancements to Hazlehead Park,
- public bus services and
- the Strategic Transport Fund.

Subject to further applications for Matters Specified in Conditions, implementation of the hotel application would result in an increased use of Hazledene Road as an access to the hotel and associated facilities.

PROPOSAL

The proposals produced for the pre-application public event, show the community buildings around the central and north area of the site, with areas of housing in the south west and north eastern areas. There is an analysis of the existing site features and ecology, and an initial concept for fitting development within this context. It is indicated that it would be proposed to take access from Hazledene Road.

CONSIDERATIONS

The site lies within the green belt in both the adopted and proposed Local Development Plans. It would be treated as a ‘departure from the development plan’, likely to be a ‘significant departure’. The procedure for a significant departure is that there would be a ‘pre-determination hearing’ where those that have made representations may be heard by Elected Members. The application would then proceed to be determined by the full Council and referred to the Scottish Ministers prior to determination.

The main considerations against which the eventual application would be assessed are outlined as follows:

Green Belt

Green Belt policy indicates that:

No development will be permitted in the green belt for purposes other than those essential for agriculture, woodland and forestry, recreational uses compatible with an agricultural or natural setting, mineral extraction or landscape renewal. The exceptions to this include:

1. Proposals for development associated with existing activities in the green belt will be permitted but only if all of the following criteria are met:

- a. Development is within the boundary of the existing activity.
- b. The development is small-scale.
- c. Intensity of activity is not significantly increased.
- d. Any proposed built construction is ancillary to what exists.

2. Essential infrastructure.

3. Buildings of historic or architectural interest.

4. Extensions of existing buildings as part of a conversion.

The main issue for consideration is the extent to which the proposal complies and conflicts with Green Belt policy.

Setting aside Green Belt policy is the question of whether the proposed uses would be appropriate on this particular site. Relevant matters include the relationship with other uses in the surrounding area, and access.

Also setting aside the question of compliance with the principle of development within the Green Belt, the issue of impact on the character of the green belt and wider landscape would be an important consideration.

Landscape and Ecology

The site also lies within the Green Space Network (GSN), which seeks the protection, promotion, and enhancement of the GSN for wildlife, access, recreation and landscape.

The extent of impact on trees, the natural environment and wildlife and any measures that could mitigate that impact would be material considerations. Any application would need to be accompanied by the necessary surveys in order to ascertain likely impacts. Proposals for mitigation would also be required.

Brownfield Development

The Strategic Development Plan welcomes, in principle, the provision of housing on brownfield sites. The site would be likely to be considered as partially on brownfield land. It should be noted that the issue of brownfield is not something taken into account in green belt policy.

It should further be noted that redevelopment of the garden centre would may partially comply with Green Belt policy in terms of 1. above: proposals for development associated with existing activities in the green belt.

Access, Traffic and Transportation

The Roads Development Management Team have confirmed that a Transport Assessment (TA) will need to be prepared by the applicants, to consider the transport impacts of the above development proposal. The applicants should contact the Roads Team in order to scope out the TA. Pedestrian and cycle links to the site and between the site of the proposed hotel to the east and Pinewood and Hazledene to the west, as well as links to longer established residential areas and Hazlehead Park, would all be considered. Public transport would be a further consideration.

Other Material Considerations:

Any recommendation on the application would be in accordance with development plan policy unless material considerations indicate otherwise. Other matters, that would be considered as material considerations, may be described in presentations from the applicant's agents.

Members are invited to highlight on any other issues that they consider warrant particular attention. These may include:

- The need or otherwise for community facilities, such as those indicated, in this area.

PRE-APPLICATION CONSULTATION

The Proposal of Application Notice application detailed the level of consultation to be undertaken as part of the Pre-Application Consultation process. Consultation with the local community council has been proposed within the Proposal of Application Notice. A public consultation event was held on 23rd November which was advertised in the local press.

CONCLUSION

This report highlights the main issues that are likely to arise in relation to the various key considerations of the proposed development. It is not an exhaustive list and further matters may arise when the subsequent application is submitted. Consultees will have the opportunity to make representations to the proposals during the formal application process.

RECOMMENDATION

It is recommended that the Committee note the key issues at this stage and advise of any other issues.

Daniel Lewis

Development Management Manager

CONTEXT

INTRODUCTION TO THE SITE AND ITS WIDER CONTEXT

OVERVIEW

These boards set out information on the former Dobbin's Garden Centre site, the proposed redevelopment of which is an opportunity to create an attractive, well-connected and vibrant new community.

These boards show how a site specific response can be achieved to ensure sustainable development which enhances its setting whilst providing much needed housing and facilities.



BACKGROUND

The site is located to the west of Aberdeen and covers a total area of approximately 5.1ha. It was formerly the Dobbin's Garden Centre and Planting Nursery which reopened in 2015 and since then, it has been home to the Somebody Cares charity organisation.

Allyn Ltd have assembled a multi-disciplinary team to produce the proposals outlined here which will be consulted upon in preparation for an application for Planning Permission in Principle for the site. The team consists of:

Management:	David Murray Associates
Planning Consultant:	Burness Paul
Environmental Consultant:	Goval/Centris
Transport & Drainage Engineer:	Fairhurst

The team has worked closely together to provide a well-considered and appropriate design response to the site and now use the opportunity to engage with the wider community to help further shape the proposals. The current proposals incorporate the following:

Convenience Shopping, Garden Centre, Church, Veterinary Surgery, Medical and Dental Centre forming a mixed-use 'Community Hub', as well as some Housing.

We are also engaging with the Somebody Cares charity to determine their requirements and try to accommodate them as part of the redevelopment.

We would appreciate if you would study the boards set out here which give background to these development proposals, and give us your views on the proposals to date.



PLANNING CONTEXT

Scottish Planning Policy (2014) (SPP) states that there should be a presumption in favour of:

- "economically, environmentally and socially sustainable places..." and that planning should take every opportunity to create high quality places by taking a designed approach.

SPP also stresses the need to:

- use land within or adjacent to settlements for a mix of uses;
- consider the reuse or redevelopment of brownfield sites;
- consider opportunities for contributing to green and open space networks; and
- locate development where investment in growth or improvement would have most benefit for the amenity of local people and the vitality of the local economy.

The Aberdeen City and Shire Strategic Development Plan (2014) includes aims to:

- make sure that the area has enough people, homes and jobs to support the level of services and facilities needed to maintain and improve the quality of life;
- protect and improve the area's built and natural environment and its cultural heritage; and
- help create sustainable mixed communities, and the associated infrastructure, which meets the highest standards of design and caters for the needs of the whole population.

The Aberdeen Local Development Plan (2012) spatial strategy recognises that the redevelopment of previously used sites will make a huge contribution to the overall sustainability aims of the Plan and that the city will need to expand beyond its existing developed edges. Much of the site is already developed and is currently occupied by Somebody Cares charity.

The existing planning use would allow a new garden centre with elements of retail, restaurant and office. The redevelopment of the site as a mixed use community hub is consistent with the aims of SPP, the Strategic Development Plan and Local Development Plan.

Two recent planning applications have been approved adjacent to the site:



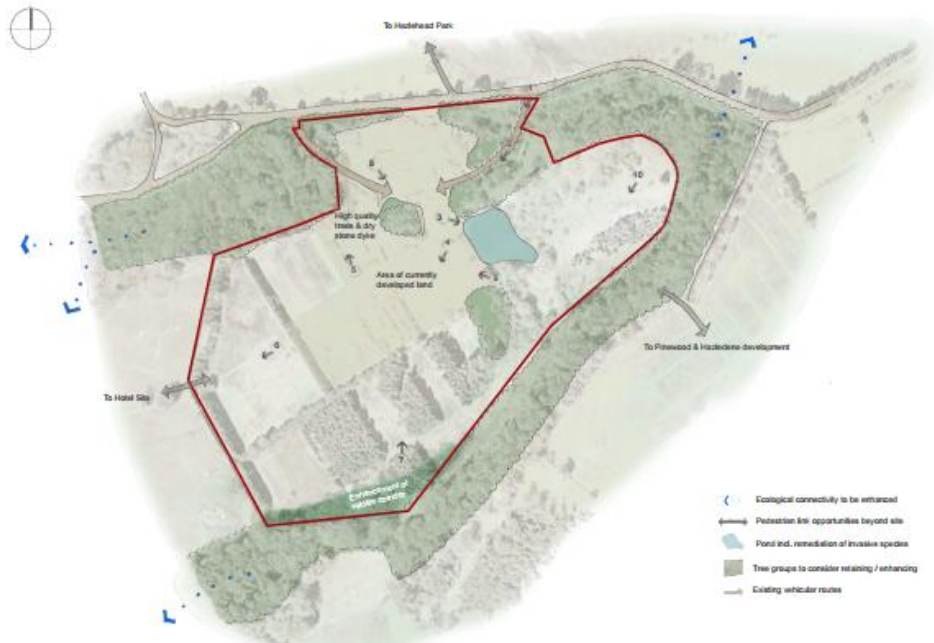
Pinewood and Haddenstone residential development currently under construction



Hotel & leisure development completed June 2015

SITE ANALYSIS

UNDERSTANDING THE SITE AND ITS FEATURES



OPPORTUNITIES AND CONSTRAINTS

This board identifies the existing site features and highlights the opportunities and constraints that are presented by these, which fall into two main categories:-

Ecology

The landscape setting of the site provides features of ecological interest and the proposals present the opportunity to retain, remediate and enhance the existing visible habitats and species as appropriate. These are explored in more detail in the Ecology board.

Connectivity

The site also offers increased opportunities for public access and recreation, including connecting the new hotel & residential sites to Headhead Park and to the wider path network. Opportunities also exist for existing bus routes to be expanded to serve the site and the wider community. These are explored in more detail in the Connectivity board.



6. Potential area of central currently developed area



10. Area of grassland

CONCEPT

EXPLAINING THE DESIGN APPROACH



PRINCIPLES

Through the analysis process, the team has identified the following main principles of the concept:-

- Undertaking woodland management
- Protecting valuable areas of core habitat
- Protecting connectivity of core habitat
- Creating a sense of place
- Considering place before movement
- Creating a walkable community
- Integrating with the wider community
- Creating spaces to meet

The board describes how these aims will be realised through the following design considerations:-

WOODLAND STRUCTURE

The character of the site is defined by its woodland setting. As part of the design process this has been assessed and understood and through carefully considered retention and removal, areas of development have been created. This offers the opportunity for such development to connect with the landscape in which it is set.

The proposals will also include enhanced planting to allow for the increase in movement and residence of locally identified wildlife.

DEVELOPMENT APPROACH

The mixed use 'community hub' is located at the entrance to the development to create a sense of arrival and place. The built form here reinforces key pedestrian links throughout the site from the south and west to the north. A cafe / community building addresses the pedestrian link to Haldhead Park to the north, acting as a 'gateway' to the site for pedestrians and establishing a relationship with the park.

The possible church / community building is located at a key central point of the site, acting as a focal point in both a physical and community sense. A green 'heart' to the site is proposed as an open area of high amenity parkland which is closely linked to both the mixed use and housing areas.

The street structure responds to the existing road network and adjacent development sites, ensuring maximum pedestrian connectivity. It will be designed to ensure the woodland setting contributes to sense of place, and this will be achieved by creating streets running adjacent to woodland edges and terminating in woodland streets.

ACCESS AND CONNECTIVITY

A pedestrian network will be developed to actively encourage walking throughout not only the site, but to the wider area beyond. Throughout the site, these routes will be closely linked with areas of existing woodland and open space, to create pleasant walking experiences. Where they are incorporated within the street network, the detailed design will ensure the walking experience is further enhanced.

Street design will follow a clear hierarchy looking firstly at street structure, then layout, followed by detail. This will aim to consider place before movement, with the needs of the pedestrian, cyclist and public transport considered before those of other vehicles.

LANDSCAPE

Urban, well-integrated public space is recognised as creating opportunities for communities to interact, promoting a sense of place as well as healthy active lifestyles. This will be provided by means of a network of high quality formal and informal public areas in which a variety of activities is encouraged.

Key existing landscape features such as the tree-lined avenues and dry-stone dykes will be retained and incorporated within the proposals to safeguard areas of high landscape character.

DRAINAGE

Surface water drainage requirements for the site have been investigated and will require to be drained by an approved Sustainable Drainage System (SuDS). This will include collecting rainwater via a piped system to an adjacent detention basin, the indicative location of which is shown on the plans.

DETAIL

AREAS OF INTEREST AND SOME INSPIRATION & IDEAS



Note: The images shown here are a few examples of ideas and inspiration which could be used to influence the detailed design of the proposals - they are not intended to be representations of the actual buildings themselves.



COMMUNITY HUB

The mixed use 'Community Hub' area plays an important role in creating a sense of place and identity, it facilitates the arrival into the site by car and foot, and buildings located at key positions will create 'gateway' and 'local' points to help orientation from both outside and within the site.

The built form of the community hub addresses the key pedestrian links through the site ensuring an active thorough at street level, and a series of public spaces will also allow for the potential of outdoor activity to enhance these routes. Car parking provision will be divided into smaller zones to reduce its overall visual impact and will be connected to the facilities by a pedestrian priority streetscape.

Key existing landscaping features such as the high quality trees and dry stone dykes will be retained and will be complemented by strategic planting and street furniture to create a high quality area of public realm, leading to the south-facing amenity space forming the 'heart' of the development.

HOUSING

The areas of housing will be closely linked to both the central open space and the woodland in which they are located, and will be designed to ensure the woodland setting contributes to sense of place.

This will be achieved by creating streets running adjacent to woodland edges and terminating in woodland streets which will ensure all residents' and visitors feel connected to the woodland, rather than only those who live adjacent to it.



Dandara Development

Dandara Temporary Sales Pod



Planning Application <http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=130573>

Erection of temporary sales pod for associated proposed residential development

Work on site started on 7th August 2013, construction of the steelwork for the sales pod started on 28th August, a very substantial building considering it is a temporary building and will be up for less than 2 years.

The temporary sales pod is to be removed by 13th June 2015 unless an extension is applied for.

The City Council received a planning application from Dandara on 18th June 2015 for the siting of temporary sales pod. Neighbours notifications were sent out on 21st July 2015 and representations must be made within 21 days from this date.

William and Councillor Ross Thomson also met with Gavin Evans, Senior Planning Officer in early September to discuss the issue regarding the planning permission for a temporary sales pod. The planning permission expired on 13th June 2015 so currently there is no planning permission for this temporary sales pod. Gavin Evans informed the meeting that his department relies on members of the public to report breaches in the terms of planning consents.

The temporary sales pod currently has no planning permission and it is likely to be brought to the Planning Development Management Committee in early 2016, but no date has been set yet.



New Show House opposite sales pod opened in December 2015



Work is now well under way in Zone C



The Dandara Planning Applications were considered at the Planning Development Management Committee meeting on Thursday 28 November 2013.

All the zones were approved with additional conditions imposed for Zone A, with access off Hazledene Road

Zone A planning application 130994

Conditions imposed:

No development shall be undertaken within Zone A until a finalised scheme of works necessary to bring Hazledene Road up to adoptable standard has been submitted to, and approved in writing by, the planning authority.

No building in zone A shall be occupied until works for the upgrading of Hazledene Road have been implemented in full.

Zone B & C planning application number 131044

Zone H, planning application number 130820

Zone D,E,F & G planning application 130155

Summary of Dandara Development Planning Applications

31055 Zones D,E, F & G registered 23/07/13

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131055>

Zone D 44 houses

Zone E 35 houses

Zone F 50 houses

Zone G 45 houses Total of 174 houses

131044 Zones B&C registered 23/07/13

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131044>

Zone B 39 houses

Zone C 39 houses Total of 78 houses

130994 Zone A with access to Hazledene Road registered 08/07/13 <http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=130994>

130820 Zone H with access to Countesswells Avenue registered 05/07/13

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=130820>

Zone A 50 houses, Zone B 39 houses, Zone C 39 houses, Zone D 44 houses

Zone E 35 houses, Zone F 50 houses, Zone G 45 houses and Zone H 48 houses

Total number of houses = 350 houses

131027 Pinewood Residential Development Approval of Conditions 2, 3, 6, 7, 9 and 10 of Planning Application Ref A7/2178

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131027>

Landscape, Walling, Connectivity – Pinewood – Countesswells Road

131037 Traffic calming and speed limits etc. registered 22/07/2013 and representations to be in by 14/08/2013

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131037>

Planning Applications as per weekly planning list December 2015

Application details

Application Reference:	151639
Local Authority Reference:	
Proposal Description:	Construction of single storey side extension.
Application type:	Detailed Planning Permission

Location

Ward:	Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	30 Woodburn Garden Aberdeen
Post code:	AB15 8JA

Application Status and Key Dates

Application Status:	Pending
Date application received:	13/10/2015
Date application Validated:	16/10/2015
Date of expiry of period allowed for representations:	11/11/2015

Applicant, Agent and Case Officer Details

Applicant:	Mr Scott Stephenson 30 Woodburn Garden Aberdeen AB15 8JA
Agent:	
Officer:	Sepideh Hajisoltani
Officer Telephone Number:	01224 523374
Officer Email:	SHajisoltani@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts

