

Planning Matters

Proposal for Two Acres of Land at Hazledene Road, Proposed Development Including Hotel and Associated Development

Application Reference: 140183

Address: Hazledene Road (Land at), West of former Dobbies Garden Centre land at Hayfield Riding School

Planning application likely to be submitted in July





Site of proposed hotel development, two fields adjacent to the unclassified road linking Hazledene road with Countesswells Road and is currently closed to through traffic.

Dandara Development

Work progressing in Zone H





Pavement on Burnieboozle Crescent



Initial Repair Dec 2013



Second Repair in April 2014



Third and Final Repair in May 2014

Tarring work carried out in mid December 2013 on Burnieboozle Crescent is now in a poor state and Dandara have been informed, they have promised to remove and re-lay the tar the next time they are tarring on-site.

Terry Macleod, Technical Officer, Road works Co-ordination at Aberdeen City Council was notified of the issues with the railings and poor reinstatement of the pavement on 20th April 2014. He stated that the condition that the railing and footway has been left in is not acceptable. It is also not acceptable for Dandara to have not carried out the repairs despite being aware of the situation. He contacted Dandara and instructed them to carry out the necessary repairs as possible. If they do not follow his instruction, he will arrange for the council to carry out the repairs and invoice Dandara for the costs involved.

Dandara repaired the railings and re-laid the tar on the pavement the week beginning 14th April

A council inspector inspected the reinstatement of the second repair in April 2014 and was not satisfied with

the quality. Aberdeen City Council instructed Dandara to carry out further remedial works. At the end of May 2014 Dandara sub contracted the tarring work and the final repair has been inspected and is of a satisfactory standard. Dandara also re-laid tar on the footpath from Burnieboozle Crescent to Countesswells Avenue.



Fenced off section on the grassed area of old “Culter Bypass” – Dandara are waiting for the soil to dry out before landscaping the area, including reseeding and removing fencing. Dandara have confirmed this reseeding work will be carried out in the first week of July.

Concern was raised about an area of water logged soil next to the fenced off area, Scottish Water have investigated and confirmed it is not coming from a mains water supply. Dandara are aware of the problem and are going to investigate further.

Retention Ponds

The retention ponds have now been lined with a protection sheet and impermeable membrane.



Inlet to top pond (normally this will be dry unless very heavy rainfall)



Top Retention Pond



Outlet from Top pond to Bottom pond with 3.5m access path between two ponds



Outlet headwall from bottom retention pond – this pond is designed to always be full of water, the outlet is near the upper edge of the pond.



Small headwall (seen below digger) is a control manhole outlet only used for maintenance purposes ie. to drain pond to allow work to be carried out- normally it will not be visible as it is submerged below the water line.

Diversion of Water Main

Work on the remaining houses in Zone H has been delayed until a water main is diverted by Scottish Water to the newly laid water pipe around the development, once completed the old water main running along the tree line of Zone H will be removed allowing construction of the remaining houses. This will also allow the drainage pipes outside the sales pod to be properly connected and the use of temporary water pumps will no longer be necessary.

Closure of Countesswells Road – Construction of new Roundabout

Countesswells Road will be closed for two weeks in July to allow the construction of a roundabout which will be the main entrance to the development. Once completed it is hoped all construction traffic will enter via Countesswells Road thus reducing the disruption caused by residents on Countesswells Avenue/Pinewood area.

Zone A planning application 130994

Some local residents received letters from Kenneth MacKenzie ,Contracts Manager at Dandara saying they are to commence with the infrastructure works for the next phase of the Hazledene Development in Zone A with access onto Hazledene Road. The site will be fenced off to ensure the safety of children and members of the public and construction hours quoted were Mon-Fri 7am – 7pm and Saturday 9 am – 4pm with no work on a Sunday. See CSCC website for a copy of the letter: <http://e-voice.org.uk/craigseacc>



Land in Zone A being cleared – 27th June 2014

Planning 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.

Core Path from Countesswells Avenue to Hazledene Road

The path is very narrow in places where Dandara have put up a Tree Protection fence, also overhanging branches and overgrown vegetation is starting to block the path. Mark Reilly at Aberdeen City Council has been contacted regarding the issue.



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>

Countesswells Development

A planning application for the first 124 houses of the 3000 house development has been submitted.

Residential development Comprising 124 units & Associated New and Upgraded Access Roads,
Landscaping & Ancillary Engineering Works
Block C1/C2
Kingshill Road
Countesswells
AB15 8QD

Consultation responses were received from Cults Bieldside and Milltimber Community Council and Craigiebuckler and Seafield Community Council.



Marischal Square Development

Application Reference: [140698](#)

Local Authority Reference:

Proposal Description: Mixed use development including office, hotel, retail, restaurant, leisure, civic space including car parking, access, landscaping, infrastructure and public realm improvements

Application type: Detailed Planning Permission

Address: Former St.Nicholas House Broad Street
Aberdeen
Aberdeen City

Post code: AB10 1GY

Date for comments is 18th June 2014

St. Nicholas House Reduced to Rubble.....



