

Planning Matters

Dandara Development

After a period of heavy rain in the early hours on Monday 11th August several watercourses flowing out of the Dandara housing development have been discoloured by a coffee coloured water containing fine sediment/clay type material. This has resulted in water entering the Coupers Pond at the James Hutton Institute and also the pond at Johnston Gardens. The Craigie burn has also been affected.



Discoloured Coupers Pond (next to the James Hutton Institute)

Of particular concern to local residents was the fact that several dogs in the local area have been reported becoming unwell after entering a polluted burn that feeds the Walker Dam, the animals have either been sick or had diarrhoea. SEPA were alerted to this problem and are investigating further.

Dandara have also been witnessed by several local residents opening their waste pipes from the north retention pond and discharging it into the burn. The flow of waste was very noticeable to several local residents and within seconds the water in the burn turned coffee coloured and this has resulted in the local nature reserve at the Walker Dam also being filled with sediment and turning a coffee colour.



Very discoloured and muddy Walker Dam

SEPA were contacted and the question was asked “Do Dandara have permission to discharge this discoloured water into the burn that feeds the Walker Dam?”

SEPA responded stating that:

The discharge of surface water run-off from a surface water drainage system to the water environment from construction sites etc. is covered under General Binding Rule (GBR) 10 of the Water Environment (Controlled Activities) (Scotland) Regulation 2011. GBR’s are a list of activities that can be undertaken without authorisation by SEPA, as long as the rules are followed. One of the rules for GBR 10 states that ‘The discharge must not contain any trade effluent or sewage and must not result in visible discolouration, iridescence, foaming or sewage fungus in the water environment’, therefore the site was in breach of this GBR.

If further pollution reports are received by SEPA then they will investigate these and continue to gather evidence to support any potential enforcement action against Dandara.

- **SEPA’s Free 24 hour Pollution Hotline - 0800 80 70 60**

If anyone from the local community sees any form of pollution in the area then it would be greatly appreciated if they can call SEPA’s Pollution hotline without delay no matter what time of the day or night.



Outflow from field into Craigie Burn¹



Craigie Burn polluted with very discoloured coffee coloured water

¹ Note the exact name of this burn is uncertain, both the Craigie Burn or the source of the West Burn of Rubislaw have been suggested

After heavy rain in the early hours on Monday 11th August:

South Retention Pond Full to overflowing



Retention pond after overnight rain



Temporary Core path completely flooded



Hydro Brake manhole completely full



Water being pumped to a nearby drain



Discoloured, coffee coloured water entering burn that flows into the Walker Dam

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.

The water main will be diverted by Scottish water using specialist contractors and this should be completed by the end of September.

Construction Traffic Access

The main access road off the new roundabout on Countesswells Road will be in use by the end of the year at which point no construction traffic should be using Countesswells Avenue which will be welcome news to residents in the Pinewood area, the date for this arrangement may be brought forward to sometime in October but there is no guarantee.

Meeting with Dandara

Councillor Ross Thomson organised a meeting with Dandara and CSCC planning sub-committee to discuss recent issues that were raised with local residents. The meeting took place at the Dandara sales suite on Friday 29th August 2014.

Gavin Wyley, Managing Director answered a range of questions regarding the drainage of the retention ponds, plans for core path construction. The core path will be a 2m wide with a bituminous bound surface and construction consent is still to be obtained from the City Council. Removal of dead trees along the length of the core path was discussed, negotiations still to take place between Dandara and Aberdeen City Council regarding the core path, in the longer term the City Council may adopt the core path after the development is complete.

The first houses in Zone H will be occupied by the end of the year.

During the meeting Dandara agreed to set up a meeting with SEPA, Councillor Ross Thomson and the Community Council to discuss the on-going issues with discoloured water from the development site entering water courses. This is a very welcome development and hopefully a discussion can take place regarding the lack of water from the Craigie Burn.

Repair of Countesswells Avenue to be completed once construction traffic has been diverted to a new entrance off the new roundabout on Countesswells Road.

Zone A (The Grange) construction of houses to start by the end of the year, access will be off Hazledene Road and a road construction consent has been received from the City Council to allow an upgrade of the road to adoptable standards.

Zones B & C work on-site likely to start early 2015.



Zone H houses likely to be occupied in December.



Zone A planning application 130994

Construction of houses in Zone A (marketed as The Grange) will start by the end of the year and it will take approximately 12 months to complete the development.

North Retention Pond



North Retention Pond in Zone A

Planning Conditions imposed – Zone A:

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 and Steven Shaw has confirmed that he has passed these details to the local team who will take the appropriate action to free up the path.



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>

Hazlehead Hotel and Country Club

Application Number: P141131 **Type:** EIA Screening opinion request

Received Date: 04/07/2014

Date of expiry of period allowed for representations: 13/08/2014

Application Validation Date: 23/07/2014

Site Location: Hazlehead, Aberdeen **Proposal:** Hotel and country club with circa 250 bedrooms, spa, swimming pool, function and conference facilities and restaurants including holiday chalets, equestrian centre and country club house with associated car parking/alterations to access roads

Applicant: Carlton Rock Ltd

per Agent **Agent:** BMJ Architects

4 Albert Street

Aberdeen

AB25 1XQ

Case Officer: Not yet allocated

Telephone: 01224 523470





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.

Application Number: P141026 Type: Planning Permission in Principle

Web Reference Number: 000093695-001

Received Date: 04/07/2014

Date of expiry of period allowed for representations: 14/08/2014

Application Validation Date: 24/07/2014

Site Location: Hayfield Riding Centre, Hazlehead Park **Proposal:** A proposed development of a hotel and country club with circa 250 bedrooms, spa, swimming pool, function and conference facilities and restaurants including holiday chalets, equestrian centre and country club house with associated car parking/ alterations to access roads.

Applicant: Mr Alan Massie

c/o Agent **Agent:** BMJ Architects

4 Albert Street

Aberdeen

AB25 1XQ

Marcliffe Hotel North Deeside Road

Application Reference:	141080
Local Authority Reference:	
Proposal Description:	Detailed Planning for Residential development along with open space, parking and associated infrastructure - Major application
Application type:	Proposal of application notice

Application Status:	Pending
Date application received:	09/07/2014
Date application Validated:	16/07/2014
Earliest date on which a planning application may be submitted for this proposal :	01/10/2014

Applicant:	Stewart Milne Homes & Gibson McArtney Ltd c/o Agent
Agent:	Halliday Fraser Munro Carden Church 6 Carden Place Aberdeen AB10 1UR

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.

The Planning Development Management Committee met on Thursday, 21 August 2014 and concerns were expressed about whether local infrastructure can cope with the scale of the development and also the increase in traffic that would be generated. A decision was taken that the planning application be deferred to the full council on 8th of October.



A new planning application was recently received for an additional 107 houses:

Application Number:	P141110	Type:	Detailed Planning Permission
Web Reference Number:	000095137-001		
Received Date:	22/07/2014	Date of expiry of period allowed for representations:	21/08/2014
Application Validation Date:	31/07/2014		
Site Location:	Countesswells, West of Hazlehead Park	Proposal:	Residential development comprising 107 units & associated new and upgraded access roads, landscaping & ancillary engineering works.
Applicant:	Mr Raymond Edgar Osprey House Mosscroft Avenue Westhill Business Park Aberdeen AB32 6JQ	Agent:	Christopher Gray 6th Floor 24 Torphichen Street Edinburgh EH3 8JB
		Case Officer:	Not yet allocated