

Planning Matters

Dandara Development

Meeting with Dandara and SEPA

Councillor Ross Thomson organised a meeting with Dandara, SEPA and CSCC planning sub-committee to discuss recent issues with drainage and local watercourses that have been raised by local residents. The meeting took place at the Dandara sales suite on Tuesday 23rd September 2014.

Austin McGuire, Managing Director and Chris Graham, Groundworks Manager from Dandara answered a range of questions regarding the drainage of the retention ponds also in attendance was James Smith, Senior Environment Protection Officer.

Austin explained that the zone A (The Grange) development could take up to two years to complete and work could start by the end of this year. Chris mentioned that if there are any further problems on site with the discoloured cloudy water entering watercourses then he asked the community council or local residents to contact Dandara directly as they will have the resources to act quickly to find a solution to any problems.

Austin and Chris then took everybody on a visit of the site (thankfully it was a pleasant, sunny autumn morning)

The north retention pond is shown in the photograph below and the discoloured, cloudy water can be seen, the pond still needs to be lined and this will be planned during a period of dry weather. Dandara explained they have been trying to clean the discoloured water using a silt buster (shown at the far left hand side of the photo) but as the discolouration is due to very fine clay type material this method has not been very effective.

North Retention Pond



During the site visit we were shown a series of v-ditches surrounding the site which are draining the site during construction with surface water collecting in the two retention ponds.

We then walked to the west of the site towards Countesswells Road and saw a field drain that feeds the Craigie Burn¹. Chris Graham explained they have diverted this flow of water from the field drains into the field beside the houses in Pinewood, where the Craigie Burn flows through residents back gardens before it feeds into Coupers pond at the James Hutton Institute. The reduced flow into the Craigie Burn could be due to the fact that over the last 10-15 years the field drains in the surrounding fields have not been maintained and have become choked and blocked with debris. This resulted in the groundwater level rising and making this field next to the Pinewood houses particularly water logged, this helped to provide a constant supply of water to the burn. When

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

When Dandara started to develop the land, groundwater was pumped out and new temporary field drains installed. This seems to have resulted in a reduced supply of water to the burn which during the recent dry summer has reduced the flow to a trickle. We need to monitor the situation as the development progresses.

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 there has been a delay from Scottish Water in starting work. This is a major water main supplying 16,000 properties in the west of Aberdeen and the connection will be made live without any disruption to the water supply. Work finally began on 2nd October and work is likely to be finished including making the final drainage connection from the outflow of the south retention pond by mid October.



Work starts on diverting the main water main





After heavy overnight rain

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.



Zone H houses nearing completion ready to be occupied possibly in December.



The fence on the grassed area of old “Culter Bypass” was removed in mid September - reseeding work was carried out by Dandara in the first week of July.

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

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. Before the meeting new proposals to address concerns about traffic were submitted:

Proposals have been put forward to significantly improve new road accesses into a residential-led mixed-use development at Countesswells. It is intended that a planning application will be lodged in late 2014 for this preferred access solution, following a period of community consultation which will now follow. This much-improved access solution will deliver improved connectivity to the local network for all users, a north-south route from the Kingswells junction through the site as an alternative to Kirk Brae (which would be retained and downgraded) and an eastern access route off the Jessiefield junction that entirely avoids the Garden of Remembrance at Hazlehead Cemetery.



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 31/07/2014

Validation

Date:

Site Countesswells, West of
Location: 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