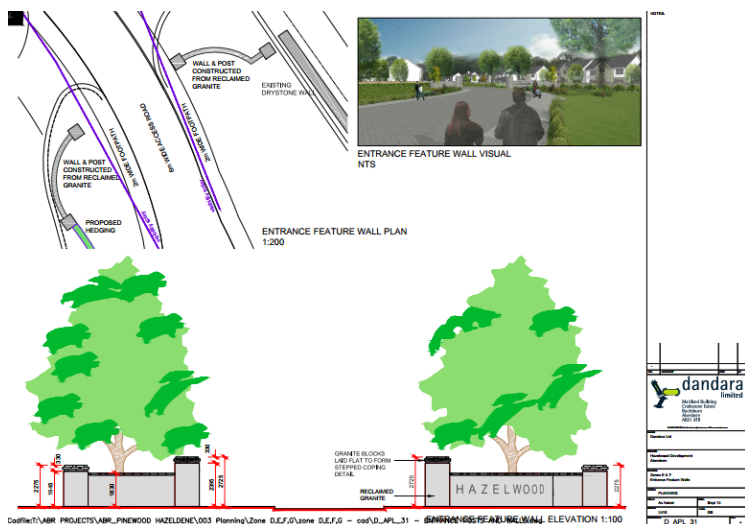


Planning Matters

Dandara Development

A Planning Application was received on 24th September 2014 for the erection of walls and entrance pillars for the entrance to the Dandara development off the new roundabout on Countesswells Road.

Application Reference:	141440
Local Authority Reference:	000100537-001
Proposal Description:	Erection of walls and entrance pillars
Application type:	Detailed Planning Permission



Application Status:	Pending
Date application received:	24/09/2014
Date application Validated:	02/10/2014
Date of expiry of period allowed for representations:	27/10/2014

The entrance pillars are very similar to the existing ones at the Countesswells Avenue entrance, near the sales pod.



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 to 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 initially work was due to be completed in mid October including making the final drainage connection from the outflow of the south retention pond but by 2nd November was still had not been completed due to complications.



Work starts on diverting the main water main





Because the water will not be shut off during the operation, the water pressure cannot be shut off therefore it is necessary to use reinforced concrete to secure the pipes during the operation. Once the old metal water main is shut off the valve connecting to the new blue plastic water main (seen on the right hand side of the photo below) is opened and then the old water main is capped and sealed.



Concrete poured surrounding water main to secure pipes during the live diversion



Total on 20m³ of concrete used to secure water main

Initially it was thought it would take 2 weeks to divert the water main and complete the drainage from the outlet of the retention ponds but so far it has taken over a month due to complications.

Very Heavy Downpour on 7th October 2014 which caused localised flooding across Aberdeen City



South retention pond very full



North Retention pond full



Water flowing out of concrete manhole at the bottom of the site near burn



Muddy water flowing down footpath



Some cloudy water entering burn that flows into the Walker Dam



Burn downstream of north retention pond flowing very fast

The following day Dandara took action to attempt to solve the problem with surface water from the retention pond entering the burn and footpath.



Attempt to seal outflow from north retention pond



Dandara built soil up around the concrete manhole to try and stop water leaking out and running down the footpath or into the burn.

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.



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



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.aberdeency.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.aberdeency.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.aberdeency.gov.uk/PlanningDetail.asp?ref=130994>

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

<http://planning.aberdeency.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.

The plans for the hotel development will be discussed at a departure hearing on 10th November 2014.

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. At the meeting the planning application was approved subject to 13 conditions.

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.

At the full council meeting on 8th of October the planning application was approved subject to 13 conditions.



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