

## Planning Matters

### Hill of Rubislaw Development

Major development of 280 Flats and multistorey car park with associated amenities including Reception, Cafe/Bistro, Gym and outside amenity space at Hill of Rubislaw, Queens Road, Aberdeen for Carttera Private Equities Inc.

**Public Consultation Meeting on the 18th November at the Chester Hotel on Queens Road.** The event will be advertised in the Citizen newspaper 14 days prior to the event.

The event would entail drawings of the developers' proposals and 3d images.

**The event is open to the public from 2pm to 8pm who are invited to give comments etc.**

Members of the Design Team and client body would be in attendance to answer any queries they may have.

Members of the 4 local Community Councils as well as local councillors are invited to a presentation prior to the public event starting at 1pm.



modern: An artist's impression of the proposed flats development at Rubislaw Quarry.

Photograph above appeared in the Evening Express on 15<sup>th</sup> October 2016

SITE AREA = 10,756sq.m



Site location plan 1:2500

Michael Gilmore Associates  
25 Skarvin Terrace  
Ardara  
Edinburgh  
EH10 5JG  
01224 634117  
01224 634719

### PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997 (Section 35B)  
The Town and Country Planning (Development Management Procedure) (Scotland)  
Regulations 2013 (Regulations 4 -7)

#### To be completed for all developments within the national or major categories of development

Name of Council	Aberdeen City Council
Address	Marischal College
	Broad Street
	Aberdeen
	AB10 1AB

Proposed development at [Note 1]	Hill of Rubislaw
	Queens Road
	Aberdeen

Description of proposal [Note 2]	Major development of approx. 280 flats and multi storey
	carpark with associated amenities including reception
	area, bistro/cafe, gym and outdoor amenity spaces

Notice is hereby given that an application is being made to

[Note 3]  Council by [Note 4]

Of [Note 5]

In respect of [Note 6]

To take place on [Note 7]

[Note 8] The following parties have received a copy of this Proposal of Application Notice

Queens Cross and Harlaw Community Council
Mastrick, Sheddocksly and Summerhill Community Council
Rosemount and Mile End Community Council
Craigiebuckler and Seafield Community Council

[Note 9] For further details contact

on telephone number

And/or at the following address

[Note 10] I certify that I have attached a plan outlining the site

Signed

On behalf of

Date

## Dandara Development

### Serious Flooding Issues

After recent building work in Zone G the burn that feeds Cooper's pond has completely dried up and nearby houses in Countesswells Crescent have been flooded with water entering their gardens and even in the crawl spaces under the floor of the houses. Local Councillor Martin Greig is raising this serious issue with Dandara and the City Council.



Un-named burn that feeds into Cooper's pond is now completely dry

## Pre-Application Consultation

Application Number:	P160593	Type:	Proposal of application notice
Received Date:	10/05/2016	Earliest date on which a planning application may be submitted for this proposal:	02/08/2016
Site Location:	Pinewood Zone F, Countesswells Road		
Proposal:	Major residential development comprising 100-250 homes including a retirement village, amenity space and associated infrastructure		
Applicant Contact Details:	Dandara Aberdeen Ltd 16 Beech Manor Stoneywood Aberdeen AB21 9AZ		
	Case Officer:	Not yet allocated	
	Telephone:	01224 523470	

Additional Consultation required by the planning authority (in addition to statutory minimum specified above)

### Application details

Application Reference:	160593
Local Authority Reference:	
Proposal Description:	Major residential development comprising 100-250 homes including a retirement village, amenity space and associated infrastructure
Application type:	Proposal of application notice

### Location

Ward:	<a href="#">Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)</a>
Community Council:	<a href="#">Craigiebuckler and Seafield</a>
Address:	Pinewood Zone F Countesswells Road

### Application Status and Key Dates

Application Status:	Pending
Date application received:	10/05/2016

<b>Date application Validated:</b>	10/05/2016
<b>Earliest date on which a planning application may be submitted for this proposal :</b>	02/08/2016

**Applicant, Agent and Case Officer Details**

<b>Applicant:</b>	Dandara Aberdeen Ltd 16 Beech Manor Stoneywood Aberdeen AB21 9AZ
<b>Agent:</b>	
<b>Officer:</b>	Gavin Evans
<b>Officer Telephone Number:</b>	01224 522871
<b>Officer Email:</b>	gevans@aberdeencity.gov.uk

Dandara have submitted a planning proposal for a housing development of 100-250 houses including a Retirement Village at Zone F (next to rear gardens at Pinewood and next to Countesswells Road). A public meeting was held on Wed 22nd June at the sales pod from 3 -8pm and a second public consultation event was held on Wednesday 3rd August at the Sales Pod.

**Railings on Burnieboozle Crescent**



Chris Graham (Groundworks Manager) from Dandara was asked whether the railings on Burnieboozle Crescent, opposite No.53, could be painted to cover up rusty marks where the railings were straightened during the installation of a power supply to the sales pod in December 2013. Chris Graham confirmed that this will be done and he has asked somebody to take care of the painting.

At the end of April, Chris Graham (Groundworks Manager) left Dandara, contact has been made with the foreman (Seamus) for any on-site issues, he had promised to repair the railings in June 2016 but has recently left Dandara. Local Councillor Martin Greig is now following this up with the City Council.

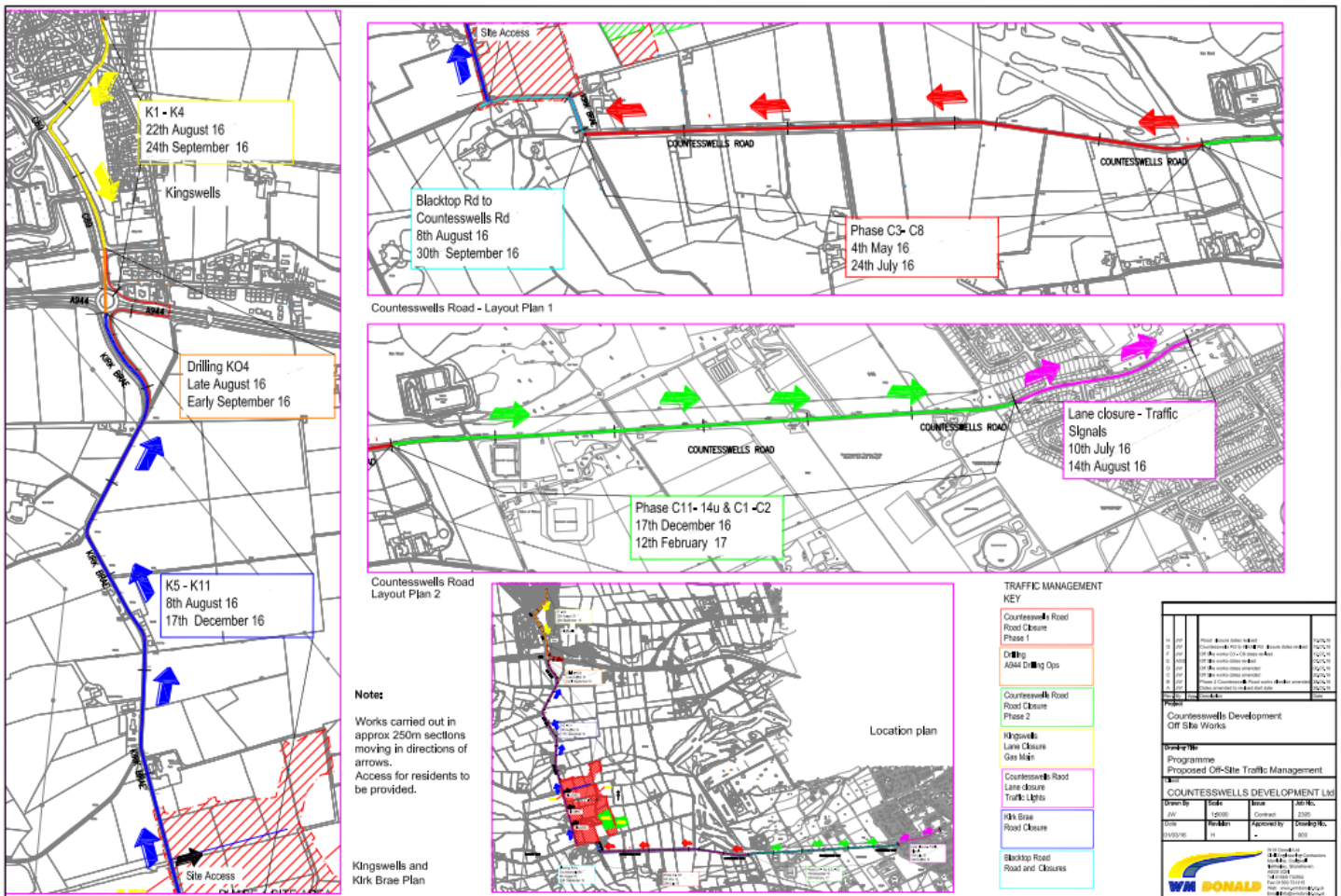


# Countesswells Development

Planning Permission granted 1<sup>st</sup> April 2016

<b>Application Reference:</b>	<a href="#">140438</a>
<b>Local Authority Reference:</b>	
<b>Proposal Description:</b>	Residential-led mixed use development including approximately 3000 homes, employment, education, retail, leisure and community uses and associated new and upgraded access roads, landscaping and ancillary engineering works
<b>Application type:</b>	Planning Permission in Principle
<b>Address:</b>	Aberdeen Local Dev' Plan Site OP58 Countesswells Lying West of Hazlehead Park between Cults & Kingswells

## Road Closure: C128c from junction of Countesswells Road to the roundabout at Kingswells 8th August to 17th December 2016



**Countesswells Road will be closed from 17<sup>th</sup> December 2016 to 12<sup>th</sup> February 2017**

# Planning Applications as per weekly planning list October 2016:

Reference	161490/DPP
Application Received	Thu 13 Oct 2016
Application Validated	Thu 13 Oct 2016
Address	20 Viewfield Crescent Aberdeen AB15 7XQ
Proposal	Proposed domestic garage
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

**Excavations**  
Excavate extents of the building and retain as required, excavate trenches for s/w foundations down to hard bearing. Ensure all vegetable material removed from site area.

**Foundations**  
Bottom of strip foundations to be 450mm min. below ground or taken down to hard pan or invert level of drains, whichever being the deepest. Local Authority Building Inspector to be offered opportunity to inspect trenches prior to any pouring of concrete. Any drains passing through substructure to have concrete bridge over.  
All to struc. eng design and specification.

**Drainage**  
All new underground drains to be 100mm dia min. and to be enclosed in 5-10mm pea gravel. Any drains passing below concrete floors to be enclosed in concrete. All new drainage to comply with BS 5301.

**Ground Floor Construction**  
125mm in situ concrete on dpm on well tamped compacted hardcore, compacted in 150mm layers.  
Finished floor level to have slight fall to new main garage door.

**Garage External Wall Construction**  
10mm drydash render, colour to match existing masonry, on 215mm blockwork.  
Concrete lintels over openings as specified by Struc. eng.  
Paint-finish to blockwork internally.  
Concrete blockwork to be 7.0mm min. crushing strength and expansion joints to Struc. eng's spec.

**Rainwater goods**  
Supply and install all to match existing on house: New PVC 100mm gutters fixed with gutter brackets to fascia at 600mm max c/c to discharge into new PVC 68mm dia. Rainwater downpipe fixed at 1200mm c/c max. into existing surface water drains. All new rainwater downpipes to have gully top at base and handhole access at 900mm max. off ground level.

**New Doors**  
New specific up and over garage door to be specified and installed by specialist manufacturer - site to be confirmed. One new external quality access door 830 wide. Openings to be made pointed all round to colour to match render.

**Ventilation**  
1 high and 1 low vents located in new blockwork walls to maintain thru' ventilation.

**Steelwork**  
All steelwork to be grade s355J2 & be shot blast cleaned to sa 2½ & hot-dip galvanized to base top 1461 to min 4mm BS 1461.

**Foundation structural notes:**  
foundations on suitable bearing strata and all soft spots to be removed and replaced with suitable granular fill material compacted in 150mm max. layers.  
mass concrete binding if required below foundation to be grade 15.  
structural concrete work shall be in accordance with BS8110 parts 1, 2, and 3 and struc. eng's specifications.  
all foundations to be formed in ground having a min. bearing capacity of 100kN/m².  
reinforcement to have min. 50mm cover  
new foundations to be taken down to u/s of drains

**proposed elevations 1:100**  
rainwater goods: pvc and colour to match house window, door, fascia to match house  
site boundary line  
site boundary line  
west elevation  
north elevation  
west elevation  
south elevation  
This wall provided with bricklor bed mortar, every 2nd course.  
This wall provided with bricklor bed mortar, every 2nd course.

**proposed section thru' garage 1:50**  
150x150x230JC galvanneal steel beam  
Mn 150mm bearing bath sides  
440x215x215 post-tension either side fixed with 28s HPI HY200 HT-Z M16  
195x45 C16 roof joists @ 400 c/c with dwangs at mid span  
dwangs between last three rafters and 30x3.0 galvanneal metal straps at 1200mm c/c  
150mm deep C28/35 conc. slab with A252 mesh to 35mm from top on dpm to lap into dpc on well finished baseboard  
dpc 150mm  
600x200 RC strip foundations with A252 mesh on bottom with 50mm cover  
600x200 RC strip foundations with A252 mesh on bottom with 50mm cover  
215 Blockwork  
floor slab  
365mm TRX air between window and door  
185x45 C16 roof joists @ 400 c/c with dwangs at mid span  
210 reinforcement RC lintels over type C 100x145mm Mn 150mm bearing both sides  
210 reinforcement RC lintels over type C 100x145mm Mn 150mm bearing both sides  
new window  
new door  
garage to rear of 64 Springhill Road  
hedging removed and replaced with 1.8m high close boarded fence  
hardstanding extended to new garage door  
paving slabs to form patio area.  
Existing Grass  
Rear Garden  
New Garage  
Adjacent Garage  
Existing Garage to be removed shown dashed. neighbour's exposed garage wall to be rendered and finishes made good  
Mural Driveway  
No 22  
No 20  
No 18  
existing dwelling  
terrace driveway  
new widened access to front garden and extended dropped kerb as per recent planning approval





Reference	161439/DPP
Application Received	Tue 04 Oct 2016
Application Validated	Thu 06 Oct 2016
Address	91 Burnieboozle Crescent Aberdeen AB15 8NS
Proposal	Proposed enlargement of existing dormer on principal elevation
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available



