

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 Cartera Private Equities Inc.

Public Consultation Meeting was held on the 18th November at the Chester Hotel on Queens Road.

Members of the Design Team and client body were in attendance to answer any queries.

Members of the 4 local Community Councils as well as local councillors were 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 15th October 2016

SITE AREA = 10,756sq.m



Site location plan 1:2500

Michael Gilmore Associates
22 Rialto Terrace
Aston VIC
3201
Michael Gilmore
3/17
Rialto Terrace
Aston VIC
3201
0328 639719

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, Sheddocksky 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:	Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	Pinewood Zone F Countesswells Road

Application Status and Key Dates

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

DPEA Case Reference

PPA-100-2075

Case Status *

Allocated to reporter

Target Date

04 Oct 2016

Case Type *

Planning Permission Appeal

Application Type

Planning permission

Case Owner

Buchanan, Marie
- Email: Marie.Buchanan@gov.scot
- Tel: 01324 696497

Main Contact

Mr Neil Greig

Agent

Ms Sarah Graham

Applicant

Mr Neil Greig

Authority

Aberdeen City Council

Authority Reference

P150311

Reporter

Ms Karen Heywood

Site Inspection Date

05 Oct 2016

Next Oral Process Details

Latest response to Scottish Government reporter from Halliday Fraser Munro regarding trees dated 1st December 2016

Tree Protection & Management
Kinaldie Crescent

Kinaldie Crescent

Following the tree report previously submitted, the trees were re-surveyed to answer questions posed by the reporter. It is possible that trees 42 - 46 and 53 were planted before 1999. The trees are tall and thin, and close grown, with suppressed canopies. Tree 53 is a leaning, suppressed tree with a one sided canopy. The neighbouring trees are suppressing it, with the result it is growing towards the southeast and is becoming unstable. This tree is classified as 'to be felled for woodland management'.

Page 4 of report KCA-1608-T refers to the removal of four alder and the plans show three alders and one rowan are to be felled for the driveway. This is perhaps a little unclear. The schedule was correct. However, semi-mature alder 53 was originally recommended for removal, but as it did not need to be felled for the access, it was left off the plan. Four alders are to be felled, three alder trees for the driveway and one for woodland management, health and safety. One rowan tree is also to be felled.

There are six trees not five trees in the garden of 52 Kemoy Place. Tree 54, omitted from plan KCA-1608-TP-A, is a tall thin tree with a stem diameter of 22 cm and a root protection area of 2.64m. This root protection area is outwith the proposed driveway. Trees 47 - 51 and 53-54 are a group of trees which have interconnected roots, transferring water and nutrients between the trees. Essentially, they act as one tree, a gestalt individual, nourishing each other. Their canopies are restricted and face different directions depending on their position in the groups. The inclusion of alder 54 does not change the position of the tree protection fence or the driveway.

Alder 42 has a higher canopy than stated due to a typo in the report. The canopy is mainly lower, with one taller central branch giving a pyramidal top. The height of the tree does not affect the root protection area of the tree or the position of the driveway. It is mainly used to discuss shading and proximity of new buildings to trees.

Trees 47 - 51 and 54 are unaffected by the proposals. Trees 43 - 46 are felled for the driveway and Alder 53 can be retained or felled for woodland management. The cellular confinement system under the proposed driveway will protect the root plates of tree 42 and the mature trees 39 and 40.

No	Species	Dia at 1.5m (cm)	Height (m)	BPA (m)	Age Class	Description	Action
42	Alder	35	14 - 15	6.2	M	C	Tree has main canopy from 12 - 14 metres, with tall branch to 15 metres. Retain.
43	Rowan	9	5	1.1	SM	C	Small tree, suppressed by neighbouring trees. Felled for proposed access drive.
44	Alder	14	14 - 15	1.7	M	C	Canopy is one sided and at height Felled for proposed access drive.
45	Alder	21	14 - 15	2.5	M	C	Canopy is one sided to south, suppressed by neighbouring trees. Felled for proposed access drive.
46	Alder	29	14	3.5	M	C	Tree leans south with one sided canopy to the south, suppressed by neighbouring trees. Felled for proposed access drive.
47	Alder	21	16	2.5	M	B	Tree has slight lean southeast, with one sided canopy to the south and southeast. Suppressed by neighbouring trees. Retain.
48	Alder	14	14	1.7	M	C	Tall, thin tree, leans south with one sided canopy to south, suppressed by neighbouring trees. Retain.
49	Alder	24	15	2.9	M	C	Tall, thin tree, leans south with one sided canopy to south, suppressed by neighbouring trees. Retain.
50	Alder	25	15	3.0	M	B	Tall tree with canopy at height, leans east with one-sided canopy to north, suppressed by neighbouring trees. Retain.
51	Alder	31	14 - 15	3.7	M	B	Tree has well formed canopy, one sided to the southwest. Leans east then south away from neighbouring trees. Retain.
53	Alder	20	7	2.4	SM	C	Tree has substantial lean east, with suppressed one sided canopy. Felled for management.
54	Alder	22	14 - 15	2.6	M	C	Tall tree, one sided to the north and northwest. Appears healthy. Retain.

- Trees to retain
- Felled for health and safety
- Felled for development

- Root Protection area
- Tree protection fencing
- Boundary
- Geogrid
- Rocks laid on topsoil to raise area of proposed access drive.

astell associates

project: Proposed New House at Kinaldie Crescent

Client: Mr and Mrs N Greig

Start: 4th November 2016

Drawn at: KCA-1611-AT

Scale: 1:150 at A3

Drawn by: [Signature]

HALLIDAY FRASER MUNRO

P1719/05.02.01/SG/

07 November 2016

By email to: Marie.Buchanan@gov.scot

PLANNING AND ENVIRONMENTAL APPEALS DIVISION
4 THE COURTYARD
CALLENDAR BUSINESS PARK
CALLENDAR ROAD
FALKIRK
FK1 1XR

Dear Ms Buchanan,

**PLANNING PERMISSION APPEAL: 22 KINALDIE CRESCENT, ABREDEEN,
AB15 8HX
REFERENCE: PPA-100-2075**

Further to your letter of 25 October, advising us that further responses were received from interested parties on 20 September and inviting comment on any matters raised, I can confirm that we wish to comment on the additional issues raised in these responses.

The further responses from interested parties received by the DPEA from on 20 September suggest a number of inaccuracies with the Tree Survey carried out by Astell Associates. I enclose an updated Annotated Plan from Astell Associates which comments on the points raised. This document clarifies the location, and measurements of trees, and identifies that the Alder Tree '53' on the revised plan is proposed for removal due to its condition. This update does not alter the original recommendations of the tree survey, other than to clarify that tree 53 would be removed for woodland management purposes.

The site section drawing (P1719-SK13_Rev B) shows the level of fill required. This level of infill is considered suitable for the proposed cellular system by both the consultant Arboriculturist and a provider of cellular systems (see original Appeal Statement dated July 2016).

We have commented at length on the use of the amenity area, and will not reiterate these comments, other than to refer the Reporter to the supporting photographs in our response of 9 September 2016.

I trust the above will be considered by the Reporter, please do not hesitate to get in touch should you require anything further.

Yours faithfully,


**SARAH GRAHAM
SENIOR PLANNING CONSULTANT
FOR HALLIDAY FRASER MUNRO**

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OFFICES IN ABERDEEN,
BELFAST, DUNDEE,
EDINBURGH, LEEDS
AND LONDON

CHARTERED
ARCHITECTS

CHARTERED PLANNING
CONSULTANTS

LAND USE
CONSULTANTS

URBAN DESIGNERS

SPACE PLANNERS

PARTNERS

JOHN HALLIDAY
HON DDES
DIP ARCH (ABDN)
ARIBA ARHS

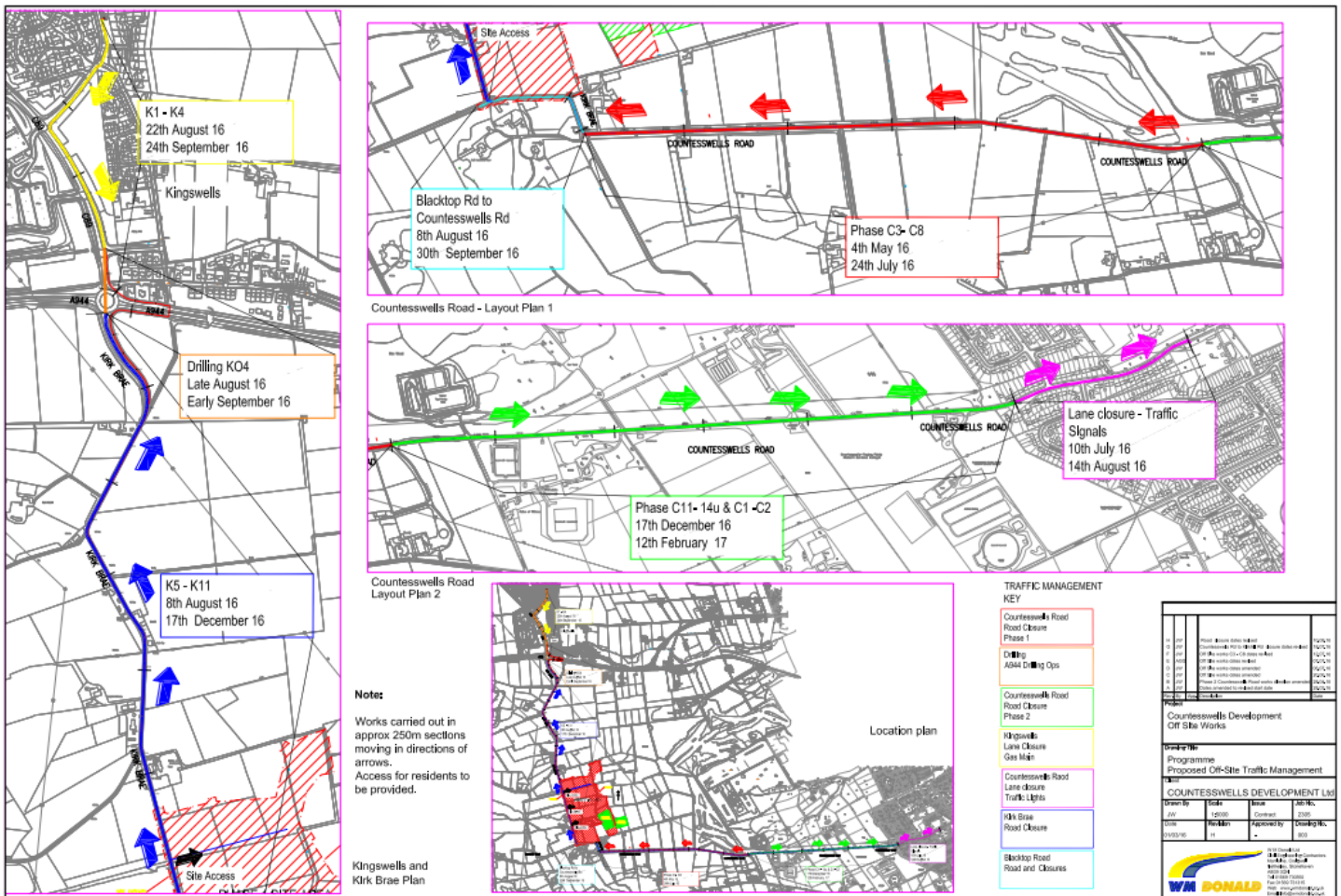
DAVID HALLIDAY
BSC (HONS)
PG DIP ARCH (ABDN)

Countesswells Development

Planning Permission granted 1st April 2016

Application Reference:	140438
Local Authority Reference:	
Proposal Description:	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
Application type:	Planning Permission in Principle
Address:	Aberdeen Local Dev' Plan Site OP58 Countesswells Lying West of Hazlehead Park between Cults & Kingswells

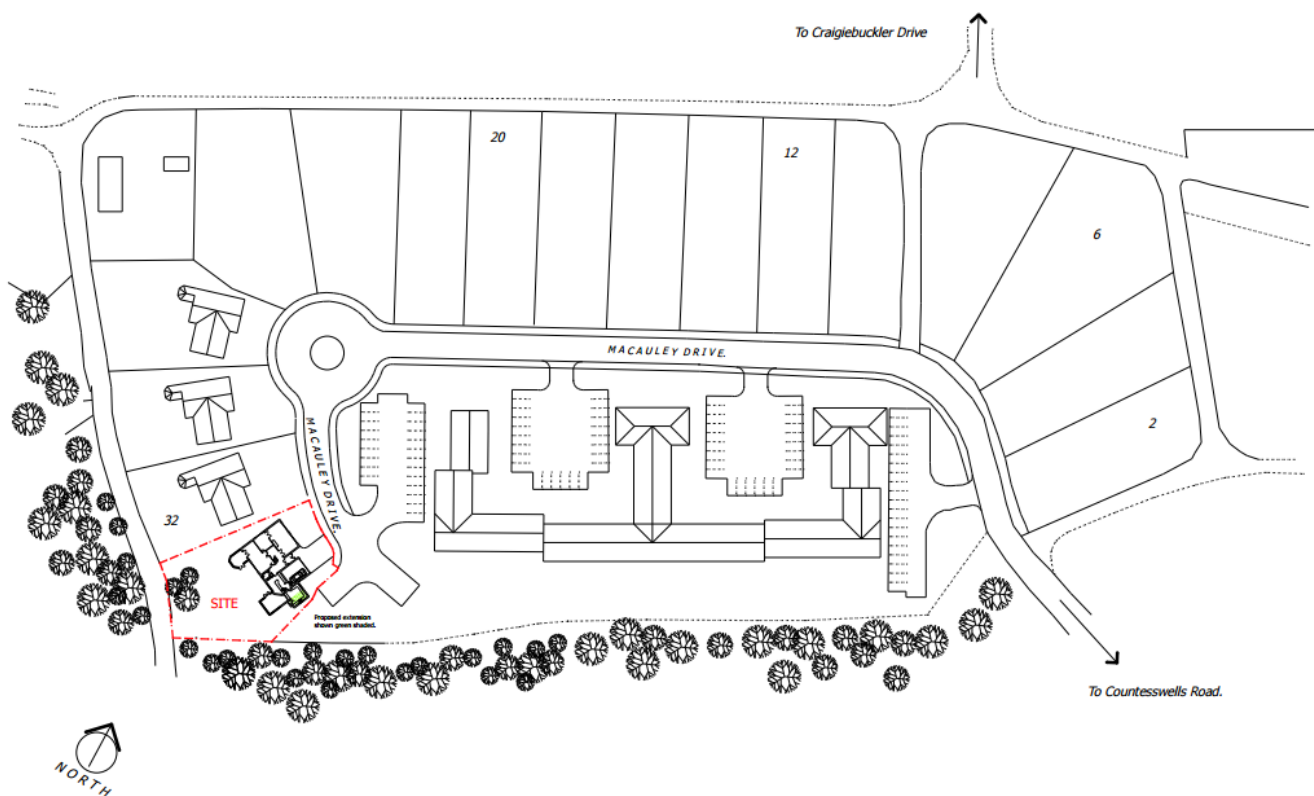
Road Closure: C128c from junction of Countesswells Road to the roundabout at Kingswells 8th August to 17th December 2016



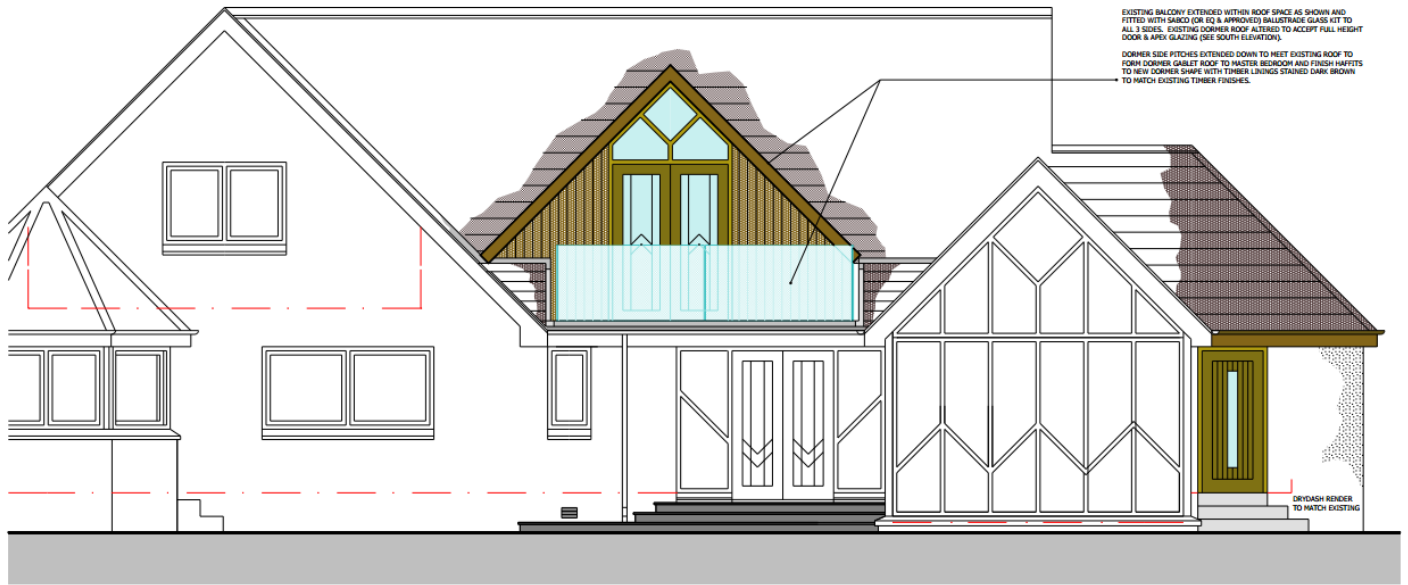
Countesswells Road will be closed from 17th December 2016 to 12th February 2017

Planning Applications as per weekly planning list November 2016:

Reference	161546/DPP
Application Received	Tue 25 Oct 2016
Application Validated	Thu 27 Oct 2016
Address	34 Macaulay Drive Aberdeen AB15 8FL
Proposal	Roof extension and balcony to rear, extension to side
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available



LOCATION PLAN :

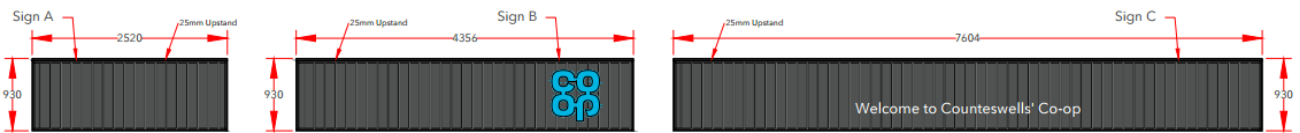


SOUTH

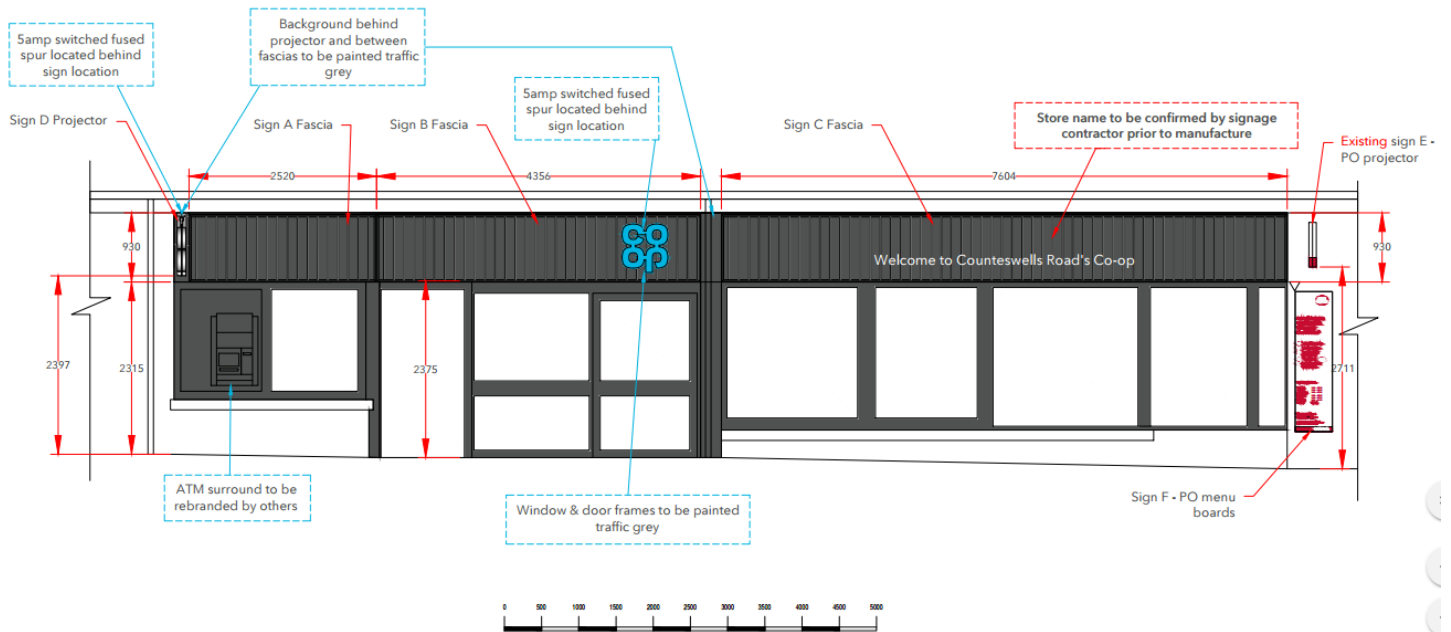
FINISHES

- WALLING (MAIN) — NEW WALLING (OR PARTITION ALTERATIONS INTERNALLY SHOWN THIS). EXTERNALLY ALLOW FOR INSULATED TIMBER KIT INTERNAL LEAF WITH BRUSHED RENDER TO MATCH EXISTING OR BLOCKWORK EXTERNAL LEAF.
- ROOF — RAFTERS OR EQ & APPROVED INTERLOCKING CONCRETE ROOF TILES TO MATCH EXISTING.
- WINDOWS & DOORS (SOUTH EAST ELEVATION) — TREATED TIMBER WITH WOODSTAIN FINISH (DARK BROWN TO MATCH EXISTING).
- WINDOWS & DOORS — TREATED TIMBER WITH WOODSTAIN FINISH (DARK

Reference	161549/ADV
Application Received	Wed 26 Oct 2016
Application Validated	Wed 26 Oct 2016
Address	The Co-operative Retail 76-78 Countesswells Road Aberdeen AB15 7YJ
Proposal	Installation of 2 illuminated and 4 non-illuminated wall mounted signs
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available



Sign A, B & C
Scale 1:50 @A3

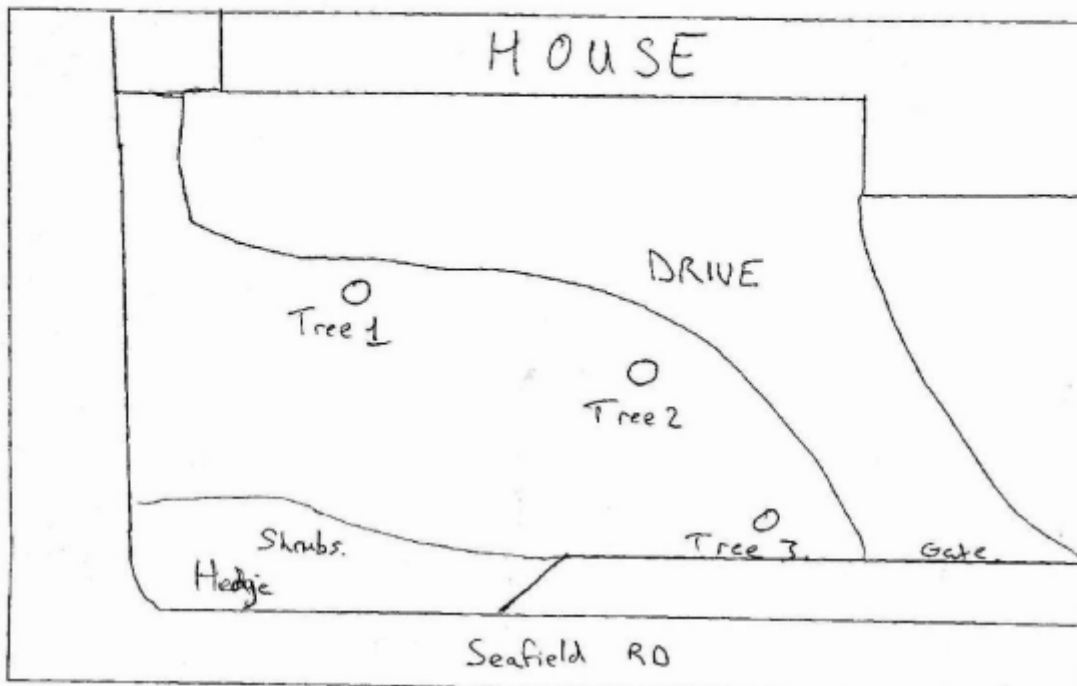


Reference	161622/TCA
Application Received	Fri 11 Nov 2016
Application Validated	Fri 11 Nov 2016
Address	12A Seafield Road Aberdeen AB15 7YT
Proposal	Works to protected trees; T1 - Lime - remove or pollard as tree is getting big and is close to house T2 - Sycamore - crown reduce by 30% to give the tree a more balanced shape T3 - Chestnut - crown reduce by 30% to give the tree a more balanced shape
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

5

Site Plan

Please provide a Site Plan showing **as accurately as possible** the position of the tree(s) in relation to any other trees on site, nearby buildings, walls, roads etc. This can be based on an O.S. plan of a suitable scale or, alternatively the space below can be used to sketch a plan. If this application is to carry out work to more than one tree, then each tree should be individually numbered on the plan to correspond with the numbering in the table overleaf.





1 Name and Address of Applicant

Name(s)

Address

Postcode Tel. No.

Fax No. Mobile

E-mail

2 Location of Trees (if different to address above)

3 Owner (if different from applicant above)

Name(s)

Address

Postcode Tel. No.

If you are **not** the owner, please state your interest:

Authorised Contractor/Site Agent, Neighbour (*Delete as appropriate)

Is the owner aware you are making this application: Yes No

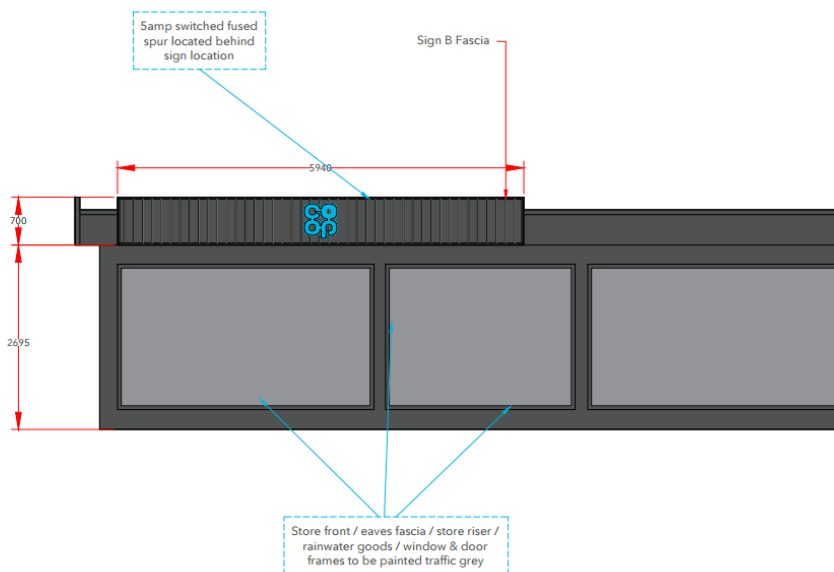
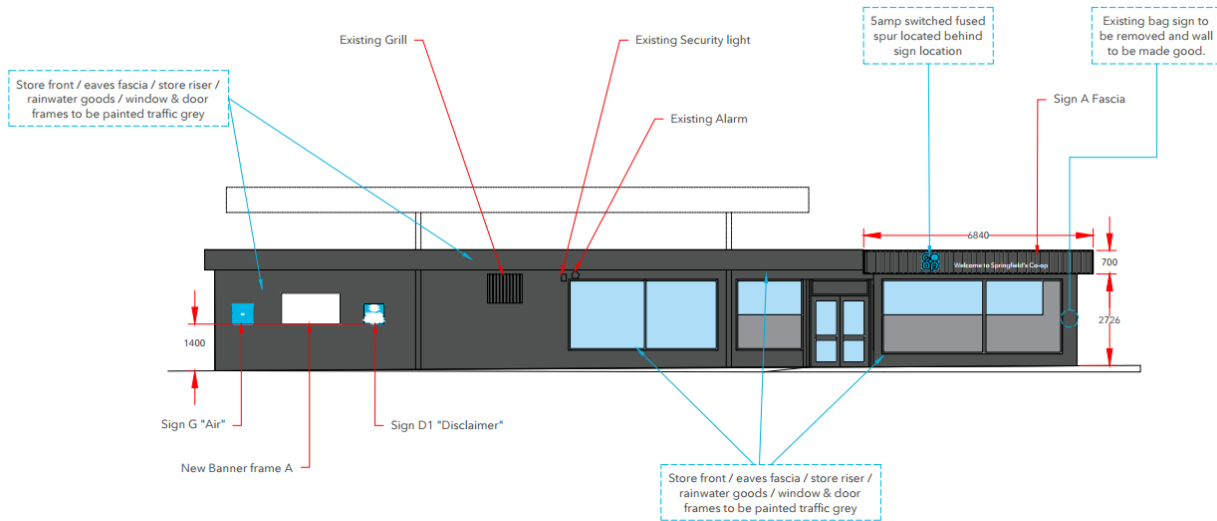
4 Please provide details of the work to be carried out.

Tree No.*	Tree Species	Description of tree work(s)	Reason(s) for work
1.	Lime	Remove or Pollard	The tree is getting quite big and is close to the house.
2	Sycamore	Crown reduction by 30%	To give the tree a more balanced shape
3	Chestnut	Crown reduction by 20%	To give the tree a more balanced shape

*Note: Tree number to be shown on plan overleaf.

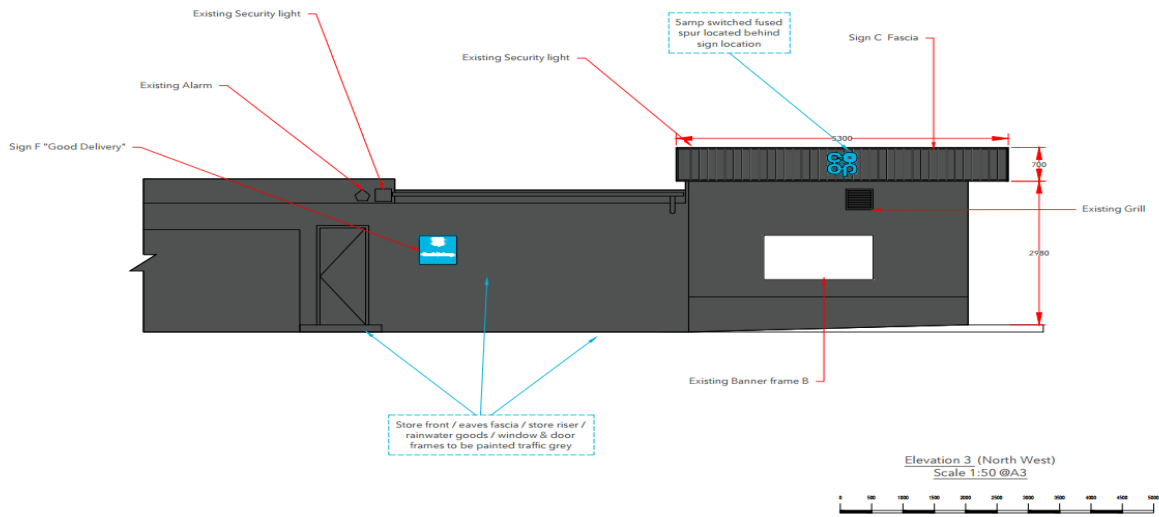
See over >

Reference	161570/ADV
Application Received	Mon 31 Oct 2016
Application Validated	Wed 02 Nov 2016
Address	Filling Station Springfield Road Aberdeen AB15 7SE
Proposal	Installation of 3 illuminated fascia logo; 4 illuminated totem signs; 6 non-illuminated wall mounted; 2 non-illuminated signs on the post 2 X D/S SIGNS ON STEEL POSTS SIGNS H & I 1.000 X 1.000 X .003 AS ABOVE 4 ACRYLIC PANELS INT ILL - L1 TOP .876 X 1.586 X .005, L1 BOTTOM .445 X .005 X 1.586. L2 TOP .876 X 1.586 X .005, L2 BOTTOM .445 X 1.586 X .005. FIXINGS USED - WALL PLUGS S/S SCREWS ETC
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available



Elevation 2 (South East)
Scale 1:50 @A3





Proposed Totem.