

## Planning Matters

### Dandara Development

**Residential development comprising of 216 units (across zones A, B, C, D and E) with associated access, landscaping and infrastructure**

Reference	182053/DPP
Application Received	Tue 04 Dec 2018
Application Validated	Thu 06 Dec 2018
Address	Land To South Of Hazledene Road Aberdeen AB15 8LD
Proposal	Residential development comprising of 216 units (across zones A, B, C, D and E) with associated access, landscaping and infrastructure
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Gavin Evans
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Dandara
Applicant Address	Dandara 16 Beech Manor Stoneywood Aberdeen UK AB21 9AZ
Environmental Assessment Requested	No

Application Validated Date	Thu 06 Dec 2018
Expiry Date	Wed 23 Jan 2019
Determination Deadline	Fri 05 Apr 2019

**Zone A: 14 houses already built and 52 more planned = 66 Houses and small "play area" plus an 81 bed care home.**

**Zone B/C: 44 houses already built and [34+23] 57 houses planned = 101 Houses**

**Zone D: No houses already built and 53 houses planned = 53 Houses**

**Zone E: No houses already built and 53 houses planned =54 Houses**

**Zone F: 35 Houses completed and retirements approved but not started so Total = 116 apartments and houses**

**Zone G: 44 Houses completed**

**Zone H: 48 Houses completed**

**Grand Total = 488 units + 81 bed care home - definitely an increase from the 350 units originally approved.**

**Craigiebuckler & Seafield Community Council are holding a Public Meeting to give local residents an opportunity to let their views be known to the community council. This event will be held on Tuesday 8<sup>th</sup> January 2019 in Hazlehead Primary School from 7.30 pm until 9pm.**

Arboreal Impact Assessment (AIA) and Tree Protection Plan (TPP) Drawing

ZONE A, 21423484  
94219500, 48283221

Scale 1:500 Approx. of A4

To be read in conjunction with AIA and TPP Report, November 2018

Urban Design Architecture



# SUDS Ponds





# Site Plan – Zone A



# Street Elevations – Zone A



## SECTION BB

### Material Key:

	Dark grey tile with slate like appearance		Composite door
	Natural stone cladding		Sectional garage door
	White render		Boundary hedge
	Energy efficient windows		Timber fencing to boundaries between properties











**dandara** limited  
 10 Birch Mount  
 Broomfield  
 Aberdeen  
 AB21 9UJ

Project Name: Proposed Housing Master Plan  
 Location: Birch Mount Zone A  
 Date: Planning  
 Scale: 1:5000  
 Date: 04/2024  
 Drawn: JH



## SECTION BB

### Material Key:

	Dark grey tile with slate like appearance		Composite door
	Natural stone cladding		Sectional garage door
	White render		Boundary hedge
	Energy efficient windows		Timber fencing to boundaries between properties



**dandara** limited  
 10 Birch Mount  
 Broomfield  
 Aberdeen  
 AB21 9UJ

Project Name: Proposed Housing Master Plan  
 Location: Birch Mount Zone A  
 Date: Planning  
 Scale: 1:5000  
 Date: 04/2024  
 Drawn: JH

# Street elevations – Zone B/C



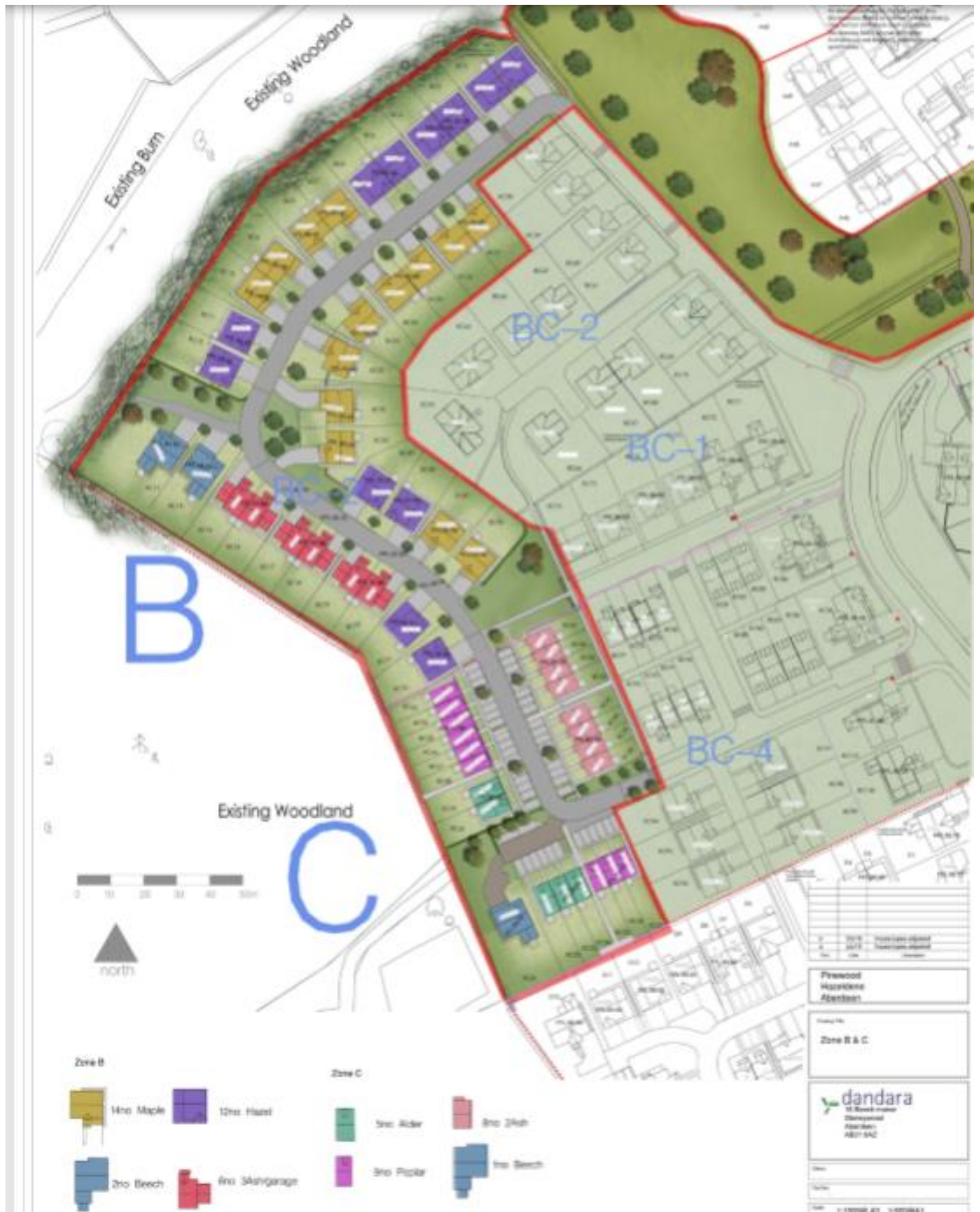
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Street Elevations – Zone D/E



Site Plan - Zone B/C



Site Plan D/E



# Play Area Details- Zone A

A3



Play Area



1. Stepping logs



2. Striding timber stumps



3. Springers



4. Balance beam

NOTES


**dandara** limited  
 16 Bush Street  
 Mountbatten  
 Adelaide  
 5001 362

Pinewood Handbars

Zone A  
 Play Area

Planning

	Nov 18
	AW

M\_APL\_234

## Aberdeen Local Development Plan (2022)

In January 2019 Aberdeen City Council will publish a Main Issues Report. This will be a discussion document summarising the main planning issues facing Aberdeen. It will outline the major differences in approach to the current LDP. In doing so it will also take into account the requirements of the Strategic Development Plan and any issues arising out of its emerging replacement.

The Main Issues Report will link closely to the process of Strategic Environmental Assessment. All proposals (preferred and alternative) put forward in the Main Issues Report will be environmentally appraised and a draft Environmental Report will be published alongside it.

Prior to its publication we will invite people to submit comments and ideas for the Main Issues Report. These comments could be regarding new policy approaches for the LDP and/or land allocations for development. This process will likely take place between February and April 2018.

The emerging Strategic Development Plan may suggest the identification of further housing and employment allocations, including proposals to redevelop brownfield sites in the urban area. A development options form and a sustainability checklist will be posted on the Council's website at an appropriate time. All submissions will be assessed against sustainability criteria and, following further consultation, will inform the content of the Main Issues Report.

• Report Main Issues Report to Full Council	December 2018
• <b>Publish Main Issues Report and issue to persons and key agencies</b>	January 2019
• Publish Monitoring Statement	January 2019
• Send Strategic Environmental Assessment Scoping Report to consultation authorities	
• Main Issues Report consultation	January – March 2019

<b>STAGE 3 - Preparing and publishing the Proposed Aberdeen Local Development Plan</b>	<b>TIMEFRAME</b>
• Prepare and publish updated Local Development Plan Scheme and issue to Scottish Government	January 2019
• Process representations to the Main Issues Report	March – May 2019

• Prepare Proposed Aberdeen Local Development Plan and Draft Supplementary Guidance	June – September 2019
• Prepare draft Action Programme	June – September 2019
• Prepare Environmental Report and carry out appropriate Assessment	
• Report Proposed Plan to Full Council	December 2019
• Prepare and publish updated Local Development Plan Scheme and issue to Scottish Government	January 2020
• <b>Publish Proposed Aberdeen Local Development Plan and notify to persons and key agencies</b>	February 2020
• Publish Proposed Action Programme	
• Publish Environmental Report and send to Strategic Environmental Assessment Gateway under 2004 Regulations	
• Notification of Neighbours	February/ March 2020
• Objection and representation period	February – May 2020

## Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
01/06/2018	180879	29 Woodburn Crescent Aberdeen AB15 8JX	1.5 storey gable end extension incorporating garage	Detailed Planning Permission	Approved	10/08/2018	APPROVED Unconditionally
05/06/2018	180895	41 Springfield Avenue Aberdeen AB15 8JJ	Erection of dormer to front and extension to garage at rear	Detailed Planning Permission	Approved	03/08/2018	APPROVED Unconditionally
15/06/2018	180979	30 Macaulay Drive Aberdeen AB15 8FL	Work to 2 Protected Trees	Works to Tree Preservation Order	Approved	09/08/2018	APPROVED Conditionally
20/06/2018	181009	15 Springfield Place Aberdeen AB15 7SF	Erection of single storey extension to side	Detailed Planning Permission	Approved	23/08/2018	APPROVED Unconditionally
29/06/2018	181111	9 Woodburn Avenue Aberdeen AB15 8JQ	Erection of single storey extension to rear including alterations to the external steps and installation of railings	Detailed Planning Permission	Approved	14/08/2018	APPROVED Unconditionally
02/07/2018	181129	62 Craigiebuckler Avenue Aberdeen AB15 8SU	Erection of single storey extension to rear	Detailed Planning Permission	Approved	28/08/2018	APPROVED Unconditionally
06/08/2018	181393	The James Hutton Institute, Countesswells Road, Aberdeen, AB15 8QH	Works to 1 Protected Tree; T1 - Beech - Fell to ground as diseased	Works to Tree Preservation Order	Approved	10/09/2018	APPROVED Conditionally
28/09/2018	181654	12 Seafield Road Aberdeen AB15 7YT	Partial change of use from class 3 (food and drink) to class 2 (Financial, Professional and other services), demolition of existing function room and	Detailed Planning Permission	Pending		

			erection of single storey extension				
26/10/2018	181866	5 Rubislaw Park Crescent Aberdeen AB15 8BT	Erection of single storey extension to rear and sides	Detailed Planning Permission	Pending		
04/12/2018	182032	22 Springfield Avenue Aberdeen AB15 8JD	Erection of single storey extension to rear	Detailed Planning Permission	Pending		
04/12/2018	182047	178 Springfield Road Aberdeen AB15 7SD	Formation of dormers to front	Detailed Planning Permission	Pending		
06/12/2018	182053	Land To South Of Hazledene Road Aberdeen AB15 8LD	Residential development comprising of 216 units (across zones A, B, C, D and E) with associated access, landscaping and infrastructure	Detailed Planning Permission	Pending		
11/12/2018	182080	32 Macaulay Drive Aberdeen AB15 8FL	Works to 5 Protected Trees; T1 & T2 - Ash - Repollard to primary pollard point; T3 & T4 - Beech - Fell x1 as decayed & x1 15% crown reduction; T5 - Lime - Pollard to existing pollard point	Works to Tree Preservation Order	Pending		
20/12/2018	182145	4 Queens Crescent Aberdeen AB15 4BE	Works to 1 Protected Trees; T1 - T4 - Lime - Crown raise, removing epicormics up to main forks to create more light/space	Works to Tree Preservation Order	Pending		

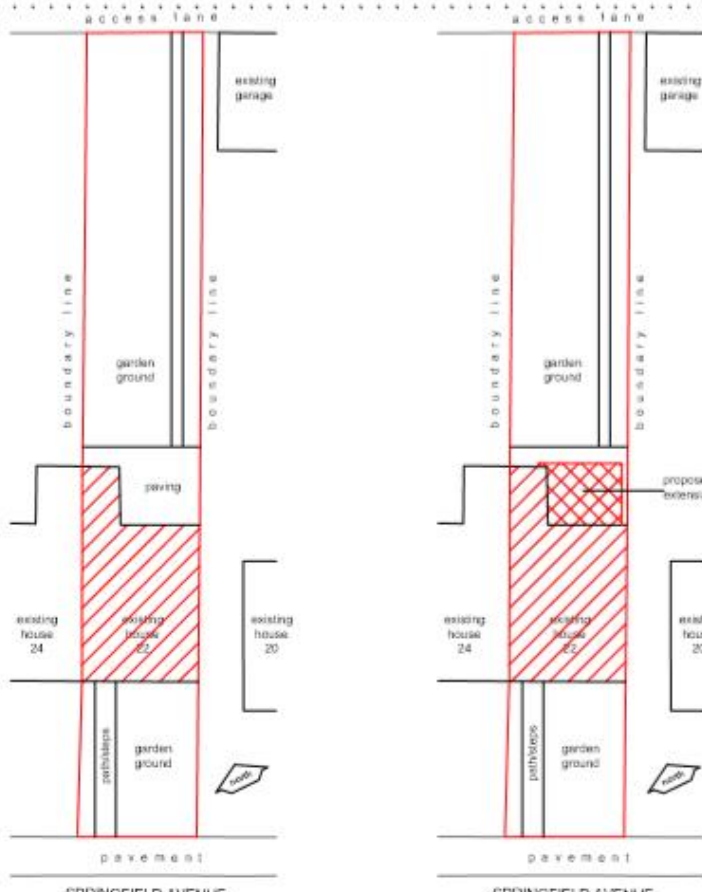
**Planning Applications as per weekly planning list December 2018:**

Reference	182032/DPP
Application Received	Fri 30 Nov 2018
Application Validated	Tue 04 Dec 2018
Address	22 Springfield Avenue Aberdeen AB15 8JD
Proposal	Erection of single storey extension to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Linda Speers
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mrs J Jones
Agent Name	Jonathan McRitchie
Agent Company Name	Thistle Windows and Conservatories Ltd
Agent Address	Thistle House Woodside Road Bridge Of Don Aberdeen AB23 8EF

Application Validated Date	Tue 04 Dec 2018
Expiry Date	Wed 26 Dec 2018
Determination Deadline	Sun 03 Feb 2019





EXISTING SITE PLAN 1 / 200.

PROPOSED SITE PLAN 1 / 200.



LOCATION PLAN 1 / 1250.

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Scale: 1/1250.



**DRAWING PLOTTED ON A3 SHEET**

GENERAL INFO  
 ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS  
 UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED  
 UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED

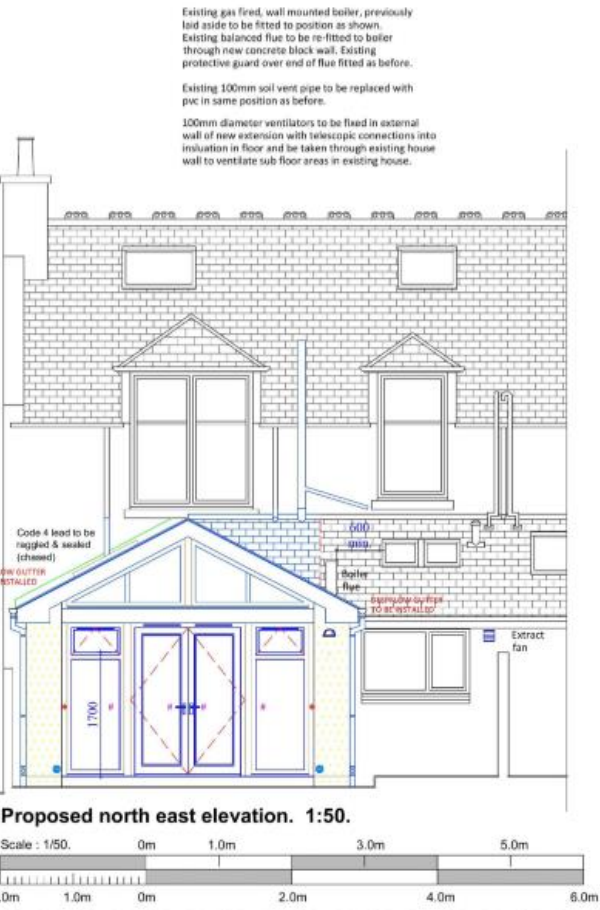
CUSTOMER  
 JUNE JONES  
 22 SPRINGFIELD AVENUE  
 ABERDEEN  
 AB15 8JD

PROJECT  
 PROPOSED EXTENSION TO KITCHEN

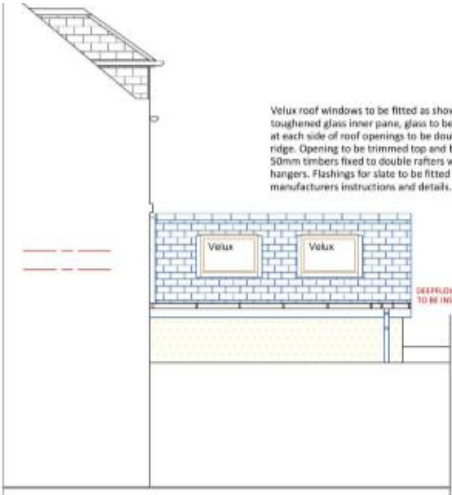
THISTLE CONTRACT NO: 32489

DATE: SEPTEMBER 18  
 SCALE: 1:50  
 DRAWING NO: 001

Thistle  
 Windows & Conservatories  
 THISTLE HOUSE, WOODBURN ROAD  
 BRIDGE OF DON  
 ABERDEEN, AB15 8JF  
 TEL: +44 (0) 1224 706444 FAX: +44 (0) 1224 706444  
 WWW.THISTLEWINDOWS.COM



Proposed north east elevation. 1:50.



Proposed south east elevation. 1:50.

**External Finishes:**

- Spanish Slate on Roof To Match Colour of Existing Roof.
- Cement Rendered Base Below D.P.C.
- Gray Chip Harled Walls To Match Existing.
- White external/White internal uPVC Windows.
- Gray uPVC Fascia & Soffit To Match Colour of Existing.
- Gray uPVC Rainwater Goods to match.
- NOTE: DEEPFLOW GUTTERS TO BE INSTALLED**

Any discrepancies or queries regarding any part of the works to be discussed prior to any affected work being carried out. Drawings not to be scaled and all sizes to be checked on site.

White/White uPVC windows with clear, Optiwhite, argon filled, low 'E' double glazed glass. Trickle vents to be fitted to opening sashes as shown to achieve 12,000mm<sup>2</sup> ventilation.

White/White uPVC French Doors with clear, Optiwhite, argon filled, low 'E' TRIPLE glazed glass.

Glass in windows & doors to be toughened, designed to resist human impact as set in BS6262 Part 4: 2005.

Lighting/electrical items all as per specification and final positions to be agreed on site by customer.

- Denotes glazing unit to have laminated outer pane/toughened inner pane
- Denotes where 1st timber post to be fixed back into wall with M10mm DIA. Resin anchors at 300mm MAX vertical CRS. Anchors to have a min. of 50mm embedment into masonry.

**DRAWING PLOTTED ON A3 SHEET**

GENERAL INFO  
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 UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED  
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CUSTOMER  
 JUNE JONES  
 22 SPRINGFIELD AVENUE  
 ABERDEEN  
 AB15 8JD

PROJECT  
 PROPOSED EXTENSION TO KITCHEN

THISTLE CONTRACT NO: 32489

Thistle  
 Windows & Conservatories  
 THISTLE HOUSE, WOODBURN ROAD  
 BRIDGE OF DON  
 ABERDEEN, AB15 8JF  
 TEL: +44 (0) 1224 706444 FAX: +44 (0) 1224 706444  
 WWW.THISTLEWINDOWS.COM

DATE: SEPTEMBER 18  
 SCALE: 1:50  
 DRAWING NO: 202

Reference	182047/DPP
Application Received	Tue 04 Dec 2018
Application Validated	Tue 04 Dec 2018
Address	178 Springfield Road Aberdeen AB15 7SD
Proposal	Formation of dormers to front
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Linda Speers
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr Rob Reynolds
Agent Name	Katrina Denholm
Agent Company Name	Katrina Denholm Architect
Agent Address	8 Scotsmill Avenue Blackburn Aberdeen UK AB21 0HR

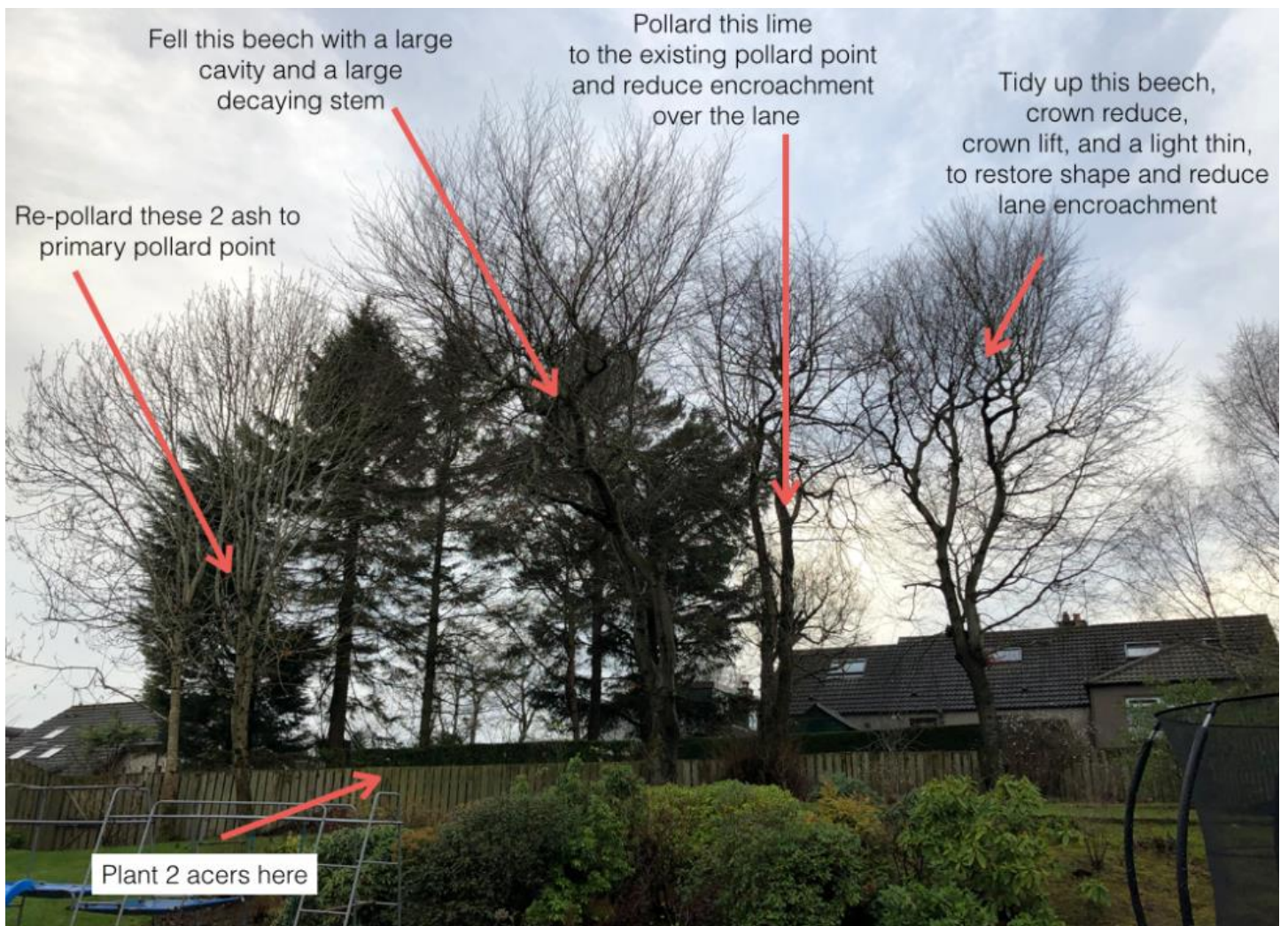
Application Validated Date	Tue 04 Dec 2018
Expiry Date	Wed 26 Dec 2018
Determination Deadline	Sun 03 Feb 2019



Reference	182080/TPO
Application Received	Tue 11 Dec 2018
Application Validated	Tue 11 Dec 2018
Address	32 Macaulay Drive Aberdeen AB15 8FL
Proposal	Works to 5 Protected Trees; T1 & T2 - Ash - Repollard to primary pollard point; T3 & T4 - Beech - Fell x1 as decayed & x1 15% crown reduction; T5 - Lime - Pollard to existing pollard point
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Works to Tree Preservation Order
Expected Decision Level	Not Available
Case Officer	Kevin Wright
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mrs Catherine Smout
Applicant Address	32 Macaulay Drive Craigiebuckler Aberdeen AB15 8FL
Environmental Assessment Requested	No

Application Validated Date	Tue 11 Dec 2018
Expiry Date	Not Available
Determination Deadline	Mon 04 Feb 2019



**32 Macaulay Drive, Craigiebuckler, Aberdeen, AB15 8FL**



Reference	182145/TPO
Application Received	Thu 20 Dec 2018
Application Validated	Thu 20 Dec 2018
Address	4 Queens Crescent Aberdeen AB15 4BE
Proposal	Works to 4 Protected Trees; T1 - T4 - Lime - Crown raise, removing epicormics up to main forks to create more light/space
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Works to Tree Preservation Order
Expected Decision Level	Not Available
Case Officer	Kevin Wright
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Not Available
Agent Name	Garry Dempster
Agent Company Name	Roy Cowie LBS
Agent Address	Old Station Yard Station Road Banchory Aberdeen AB31 5YJ
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Thu 20 Dec 2018
Expiry Date	Not Available
Determination Deadline	Wed 13 Feb 2019

**Residents have requested trees be pruned to give more light and feeling of space.**

**Roy Cowie LBS have been contracted to carry out these tree works by the applicant, (The Property Management Company) factors for the Kepplestone development.**

Untitled Map

Write a description for your map

Legend

T

