

## Planning Matters

### Rubislaw Quarry Development



Reference	200042/DPP
Application Received	Mon 13 Jan 2020
Application Validated	Mon 13 Jan 2020
Address	Land Adjacent To Rubislaw Quarry Hill Of Rubislaw Aberdeen AB15 6XL
Proposal	Residential development of 245 private rented sector flats (up to nine storeys and three basement levels) with amenity space, 254 car parking spaces, two publicly accessible car club vehicles (including electric charging points), residents' gym, residents' function room, public bistro and public promenade with viewpoints to quarry
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Matthew Easton
Community Council	Queen's Cross And Harlaw
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Carttera Private Equities
Agent Name	Margaret Bochel
Agent Company Name	Aurora Planning Limited
Agent Address	22 Rubislaw Terrace Aberdeen AB10 1XE
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Mon 13 Jan 2020
Expiry Date	Thu 06 Feb 2020
Determination Deadline	Tue 12 May 2020





Height Comparison: 106.80m AOD (above ordnance datum ie. above sea level)



From Carttera's planning statement:

### 3 Proposed development

- 3.1 The proposed development will create a striking landmark building that will not just provide a high quality living environment for future residents but will also become a destination point for people across the city, and beyond, to celebrate the architecture and its granite heritage.
- 3.2 The building has been inspired the granite history of the site and informed by the decisions on the previous application (reference 180368/DPP). At its highest point it is 113,450m and provides 8 storeys of accommodation.
- 3.3 The development will comprise:
- 245 private rented flats;
  - a public bistro;
  - a residents' gym;
  - a residents' function room;
  - a public walkway with viewpoints to the quarry;
  - residents' parking and parking for the bistro, including cycle stands and motorbike parking; and
  - publicly accessible car club cars, including electric charging points.
- 3.4 Provision will also be made for affordable housing, other services, and infrastructure as required by the planning authority.

3.5 The public walkway will provide unobstructed views of the historic quarry, one of Aberdeen's most significant but inaccessible cultural heritage assets, for the citizens of the city and visitors for the first time in nearly 50 years.

5.13 Specifically in terms of the criteria required by Policy H1, although the Policy does not define over development, the scale of development proposed by way of this application has taken account of comments made by the public, the Council's Planning Development Management Committee and the Reporter in response to application reference 180368/DPP. As such the building is considerably smaller in terms of height (6.4m lower at its highest point but with much more of the building being lower still) and length (35m shorter), with the total footprint of 3,845m<sup>2</sup> being smaller by 481m<sup>2</sup>, that also being smaller than the previously consented residential scheme (which is 4,002m<sup>2</sup>). If the openings at ground floor level are excluded then the total footprint is only 2,789m<sup>2</sup>, significantly smaller than the consented scheme. It would therefore be difficult to argue that the current proposal represents over development of the site, and hence it complies with this aspect of Policy H1.

A public meeting was organised by Craigiebuckler & Seafield community council to hear the views of local residents concerning the latest planning application. It was held on Tuesday 28<sup>th</sup> January 2020 at Harlaw Academy, attended by over 40 members of the public. The developers were invited but chose not to attend the public meeting. The concerns and views of local residents were noted, see details below, which will allow our community council to submit a letter of representation highlighting the concerns raised. There was unanimous opposition to the planning application and it was felt there was no significant change from the original plans that were dismissed by the Scottish Government reporter, the local residents expressed the view that the latest proposal is still over development of the site that will have a negative visual impact of a unique heritage site. In addition most of issues and objections raised during the original planning application are still valid.

The original planning application was refused by the City Council on 21<sup>st</sup> June 2018 after councillors on the planning committee voted to refuse planning permission (7 votes against and 2 for).

The reasons on which the Council based their decision are as follows:- Application refused due to the **visual impact the application would have based on the scale and massing which was contrary to Policy D3**. There is also insufficient onsite parking which would lead to overspill parking on residential streets. There is also a lack of suitable capacity for educational needs and purposes, the impact on the wildlife and the **design is contrary to Policy D1 - Quality Placemaking by Design**.

After the developers appealed to the Scottish Government in July 2018 the appeal was dismissed and planning approval refused based on the following:

The Scottish Government reporter agreed that the plans were over development of this unique heritage site. "Overall, I find the proposal would represent over development with consequent adverse impacts in terms of visual amenity. I therefore conclude, for the reasons set out above, that the proposed development does not accord overall with the relevant provisions of the development plan and that there are no material considerations which would still justify granting planning permission. I have considered all the other matters raised, but there are none which would lead me to alter my conclusions."

# Public Meeting – Hill of Rubislaw Development 28<sup>th</sup> January 2020

## Harlaw Academy – 7pm

Chair: William Sell (Craigiebukler & Seafield Community Council)

Local councillors in attendance: John Cooke and Martin Greig

### Comments from Members of the Public

- Concern expressed at construction excavations -noise, dust, mess, use of explosives if cutting into granite parking problems, 8 storey building with 3 storeys below ground level.
- The development is of a significant height towering above neighbouring offices- 106.8m above sea level, offices 82.7, 93.0 & 96.0m.
- No demand for flats, rental market is depressed with rental prices have fallen significantly since downturn in oil.
- There was a lack of awareness of public consultation event held by the developers at the Hilton Double Trees in November 2019.
- A question was asked of the 40+ members of the public attending public meeting whether anyone supported the development – no one came forward in support.
- View expressed that this development has no empathy with the local setting , the eggbox construction is unattractive and in the current market there is no reason to have this development. “It should be dropped like a hot potato”

The architectural design is like a container terminal, container like boxes stacked high and will be visible from across the city and very visible on the horizon.

- There was concern expressed about waste from the construction site, will there be lots of lorry loads of material or will the waste rock and excavations be dumped into the quarry itself?
- Concern about construction working hours, to avoid disturbing office staff will they be drilling through the night and at weekends – the local residents will suffer the noise disturbance.
- Discussion about affordable housing. Will the developer pay allocation to council Previous public meeting in March 2018 stated that:

[There is a shortage in the mid-market rent – it is envisaged people renting flats will be working on short term contracts and may move on or could stay longer.](#)

[Sometimes known as Intermediate Rent this is rented accommodation leased at a discounted level below the Local Housing Allowance which is set by the Government. The rent level will normally be higher than social rent but significantly lower than private rents in the area.]

- If housing market fails- we will be left with an empty concrete monstrosity encircled the edge of the quarry.
- Transport- already a lack of buses – there could be up to an extra 1000 people to accommodate, public transport already at capacity.
- Both the public viewing walkway and public bistro will be open late and will result in traffic congestion and lack of parking will be a problem.
- There is no mention of any developer contribution for community facilities ie. schools. There will be an enormous increase in traffic and there will be an increase in air pollution as a result.
- Medical facilities, GP surgeries are all over subscribed and with an increase in number of local residents- this could be a disaster waiting to happen. Difficult to get a GP appointment.
- The latest plans are only slightly different to original ie total height reduced by 6m 113.45m reduced to 106.8m above sea level so still a significant height that will dominate the surrounding skyline. These plans are still not acceptable, still overdevelopment with an adverse visual impact.

- The surrounding streets around Hill of Rubislaw are very congested with traffic and local resident spoke of being blocked in and could not leave for work in the morning due to office staff parking in near by streets. Parking a real issue that will only get worse with proposed development.
- Dropping height of building by only 6m is not going to changer view from across the city and the skyline will be changed forever.

The environment will be adversely affected, wildlife will suffer foxes, deer, peregrine falcon and badgers

- Traffic is a big concern, the traffic assessment doesn't take into account increased visitors coming to see Rubislaw Quarry and also public Bistro
- Planning documents mention pollution, noise etc. can be mitigated but this needs to be challenged – how will they be mitigated?
- Hugh Black suggested sharing details of planning application on social media to encourage as many people to submit comments.
- This is a relevant historic site that needs to be protected from commercial over development.
- Agreed that a heritage centre would be acceptable and has general public support.
- We should be trying to promote tourism and make Rubislaw quarry a tourist attraction. Must protect this unique heritage landmark. The site is worth protecting and the city should focus on tourism.

## Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
24/07/2019	191181	Craigiebuckler Avenue Aberdeen AB15 8SH	Works to 4 Protected Trees; T1& T2 - Elm, T3 & T4 - Cherry Blossom; Removal of all to ground level as	Works to Tree Preservation Order	Approved	24/07/2019	Approved Unconditionally
06/08/2019	191236	Land Adjacent Great Western Medical Practice Seafield Road Aberdeen AB15 7YT	Works to 1 Protected Tree; T1 - Beech - Fell for safety reasons	Works to Tree Preservation Order	Approved	06/08/2019	Approved Unconditionally
07/08/2019	191228	47 Craigiebuckler Avenue Aberdeen AB15 8SE	Erection of single storey extension to rear	Detailed Planning Permission	Determined	08/08/2019	Permitted Development
15/10/2019	191553	27 Craigiebuckler Terrace Aberdeen AB15 8SX	Erection of single storey extension to rear of garage and replacement of garage roof	Detailed Planning Permission	Approved	22/11/2019	Approved Unconditionally
15/10/2019	191564	19 Countesswells Crescent Aberdeen AB15 8LN	Erection of replacement single storey extension to rear and formation of dormers to front and rear	Detailed Planning Permission	Approved	24/01/2020	Approved Unconditionally
04/11/2019	191678	Craigiebuckler Substation Countesswells Road Aberdeen AB15 8AJ	Upgrade to telecommunications apparatus	Permitted Development	Determined	20/11/2020	Permitted Development
07/11/2019	191685	15 Craigiebuckler Place Aberdeen AB15 8SW	Erection of first floor extension above existing garage to side; formation of dormers to front/rear	Detailed Planning Permission	Approved	09/12/2019	Approved Unconditionally
12/11/2019	191704	68 Springfield Road Aberdeen AB15 7RS	Erection of single storey extension and garage extension to rear	Detailed Planning Permission	Approved	19/12/2019	Approved Unconditionally
12/11/2019	191705	6 Woodburn Gardens Aberdeen AB15 8JA	Erection of single storey extension and dormer extension to rear	Detailed Planning Permission	Approved	18/12/2019	Approved Unconditionally
07/01/2020	200018	77 Anderson Drive Aberdeen AB15 4UA	Erection of detached 1.5 storey domestic garage/store to rear	Detailed Planning Permission	Pending		
13/01/2020	200042	Land Adjacent To Rubislaw Quarry Hill Of Rubislaw Aberdeen AB15 6XL	Residential development of 245 private rented sector flats (up to nine storeys and three basement levels) with amenity space, 254 car parking spaces, two publicly accessible car club vehicles (including electric charging points), residents' gym, residents' function room, public bistro and public promenade with view points	Detailed Planning Permission	Pending		

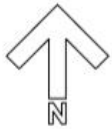
**Planning Applications as per weekly planning list January 2020:**

Reference	200018/DPP
Application Received	Tue 07 Jan 2020
Application Validated	Tue 07 Jan 2020
Address	77 Anderson Drive Aberdeen AB15 4UA
Proposal	Erection of detached 1.5 storey domestic garage/store to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Alex Ferguson
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr & Mrs Ian McDonald
Agent Name	Ross Clarihew
Agent Company Name	J.V. Carroll, Chartered Architectural Technologists
Agent Address	Inverden House Queens Lane North Aberdeen AB15 4DF
Agent Phone Number	Not Available
Environmental Assessment Requested	No

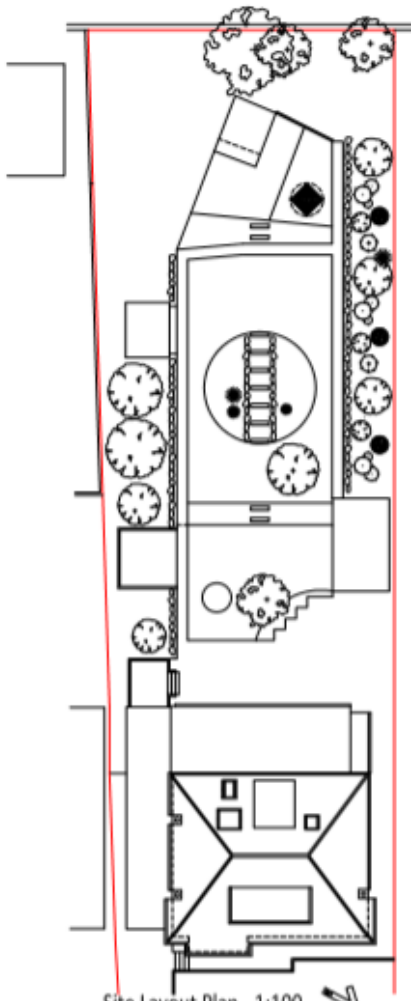
Application Validated Date	Tue 07 Jan 2020
Expiry Date	Wed 29 Jan 2020
Determination Deadline	Fri 06 Mar 2020





## Location Plan

Scale 1:2500



Site Layout Plan - 1:100



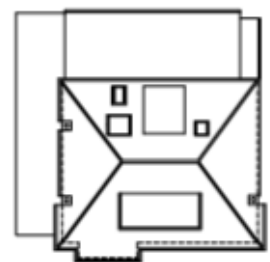
Front Elevation - 1:100



Rear Elevation - 1:100



Ground Floor Plan - 1:100




Roof Plan - 1:100




Location Plan - 1:2500 



Site Plan - 1:500 

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