

## Planning Matters

### Aldi Development

The planning application for an Aldi store on Countesswells Road, (planning application# 200659) was approved at the meeting of the Planning Development Management Committee meeting on 24/09/20 (8 votes for, 1 against)

The proposal is to develop a new discount food store on Countesswells Road, close to the Dandara housing development.

The proposed scheme will deliver a 1,315 sq.m net food store, with associated parking and landscaping. New pathways are also proposed to the newly developed housing estate to the north, together with an internal walking route enabling easier and safer access to the store, whilst encouraging travel by sustainable means.



**Aldi Store** - The proposed Aldi Store will deliver a 1,868 sqm (19,870 sqft) gross / 1,315 sqm (14,154 sqft) net foodstore, plus staff welfare and storage areas.

**Parking** - 112 car parking spaces including 7 accessible, 10 parent & child bays and 2 electric charging spaces. The proposals will also include 8 cycle spaces.



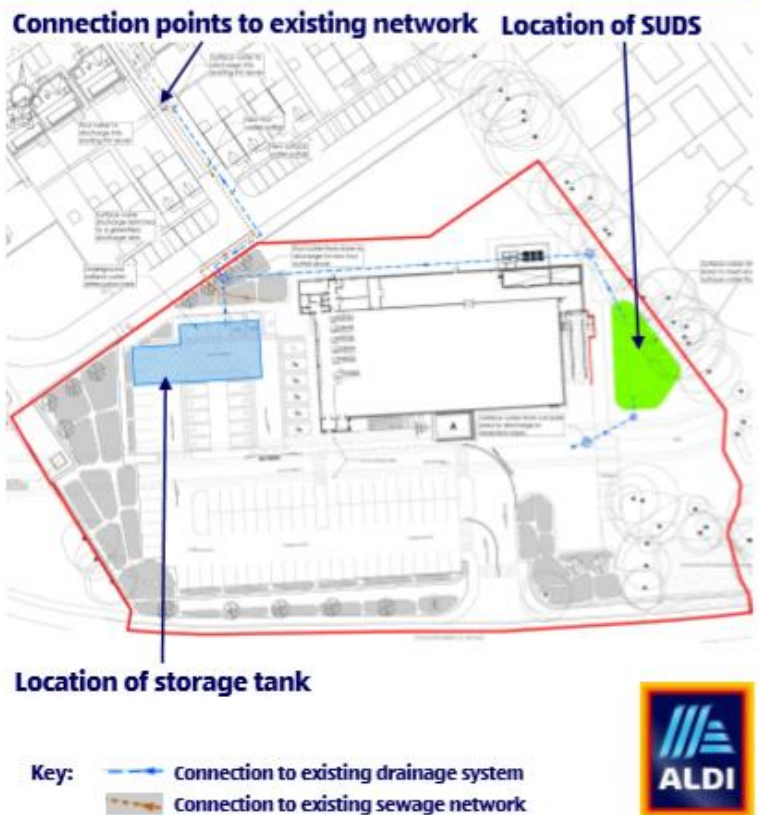
## DRAINAGE AND FLOODING

As part of the planning application, Aldi are required to fully consider drainage and flood risk matters and ensure that there is no impact on nearby properties.

In line with current guidance Aldi need to ensure that the proposed surface water flows from the site be restricted to mimic a greenfield discharge as if the site had not been developed.

In order to achieve this, Aldi's proposals involve the installation of a Sustainable Urban Drainage System (SUDS) to the east of the store (in green), which is linked to an underground storage tank to the west of the site (blue box). In the event of an extreme storm, the system would keep any water on the site, and discharge it into the existing drainage network (to the north of the site) at a controlled rate to avoid any flooding taking place. This system will be further supported by filter trenches underneath the car park area.

Full details of the proposed drainage scheme will be included in a submitted Flood Risk and Drainage Assessment as part of the formal application.



Aldi held an online question and answer session for local residents to find out more about the plans, on Friday 29th May between 16:00 and 19:00

A planning application was submitted to Aberdeen City Council on 30th June 2020: the deadline for submitting comments is 23<sup>rd</sup> July.

Reference	200659/DPP
Application Received	Fri 12 Jun 2020
Application Validated	Tue 30 Jun 2020
Address	Land At Countesswells Road Aberdeen
Proposal	Erection of Class 1 (shops) retail unit with associated car parking, access, landscaping and associated works
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	Aldi Stores Ltd
Agent Name	Robert Newton
Agent Company Name	Avison Young
Agent Address	6th Floor 40 Torphichen Street Edinburgh EH3 8JB
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Tue 30 Jun 2020
Expiry Date	Thu 23 Jul 2020
Determination Deadline	Sat 29 Aug 2020







Existing Site Plan









Proposed Site Plan



North Elevation (Store Rear)



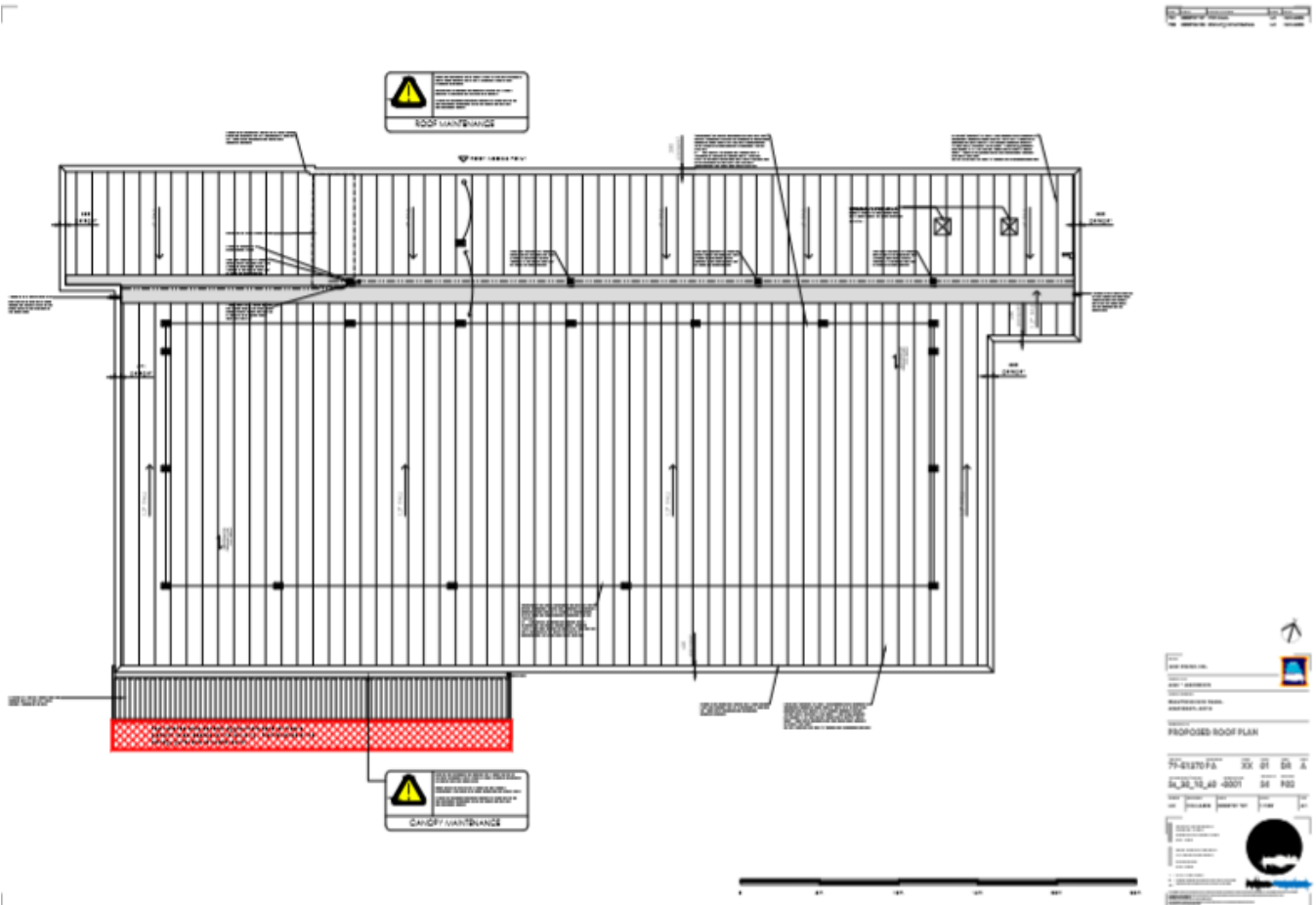
East Elevation (Loading Bay)



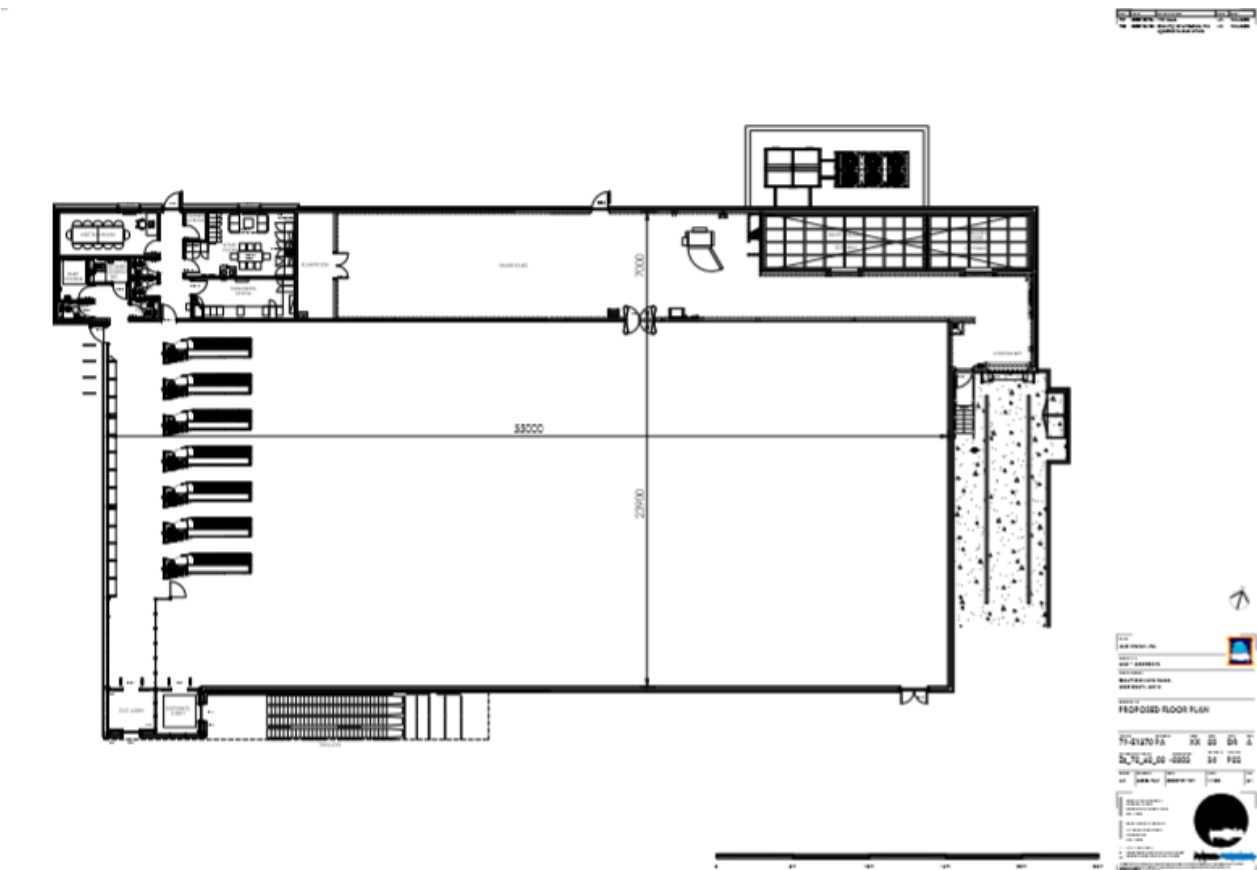
West Elevation (Shopfront)

Proposed Streetscape Elevations





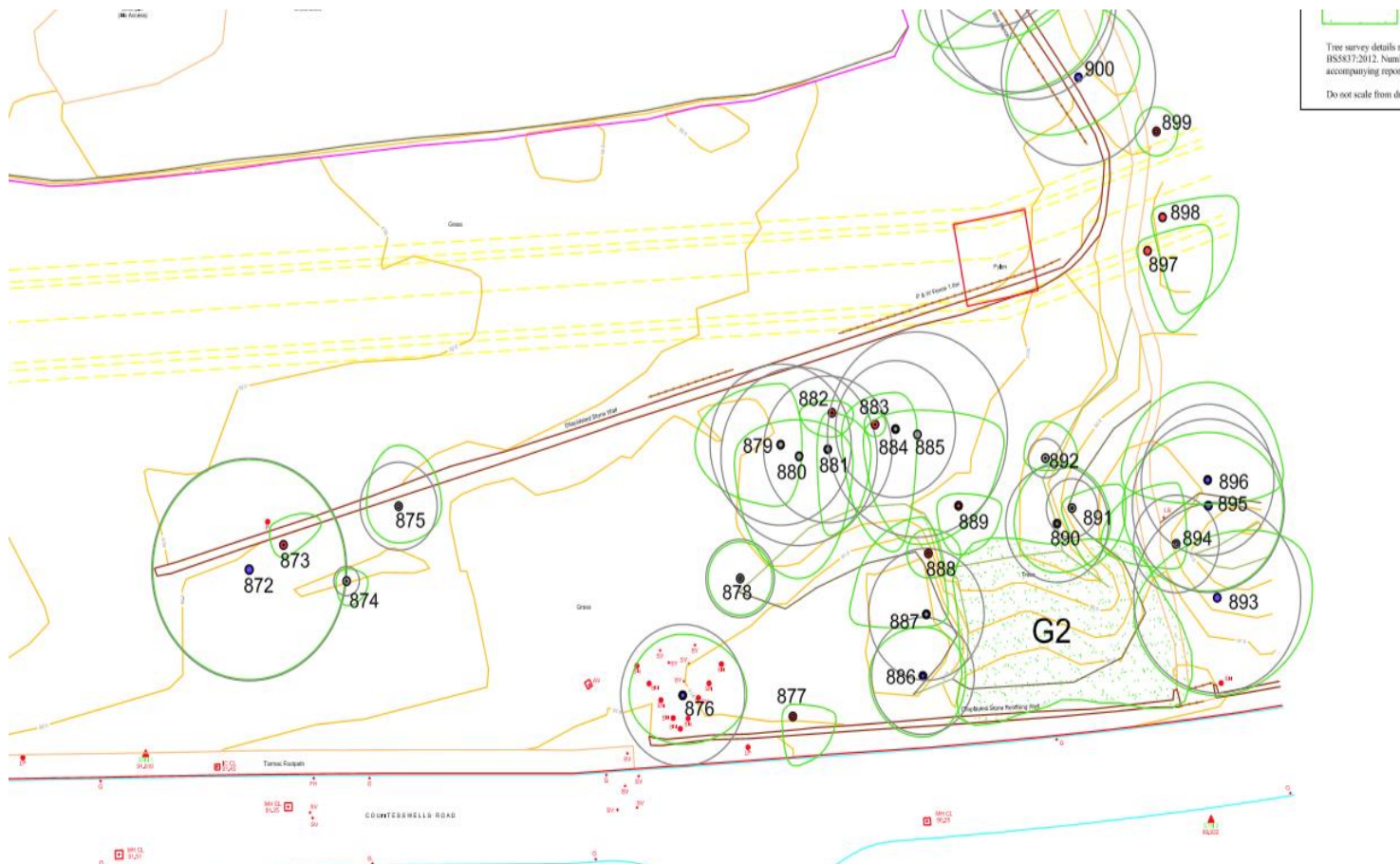
Proposed Roof Plan



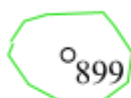
Proposed Floor Plan







## Tree Survey



TREE, SHOWING TAG NUMBER, TRUNK DIAMETER AND CANOPY SPREAD DRAWN TO SCALE

- TREES BS 5837 CATEGORY A
- TREES BS 5837 CATEGORY B
- TREES BS 5837 CATEGORY C
- TREES BS 5837 CATEGORY U



ROOT PROTECTION AREA, AS PER BS 5837:2012 (12X TRUNK DIAMETER)



GROUP OF TREES, SHOWING CANOPY SPREAD

Tree survey details recorded in accordance with BS5837:2012. Numbers refer to tree tags. Refer to accompanying report and schedule for tree details.

Do not scale from drawing.





## DRS Facility & Operational Characteristics

- Standard units will have a number of customer facing recycle points for glass, can and PET.
- Each customer facing unit is capable of collecting up to 60 containers per minute.
- At the end of each deposit a customer will be recompensed at a rate of 20p per unit deposited.



### Facebook Poll –92 votes

**Object: 29 = 33%**

**Support: 59 = 67%**

### Aldi's private consultation

In total they received 308 formal feedback forms, 88 of these were via the website and 220 via post. From these, 67.2% were in support, 32.5% objected, and 0.3% (1 person) didn't respond.

In terms of reasons for response:

- Support:
  - More retail provision
  - Reduced travel time/convenience of location
  - Good links to surrounding areas (pathways etc)
- Objections:
  - Traffic Issues
  - Enough retail stores nearby
  - Impact on nearby residential amenity/property value

**Letter of Representation: (emailed on 21.07.20)**

## **Craigiebuckler and Seafield Community Council**

Mr Gavin Evans, Case Officer,  
Planning and Sustainable Development,  
Aberdeen City Council,  
Business Hub 4,  
Marischal College,  
Broad Street,  
Aberdeen, AB10 1AB.

10 Craigiebuckler Drive,  
Aberdeen, AB15 8ND.

15<sup>th</sup> July 2020

Dear Mr Evans,

Application Number: 200659/DPP. Type: Detailed Planning Permission: Land at Countesswells Road Aberdeen. Proposal: Erection of Class 1 (shops) retail unit with associated car parking, access, landscaping and associated works Applicant: Aldi Stores Ltd., Pottishaw Road, Bathgate, EH48 2FB.

We have written this letter in the knowledge that most of the public respondents to the above referenced planning application are supportive.

In our Community Council's Facebook poll, 67% of respondents supported the proposed development. Similarly, the Council website of official representations showed 60% support.

Supportive comments, which we consider pertinent, include the ease of its accessibility by the new communities of Hazlewood and Countesswells, and the residents of Craigiebuckler, Airyhall, Braeside and surrounding area.

Easy and safe access to the proposed store by foot will be facilitated by the planned extension to the pavement.

It is our opinion that the proposed retail development, by virtue of its intended proximity to the populous communities in the west of the city, will be an inducement for customers to access it by modes of 'active travel' such as walking and cycling.

We also bear this in mind by noting that the proposed development is intended to be situated opposite the entrance to the Robert Gordon Playing Field, home to the Gordonian Sports Clubs. Consequently it is our opinion that, considering the anticipated increase in vehicular traffic in the vicinity of the entrance to the playing fields, the developer's proposal should have included the provision of a pelican crossing near the junction of the entrance to aid the safety of pedestrians who cross Countesswells Road to access that amenity and, conversely, customers crossing over to access the store.



A bus stop should also be provided nearby so that elderly people and customers with mobility problems can access the store.

We have been informed that 16 meters long articulated lorries will deliver stock to the store. Although there is no available information concerning the directions of travel of the large delivery vehicles, these are significant factors because they have the potential to adversely affect the quality of the lives of the residents of Countesswells Road.

Although we acknowledge that the traffic movements on Countesswells Road, which is only about 8 meters wide, have been reduced by virtue of the route through the new Countesswells housing development, which connects it with the A944, we are also aware that there are times when it is busy with vehicular traffic travelling to and from the densely populated communities to the west of the city. Therefore we submit that Countesswells Road may be unfit to be a shared route between those large delivery vehicles and other forms of vehicular traffic during the rush hours and at the times when pupils are arriving and departing from Airyhall Primary School.

Such additional vehicular movements, generated by the proposed development, may increase the risk of road traffic incidents involving pedestrians, particularly the pupils of Airyhall Primary School.

It is noted that the application proposes the formation of a car park and associated access. The intense light emitted by the headlights of cars entering or leaving the carpark could adversely impact upon the amenities and the nearby properties in Pinewood Gardens.

The houses most likely affected in Pinewood Gardens are close to the perimeter of the planned carpark. We also contend that other properties in Pinewood Gardens will be similarly affected.

The level of illumination for the carpark (15 – 20 lux) will, in our opinion, tend to intrude on neighbouring private residences. For example, homes in Pinewood Gardens may well have light from the carpark shining on their upper storeys.

The noise from traffic (including the delivery vehicles) entering and leaving the carpark is likely, in our opinion, to disturb the residents of nearby homes.

We conclude that Aldi's proposed retail development is welcomed by a significant majority of the residents whom we represent. Its intended location, with its links to an infrastructure of paths, has much to merit it as an environmentally friendly concept, but we also think that the planning application could be improved by the inclusion of strategies to mitigate the issues which we have described in this representation.

Yours sincerely,

William Sell,

Chair.

## Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
28/05/2020	200605	8 Pinewood Terrace Aberdeen AB15 8LS	Raising of roof height and installation of patio doors to the existing garage to rear	Detailed Planning Permission	Approved	16/07/2020	Approved Unconditionally
02/06/2020	200619	The Gate Lodge 1 Rubislaw Park Road Aberdeen AB15 8DA	Works to 1 Protected Tree; T1 - Beech - Crown lift & reduction as overgrown	Works to Tree Preservation Order	Approved	07/07/2020	Approved Unconditionally
30/06/2020	200659	Land At Countesswells Road Aberdeen	Erection of Class 1 (shops) retail unit with associated car parking, access, landscaping and associated works	Detailed Planning Permission	Approved	24/09/2020	Approved Conditionally
26/06/2020	200712	75 Anderson Drive Aberdeen AB15 4UA	Erection of canopy to front	Detailed Planning Permission	Permitted	14/07/2020	Permitted Development
21/07/2020	200832	5 Macaulay Park Aberdeen AB15 8FR	Extension to existing garage outbuilding to form gym	Detailed Planning Permission	Pending		
31/07/2020	200876	15 Countesswells Close Aberdeen Aberdeen City AB15 8LY	Erection of single storey extension with flue to rear	Detailed Planning Permission	Approved	30/09/2020	Approved Unconditionally
14/08/2020	200919	Land To South Of Hazledene Road Aberdeen AB15 8LD	Erection of 4 no. dwelling houses with associated landscaping	Detailed Planning Permission	Pending		
18/08/2020	200961	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Works to 1 Protected Tree; T1 - Sycamore - Reduce & reshape as overhanging neighbouring properties	Works to Tree Preservation Order	Approved	02/09/2020	Approved Unconditionally
20/08/2020	200969	2 Queen'S Crescent Aberdeen AB15 4BE	Works to 5 Protected Trees; T1 - T5 - Mature Lime - Crown raise to first large branches/forks approx 7-8m	Works to Tree Preservation Order	Approved	04/09/2020	Approved Unconditionally
20/08/2020	200971	72 Craigiebuckler Avenue Aberdeen AB15 8SU	Erection of single storey extension to rear	Detailed Planning Permission	Pending		
09/09/2020	201062	27 Burnieboozle Crescent Aberdeen AB15 8NR	Extension of dormer to front	Detailed Planning Permission	Pending		

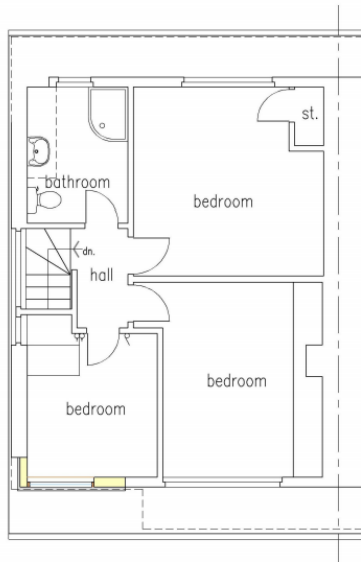


**Planning Applications as per weekly planning list September 2020:**

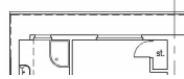
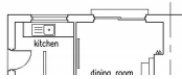
Reference	201062/DPP
Application Received	Wed 09 Sep 2020
Application Validated	Wed 09 Sep 2020
Address	27 Burnieboozle Crescent Aberdeen AB15 8NR
Proposal	Extension of dormer to front
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Jemma Tasker
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr Lee Thom
Agent Name	John Carroll
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	Wed 09 Sep 2020
Expiry Date	Thu 01 Oct 2020
Determination Deadline	Sun 08 Nov 2020



PROPOSED FIRST FLOOR PLAN - 1:50



PROPOSED FRONT NORTH ELEVATION - 1:100



EX. FRONT NORTH ELEVATION - 1:100



PROPOSED EAST ELEVATION - 1:100



EX. EAST ELEVATION - 1:100

External Finishes: