

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

**Planning Officer's Report**

03 August 2021

**Planning Matters**

**Nursery Accommodation – Grove Nursery site at Hazlehead Avenue/Hazledene Road**

Reference	210688/DPP
Application Received	Mon 17 May 2021
Application Validated	Tue 18 May 2021
Address	Site At Hazlehead Avenue/ Hazledene Road To The West Of Queens Grove Aberdeen
Proposal	Installation of modular unit to provide nursery accommodation including forming access road with associated parking and landscaping works
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

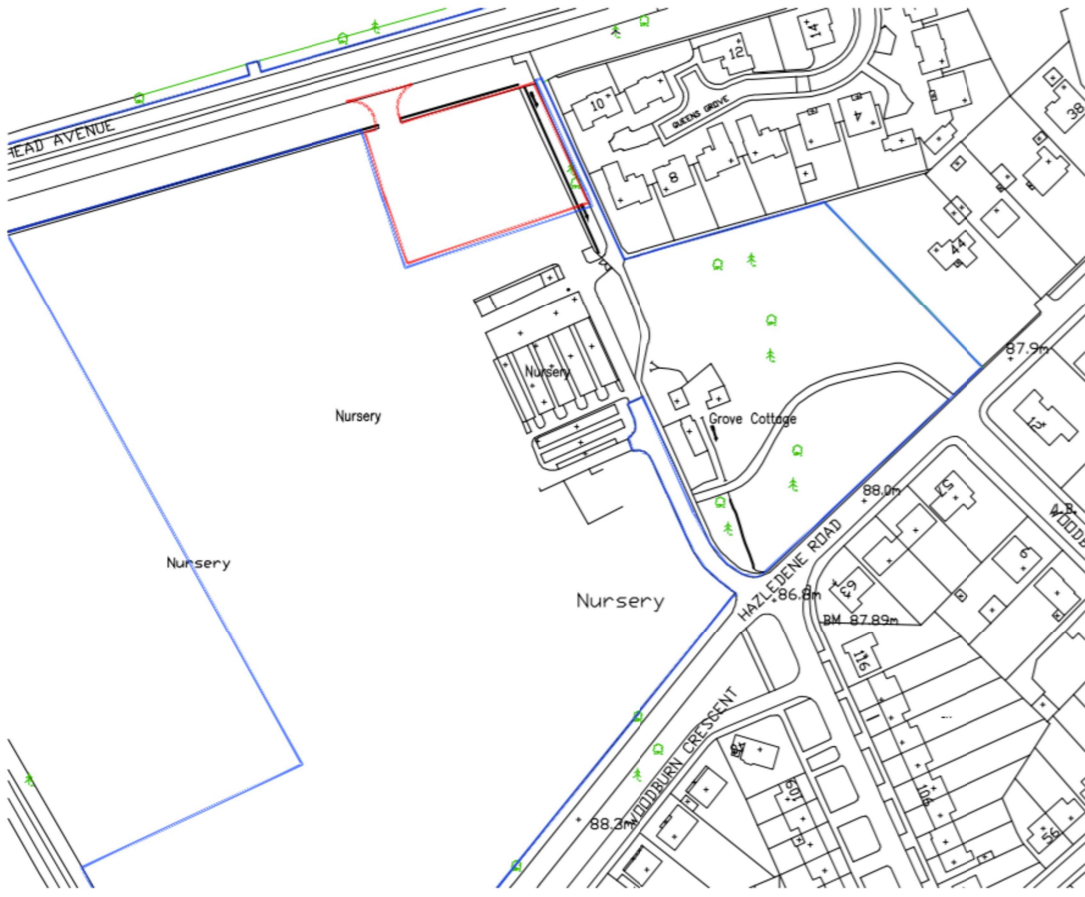
Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Aoife Murphy
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Aberdeen City Council
Agent Name	Aberdeen City Council
Agent Company Name	Ayoola Olorunda
Agent Address	Design Team (Public Buildings) Business Hub 10, Level 2 South Marischal College, Broad Street Aberdeen AB10 1AB
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Tue 18 May 2021
Expiry Date	Tue 08 Jun 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Sat 17 Jul 2021



Installation of modular unit to provide nursery accommodation with associated parking and landscaping works. Proposals include forming new access road from Hazlehead Avenue to service the site.

The site is currently used by Aberdeen City Council as a plant growing nursery. The area where the modular unit will be located is an area of hardstanding used for storage of some items but mostly kept bare.



SITE AREA = 0.33 HECTARES

**HALLIDAY FRASER MUNRO**  
 CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Project: OUTDOOR NURSERY AT THE GROVE  
 HAZLEHEAD PARK, ABERDEEN

Client: ABERDEEN CITY COUNCIL

Title: LOCATION PLAN

Document Reference: [Blank]

11456-HFM -XX-ZZ-DR-A-90-001

Drawing Sheet: [Blank] of [Blank]

Scale: 1:1250@A3 Date: MAY 2020

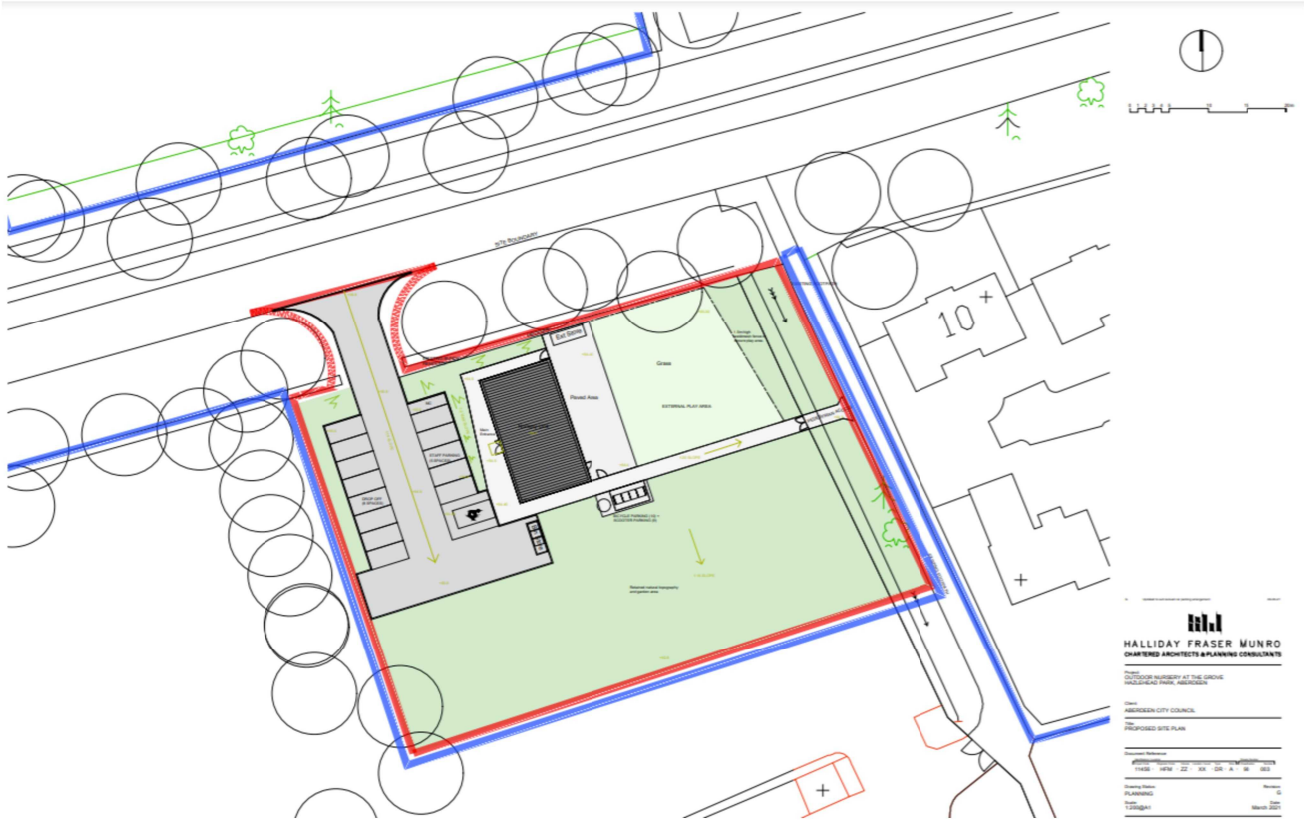
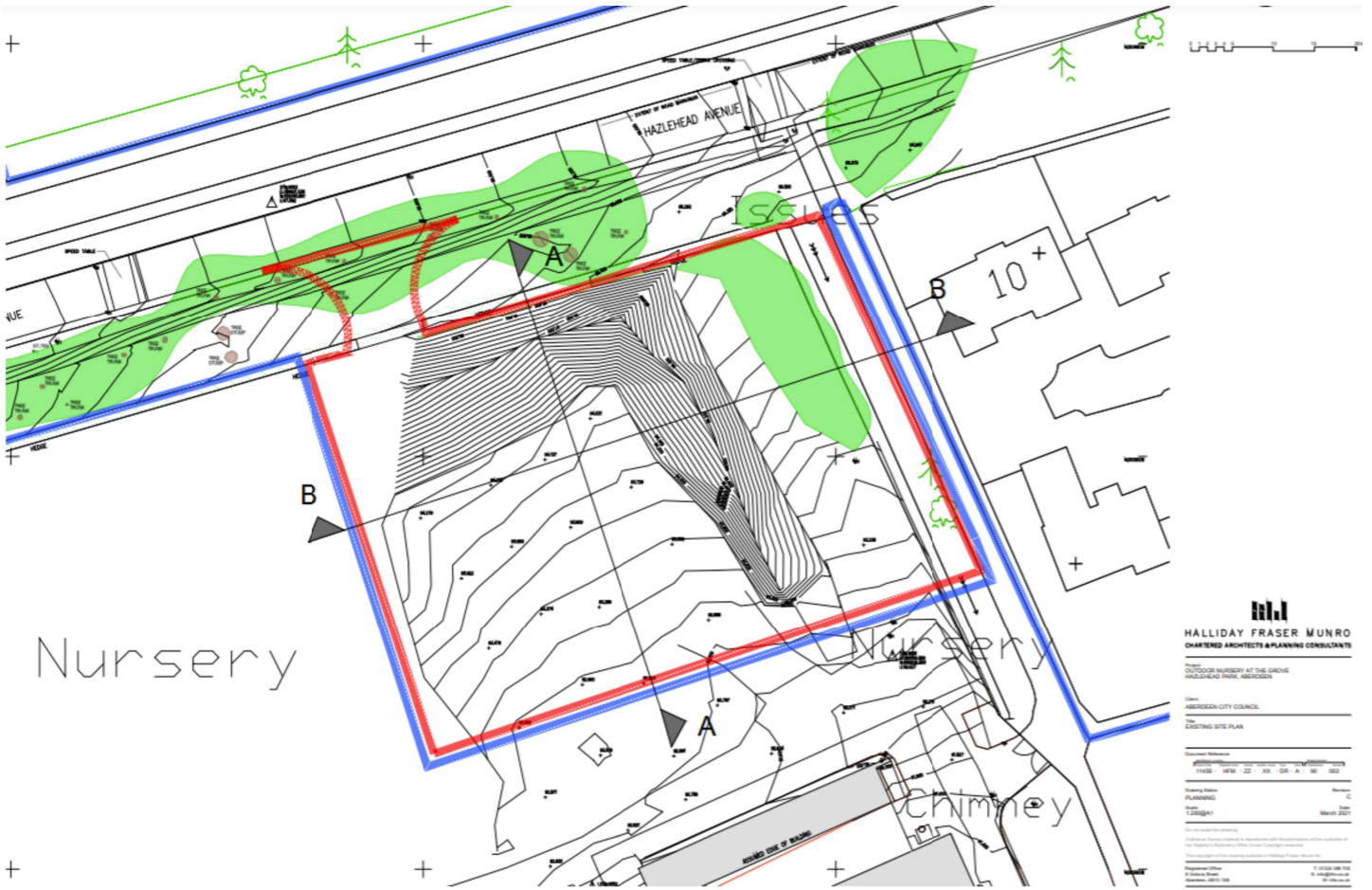
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 The location of the marked address is within Crown Estate land.

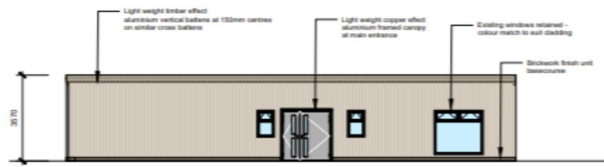
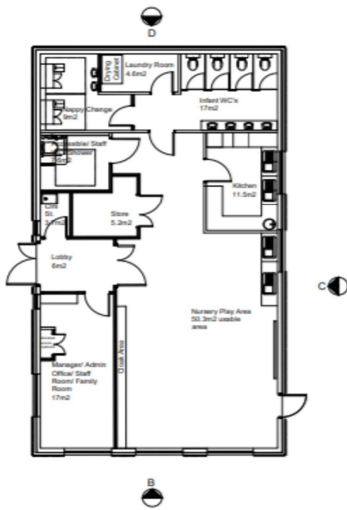
1.1.3 The site location is illustrated in Figure 1-1 below.



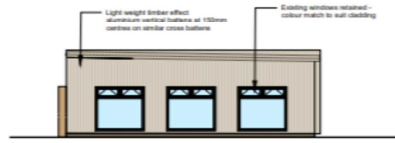
**Figure 1-1: Site Location**

1.1.4 Details of the proposed development are outlined further in Section 3 of this report.

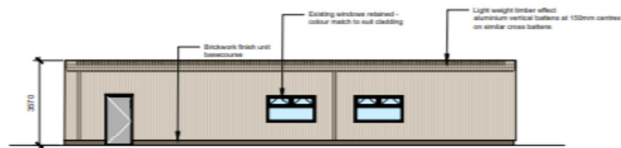




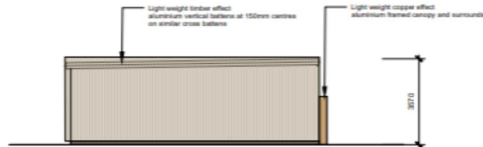
A West Elevation  
Scale: 1:100



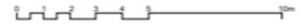
B South Elevation  
Scale: 1:100



C East Elevation  
Scale: 1:100



D North Elevation  
Scale: 1:100



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Project:  
ELC EXPANSION PROGRAMME  
NEW NURSERY AT HAZLEHEAD PARK

Client:  
ABERDEEN CITY COUNCIL

Title:  
MODULAR UNIT NURSERY  
PROPOSED PLANS AND ELEVATIONS

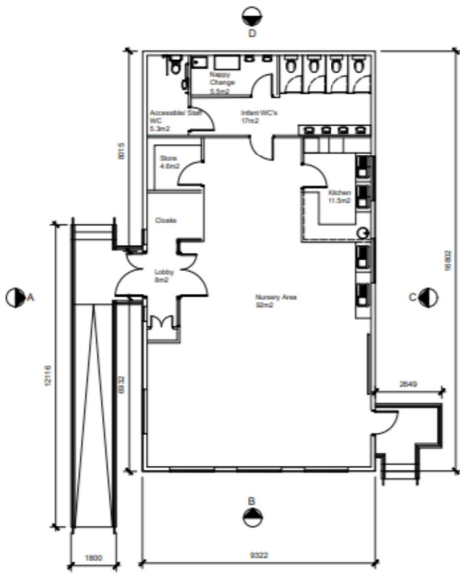
Document Reference	Author	Check	Scale	Date
11456 - HFM - ZZ - 00 - DR - A - 00 002				

Drawing Status: Revision G

Scale: 1:100 Date: AUGUST 20

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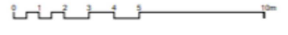
Registered Office: T: 01224 268 700  
8 Victoria Street, E: info@hfm.co.uk  
Aberdeen, AB10 1UB W: hfm.co.uk



Existing Ground Floor Plan  
Scale: 1:100



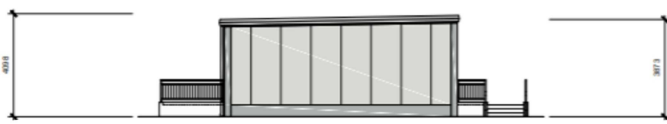
1 Elevation A  
Scale: 1:100



2 Elevation B  
Scale: 1:100



3 Elevation C  
Scale: 1:100



4 Elevation D  
Scale: 1:100

**HALLIDAY FRASER MUNRO**  
CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Project:  
ELC EXPANSION PROGRAMME  
NEW NURSERY AT HAZLEHEAD PARK

Client:  
ABERDEEN CITY COUNCIL

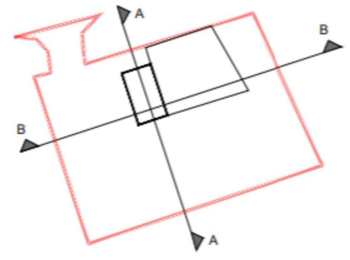
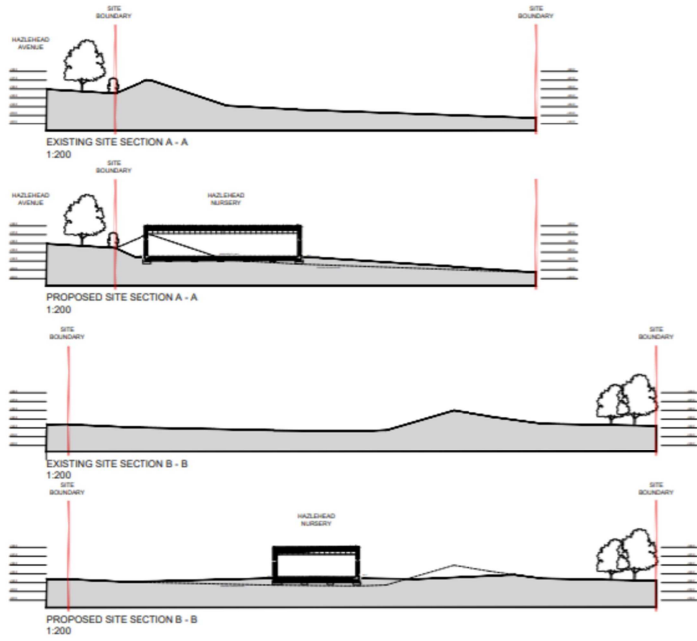
Title:  
EXISTING MODULAR UNIT

Document Reference	Revision
11456 - HFM - ZZ - 00 - DR - A - 00 001	

Drawing Status: \_\_\_\_\_ Revision: \_\_\_\_\_  
Scale: 1:100@A2 Date: AUGUST 20

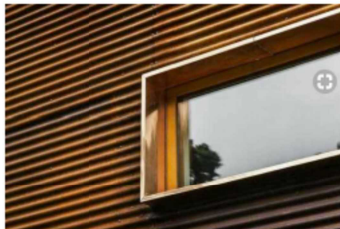
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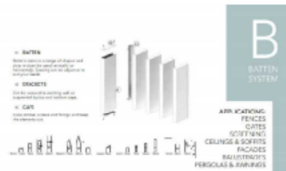
Client: ABERDEEN CITY COUNCIL  
Project: OUTDOOR NURSERY AT THE GROVE, HALDHEAD PARK, ABERDEEN  
Drawing Title: EXISTING & PROPOSED SITE SECTIONS  
Date: March 2021



COPPER EFFECT FRAME TO ENTRANCE DOORS



TIMBER EFFECT ALUMINIUM BATTONS TO CLADDING AND WINDOW SURROUNDS



<http://www.knotwood.co.uk/wp-content/uploads/2019/10/Knotwood-Brochure.pdf>

**HALLIDAY FRASER MUNRO**  
CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Client: ABERDEEN CITY COUNCIL  
Project: ELC EXPANSION PROGRAMME, NEW NURSERY AT HALDHEAD PARK  
Drawing Title: PROPOSED MATERIALS  
Date: AUGUST 20  
Scale: 1:100

## Letter of Objection:

### **CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL**

Planning Officer  
Planning and sustainable Development  
Aberdeen City Council  
Marschal College  
Aberdeen

10 Craigiebuckler Drive  
Aberdeen AB15 8ND

28<sup>th</sup> June 2021

Dear Sir/Madam

**210688/DPP - Installation of modular unit to provide nursery accommodation including forming an access road with associated parking and landscaping works. Site at Hazlehead Avenue/ Hazledene Road to the West of Queens Grove, Aberdeen.**

In principle this is a positive development encouraging education in an outdoor setting. However, we have concerns regarding the above referenced planning application.

We are of the view that up to 50 nursery age children attending the nursery accommodation will be dropped off and collected by car, which will result in an increase in the problems associated with parking in the road outside Grove Cottage and using its driveway to turn – as do the parents of children who attend Hazlehead Primary School

There is also likely to be an issue with defining the boundary of the wooded area and the Grove nursery property. There is a fence covering part of the boundary but only on one side of the property. We believe that there is the potential for privacy issues, i.e., will the children know what is woodland play area and what is a private garden? There are plans to build a new footpath linking the proposed nursery and the wooded area beside the Grove Cottage. Will this exacerbate those potential issues of privacy?

It is evident from the photographs in the arboricultural survey report that the site is muddy and waterlogged (we note that the photographs date from December 2019). This situation is common throughout our community council area in winter because of the high water table and natural springs.

There are several water courses in this area which, from time to time, flood sections of the core path system. Flooding is also caused when the ground becomes saturated and will not absorb rainfall. For example, the burn that flows down the side of the footpath and runs past Grove Cottage, then onto Hazledene Road, floods sections of that path during sustained heavy rainfall. We contend that this situation will be made worse by the runoff of water from the roofs of the proposed nursery and hard surfaces on the site.

We submit that the concerns expressed in the above paragraphs should be considered and addressed before any work commences on the construction of the proposed nursery.

Yours sincerely

**William Sell**



## Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
15/03/2021	210338	Former Tree Tops Hotel 161 Springfield Road Aberdeen AB15 7SA	Major residential development of approximately 95 units (including 25% affordable) and associated infrastructure	Proposal of Application Notice (PAN)	Determined		Further Consultation Required
29/03/2021	210399	58 Springfield Avenue Aberdeen AB15 8JB	Erection of log cabin to rear	Detailed Planning Permission	Approved	20/05/2021	Approved Unconditionally
08/04/2021	210477	9 Kildrummy Road Aberdeen AB15 8HJ	Erection of 2 storey side extension with integral garage and alterations to boundary wall and rear extension roof	Detailed Planning Permission	Refused	16/06/2021	REFUSED
08/04/2021	210499	24 Macaulay Drive Aberdeen AB15 8FL	Works to 3 Protected Trees; T1 - Beech - Fell for safety; T2 - Beech - Full crown reduction for garden maintenance; T3 - Beech - Remove deadwood over path and reduce weight from tips of lowest branch	Works to Tree Preservation Order	Approved		Approved Unconditionally
16/04/2021	210534	43 Kildrummy Road Aberdeen AB15 8HT	Erection of single storey extension to side and rear	Detailed Planning Permission	Approved	07/06/21	Approved Unconditionally
19/04/2021	210541	97 Springfield Road Aberdeen AB15 7RT	Erection of 2 storey extension to rear and replacement garage to side	Detailed Planning Permission	Pending		
20/04/2021	210543	64 Kildrummy Road Aberdeen AB15 8HT	First floor extension comprising straightening of gables and formation of dormers to front and rear	Detailed Planning Permission	Approved	16/06/2021	Approved Unconditionally
21/04/2021	210554	24 Seafield Drive West Aberdeen AB15 7XA	Erection of single storey extension; formation of dormer; and formation of raised terrace to rear	Detailed Planning Permission	Approved	16/06/2021	Approved Conditionally
23/04/2021	210575	13 Seafield Drive East Aberdeen AB15 7UX	Erection of single storey extension to rear	Detailed Planning Permission	Approved	15/07/2021	Approved Unconditionally
30/04/2021	210600	75 Anderson Drive Aberdeen AB15 4UA	Erection of covered patio canopy to rear	Determined	Permitted Development	30/04/2021	Permitted Development
10/05/2021	210647	The Co-Operative Retail 76 - 78 Countesswells Road Aberdeen AB15 7YJ	Alterations to a shop front including replacement of entrance door; installation of replacement windows, fire exit door and 3no AC units with associated works	Detailed Planning Permission	Pending		
13/05/2021	210667	Play/Grass Area Adj. Craigiebuckler Avenue Aberdeen AB15 8SU	Work to 2 Protected Trees	Works to Tree Preservation Order	Approved	28/05/2021	Approved Unconditionally
14/05/2021	210675	215 Queen's Road Aberdeen AB15 8DL	Formation of driveway to front	Detailed Planning Permission	Pending		
18/05/2021	210688	Site At Hazlehead Avenue/ Hazledene Road To The West Of Queens Grove Aberdeen	Installation of modular unit to provide nursery accommodation including forming access road with associated parking and landscaping works	Detailed Planning Permission	Pending		
28/05/2021	210760	112 Craigiebuckler Avenue Aberdeen AB15 8PA	Erection of single storey extension to side	Detailed Planning Permission	Approved	25/06/2021	Approved Unconditionally
02/06/2021	210705	Woodland To Rear Of 3 Macaulay Grange Aberdeen AB15 8FF	Works to 4 Protected Trees; T1-T3 - Common Beech; T4 - Sessile Oak - Lightly prune crowns to reduce height by 1.5 metres to un-restrict radio signal	Works to Tree Preservation Order	Approved	18/06/2021	Approved Conditionally
01/06/2021	210759	102 Burnieboozle Crescent Aberdeen AB15 8NQ	Erection of single storey extension to side	Detailed Planning Permission	Pending		
03/06/2021	210795	Cedar Lodge 64 Springfield Avenue Aberdeen AB15 8JB	Erection of single storey garage extension ; formation of raised patio with external steps and balustrade to rear	Detailed Planning Permission	Approved	13/07/2021	Approved Unconditionally
10/06/2021	210847	19 Countesswells Close Aberdeen Aberdeen City AB15 8LY	Erection of single storey extension to rear	Detailed Planning Permission	Pending		
14/06/2021	210866	32 Burnieboozle Crescent Aberdeen AB15 8NP	Works to 5 Protected Trees; T1, T3, T4 & T5 - Conifer; T2 - Unknown; Remove as overgrown/dead/blocking sunlight	Works to Tree Preservation Order	Approved	29/06/2021	Approved Conditionally

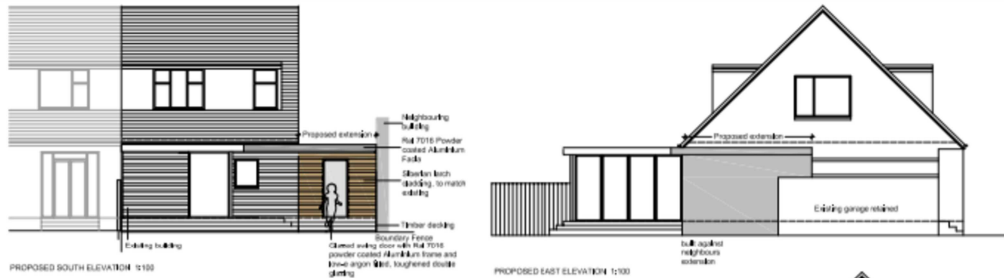
28/06/2021	210940	7 Kildrummy Road Aberdeen AB15 8HJ	Removal of hedge and erection of boundary wall with gate to rear	Detailed Planning Permission	Pending		
29/06/2021	210944	3 Macaulay Gardens Aberdeen AB15 8FN	Formation of porch and external steps to front	Detailed Planning Permission	Pending		
14/07/2021	211018	68 Springfield Avenue Aberdeen AB15 8JB	Erection of 2 storey extension to rear	Detailed Planning Permission	Pending		

## Planning Applications as per weekly planning list June/July 2021:

Reference	210705/TPO
Application Received	Wed 19 May 2021
Application Validated	Wed 02 Jun 2021
Address	Woodland To Rear Of 3 Macaulay Grange Aberdeen AB15 8FF
Proposal	Works to 4 Protected Trees; T1-T3 - Common Beech; T4 - Sessile Oak - Lightly prune crowns to reduce height by 1.5 metres to un-restrict radio signal
Status	Approved
Decision	Approve Conditionally
Decision Issued Date	Fri 18 Jun 2021
Appeal Status	Unknown
Appeal Decision	Not Available

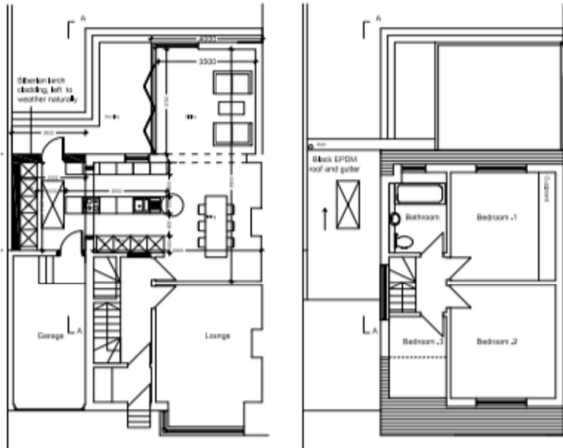
Reference	210759/DPP
Application Received	Fri 28 May 2021
Application Validated	Tue 01 Jun 2021
Address	102 Burnieboozle Crescent Aberdeen AB15 8NQ
Proposal	Erection of single storey extension to side
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Validated Date	Tue 01 Jun 2021
Expiry Date	Wed 23 Jun 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Sat 31 Jul 2021



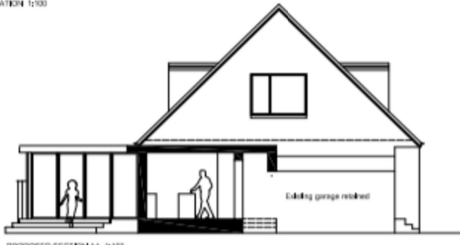
PROPOSED SOUTH ELEVATION 1:100

PROPOSED EAST ELEVATION 1:100



PROPOSED GROUND FLOOR PLAN 1:100

PROPOSED FIRST FLOOR PLAN 1:100



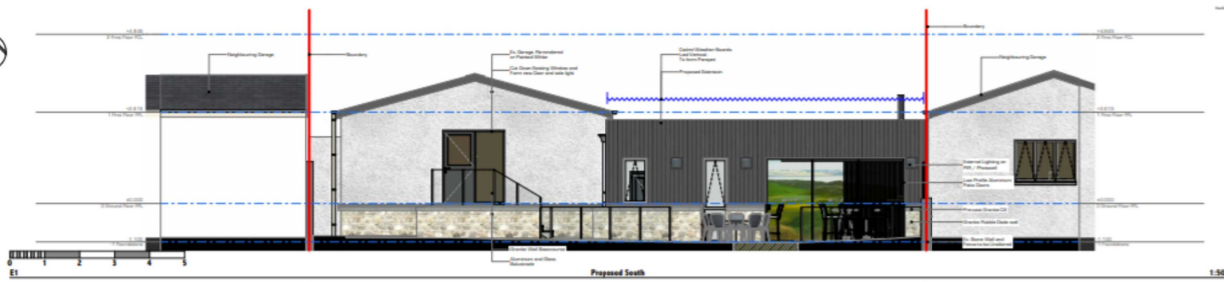
PROPOSED SECTION AA 1:100



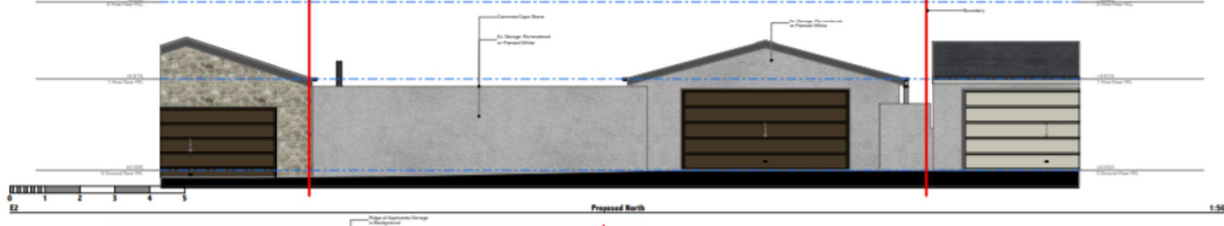
3D IMAGE HTS

REV A 18th November 21/2021  
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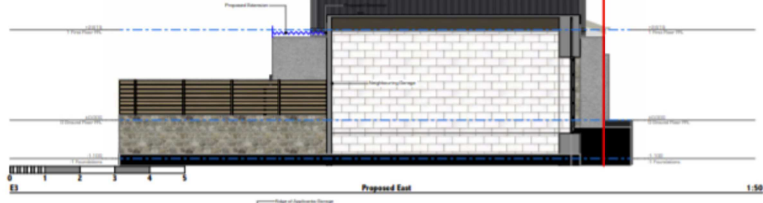
**dab den ltd**  
 PROPOSED G4/04/21  
 100 Burnhewick Crescent, Aberdeen  
 Planning  
 01233 633861



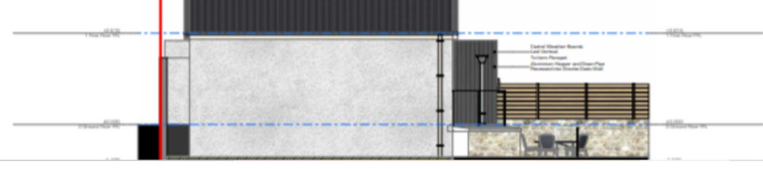
Proposed South 1:50



Proposed West 1:50



Proposed East 1:50



Proposed East 1:50


Reference	210847/DPP
Application Received	Thu 10 Jun 2021
Application Validated	Thu 10 Jun 2021
Address	19 Countesswells Close Aberdeen Aberdeen City AB15 8LY
Proposal	Erection of single storey extension to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Validated Date	Thu 10 Jun 2021
Expiry Date	Fri 02 Jul 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Mon 09 Aug 2021



PROJECT:  
PROPOSED EXTENSION

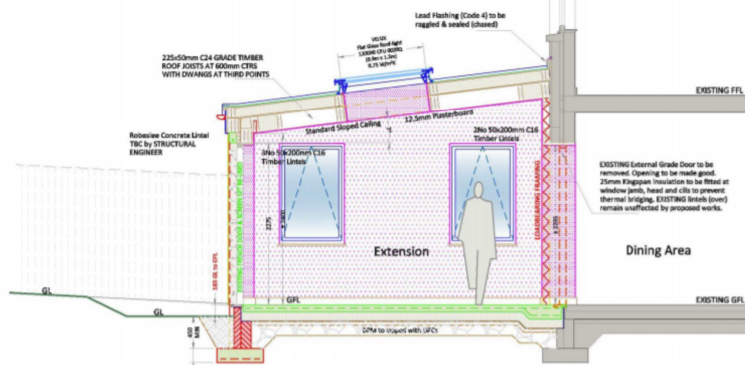
THISTLE CONTRACT NO: 38771



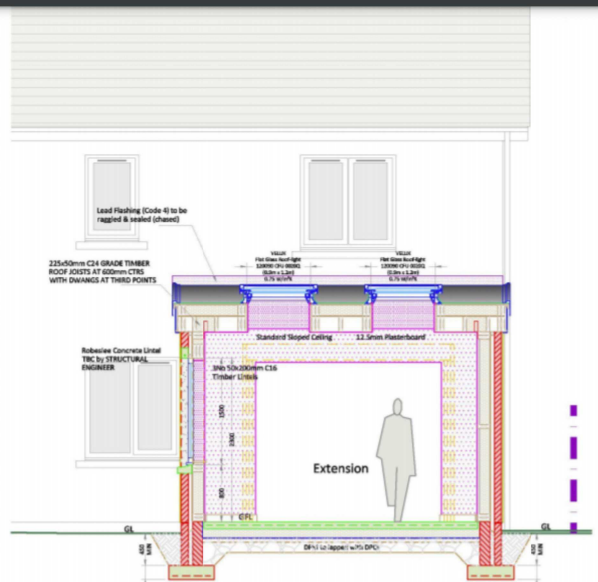
THISTLE HOUSE, WOODSIDE ROAD  
BRIDGE OF DON, ABERDEEN, AB33 8EF  
TEL: 01224 788585 WWW.THISTLEWINDOWS.COM

DATE: MAY '21  
SCALE: 1:50 DRAWING NO: 203

SUBNO	S445-ADW4		
S445-ADW4			
S445-ADW4			
APPROVAL	DATE	SIGNATURE	



Proposed Section A-A  
scale 1:50



Proposed Section B-B  
scale 1:50

**CURE-IT GRP ROOF:**  
Cure-IT GRP roof finish (Dark Grey). Lead Flashing (Code 4) to be ragged & sealed (phased)  
Sarking board to have 30mm gap in between to allow for installation of breather membrane (Daltex Roofshield)

**DRAINAGE:**  
New 60mm Ø PVCu RWF connected into existing drainage, colour to match existing and 110mmØ half round PVC. Brackets and support to be fixed at 500mm horizontal centres, 1.5m vertical centres

**WINDOWS:**  
Windows to be External White Foil / Internal White Foil Optwhite argon gas filled double glazed with 1471 frame space frame with uPVC or aluminium frame. Finishes to be as per specification.

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.

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

Floor construction comprising of 100mm concrete slabs, cast in grade C18 concrete and reinforced with 10s. Layer of A12 mesh with depth of slab, on 125mm Eggston 1970 floor insulation on 120kg polythene DPM on bricked and consolidated upfl.

DPM to be taken up wall and lapped with wall DPC. DPC not to bridge cavity (if established) and to be 150mm minimum above ground level.

Strip founds to be cast in grade C18 concrete and reinforced with 10s. Layer of A205 mesh, bottom, 50mm minimum cover.

Reference	210866/TPO
Application Received	Mon 14 Jun 2021
Application Validated	Mon 14 Jun 2021
Address	32 Burnieboozle Crescent Aberdeen AB15 8NP
Proposal	Works to 5 Protected Trees; T1, T3, T4 & T5 - Conifer; T2 - Unknown; Remove as overgrown/dead/blocking sunlight
Status	Approved
Decision	Approve Conditionally
Decision Issued Date	Tue 29 Jun 2021
Appeal Status	Unknown
Appeal Decision	Not Available

Reference	210940/DPP
Application Received	Mon 28 Jun 2021
Application Validated	Mon 28 Jun 2021
Address	7 Kildrummy Road Aberdeen AB15 8HJ
Proposal	Removal of hedge and erection of boundary wall with gate to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Validated Date	Mon 28 Jun 2021
Expiry Date	Tue 20 Jul 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Fri 27 Aug 2021

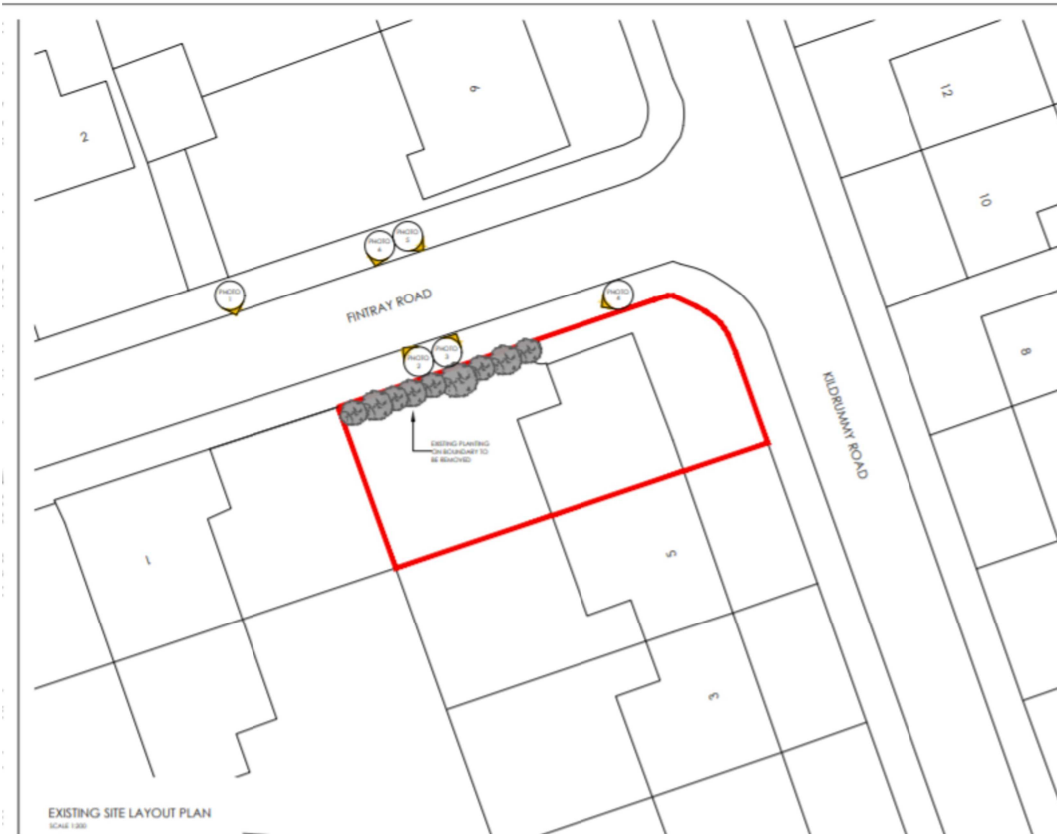


Photo 1 - Boundary wall to rear garden of 1 Fintray Road



Photo 4 - Boundary planting & gate to rear garden of 7 Kildrummy Road

Photo 2 - Boundary wall to rear garden of 9 Kildrummy Road

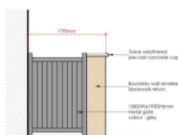


Photo 4 - Boundary planting to rear garden of 7 Kildrummy Road

Photo 3 - Boundary wall to rear garden of 9 Kildrummy Road



Photo 4 - Boundary planting to rear garden of 7 Kildrummy Road



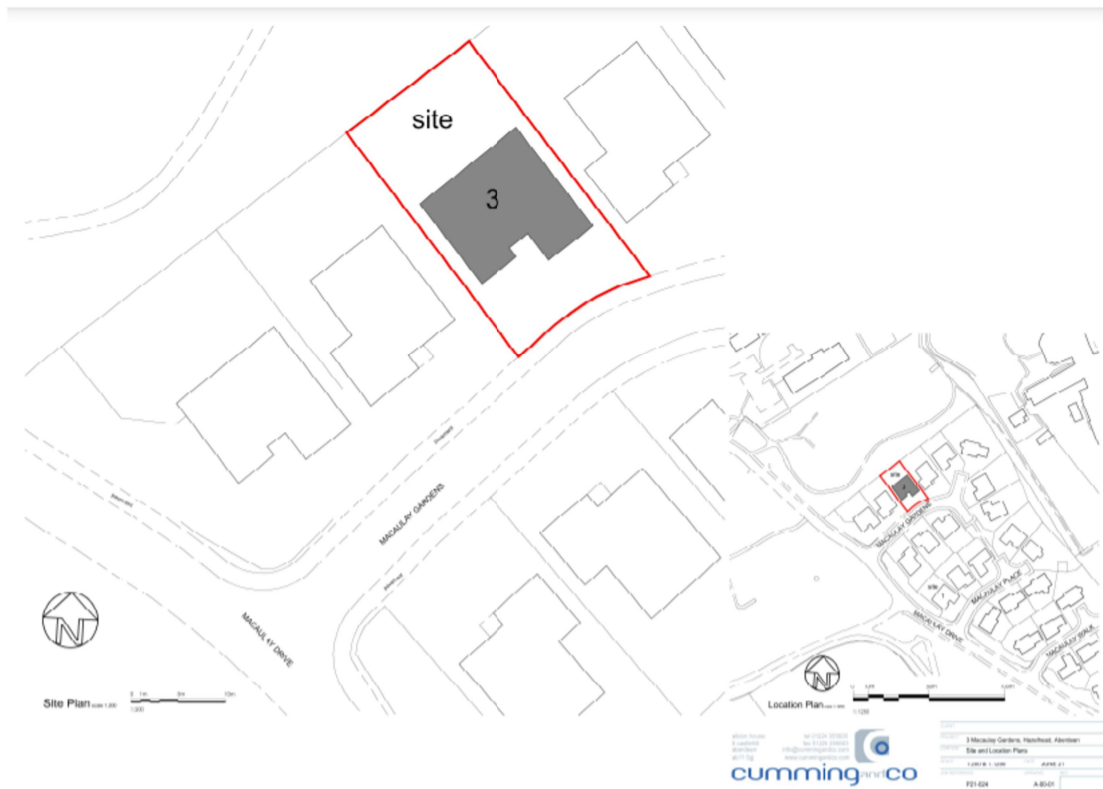
GATE ELEVATION



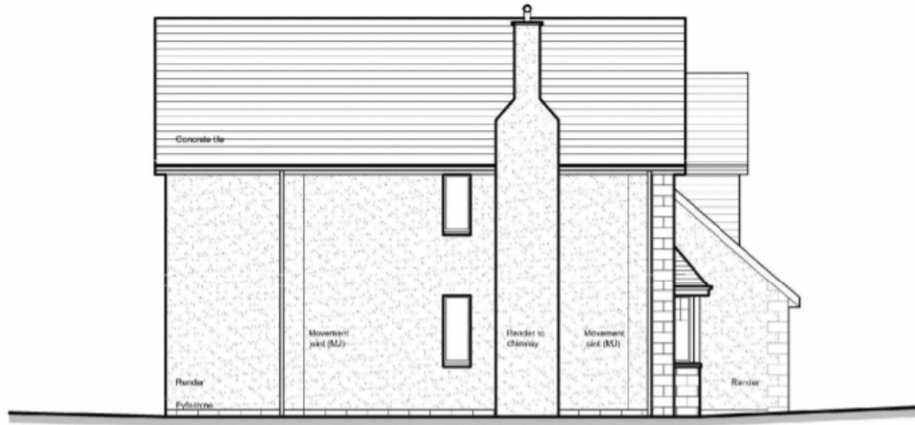
WALL ELEVATION

Reference	210944/DPP
Application Received	Tue 29 Jun 2021
Application Validated	Tue 29 Jun 2021
Address	3 Macaulay Gardens Aberdeen AB15 8FN
Proposal	Formation of porch and external steps to front
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Validated Date	Tue 29 Jun 2021
Expiry Date	Tue 27 Jul 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Sat 28 Aug 2021



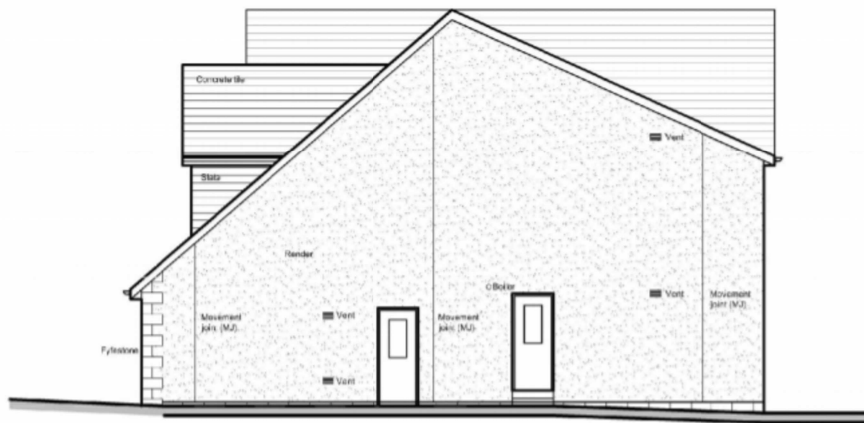




PROPOSED WEST ELEVATION 1:100



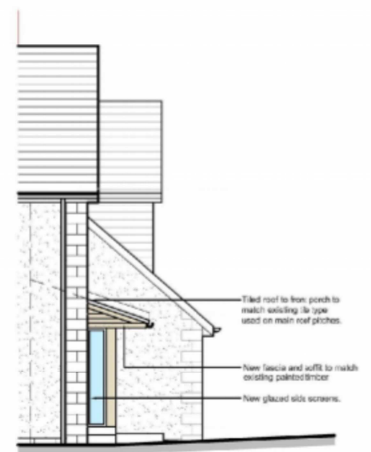
PROPOSED SOUTH ELEVATION 1:100



PROPOSED EAST ELEVATION 1:100



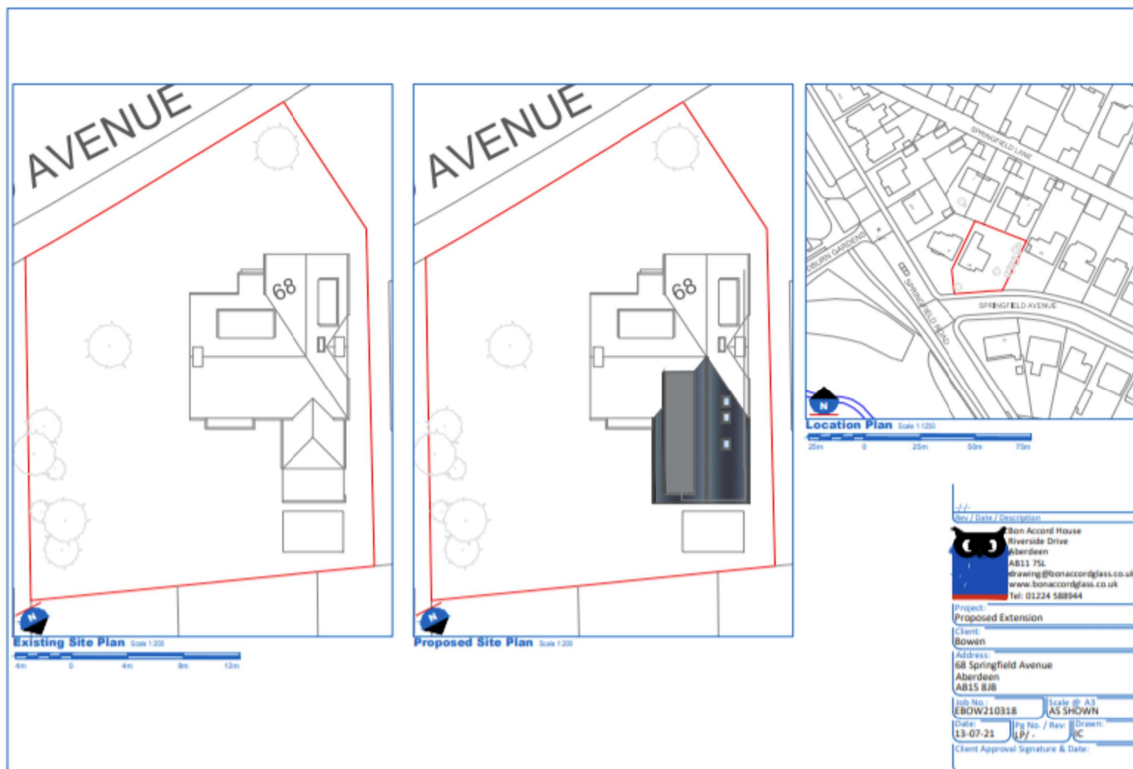
PROPOSED NORTH ELEVATION 1:100

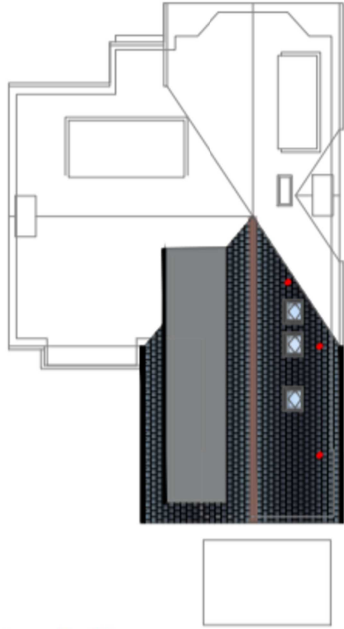


PROPOSED WEST ELEVATION AT ENTRANCE 1:100

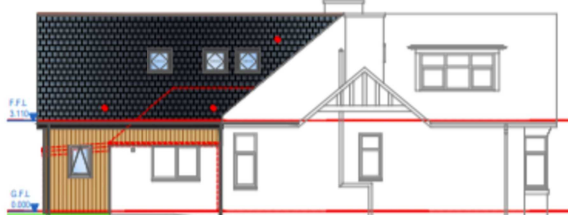
Reference	211018/DPP
Application Received	Wed 14 Jul 2021
Application Validated	Wed 14 Jul 2021
Address	68 Springfield Avenue Aberdeen AB15 8JB
Proposal	Erection of 2 storey extension to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Validated Date	Wed 14 Jul 2021
Expiry Date	Wed 04 Aug 2021
Standard Consultation Expiry Date	Thu 05 Aug 2021
Determination Deadline	Mon 13 Sep 2021





**EXTERNAL FINISHES**  
 Main Floor - Traditional Blue - to match existing  
 1st Floor - Dark Grey Finesse Finish  
 Black Painted Timber Fascia & Soffit Boards, with Black PVC Half Round Rainwater Gutter  
 Miele G550 Centre Five Manuals Operated In-line services  
 Black External and Light Oak Internal PVCU window and door frames, complete with Low E argon gas inert energy saving, 48mm deep laminated triple glazed units, Chrome securing handles, Thermo vents (K0300) where shown TV  
 New wiring laid with Stober Larch Timber Cladding  
 Base Walling finished with Smooth Grey Cement Render



**EXISTING GROUND LEVELS TO REMAIN UNAFFECTED BY PROPOSALS**

**Notes**

- All workmanship to be checked on site
- Any change in order to be approved by the client immediately
- Do not start work on site until you have received the necessary permissions and approvals from the relevant authorities
- Windows and doors to be designed to meet current safety standards
- Approved to BS EN 12207, BS EN 12208 and meeting all requirements of Technical Standards 6:13 - 6:14
- Windows & Doors to be installed in accordance with clause 6:13 of 11 shall be installed and constructed in accordance with the general recommendations of the manufacturer's recommendations for the installation of PVCU frames. BS 1122:2007 (Window Frames - BS 848:2012 Aluminium Frames - BS 8875:2008
- Doors and windows to be designed to be fire resistant in accordance with the guidelines in Section 2 Physical Security of the 2006 ACOP publication 'Security Design'
- An existing water fall down to be safely given to BS 5393 Part 1 (high quality) and given to BS 5393 Part 2 (standard quality) with safety glass
- Windows / Glazing  
 External glazing should be designed in accordance with the recommendations of BS 6891:2006. Design should be completed in accordance with the recommendations of BS 6270 & 2007. Non-loadbearing external glazing should be designed in accordance with BS 6270 & 2007. The manufacturer's instructions should always be followed. Some manufacturers require the use of stainless steel frames and some require frames in black, black or metallic. Consideration should also be given to the use of frameless glazing systems with appropriate frame calling action, consideration to be taken over their use. The glazing should be fitted to the frame with a maximum gap of 10mm between the glazing and the frame. Glazing should be fitted to the frame with a maximum gap of 10mm between the glazing and the frame. Glazing should be fitted to the frame with a maximum gap of 10mm between the glazing and the frame. Glazing should be fitted to the frame with a maximum gap of 10mm between the glazing and the frame.
- Any electrical work to be designed, constructed, installed & tested in accordance with BS 7671:2018 as amended
- Provision to be fitted at all angles of window panes, heads and sills to reduce thermal bridging. All new external doors and windows are to be design adapted to achieve the amount of air infiltration in the building
- Lighting fixtures to be regularly cleaned and kept free of building debris and other contaminants in accordance with Regulation 74
- Any external or partially external work with top rails and secure in accordance with Regulation 74

**L.C.**

**New / Gate / Description**

**Bon Accord House**  
 Riverside Drive  
 Aberdeen  
 AB11 7SL  
 #rawing@bonaccordglass.co.uk  
 www.bonaccordglass.co.uk  
 Tel: 01224 588944

**Project:**  
 Proposed Extension

**Client:**  
 Bowden

**Address:**  
 68 Springfield Avenue  
 Aberdeen  
 AB15 8JH

**Job No.:**  
 EBOW210318

**Scale @:**  
 AS SHOWN

**Date:**  
 13-07-21

**Pg No. / Rev:**  
 04 / 1

**Drawn by:**  
 JC

**Client Approval Signature & Date:**