

## CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

**Planning Officer's Report**

02 November 2021

**Planning Matters****Former TreeTops Hotel Development for 89 Units, 54 houses and 35 Flats over 3,4 and 6 storey blocks.**

Reference	211528/DPP
Application Received	Tue 26 Oct 2021
Application Validated	Tue 26 Oct 2021
Address	Site Of Former Treetops Hotel 161 Springfield Road Aberdeen AB15 7SA
Proposal	Residential development of 89 units (including 25% affordable) comprising 54 houses and 35 flats over 3, 4 and 6 storey blocks, and associated roads and parking, drainage infrastructure, open space and landscaping
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Matthew Easton
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Malcolm Allan Housebuilders Limited
Agent Name	Julie Robertson
Agent Company Name	Halliday Fraser Munro
Agent Address	8 Victoria Street Aberdeen Scotland AB10 1XB
Environmental Assessment Requested	No

Application Validated Date	Tue 26 Oct 2021
Expiry Date	Wed 17 Nov 2021
Standard Consultation Expiry Date	Wed 17 Nov 2021
Determination Deadline	Fri 25 Feb 2022
Local Review Body Decision Date	Not Available













**Street Section B-B**  
1 : 250

Plot 1

Plot 2

Plot 3

Plot 4

Plot 5

Note:  
Position and size of trees indicative in this drawing.

11/10/2021  
11/10/2021

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

Project:  
Former Treetops Hotel Site, Aberdeen

Client:  
Malcolm Allan Housebuilders Ltd

Drawn:  
Street Elevations

Reference:  
11934 - HFM - ZZ - ZZ - DR - A - P100 150

Scale:  
For Comment P3

Date:  
As Indicated - A1 Oct 2021

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Site Boundary

Site Boundary

Plot 1

Plot 2

Plot 3

Plot 4

Plot 5



**Street Section D-D**  
1 : 250



**Street Section D-D (cont.)**  
1 : 250



Key

Note:  
Position and size of trees indicative in this drawing.

11/2021  
12/2021

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

Project:  
Former Trevelga Hotel Site, Aberdeen

Client:  
Malcolm Allan Housebuilders Ltd

Document:  
Street Elevations (cont.)

Revision Reference:  
11904 - HFM - ZZ - ZZ - DR - A - P1001 151

Drawn By:  
For Comment

Checked By:  
As Indicated - A1

Issue:  
P13  
Oct 2021

To not scale the drawing.  
This drawing is intended to be used with the permission of the committee of the Council of the City of Aberdeen and the Council of the City of Aberdeen.



**Street Section A-A**  
1 : 250

Initial observation is that the trees are out of scale, giving the impression the houses/flats are quite low rise and small compared to the trees.

The technique is to show large trees in the foreground, with the 'small' buildings in the middle or far-ground giving a distorted view and incorrect scaling. This is especially true of the elevation drawings, which are meant to show an accurate scale - the trees look very large.

If trees are used on the drawings as a reference point is there any requirement to make the trees to scale?

Answer from Matthew Easton, the planning officer:

I've asked the developer's architect to clarify whether the trees are an accurate reflection of what there is on site and will let you know when I hear back. In the meantime I can provide you with details of the maximum heights of the proposed buildings –

- 6 storey block – 18.54m
- 3 storey block – 10.40m
- 4 storey block – 13.25m
- House Type 1 – 7.42m
- House Type 2 – 8.45m
- House Type 3 – 9.00m
- House Type 4 – 8.67m
- House Type 5 – 8.31m
- House Type 6 – 9.30m



- House Type 7 – 8.67m
- House Type 8 – 8.50m
- House Type 9 – 8.76m

There is a proposed levels drawing but I am awaiting an existing levels drawing which would allow comparison between the existing levels and finished levels. I will let you know when its received.

The 'Tree Schedule document has a list of all trees on and around the site and includes the heights of each. This can be looked at in combination with the Tree Survey Plan which shows the location of the trees.

## Planning Application Summary with Decisions

Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
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
210940	7 Kildrummy Road Aberdeen AB15 8HJ	Removal of hedge and erection of boundary wall with gate to rear	Detailed Planning Permission	Approved	24/08/2021	Approved Unconditionally
210944	3 Macaulay Gardens Aberdeen AB15 8FN	Formation of porch and external steps to front	Detailed Planning Permission	Approved	24/08/2021	Approved Unconditionally
211018	68 Springfield Avenue Aberdeen AB15 8JB	Erection of 2 storey extension to rear	Detailed Planning Permission	Approved	14/10/2021	Approved Conditionally
211108	8 Mayfield Gardens Aberdeen AB15 7YZ	Window enlargement to form french doors and installation of raised decking, handrail and steps to rear	Detailed Planning Permission	Approved	01/10/2021	Approved Conditionally
211122	50 Burnieboozle Crescent Aberdeen AB15 8NP	Works to 1 Protected Tree; T1 - Leylandii - Remove as out grown location	Works to Tree Preservation Order	Approved	19/08/2021	Approved Conditionally
211121	20 Macaulay Drive Aberdeen AB15 8FL	Works to 2 Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	18/08/2021	Approved Conditionally
211143	Macaulay Grange Aberdeen AB15 8FF	Works to 2 Protected Trees; T1 & T2 - Elm - Remove as dead	Works to Tree Preservation Order	Approved	09/08/2021	Approved Conditionally
211203	24 Kinaldie Crescent Aberdeen AB15 8HX	Erection of first floor extension over existing garage to side, formation of dormers to front and rear and erection of single storey extension with steps to rear	Detailed Planning Permission	Pending		
211207	Site At Junction Of Hazledene Road And Hazledene Drive Aberdeen	Installation of 1 non-illuminated free standing sign and 2 non-illuminated flags on poles (retrospective)	Advertisement Consent	Pending		
211208	18 Macaulay Drive Aberdeen AB15 8FL	Works to 4 Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	23/08/2021	Approved Conditionally
211229	Jason White Pavilion Hazlehead Park Groats Road Aberdeen	Proposed conversion of temporary container to form changing/shower rooms	Cert. of Lawfulness	Withdrawn	22/09/2021	Withdrawn by Applicant
211245	3 Woodburn Crescent Aberdeen AB15 8JX	Erection of single storey extension to rear	Detailed Planning Permission	Approved	20/10/2021	Approved Unconditionally
211270	25 Hazledene Road Aberdeen AB15 8LB	Formation of porch to front	Detailed Planning Permission	Approved	04/10/2021	Approved Unconditionally
211291	21 Kepplestone Avenue Aberdeen AB15 7XF	Straightening of roof hip to side and installation of rooflight to rear	Detailed Planning Permission	Approved	26/10/2021	Approved Unconditionally
211332	Rubislaw Park Care Home Rubislaw Park Road Aberdeen AB15 8DA	Works to 2 Protected Trees; T1 & T2 - Beech - Remove due to health & safety reasons	Works to Tree Preservation Order	Approved		Approved Conditionally
211364	3 Pinewood Terrace Aberdeen AB15 8LS	Replacement of an existing garage roof to pitched roof to side	Detailed Planning Permission	Approved	14/10/2021	Approved Unconditionally
211386	Jason White Pavilion Hazlehead Park Groats Road Aberdeen	Siting of 3 containers to be used as changing/shower rooms and installation of 4 containers for equipment storage with associated works (part retrospective)	Detailed Planning Permission	Pending		
211379	The Park Cafe Hazlehead Park Hazlehead Aberdeen AB15 8BJ	Erection of store to rear with associated works	Detailed Planning Permission	Pending		
211391	Macaulay Drive/Countesswells Road Aberdeen	Works to Various Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	07/10/2021	Approved Conditionally
211446	5 Macaulay Walk Aberdeen AB15 8FQ	Erection of single storey extension to rear	Detailed Planning Permission	Pending		
211528	Site Of Former Treetops Hotel 161 Springfield Road Aberdeen AB15 7SA	Residential development of 89 units (including 25% affordable) comprising 54 houses and 35 flats over 3, 4 and 6 storey blocks, and associated roads and parking, drainage infrastructure, open space and landscaping	Detailed Planning Permission	Pending		



**Planning Applications as per weekly planning list October 2021:**

Reference	211446/DPP
Application Received	Mon 04 Oct 2021
Application Validated	Mon 04 Oct 2021
Address	5 Macaulay Walk Aberdeen AB15 8FQ
Proposal	Erection of single storey extension to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Jemma Tasker
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Ms Judith Proctor
Agent Name	Architects Ltd
Agent Company Name	Albyn Architects
Agent Address	Suite 1 Chattan Mews 18 Chattan Place Aberdeen AB10 6RD
Environmental Assessment Requested	No

Appli  
Expir  
Stand  
Deter  
Local



DO NOT SCALE OFF THIS DRAWING.  
All dimensions, spot levels and existing conditions to be checked on site by contractor prior to construction. Any alterations to be agreed.  
Drawings to be read & fully understood before work commences.  
A B 000001 000

EXISTING	
J. PROCTOR	JUNE 2021
5 MACAULAY WALK	1:100
HOUSE ALTERATIONS	PER13
EXISTING ELEVATIONS	002

Suite 1 Chattan Mews | 18 Chattan Place | Aberdeen | AB10 6RD  
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## Existing Elevations



## Proposed Elevations



