

## CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

**Planning Officer's Report**

07 December 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

## CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Mr Matthew Easton,  
Senior Planning Officer,  
Planning and Sustainable Development,  
Aberdeen City Council,  
Business Hub 4,  
Marischal College,  
Broad Street,  
Aberdeen,  
AB10 1AB.

10 Craigiebuckler Drive,  
Aberdeen,  
AB15 8ND.

16<sup>th</sup> November 2021

Dear Mr Easton,

**Planning Application 211528/DPP - 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.**

We object to the above referenced planning application for the following reasons: -

The pond to the West of the site is known locally as ‘Coopers Pond’. It is located on privately owned land and has an outflow to the East, towards the development site. Unfortunately - and we believe to the detriment of the proposed development - the pond’s lining leaks to the extent that, according to our own estimate, it's level drops by about 6 inches per day after the level of its water has been increased by heavy rainfall. The Flood Risk Assessment, provided by Fairhurst for the Applicant, refers to “the high-level overflow pipes from Coupers Pond”. It then reassures the Applicant that “In the event that flows from the pond enter the site, the flows will be conveyed via an existing spillway to the culvert located within the site”.

This assessment, in our opinion, takes no account of the unmonitored leakage from the pond. During a consultation with the Developer’s Representatives, we informed them that the pond had a considerable leakage. Yet it seems that no account is taken of the potential of this unseen leakage to flood the site. Until this flow of water from the leaking lining of the pond is detected it cannot be considered in the flood or drainage risk assessments.

Immediately behind the West boundary of the site are the homes in Macaulay Gardens, Place, Walk and Park. There is an embankment between those Macaulay homes and the back of the site where the blocks of flats are planned to be located. A belt of veteran trees, which vary in height between 19m and 28m, sit on top of the embankment. The embankment is between 70m to 71.5m (Above Ordnance Datum), i.e., above sea level. Therefore, the height of the trees is around 93m and 94.5m above sea level. The top of the tallest six storey block of flats is 86.5m AOD.

Although the trees are taller than the proposed blocks of flats, they are not close enough together to form a continuous screen. They are also deciduous. So, for much of the year, the proposed blocks of flats will be visible to the residents of the Macaulay houses whose back gardens will be overlooked.

Those blocks of flats, according to the drawings, are visible from Springfield Road. We contend

that their architecture is retrograde and does not contrast well with the low-level houses to the East of the site. The buildings are too tall, and their height should be reduced. The Applicant seems to make no effort to blend them into the overall site.

In our opinion, the proposed development of 89 homes will have an impact on the roads' infrastructure, the schools, and the medical practice. We believe that the traffic movements generated by it will impact considerably on traffic congestion in and around the junction of Springfield Road and Countesswells Road. Not only does additional traffic bring an increased risk to child safety, but there is also the unhealthy effect of idling vehicles to be considered at a time when governments are attempting to take fossil fuel gasses out of the atmosphere.

With pedestrian safety in mind, we contend that this development should not be permitted until accident prevention measures such as pedestrian crossings and traffic calming structures are installed at suitable locations on Springfield Road at the Applicant's cost.

The Applicant is proposing a development which will take advantage of the proximity of a good primary school without any apparent provision of a contribution to manage the impact of the increased pupil numbers. The roll at Airyhall School is 411 children (including Nursery).

We are aware that the increase in pupils, attributed to major housing developments in the catchment area since the school was built, has meant that any spare rooms and space in the school has already been converted to provide additional classrooms. This has reduced the space available for out of classroom learning (i.e., music, art, and one-to-one learning for pupils with specific learning and support needs). The additional number of children from the proposed development may represent a substantial increase to the school roll, which would significantly impact the ability of the school to deliver the same level of learning and pupil support that is currently experienced.

The same comments apply to consideration of the impact on Hazlehead Academy.

We are of the opinion that the cost of mitigating the impact of the increase to the school roles should be the responsibility of the applicant.

The local medical practice is already struggling to accommodate the increased numbers of patients caused by the recent major housing developments in this area. Even before the advent of Covid, patients had to wait three weeks for non-urgent GP appointments. Therefore, we consider that it is against the interests of primary health care provision in this area to accept the planning application for 89 dwellings on the site of the former Treetops Hotel, thus effectively causing another increase in patient numbers to impact on the GP medical practice.

Finally, another 89 households will increase the footfall on the already deteriorating footpath system - a popular amenity which came under heavy use during this pandemic. Consequently, it is hoped that a proportion of the "planning gain" associated with this proposed development will be allocated to the maintenance of the footpaths and an expansion of the footpath system.

Yours sincerely,  
William Sell,  
Chair.

## Developer Obligations: Assessment Report

### SUMMARY OF OBLIGATIONS

OBLIGATION	LEVEL OF CONTRIBUTION
<b>Infrastructure</b>	
Transportation	To be advised direct by the Transportation Team
Core Path Network	£30,058
Primary Education	Nil
Secondary Education	£13,175
Healthcare Facilities	£46,622
Open Space	£14,786
Community Facilities	£147,743
Sports & Recreation	Nil
<b>Affordable Housing</b>	
Affordable Housing Contribution	See text below

**Primary Education** The application site is within the catchment area for Airyhall Primary School. Factoring this development into the 2018 school roll forecasts will not result in the school going over capacity and mitigation will therefore not be required. Contribution: Nil

**Secondary Education** The application site is within the catchment area for Hazlehead Academy. The 2018 School Roll Forecasts show that Hazlehead Academy has a rising roll and is expected to exceed capacity. A contribution is therefore required towards the provision of additional capacity through reconfiguration of floor space within the existing school building. Factoring the proposed dwelling units into the 2018 school roll forecast shows that the development will result in a maximum additional over capacity level of 5 pupils. Contribution:  $5 \times 1.7m^2 \times £1,550$  (reconfiguration rate) = £13,175

**Affordable Housing Policy H5** seeks a minimum of 25% of any development of 5 or more dwelling units to be provided as affordable housing. In this instance, the affordable housing requirement equates to 22.25 units. For developments of 20 units or more, the expectation is that the affordable housing will be delivered on-site.





Indicative Site Section E - E  
1 : 250



Indicative Site Section F - F  
1 : 250



Indicative Site Section G - G  
1 : 250

**Key**  
 dark green tree - trees in foreground  
 light green tree - trees in background

**Note**  
 Section used only for visual indication of site layout.  
 Levels should be used for reference only. All levels are in meters  
 unless otherwise specified, ground level.



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

Project: **Forster Terrace Inner Site, Aberdeen**

Client: **Blackwell Urban Regeneration Ltd**

Indicative Floor Site Sections

10/04/2024  
 10:00 - 10:30 - 22-22 - 2024 - A - 10/04/2024

For Comment

Revised: November 2024









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



**HALLIDAY FRASER MUNRO**  
 CHARTERED ARCHITECTS & PLANNING CONSULTANTS  
 Former Tenopir Hill Site, Aberdeen  
 Murray Alan Householders LEE  
 Street Elevations  
 11024 - HW - 22 - 22 - DR - A - P001 100  
 For Comment P3  
 As indicated - 6/1 Oct 2021



Plot 1 Plot 2 Plot 3 Plot 4 Plot 5



Street Section D-D  
1:250



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



Plan



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

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
04/08/2021	211122	50 Burnieboozle Crescent Aberdeen AB15 8NP	Works to 1 Protected Tree; T1 - Leyandii - Remove as out grown location	Works to Tree Preservation Order	Approved	19/08/2021	Approved Conditionally
04/08/2021	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
09/08/2021	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
19/08/2021	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		
20/08/2021	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		
20/08/2021	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
24/08/2021	211229	Jason White Pavilion Hazlehead Park Goats Road Aberdeen	Proposed conversion of temporary container to form changing/shower rooms	Cert. of Lawfulness	Withdrawn	22/09/2021	Withdrawn by Applicant
25/08/2021	211245	3 Woodburn Crescent Aberdeen AB15 8JX	Erection of single storey extension to rear	Detailed Planning Permission	Approved	20/10/2021	Approved Unconditionally
31/08/2021	211270	25 Hazledene Road Aberdeen AB15 8LB	Formation of porch to front	Detailed Planning Permission	Approved	04/10/2021	Approved Unconditionally
02/09/2021	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
10/09/2021	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
16/09/2021	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
21/09/2021	211386	Jason White Pavilion Hazlehead Park Goats 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	Approved	08/11/2021	Approved Conditionally
21/09/2021	211379	The Park Cafe Hazlehead Park Hazlehead Aberdeen AB15 8BJ	Erection of store to rear with associated works	Detailed Planning Permission	Approved	24/11/2021	Approved Unconditionally
22/09/2021	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
04/10/2021	211446	5 Macaulay Walk Aberdeen AB15 8FQ	Erection of single storey extension to rear	Detailed Planning Permission	Approved	01/12/2021	Approved Unconditionally
26/10/2021	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		
04/11/2021	211569	35 Springfield Avenue Aberdeen AB15 8JJ	Erection of single storey extension, extension of an existing raised decking and formation of external steps to rear	Detailed Planning Permission	Pending		
04/11/2021	211576	19 Seafield Drive West Aberdeen AB15 7XA	Erection of single storey extension and extension of an existing garage to rear	Detailed Planning Permission	Pending		
19/11/2021	211632	8 Macaulay Grange Aberdeen AB15 8FF	Erection of single-storey extension to rear; erection of boundary walls to front, side and rear; formation of decking to rear	Detailed Planning Permission	Pending		
30/11/2021	211708	12 Macaulay Drive Aberdeen AB15 8FL	Works to 2 Protected Trees; T1 - Beech; T2 - Pine; - Cut back as damaged during storm & rotten / dead inside	Works to Tree Preservation Order	Pending		
01/12/2021	211697	25 Viewfield Avenue Aberdeen AB15 7XJ	Formation of dormer to rear	Detailed Planning Permission	Pending		
02/12/2021	211628	18 Seafield Road Aberdeen AB15 7YT	Extension of an existing garage to rear	Detailed Planning Permission	Pending		

## Planning Applications as per weekly planning list November 2021:

Reference	211569/DPP
Application Received	Wed 03 Nov 2021
Application Validated	Thu 04 Nov 2021
Address	35 Springfield Avenue Aberdeen AB15 8JJ
Proposal	Erection of single storey extension, extension of an existing raised decking and formation of external steps 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	Xinyi Li
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr David Fitzpatrick
Agent Name	Katrina Denholm
Agent Company Name	Katrina Denholm Architect
Agent Address	8 Scotsmill Avenue Blackburn United Kingdom AB21 0HR
Environmental Assessment Requested	No

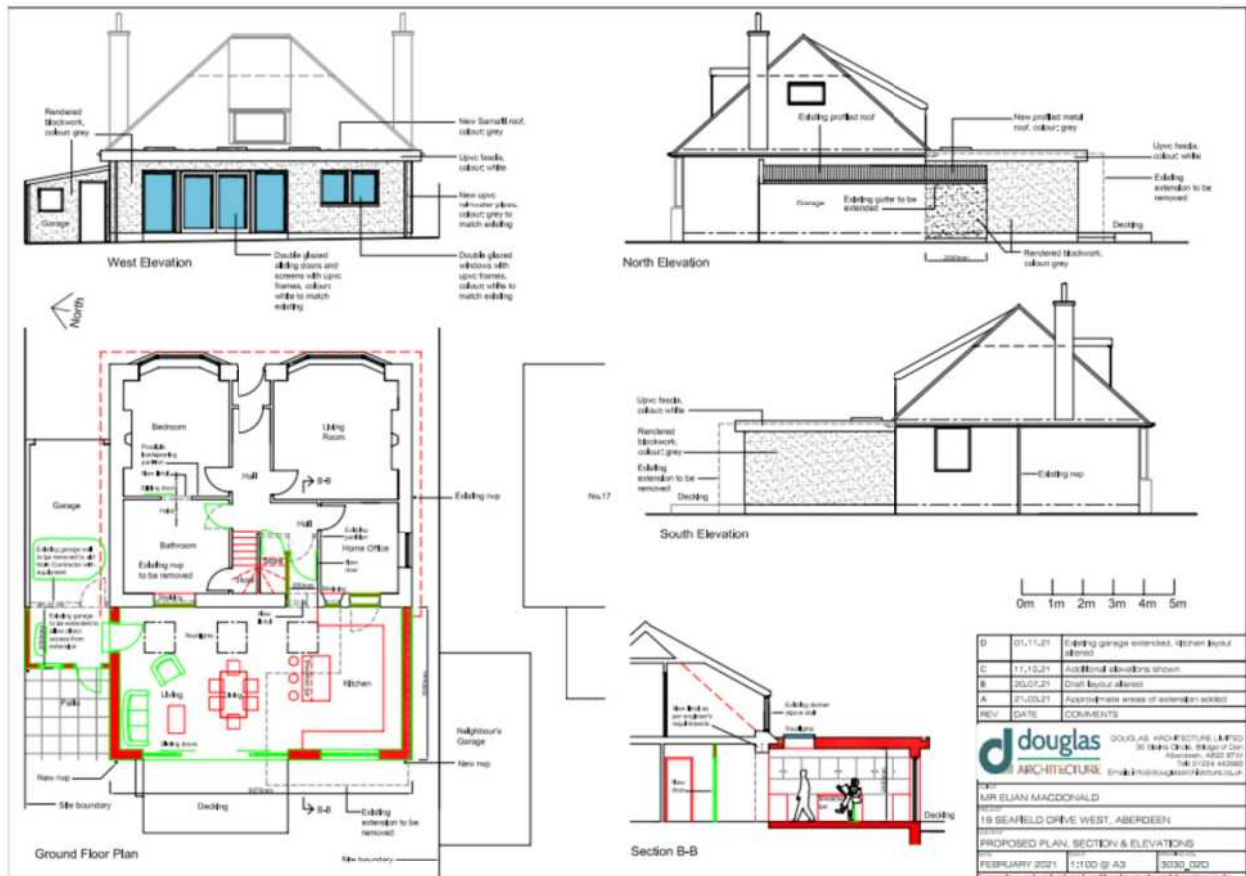
Application Validated Date	Thu 04 Nov 2021
Expiry Date	Fri 26 Nov 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Mon 03 Jan 2022
Local Review Body Decision Date	Not Available



Reference	211576/DPP
Application Received	Thu 04 Nov 2021
Application Validated	Thu 04 Nov 2021
Address	19 Seafield Drive West Aberdeen AB15 7XA
Proposal	Erection of single storey extension and extension of an existing garage 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	Roy Brown
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr Euan Macdonald
Agent Name	Steve Douglas
Agent Company Name	Douglas Architecture Ltd.

Agent Address	30 Slains Circle Bridge of Don Aberdeen Scotland AB22 8TW
Environmental Assessment Requested	No
Application Validated Date	Thu 04 Nov 2021
Expiry Date	Fri 26 Nov 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Mon 03 Jan 2022
Local Review Body Decision Date	Not Available

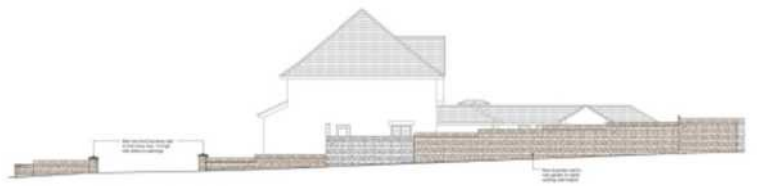


Reference	211632/DPP
Application Received	Mon 15 Nov 2021
Application Validated	Fri 19 Nov 2021
Address	8 Macaulay Grange Aberdeen AB15 8FF
Proposal	Erection of single-storey extension to rear; erection of boundary walls to front, side and rear; formation of decking to rear.
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

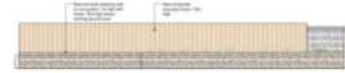
Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Ross McMahon
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr & Mrs Gary Milne
Agent Name	Ross Clarihew
Agent Company Name	J.V. Carroll, Chartered Architectural Technologists
Agent Address	Inverden House Queens Lane North Aberdeen Scotland AB15 4DF
Environmental Assessment Requested	No

Application Validated Date	Fri 19 Nov 2021
Expiry Date	Tue 14 Dec 2021
Standard Consultation Expiry Date	Not Available
Determination Deadline	Tue 18 Jan 2022
Local Review Body Decision Date	Not Available





**Northmost Boundary Elevation**  
 Boundary Note: 4"thick concrete to match existing building - 6"thick



**Rear West Boundary Elevation**



**Southmost Boundary Elevation**



**Front Boundary Elevation**



**JV CARROLL**  
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 www.jvcarroll.com

**Project Information**

Project Name	10000 W. 10th Ave. North
Project Location	10000 W. 10th Ave. North, Denver, CO
Project Status	Final Design
Project Start	10/2018
Project End	12/2018



Reference	211708/TPO
Application Received	Tue 30 Nov 2021
Application Validated	Tue 30 Nov 2021
Address	12 Macaulay Drive Aberdeen AB15 8FL
Proposal	Works to 2 Protected Trees; T1 - Beech; T2 -Pine; - Cut back as damaged during storm & rotten / dead inside
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

Application Type	Works to Tree Preservation Order
Expected Decision Level	Not Available
Case Officer	Richard Brough
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr Paul Wilson
Applicant Address	12 Macaulay Drive Aberdeen Scotland AB15 8FL
Environmental Assessment Requested	No
Application Validated Date	Tue 30 Nov 2021
Expiry Date	Not Available
Standard Consultation Expiry Date	Not Available
Determination Deadline	Mon 24 Jan 2022
Local Review Body Decision Date	Not Available



Photo of dead tree



Pine tree leaning towards house



Reference	211628/DPP
Application Received	Mon 15 Nov 2021
Application Validated	Wed 01 Dec 2021
Address	25 Viewfield Avenue Aberdeen AB15 7XJ
Proposal	Formation of dormer 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	Craigiebukler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr Peter Welsh
Agent Name	Katrina Denholm
Agent Company Name	Katrina Denholm Architect
Agent Address	8 Scotsmill Avenue Blackburn United Kingdom AB21 0HR
Application Validated Date	Wed 01 Dec 2021
Expiry Date	Thu 23 Dec 2021
Standard Consultation Expiry Date	Not Available

Det: \_\_\_\_\_  
 Loca: \_\_\_\_\_

**PROPOSED FIRST FLOOR PLAN**

**PROPOSED EAST ELEVATIONS**

**PROPOSED NORTH ELEVATIONS**

Materials for Dormer  
 Rafters - Natural Slate  
 Roof - Grey Sarnafil  
 Windows - UPVC Grey

DATE	21/11/2021	SCALE	1:50/100
PROJECT	Internal Alterations 25 Viewfield Avenue	DRAWN BY	KD
CLIENT	Peter Welsh	CHECKED BY	KD
PROJECT	PROPOSED FIRST FLOOR PLAN & REAR ELEVATION	DATE	21/11/2021
 KATRINA DENHOLM ARCHITECT			
SHEET NO.	1 of 1	DATE	21/11/2021

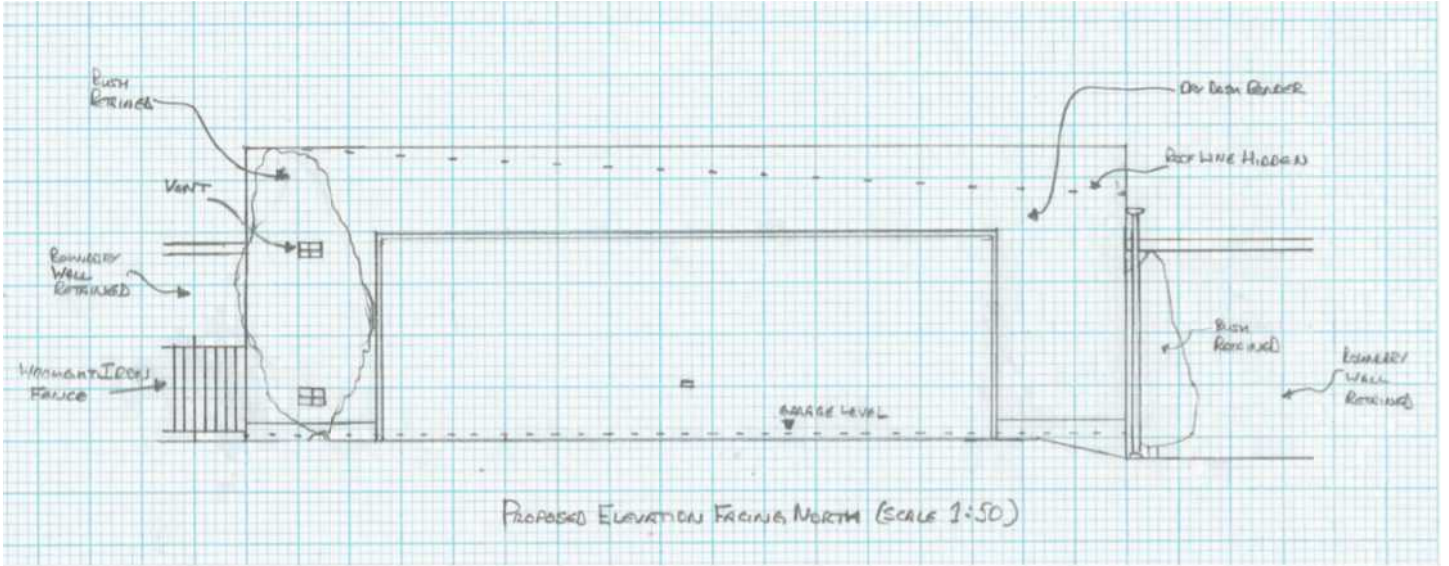
Reference	211697/DPP
Application Received	Fri 26 Nov 2021
Application Validated	Thu 02 Dec 2021
Address	18 Seafield Road Aberdeen AB15 7YT
Proposal	Extension of an existing garage to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Not Available
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr Fraser Macdonald
Applicant Address	18 Seafield Road Aberdeen AB15 7YT
Environmental Assessment Requested	No

Application Validated Date	Thu 02 Dec 2021
Expiry Date	Not Available
Standard Consultation Expiry Date	Not Available
Determination Deadline	Tue 01 Feb 2022
Local Review Body Decision Date	Not Available



PLAN SHOWING BOUNDARY EXISTING.  
PROPOSED GARAGE EXTENSION AT 18 SEAFIELD ROAD FOR MR F MACDONAGD



**Millar Bryce** 18, Seafield Road, ABERDEEN, AB15 7YT

	Reference: 0618528/NC	Co-ordinates at Centre:	Scale:	
	Version: 1.0	Easting: 391,506	1:500	
	Date: July 2021	Northing: 805,109	Paper Size: A4	



Sited Plan - Proposed Garage Extension At 18 Seafield Road For Mr F Macdonald