

Planning Matters

Reference	211528/DPP
Application Validated	Tue 26 Oct 2021
Address	Site Of Former Treetops Hotel 161 Springfield Road Aberdeen AB15 7SA
Proposal	Residential development of 77 units comprising 44 houses and 33 flats (6 storey block), 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

The Treetops planning application for 77 units (44 houses & 33 flats) including a six-storey block of flats has been approved after a site visit by the planning committee on Thursday 8th June by 6 votes to 4.

The affordable housing requirement at Braeside Primary School (application 221310) was also approved.

The Senior Planner, Matthew Easton was contacted as to why a decision notice has not been published on the council website – he confirmed that “The decision of the planning committee was a ‘willingness to approve’, subject to the signing of a legal agreement between the Council and the developer to secure financial obligations and other matters. The permission is not issued until the legal agreement is complete. The drafting of the agreement can often take several months and in this case the agreements for both the Treetops and Braeside sites will need to be agreed for the permissions to be issued. Once the legal agreements complete and registered the planning permissions will then be granted and decision notice published.

The changes between the initial and the finalised proposals are –

- Reduction in number of units from 89 (35 houses and 54 flats) to 77 (44 houses and 33 flats), resulting from replacement of the two flatted blocks on the western (rear) boundary of the site with townhouses. The parking associated with the flats is also removed, with the gardens of the proposed town houses now facing the rear boundary instead. The six storey block of flats in the north west corner is still proposed. These layout changes relate to the rear part of the site, with the remainder of the site only having minor layout adjustments and being fundamentally the same as initially proposed.

- The affordable housing requirement is now proposed off-site at the former Braeside Primary School (see application 221310/DPP). Treetops is now proposed as 100% open-market housing.
- The planning committee met to discuss the planning application along with the former Braeside Primary School development on 01/06/23 and it was decided that site visits to both sites will take place on 08/06/23 and immediately after the site visits a decision will be made on the two planning applications.



Final Layout



Initial Layout





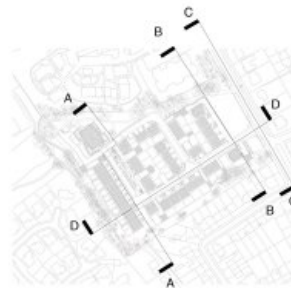
Street Section C-C
1:250



Street Section D-D
1:250



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



Key

Key
 4444 - dark green leaf - trees in foreground
 4444 - light green leaf - trees in background

Note
 Position and size of trees indicated in this drawing.

Table

NO.	DESCRIPTION	DATE
01	ISSUED FOR APPROVAL	12/19/20
02	ISSUED FOR APPROVAL	12/19/20
03	ISSUED FOR APPROVAL	12/19/20

HALLIDAY FRASER MUNRO
 CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Former Topazes Hotel Site, Aberdeen

Malcum Allan Housebuilders Ltd

Street Elevations (CONT.)

Project Reference
 1104 - HF/M - ZZ - ZZ - DR - A - P100 061

For Comment P2

As Indicated - All April 2023

Scale
 1:250

Program Office
 2 Collieston Street
 Aberdeen, AB10 1JH

1:250 scale bar
 0 10 20 30 40 50 60 70 80 90 100



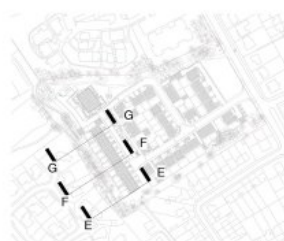
Indicative Site Section E - E
1:250



Indicative Site Section F - F
1:250



Indicative Site Section G - G
1:250



Key

Key
 4444 - light green leaf - trees in foreground
 4444 - high green leaf - trees in background

Note
 Position and size of trees indicative in this drawing. Lower height boundary line indicates as no survey has been taken within precise property grounds.

Table

NO.	DESCRIPTION	DATE
01	ISSUED FOR APPROVAL	12/19/20
02	ISSUED FOR APPROVAL	12/19/20

HALLIDAY FRASER MUNRO
 CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Former Topazes Hotel Site, Aberdeen

Malcum Allan Housebuilders Ltd

Indicative Rear Site Sections

Project Reference
 1104 - HF/M - ZZ - ZZ - DR - A - P100 152

For Comment P2

As Indicated - All April 2023

Scale
 1:250

Program Office
 2 Collieston Street
 Aberdeen, AB10 1JH

1:250 scale bar
 0 10 20 30 40 50 60 70 80 90 100

Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
10/02/2023	230167	22 Rubislaw Park Crescent Aberdeen AB15 8BT	Installation of replacement of domestic garage to rear	Detailed Planning Permission	Approved	17/03/2023	Approved Conditionally
20/02/2023	230197	Thornlea 14 Seafield Road Aberdeen AB15 7YT	Works to Multiple Protected Trees as per schedule of works	Works to Tree in Conservation Area	Approved	09/03/2023	Approved Unconditionally
22/03/2023	230312	74 Craigiebuckler Avenue Aberdeen AB15 8SU	Erection of 1.5 storey extension with front/rear dormer extension and erection of garage to side; erection of single storey extension and decking to rear	Detailed Planning Permission	Withdrawn	13/06/2023	Withdrawn by Applicant
23/03/2023	230369	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Works to 1 Protected Tree; T1 (36) - Beech - Fell as heavily diseased	Works to Tree Preservation Order	Approved	10/04/2023	Approved Conditionally
04/04/2023	230406	10 Burnieboozle Crescent Aberdeen AB15 8NP	Works to Protected Tree; T1 - Lime - Removal of any new growth around the base of the tree and any overhanging branches into property	Works to Tree Preservation Order	Approved	20/04/2023	Approved Conditionally
27/04/2023	230505	6 Countesswells Crescent Aberdeen AB15 8LP	Erection of single storey extension to rear	Detailed Planning Permission	Approved	06/06/2023	Approved Conditionally
03/05/2023	230503	19 Kepplestone Avenue Aberdeen AB15 7XF	Formation of pitched roof over existing garage to side	Detailed Planning Permission	Approved	20/06/2023	Approved Conditionally
31/05/2023	230666	4 Macaulay Walk Aberdeen AB15 8FQ	Erection of single storey extension with decking to rear	Detailed Planning Permission	Approved	27/07/2023	Approved Conditionally
13/06/2023	230724	26 Macaulay Drive Aberdeen AB15 8FL	Works 2 Protected Trees; T1 & T2 - Beech - Remove damaged branches from storm	Works to Tree Preservation Order	Approved	28/06/2023	Approved Conditionally
21/06/2023	230754	12 Craigiebuckler Drive Aberdeen AB15 8ND	Replacement of roof to an existing conservatory to rear	Detailed Planning Permission	Approved	25/07/2023	Approved Conditionally
29/06/2023	230801	13 Pinewood Place Airyhall Aberdeen AB15 8LT	Formation of dormers to front and rear; erection of garage to side and formation of front driveway; erection of decking with external steps to rear	Detailed Planning Permission	Pending		
11/07/2023	230791	Cunningham Building Macaulay Drive Aberdeen AB15 8QH	Change of use from class 7 (hotels and hostels) to class 10 (no-residential institutions) with associated fencing and landscaping works	Detailed Planning Permission	Pending		
26/07/2023	230891	39 Seafield Crescent Aberdeen AB15 7UT	Erection of 1st floor extension to rear and formation of dormers to side	Detailed Planning Permission	Pending		
27/07/2023	230913	13 Pinewood Place Airyhall Aberdeen AB15 8LT	Erection of single storey side extension	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list June/July 2023:

Reference	230724/TPO
Application Validated	Tue 13 Jun 2023
Address	26 Macaulay Drive Aberdeen AB15 8FL
Proposal	Works 2 Protected Trees; T1 & T2 - Beech - Remove damaged branches from storm
Status	Approved
Decision	Approve Conditionally
Decision Issued Date	Wed 28 Jun 2023



Reference	230754/DPP
Application Validated	Wed 21 Jun 2023
Address	12 Craigiebuckler Drive Aberdeen AB15 8ND
Proposal	Replacement of roof to an existing conservatory to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Validated Date	Wed 21 Jun 2023
Expiry Date	Mon 17 Jul 2023
Permission Expiry Date	Not Available
Determination Deadline	Sun 20 Aug 2023
Local Review Body Decision Date	Not Available

REFER TO SEPERATE DRAWING FOR CONSTRUCTION NOTES
 REFER TO SEPERATE STRUCTURAL ENGINEERS DRAWINGS & DETAILS

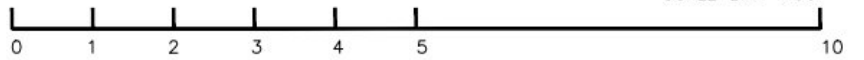


PROPOSED NORTH-EAST ELEVATION

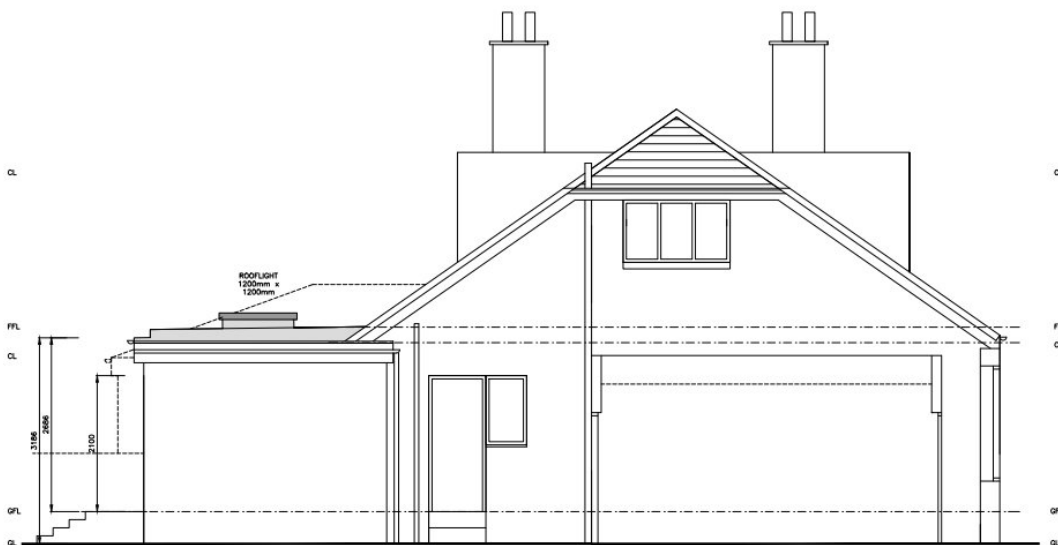
- Existing Brown Concrete roof tiles
- Existing Grey GRP flat roof covering
- Proposed Grey single ply membrane flat roof
- Proposed Grey aluminum rooflight
- Proposed Brown UPVC rainwater goods
- Proposed Brown UPVC soffit & fascia
- Existing Brown UPVC windows & doors
- Existing Brown drydash render

SCALE BAR 1:50

PROPOSED GROUND FLOOR PLAN



REFER TO SEPERATE DRAWING FOR CONSTRUCTION NOTES
 REFER TO SEPERATE STRUCTURAL ENGINEERS DRAWINGS & DETAILS



PROPOSED NORTH-WEST ELEVATION

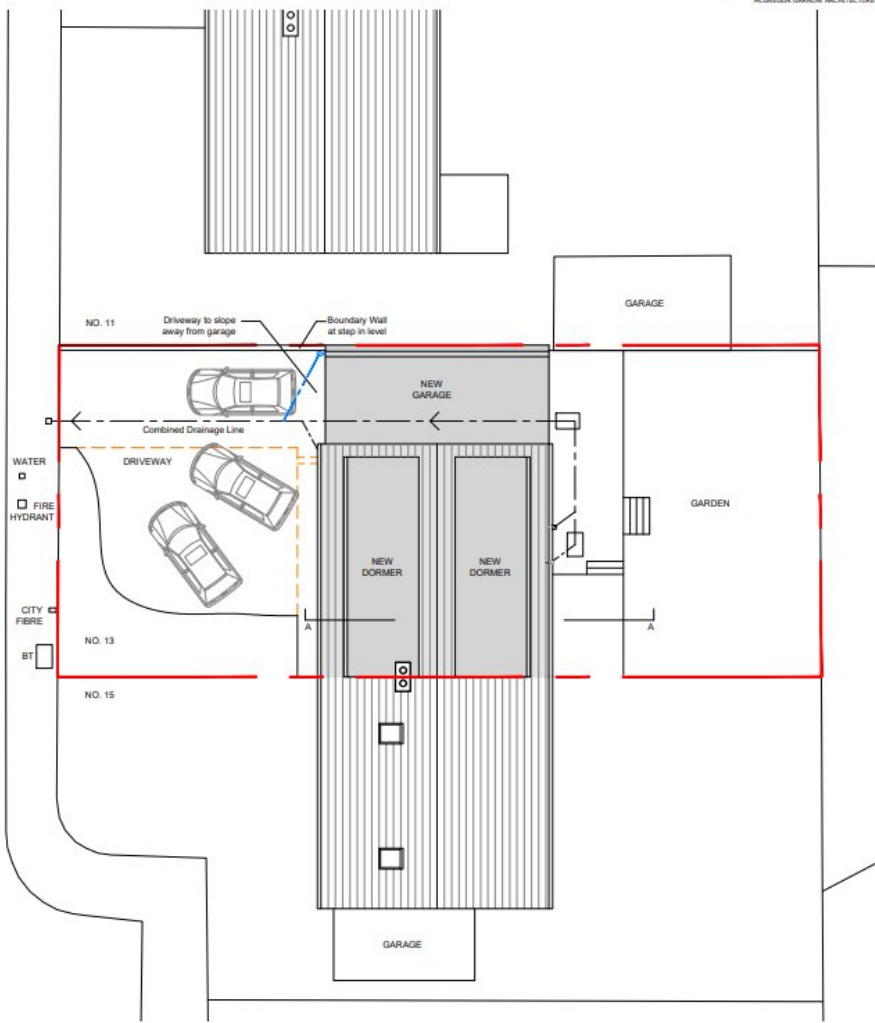
SCALE BAR 1:50



Reference	230801/DPP	
Application Validated	Thu 29 Jun 2023	
Address	13 Pinewood Place Airyhall Aberdeen AB15 8LT	
Proposal	Formation of dormers to front and rear; erection of garage to side and formation of front driveway; erection of decking with 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	Esmond Sage	
Community Council	Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells	
District Reference	Not Available	
Applicant Name	Mr Mark Stuart	
Agent Name	Ron McGregor	
Agent Company Name	McGregor Garrow Architecture	
Agent Address	12 Laverock Road Newburgh Ellon AB41 6FN	
Environmental Assessment Requested	No	
Application Validated Date	Thu 29 Jun 2023	
Expiry Date	Mon 24 Jul 2023	
Permission Expiry Date	Not Available	
Determination Deadline	Mon 28 Aug 2023	
Local Review Body Decision Date	Not Available	

Use not scale of this drawing. All dimensions to be checked on site, discrepancies to be brought to the attention of the designer before pin.
 © THE COPYRIGHT OF THIS DRAWING BELONGS TO MCGREGOR GARDNER ARCHITECTURE.

PINEWOOD PLACE



SITE PLAN 1:200



Rev.	By	Description	Dt



Reference	230791/DPP
Application Validated	Tue 11 Jul 2023
Address	Cunningham Building Macaulay Drive Aberdeen AB15 8QH
Proposal	Change of use from class 7 (hotels and hostels) to class 10 (no-residential institutions) with associated fencing and landscaping works
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	Alex Ferguson
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells

District Reference	Not Available
Applicant Name	Bright Horizons Family Solutions Ltd
Agent Name	John Handley
Agent Company Name	John Handley Associates Ltd
Agent Address	65A Leamington Terrace Edinburgh EH10 4JT
Environmental Assessment Requested	No
Application Validated Date	Tue 11 Jul 2023
Expiry Date	Thu 10 Aug 2023
Permission Expiry Date	Not Available
Determination Deadline	Sun 10 Sep 2023
Local Review Body Decision Date	Not Available

Application for planning permission for change of use and internal alterations of existing HMO/Hostel (class 7) to children's nursery/day centre (class 10) to allow extension of existing nursery facility into whole building; and associated minor alterations to external yard and garden areas

This application was submitted via the eplanning portal (online reference: 100631829-001) and seeks permission to change the eastern part of the building from its existing HMO/Hostel (class 7) use to a children's nursery/day centre (class 10) use. This change would allow the existing nursery facility to occupy the whole building. In addition to the change of use and internal alterations to facilitate the extended nursery operation, minor alterations to the external yard and garden areas are also proposed. No external alterations to the building are proposed.

The building is associated with the James Hutton Institute, a scientific research educational facility which is located to the south west of the Cunningham Building. The eastern end of the building extends to 150 sqm and currently consists of 6 bedrooms, a kitchen and laundry area which has been used as a hostel for visitors to the research institute and has operated as a House in Multiple Occupancy (HMO) for a number of years. As noted above, the remainder of the building currently contains a children's nursery operated by Bright Horizons as one of its First Class Day Nursery and Preschool centres. To the north, east and south west of the application site are a range of storage, office, research and educational buildings associated with the James Hutton Institute. To the south of the site is a local nature reserve and pond with established housing (Macaulay Gardens) further to the south beyond an established woodland area. Further established residential development is located to the north west of the site off Macaulay Drive. Vehicle and pedestrian access to the building is taken from Macaulay Drive, which connects onto Countesswells Road to the south. The building is currently served by a car parking area to the west of the building which has capacity for 20 spaces which will remain as currently provided.

Photographs showing the location of the building and the surrounding area are provided below.



Site	First Class Nursery - 4539	Address	Cunningham Building, Macaulay Drive, Craige buckler, Aberdeen.
Title	Ground Floor Plan GA - Whole plan - Comparison		
Drawn	SM	Date	28.03.23
Rev	26	Status	PRO
Scale	1:150		

All drawings are to dimensions
 Except scale from the drawing
 CMC is responsible for the accuracy of the drawings and the information contained therein. It is the responsibility of the client to ensure that the drawings are used for the intended purpose and that they are not used for any other purpose without the written consent of CMC.

Bright Horizons
 2 Green Court,
 Rosendean,
 Edinburgh EH11 5QS,
 TEL: 01753 419800



Reference	230891/DPP
Application Validated	Wed 26 Jul 2023
Address	39 Seafield Crescent Aberdeen AB15 7UT
Proposal	Erection of 1st floor extension to rear and formation of dormers to side
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	Sam Smith
Community Council	Craige buckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells

District Reference	Not Available
Applicant Name	Mr & Mrs G McCallan
Agent Name	Steven Lawrence
Agent Company Name	LAS Architecture
Agent Address	Upper Balblair Studio Midmar Aberdeenshire AB51 7NA
Environmental Assessment Requested	No
Application Validated Date	Wed 26 Jul 2023
Expiry Date	Fri 18 Aug 2023
Permission Expiry Date	Not Available
Determination Deadline	Mon 25 Sep 2023
Local Review Body Decision Date	Not Available



Planning Submission, by	July 2022	A
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EXISTING

L A S

ARCHITECTURE

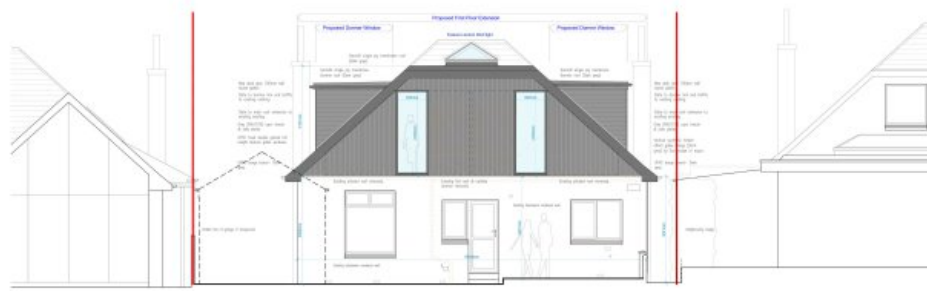
Upper Balblair Studio, Midmar, Aberdeenshire, AB51 7NA
01330 850 024
info@las-ir-ltd.com
www.las-ir-ltd.com

Written sizes take preference over scaled sizes.
Large scale blocks take preference over small scale.
All dimensions to be checked on site.
Discrepancies to be referred to this office for decision.

GRAPHIC SCALE BAR 1:1250



PROJECT TITLE : LAS23021 - Proposed First Floor Extension
ADDRESS : 39 Seafield Crescent, Aberdeen, AB15 7UT
CLIENT : Mr & Mrs G McCallan
DRAWING TITLE : Location Plan



PROPOSED NORTH WEST FACING (REAR) ELEVATION
Scale 1:50



PROPOSED NORTH EAST FACING (SIDE) ELEVATION
Scale 1:50



PROPOSED SOUTH WEST FACING (SIDE) ELEVATION
Scale 1:50

- Proposed Finish Specification:
- Walls:
- Textured vertical wood effect gable barge - Dark Grey
- Roof:
- Natural slate roof, dormer cheeks and barge sections to match existing
 - Single ply membrane to barge, eave sections and main flat roof. Colour: Grey
- Windows:
- Dark grey upvc double glazed windows to match existing
- Rainwater goods:
- Dark UPVC Guttering and downpipes to match existing



Planning Application No. [] of 2023

PLANNING LAS
ARCHITECTURE

Upper Decker Road, Monro, Aberdeen, AB15 7NA
01224 501234
info@planninglas.com
www.planninglas.com

PROJECT FILE: LAS23021 - Proposed First Floor Extension
ADDRESS: 35 Seafield Crescent, Aberdeen, AB15 7UT
DRAWN BY: MR & MISS G McCulloch
CHECKED BY: Proposed Extensions

PROJECT NUMBER: LAS23021-01
DATE: 04/07/2023
SCALE: A1
SHEET: 1
DATE: JULY 2023
SHEET: 1
TOTAL SHEETS: 1

Reference	230913/DPP
Application Validated	Thu 27 Jul 2023
Address	13 Pinewood Place Airyhall Aberdeen AB15 8LT
Proposal	Erection of single storey side extension
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	Esmond Sage
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells

District Reference	Not Available
Applicant Name	Mr Mark Stuart
Agent Name	Ron McGregor
Agent Company Name	McGregor Garrow Architecture
Agent Address	12 Laverock Road Newburgh Ellon AB41 6FN
Environmental Assessment Requested	No
Application Validated Date	Thu 27 Jul 2023
Expiry Date	Fri 18 Aug 2023
Permission Expiry Date	Not Available
Determination Deadline	Tue 26 Sep 2023
Local Review Body Decision Date	Not Available

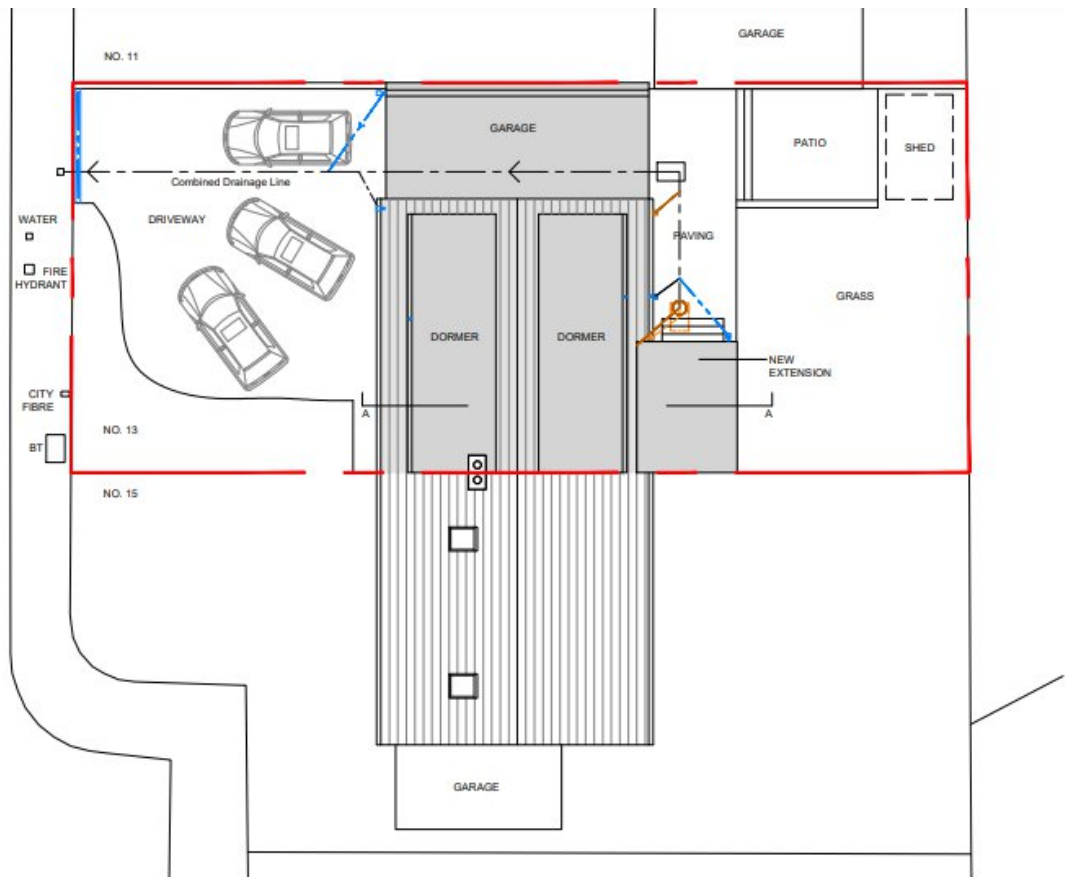


LOCATION PLAN 1:1250



Rev.	By	Description	Date
EXISTING			
12 Laverock Road Newburgh AB41 6FN 07740 193453 info@mcgregorgarrow.co.uk www.mcgregorgarrow.co.uk			
Project: House Extension			
Location: 13 Pinewood Place, Aberdeen			

PINEWOOD PLACE



SITE PLAN 1:200



Rev.	By	Description	Date
B	RMC	Extension added	24/07/23
A	RMC	Driveway drainage	24/07/23

PLANNING

12 Leverock Road
Newburgh
AB41 6FN
07740 103463
info@mcgregor-garrow.co.uk
www.mcgregor-garrow.co.uk

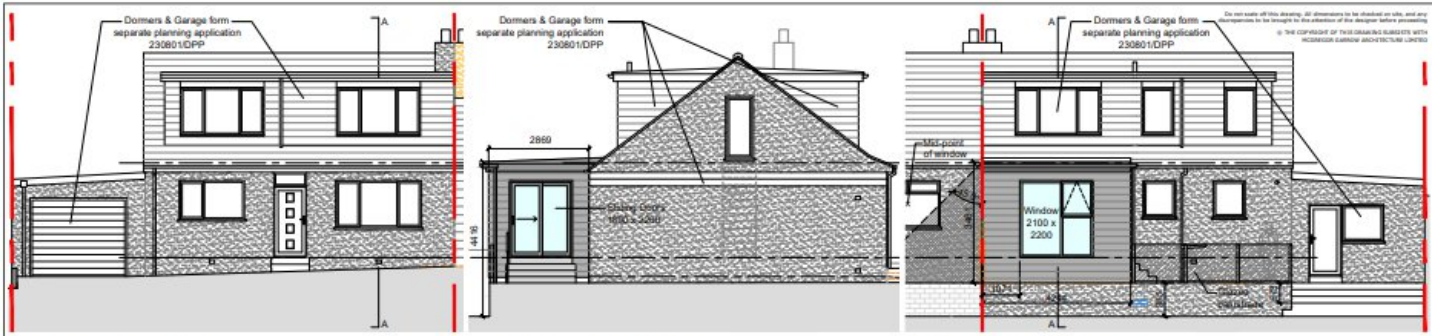
mcgregor garrow
ARCHITECTURE

Project
House Extension

Location
13 Pinewood Place, Aberdeen

Client
Mark Stuart

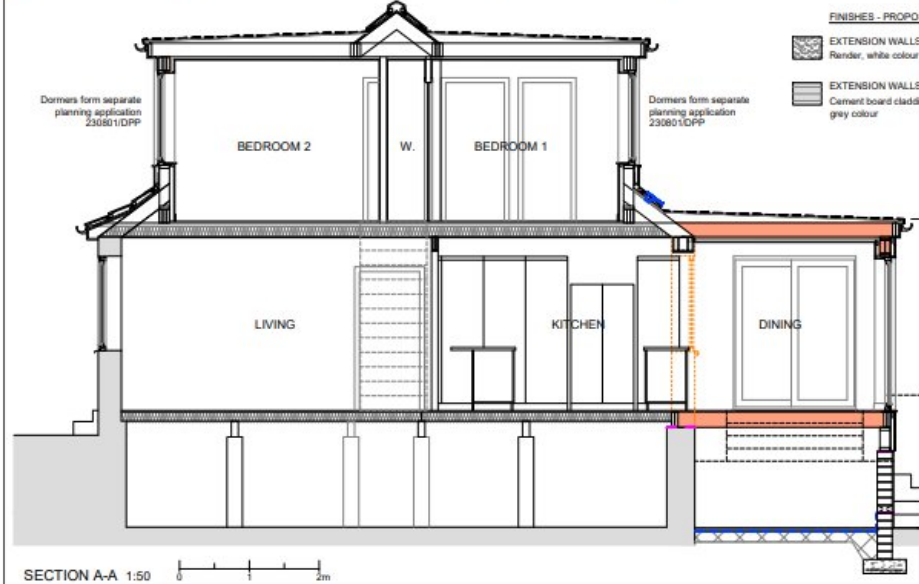
Drawing Title
Proposed Site Plan



NORTH-WEST ELEVATION 1:100
0 5m

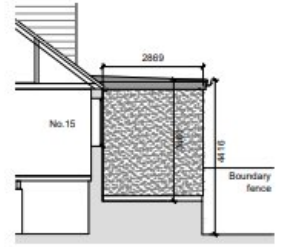
NORTH-EAST ELEVATION 1:100
0 5m

SOUTH-EAST ELEVATION 1:100
0 5m



SECTION A-A 1:50
0 2m

- FINISHES - PROPOSED**
- EXTENSION WALLS (South-West)
Render, white colour
 - EXTENSION WALLS
Cement board cladding, grey colour
 - FLAT ROOF
Single-ply roof membrane, grey colour
 - WINDOWS & DOORS
PVCu, grey colour
 - SOFFITS & FASCIAS
PVCu, grey colour
 - RAINWATER GOODS
PVCu, grey colour



SOUTH-WEST ELEVATION 1:100
0 5m

13 Pinewood Place, Aberdeen AB9 8PL		24/03/23	
230801/DPP		23/03/23	
230801/DPP		23/03/23	
PLANNING			
Project: House Extension			
Location: 13 Pinewood Place, Aberdeen			
Client: Mark Stuart			
Drawing Title: Proposed Elevations / Section			
Project No: S075	Issuing No: 201	Revision: B	
Scale: A3 1:100 / 1:50	Date: JUN 2023	Drawn by: RM:G	