

Planning Matters

Reference	251370/DPP
Application Validated	Tue 16 Dec 2025
Address	Land At Treetops Grove The Treetops Development Springfield Road Aberdeen AB15 7SA
Proposal	Construction of 12 semi-detached houses and associated infrastructure (in place of 13 unbuilt townhouses approved under planning permission 211528/DPP)
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	Nat Roesch
Agent Company Name	Halliday Fraser Munro
Agent Address	8 Victoria Street Aberdeen AB10 1XB
Environmental Assessment Requested	No
Application Validated Date	Tue 16 Dec 2025
Expiry Date	Thu 15 Jan 2026
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Sun 15 Feb 2026
Local Review Body Decision Date	Not Available





Street Elevation A-A



P01 Planning submission 11.12.25



HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Project: Former Tree Tops Hotel Site, Aberdeen Project No: 11934

Client: Malcolm Allan Housebuilders Ltd

Title: Street Elevation A-A

Document Reference	
Reference Number	Description
11934 - HFM - ZZ - ZZ - DR - A - 02 - 418	Street Elevation A-A

Drawing Date: For Planning Revision: P01
Scale: 1:200 @ A2 Date: Dec. 2025

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consent. This is the second time that James Hutton Institute have been in breach of planning regulations.



A retrospective planning application was 20/11/25

Reference	251251/ADV
Application Validated	Thu 20 Nov 2025
Address	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH
Proposal	Installation of 2 non-illuminated free standing signs
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available

Local Review Body Decision	Not Available
Application Type	Advertisement Consent
Expected Decision Level	Not Available
Case Officer	Jennifer Keohane
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	James Hutton Institute
Agent Name	Halliday Fraser Munro Planning
Agent Company Name	Halliday Fraser Munro
Agent Address	8 Victoria Street Aberdeen AB10 1XB
Environmental Assessment Requested	No
Application Validated Date	Thu 20 Nov 2025
Expiry Date	Not Available
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Mon 19 Jan 2026
Local Review Body Decision Date	Not Available

Analysis

The signs are non-illuminated and are not information heavy, therefore they will not pose a distraction to road users and are appropriate for the site and wider area in terms of their visual impact.

The location of both signs is set back from the roadside and behind the newly relocated boundary wall as to not impede visibility splays or conflict with road safety requirements. See the figures below.

The scale of the design is relative to the surroundings and will not prove dominating, which is appropriate for the character of the area and suitable for road safety purposes.

The content of the design is limited the name and logo of the business, to aid in the identification of the site by pedestrians and road users. This is the new main access into the James Hutton Institute. Its main purpose is to relocate traffic from the previous below standard access to this new access and create a new clear presence in Aberdeen City for the Institute. These new signs are an integral element of that agreed approach.

The signs will be maintained by the applicant, to ensure safety and cleanliness.

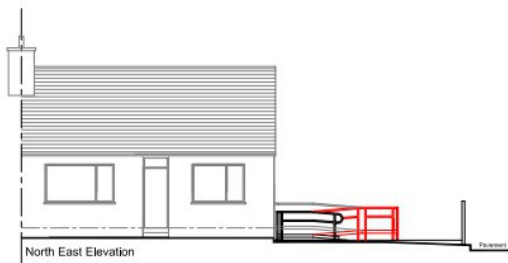
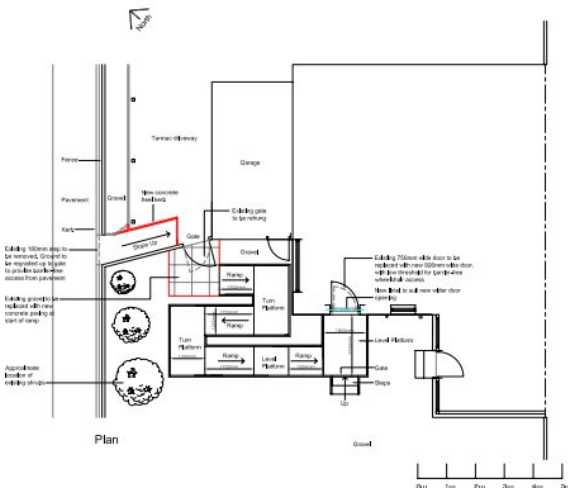
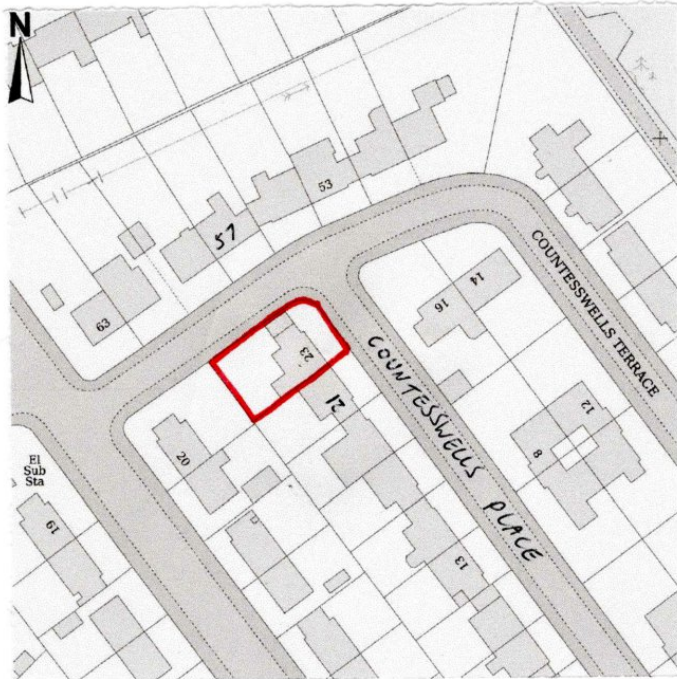
The proposed signs are therefore compliant with the requirements of The Town and Country Planning (Control of Advertisement) (Scotland) Regulations 1984.

Planning Application Summary with Decisions December 2025- January 2026

A	B	C	D	E	F	G	H
Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
05/08/2025	250827	Thornlea 14 Seafield Road Aberdeen AB15 7YT	Works to 1 Protected Tree; Poplar - removal	Works to Tree in Conservation Area	Approved	20/08/2025	Approved Unconditionally
27/08/2025	250920	Opposite 146 Seafield Road Aberdeen AB15 7YN	Installation of 7M high telecommunication pole	Courtesy Notification - Telecomms	Determined	29/08/2025	Permitted Development
02/09/2025	250946	24 Seafield Road Aberdeen AB15 7YT	Works to 1no. Protected Tree; T1 - Oak; Removal of branches	Works to Tree in Conservation Area	Approved	22/09/2025	Approved Unconditionally
08/09/2025	250949	97 Springfield Road Aberdeen AB15 7RT	Existing erection of single storey rear extension	Cert. of Lawfulness (Existing)	Certificate issued	07/11/2025	Issue Cert. of Lawfulness
11/09/2025	250994	225 Queen's Road Aberdeen AB15 8DL	Works to 1no. Protected Tree: T1 - Beech Tree - 30% crown reduction; T2 - Purple Plum Tree - selective branch reduction and thin up to 30% volume	Works to Tree Preservation Order	Approved	26/09/2025	Approved Conditionally
17/09/2025	250998	13 Countesswells Place Aberdeen AB15 8LR	Formation of dormer to front	Detailed Planning Permission	Approved	09/12/2025	Approved Conditionally
22/09/2025	251008	20 Countesswells Avenue Aberdeen AB15 8LL	Erection of 1.5 storey extensions and formation of dormers to side and rear and installation of decking with external steps to side	Detailed Planning Permission	Approved	20/01/2026	Approved Conditionally
02/10/2025	251064	22 Pinewood Road Aberdeen AB15 8NA	Erection of single storey extension to rear	Detailed Planning Permission	Approved	26/11/2025	Approved Conditionally
09/10/2025	251103	1 And 2 Groats Road Aberdeen AB15 8BE	Prior Notification (Demolition) of complete demolition of buildings	Prior Notification (Demolition)	Determined	03/11/2025	Prior Approval Not Required
30/10/2025	251197	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Works to Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	14/11/2025	Approved Conditionally
20/11/2025	251251	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Installation of 2 non-illuminated free standing signs	Advertisement Consent	Pending		
24/11/2025	251285	10A Seafield Road Aberdeen AB15 7YT	Replacement of doors to front and rear and formation of full height window from an existing french door to side	Detailed Planning Permission	Approved	16/01/2026	Approved Conditionally
16/12/2025	251370	Land At Treetops Grove The Treetops Development Springfield Road Aberdeen AB15 7SA	Construction of 12 semi-detached houses and associated infrastructure (in place of 13 unbuilt townhouses approved under planning permission 211528/DPP)	Detailed Planning Permission	Pending		
08/01/2026	260002	23 Countesswells Place Aberdeen AB15 8LR	Installation of modular ramp with balustrade to front	Detailed Planning Permission	Pending		
22/01/2026	260068	38 Hazledene Road Aberdeen AB15 8LD	Erection of single storey extension with flue and external steps to rear/side; erection of gym outbuilding to rear and erection of garage to front	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list December 2025-January 2026:

Reference	260002/DPP
Application Validated	Thu 08 Jan 2026
Address	23 Countesswells Place Aberdeen AB15 8LR
Proposal	Installation of modular ramp with balustrade to front
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	Jacob Latto
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mrs Emer Pringle
Agent Name	Steve Douglas
Agent Company Name	Douglas Architecture Ltd.
Agent Address	220 Baberton Mains Drive Edinburgh EH14 3EA
Environmental Assessment Requested	No
Application Validated Date	Thu 08 Jan 2026
Expiry Date	Fri 06 Feb 2026
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Sat 07 Mar 2026
Local Review Body Decision Date	Not Available



REV	DATE	COMMENTS
A	16.11.2025	Revisions added

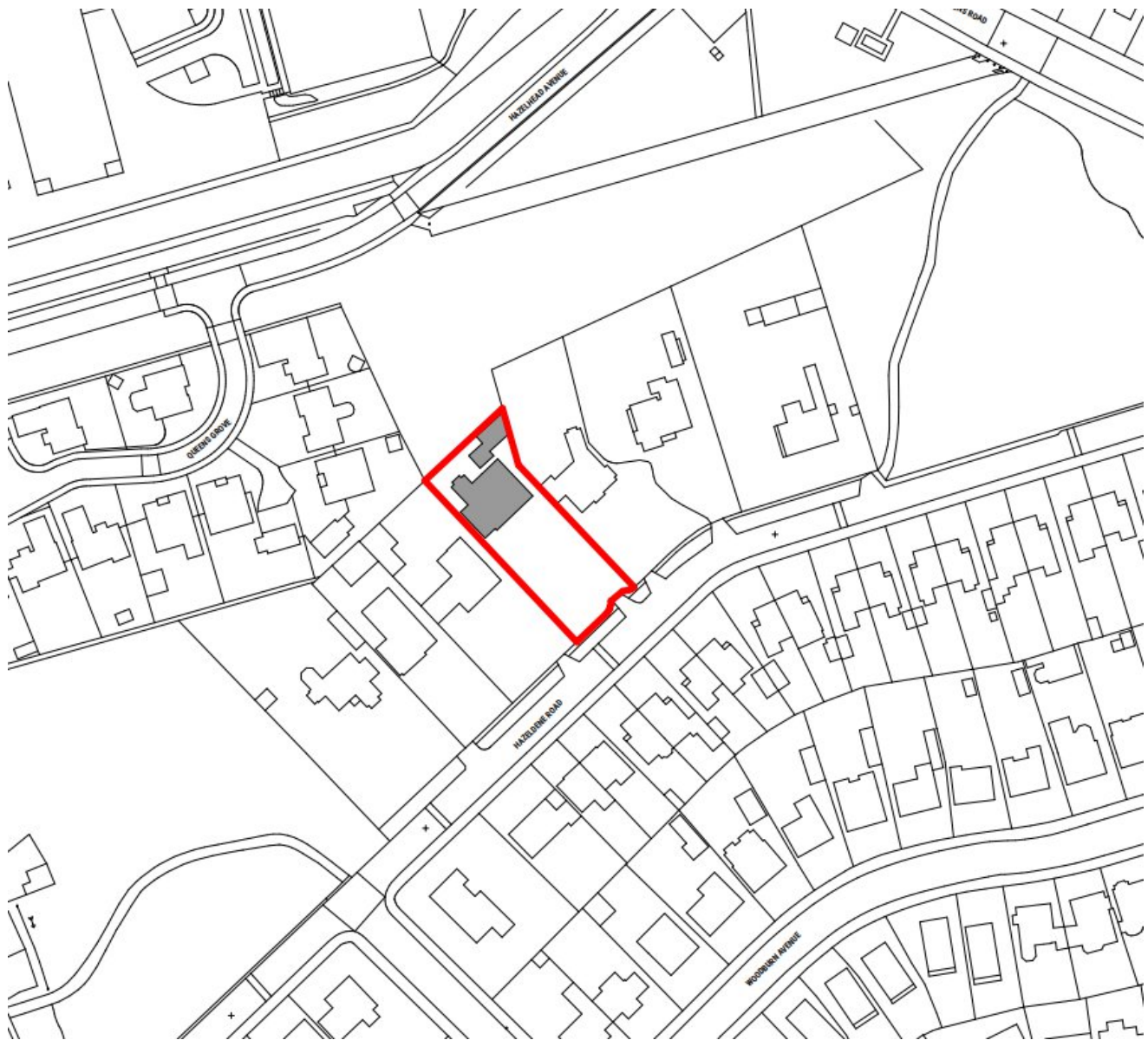
douglas ARCHITECTURE
 DOUGLAS ARCHITECTURE LTD
 222 BATHURST WALK, ABERDEEN, AB9 8JH
 TEL: 01224 433999
 EMAIL: info@douglasarch.co.uk

OWNER: FRINGLE
 23 COUNTESSWELLS PLACE, ABERDEEN
 PROPOSED PLAN & ELEVATIONS
 NOVEMBER 2025 1:100 @ A3 3155_DSA

Reference	260068/DPP
Application Validated	Thu 22 Jan 2026
Address	38 Hazledene Road Aberdeen AB15 8LD
Proposal	Erection of single storey extension with flue and external steps to rear/side; erection of gym outbuilding to rear and erection of garage to front
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

There are [26 documents](#) associated with this application.

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Rebecca Kerr
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr & Mrs Bruce & Laura Jepp
Agent Name	Jonathan Cheyne
Agent Company Name	MAC Architects
Agent Address	324 North Deeside Road Cults Aberdeen AB15 9SE
Environmental Assessment Requested	No
Application Validated Date	Thu 22 Jan 2026
Expiry Date	Fri 20 Feb 2026
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Sat 21 Mar 2026
Local Review Body Decision Date	Not Available





NOTE

1. All work to be completed by 31st March 2024.
2. All work to be completed by 31st March 2024.
3. All work to be completed by 31st March 2024.
4. All work to be completed by 31st March 2024.

THE ABOVE CANNOT BE TAKEN AS A GUARANTEE

DISCLAIMER: ALL WORK CANNOT BE TAKEN AS A GUARANTEE

CONSTRUCTION KEY	PROPOSED MATERIAL KEY	EXISTING MATERIAL KEY
EXISTING	RECYCLED BRICK'S STONEMASONRY	EXISTING GREEN ROOF SYSTEM
DEMOLITION	NEW TYPICAL BRICKS COLOURED TO MATCH EXISTING	EXISTING BRICKWORK AND ROOF
PROPOSED	NEW TYPICAL BRICKS COLOURED TO MATCH EXISTING	BLACK FULL INSULATED GLAZING AND ROOFING
	NEW TYPICAL BRICKS COLOURED TO MATCH EXISTING	

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GENERAL INFORMATION, SCALE AND DIMENSIONS SECTION

FOR INFORMATION OF CLIENTS AND OTHERS

1:100 (VERTICAL SCALE)

1:50 (HORIZONTAL SCALE)

DATE: 14.01.2024

SCALE: 1:100 (VERTICAL SCALE)

SCALE: 1:50 (HORIZONTAL SCALE)

DATE: 14.01.2024

