

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

Do not scale this drawing.
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The James Hutton Institute junction off Countesswells Road . Advertising Hoardings

Craigiebuckler and Seafield community council have been made aware of two large advertising hoardings at the entrance to James Hutton Institute new access road of Countesswells Road.

CSCC wrote to the City Council Planning Department as we were unaware of any planning application for advertising hoardings at the James Hutton Institute. On 09/09/25 the Planning Inspector replied to say that the Planning Service observed the signs at a recent site visit and a check of their records has confirmed that no consent has been sought and, as such, appear to be unauthorised and in breach of advertisement regulations. Subsequently they have already contacted The James Hutton Institute's agent and requested the an application for advertisement consent to be submitted for consideration by 01 October 2025 to seek the view of the Planning Service on obtaining the required 'retrospective' 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 February 2026

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
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	Approved	09/02/2026	Approved Conditionally
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		
13/02/2026	260142	35 Rubislaw Park Crescent Aberdeen AB15 8BT	Erection of single storey extension to side and rear, formation of raised decking with external steps to rear and extension to driveway to front	Detailed Planning Permission	Pending		

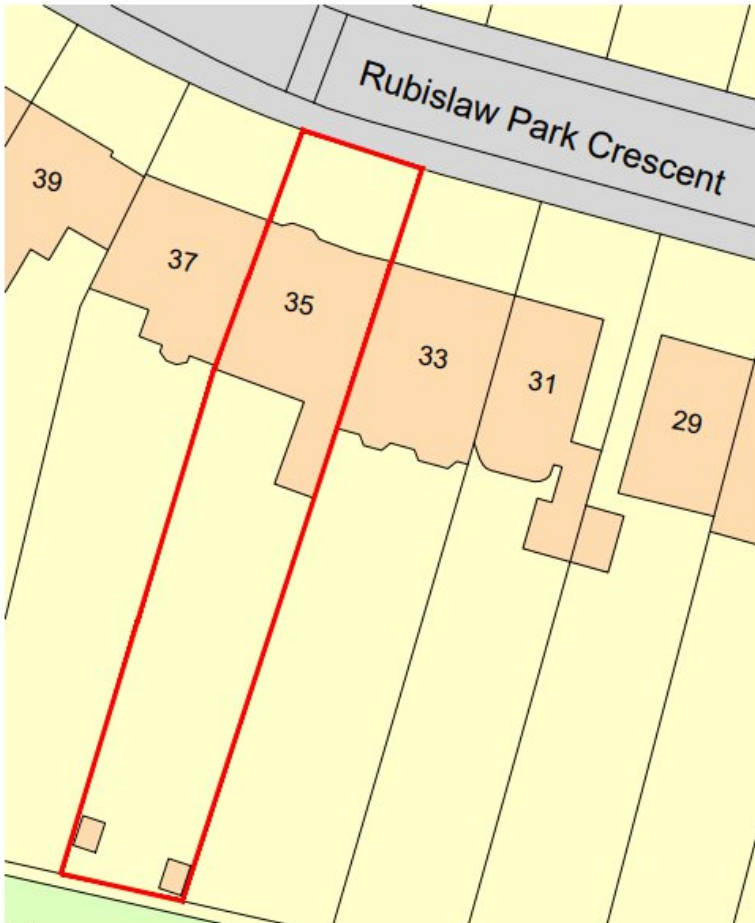
Planning Applications as per weekly planning list -February 2026:

Reference	241216/DPP
Application Validated	Wed 23 Oct 2024
Address	West End FC Playing Fields Hazlehead Park Aberdeen AB15 8BJ
Proposal	Upgrading of existing grass football pitch to 3G synthetic pitch with associated fencing, gates, floodlighting and all associated works
Status	Approved
Decision	Approve Conditionally
Decision Issued Date	Thu 12 Feb 2026
Appeal Status	Not Available
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

Reference	260142/DPP
Application Validated	Fri 13 Feb 2026
Address	35 Rubislaw Park Crescent Aberdeen AB15 8BT
Proposal	Erection of single storey extension to side and rear, formation of raised decking with external steps to rear and extension to driveway to front
Status	Pending
Appeal Status	Not Available
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	Mr Rade Gvozdanovic
Agent Name	PAUL WALBER
Agent Company Name	All Design (Scotland) Limited
Agent Address	James Gregory Centre, Campus 2 Bridge Of Don Aberdeen AB22 8GU
Environmental Assessment Requested	No
Application Validated Date	Fri 13 Feb 2026
Expiry Date	Mon 16 Mar 2026
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Sun 12 Apr 2026
Local Review Body Decision Date	Not Available



Block Plan
Scale 1:200
0m 10m 20m

These drawings are to be read in conjunction with:
AD 1584 / 01, 02, 03, 04, 05, 06 and 07



Location Plan
Scale 1:1250

0m 10m 20m 40m

When contractor to check all dimensions. Construction or manufacture of components not to be carried out if Main contractor has doubt regarding dimension. Contact designer immediately. Dimensions are in millimetres unless otherwise specified. These drawings are for Planning and Building Warrant submissions only.



Aberdeen Innovation Park, Campus 2, James Gregory Centre
Bridge of Don, Aberdeen, AB22 8GU
Telephone Number - 01224 701576
Website - www.ai-design.co.uk

Project Development at 35 Rubislaw Park Crescent,
Aberdeen, AB15 8BT

Drawing Title Location and Block Plan

Drawing Number AD 1584 / 01 Rev G

Scale 1:1250, 1:200 @ A2 Date: 31st January 2024
Drawn: CM

Rev	Comments	Date	By
G	Issued to Planning	04.02.26	PW
F	Issued to Client	21.01.26	AB
E	Issued to Tender	01.01.24	RS
D	Issued to Client for Approval	22.12.23	PW
C	Issued to Planning	13.10.23	AB
B	Issued to Planning	03.12.22	PW
A	Issued to Planning and Building Control	26.11.22	CM

