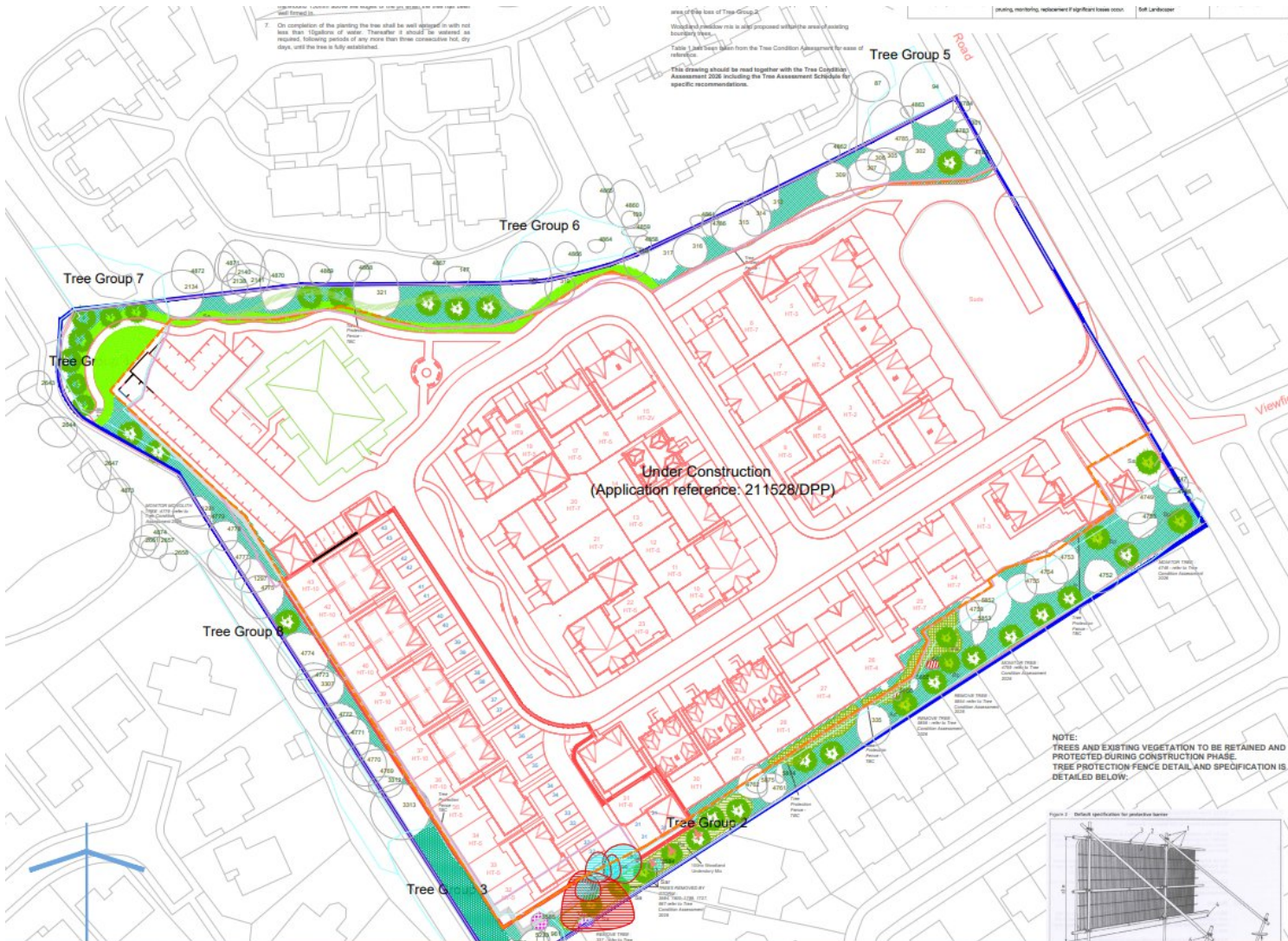


**Planning Matters**

Reference	260229/TPO
Application Validated	Thu 05 Mar 2026
Address	Former Treetops Hotel 161 Springfield Road Aberdeen AB15 7SA
Proposal	Works to 10 Protected Trees as per schedule of works
Status	Withdrawn
Decision	Withdrawn by Local Authority
Decision Issued Date	Fri 13 Mar 2026
Appeal Status	Not Available
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available



7. On completion of the planting the tree shall be well irrigated in with not less than 10 litres of water. Thereafter it should be irrigated as required, following periods of any more than three consecutive hot, dry days, until the tree is fully established.

area of the base of Tree Group 5  
Woodland Understorey mix is also proposed within the area of existing boundary trees.  
Table 1 shall refer to the Tree Condition Assessment for ease of reference.  
This drawing should be read together with the Tree Condition Assessment 2026 including the Tree Assessment Schedule for specific recommendations.

planting, maintenance, replacement & significant basis costs | All Landscaper

They have been chosen for their appropriateness to their individual location. Pruning, other than for health and safety reasons, should not be necessary. They should however, be inspected by a suitably qualified arboriculturalist annually.  
An area 1m diameter at the base of the trees shall be kept clear of weed and grass either mechanically or by using an approved herbicide.  
Trees older and less should be inspected 3 times per year (Autumn, Winter and Spring).  
All dead and diseased branches, or those broken due to malicious action or wind damage should be clearly removed and the saw cleaned 100.  
All trees which have been removed or which are found to be dying, severely damaged or damaged will be replaced by trees of similar size and species to those originally planted. These should be replaced as soon as suitable weather conditions allow.

PROPOSED WILDFLOWERS MIX  
Resilience Mix available from: [www.resiliencemix.co.uk](http://www.resiliencemix.co.uk)  
PROPOSED SHEDDING GRASS MIX  
A 15 All Purpose Landscaping available from: [www.resiliencemix.co.uk](http://www.resiliencemix.co.uk)

**KEY:**

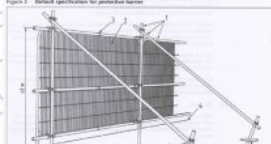
- Trees to be retained
- Trees recommended for Removal (3mo. see Tree Condition Assessment)
- Trees previously removed (5mo. lost to storm see tree Condition Assessment)
- Trees retained with recommended removal tactics (see Tree Condition Assessment)
- Suggested Tree protection fence
- Additional remedial tree planting
- Proposed tree as part of original layout
- Additional Proposed Woodland Understorey Mix

**Under Construction**  
(Application reference: 211528/DPP)

**NOTE:**  
TREES AND EXISTING VEGETATION TO BE RETAINED AND PROTECTED DURING CONSTRUCTION PHASE.  
TREE PROTECTION FENCE DETAIL AND SPECIFICATION IS DETAILED BELOW.

**SPECIFICATION FOR THE PROTECTION AND RETENTION OF TREES**

The Protection shall be compliant with guidance and recommendations set out in BS 5837:2012 Trees in Relation to Construction.  
**Tree Protection Zone**  
All trees which are to be retained shall be protected by durable fencing throughout the development period. The fencing shall be erected before any work commences and shall be maintained throughout the contract.  
Protective fencing shall be as illustrated in Figure 2 of BS 5837. The area to be enclosed by the fence shall be calculated based on the age, size and vigour of the trees, as set out in Table 1 of BS 5837. Alternatively, the fence shall enclose the area of branch spread, plus 1.5m on all sides. Modification to the fence line may be necessary during the construction process. The Planning Department shall be consulted before such modification and their approval sought.  
Avoid loading, driving or parking within the protected zone and Do Not raise or lower soil levels adjacent or adjacent to the zone. Avoid changing ground levels elsewhere on site in such a way as to create a ramp or puddle around the base of trees.  
**Provision of Damage & Contamination**  
Do Not store Chemicals, Oils, Herbicides or Toxic Substances within or adjacent to tree protection zones.  
Do Not store Compounds, Site Huts, Machinery or stockpiles of Materials within the protected zone adjacent trees.  
Do Not locate vehicles or parking beneath or around protected trees. If this is unavoidable, temporary 'bank' Tracks or Sleepers shall be laid to avoid compaction.



**NOTE:**  
Drawing to be read in conjunction with Tree Condition Assessment 2026 by Envirocentre in relation to all trees works.

Drawings	REMEDIAL TREE PLANTING	
Job	TREETOPS	
Client	MALCOLM ALLAN HOUSE BUILDERS	
No	453.14.20b	
Date	Feb 2026	1 to 500 @ A1
		AK
		Checked

## A TREE ASSESSMENT SCHEDULE

Tree No.	Species	Height (m)	DBH (mm)	Calculated RPA (m)	Branch Spread (m)				Physiological Condition (G/F/P/D)	Age Class (Y/SM/EM/M/LM/A)	Remaining Contribution (Years)	General Observations of Structure and Condition and Management Recommendations (detailed in bold)
					N	E	S	W				
337	Ash	24	1100	16.5	11	12	3	5	P	M	>20	Due to the loss from wind blow of the surrounding trees, this tree is now in an open exposed location and as per last inspection notes: <i>Half of the crown has been removed from a very large tree. Moderate symptoms of ash die back. RPA disturbance to approx. 5m from base.</i> The exposed location and the observed condition with development under the falling distance of the tree makes the risk unsustainable. <b>Fell this tree to ground level.</b> <b>Within 6 months of this report.</b>
964	Sycamore	9	250	3	1	2	2	2	F	SM	>20	Tree has ivy growing up main stem and throughout the crown, and otherwise in good condition. The crown is vulnerable to wind blow as a result of the ivy. <b>The ivy should be removed using hand tools at the base and then removed by hand/hand tools by a climbing arborist.</b> <b>Within 6 months of this report.</b>
3585	Norway spruce	16	500	6	2	2	2	2	F	EM	>20	Tree has ivy growing up main stem and throughout the crown, and otherwise in good condition. The crown is vulnerable to wind blow as a result of the ivy. <b>The ivy should be removed using hand tools at the base and then removed by hand/hand tools by a climbing arborist.</b> <b>Within 6 months of this report.</b>
4749	Beech	28	840	12.6	5	4	5	6	G	M	>20	RPA disturbance during installation of Scottish Power building. Vitality in winter form was good with no signs of dieback. Tree must be continued to be monitored. <b>Re-inspect late Autumn 2026.</b>
4759	Beech	25	520	6.24	4	3	4	2	F	SM	>20	RPA disturbance and crown thin as per last inspection notes. Tree is within falling distance of house now build. Tree must be continued to be monitored. <b>Re-inspect late Autumn 2026.</b>

Tree No.	Species	Height (m)	DBH (mm)	Calculated RPA (m)	Branch Spread (m)				Physiological Condition (G/F/P/D)	Age Class (Y/SM/EM/M/LM/A)	Remaining Contribution (Years)	General Observations of Structure and Condition and Management Recommendations (detailed in bold)
					N	E	S	W				
4778	Beech	23	520	6.24	3	3	4	4	F	M	>20	The tree has flaking bark at the base and carries up the leader into the crown on the eastern aspect. Most likely beech bark disease ( <i>Cryptococcus fagisuga</i> ) This tree requires to be monitored for further die back and appropriate response if it moves into further decline. <b>Re-inspect Autumn 2026.</b>
4779	Beech	19	640	7.68	1	1	2	8	F	M	>20	This tree has been removed to a 4m monolith as per last inspection notes. The tree requires to be monitored as a monolith as part of routine inspections. <b>Re-inspect Spring 2028.</b>
5854	Birch	15	200	2.4	1	3	1	1	P	SM	<10	Extreme height to live crown ratio (5:1). This tree is vulnerable to wind blow due to the change in the number of surrounding trees. <b>Fell tree to ground level. Within 6 months of this report.</b>
5856	Birch	14	170	2.04	1	3	1	1	F	SM	<10	The tree will be left exposed and vulnerable from the removal of tree 5856. <b>Fell tree to ground level. Within 6 months of this report.</b>
-	Monoliths	-	-	-	-	-	-	-	F	M	>10	<b>Re-Inspect during Spring 2028</b>

DBH: Diameter at Breast Height - Measured at 1.5m from ground level.

RPA: Root Protection Area calculated as 12 times the DBH

Physiological Condition: **Good/Fair/Poor/Dead**

Age Class: **Young/Semi-Mature/Early-Mature/Mature/Late-Mature/Ancient**

Letter of Objection- Craigiebuckler & Seafield Community Council:

# Comments for Planning Application 260229/TPO

## Application Summary

Application Number: 260229/TPO

Address: Former Treetops Hotel 161 Springfield Road Aberdeen AB15 7SA

Proposal: Works to 10 Protected Trees as per schedule of works

Case Officer: Richard Brough

## Customer Details

Name: Mr William Sell

Address: 10 CRAIGIEBUCKLER DRIVE Aberdeen AB15 8ND

## Comment Details

Commenter Type: Community Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Mr. Brough,

The Applicant has previously felled a considerable number of mature trees on this site despite their being protected by the Tree Preservation Order.

Their application to fell 10 additional protected trees suggests they knew about the TPO during the earlier incident referred to in the above paragraph.

The devastating effect that the apparently unregulated destruction of the mature trees has already had on the landscape of the site leads us to emphatically object to the Developer's application to fell another 10 trees.

We do not consider that planting new trees does not compensate for the felling of so many fully developed, mature specimens.

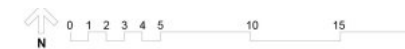
William Sell,

Chair,

Craigiebuckler and Seafield Community Council.

Reference	260228/DPP	
Application Validated	Thu 05 Mar 2026	
Address	Land At Treetops Grove The Treetops Development Springfield Road Aberdeen AB15 7SA	
Proposal	Erection of retaining wall and associated landscaping (retrospective)	
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	Not Available	
Community Council	Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells	
District Reference	Not Available	
Applicant Name	Malcolm Allan Housebuilders Ltd	
Agent Name	Craig Scott	
Agent Company Name	Halliday Fraser Munro	
Agent Address	8 Victoria Street Aberdeen AB101XB	
Environmental Assessment Requested	No	

Application Validated Date	Thu 05 Mar 2026
Expiry Date	Not Available
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Mon 04 May 2026
Local Review Body Decision Date	Not Available



Street Elevation A-A



engineering solutions, delivering results

**FAIRHURST**

**Our Ref:** 139685/KB/KT

**Date:** 2<sup>nd</sup> March 2026

Sent By Email Only

Email: [Craig.Scott@hfm.co.uk](mailto:Craig.Scott@hfm.co.uk)

88 Queens Road  
Aberdeen  
AB15 4YQ

T: 01224 321 222  
E: [aberdeen@fairhurst.co.uk](mailto:aberdeen@fairhurst.co.uk)

[www.fairhurst.co.uk](http://www.fairhurst.co.uk)

SENT BY EMAIL ONLY

**For the attention of Craig Scott**

**139685: Treetops - South Boundary Retaining Wallural Engineer**

Dear Craig,

Following storm damage in late 2025, multiple trees collapsed and/or partially collapsed along the south embankment. The loss of root structure and disturbance to the ground caused localised instability, exposed sections of the bank face and increased the risk of further movement along the boundary line particularly during periods of heavy rainfall and high winds.

Given the safety implications, the affected trees were removed to prevent further collapse. Once vegetation, loose material and any unstable debris were cleared.

Remedial works were subsequently undertaken to stabilise the embankment by extending the retaining wall along the impacted section. The extended wall was designed and constructed to provide continuous lateral support to the bank, restrain movement and reinstate stability where the embankment had been damaged.

Kind Regards,



Kieran Browne

**Partner**

Email [kieran.browne@fairhurst.co.uk](mailto:kieran.browne@fairhurst.co.uk)  
Tel: 01224 321 222

Assessment 2026 including the Tree Assessment Schedule for specific recommendations.

- 1. An area 1m diameter at the base of the tree shall be kept clear of weed and grass either mechanically or by using an approved herbicide.
- 2. Tree stakes and ties should be inspected 3 times per year (Autumn, Winter and Spring).
- 3. All dead and diseased branches, or those broken due to malicious action or wind damage should be cleanly removed and the acid cleaned up.
- 4. All trees which have been removed or which are found to be dying, severely diseased or damaged will be replaced by trees of similar size and species to those originally planted. These should be replaced as soon as seasonal weather conditions allow.

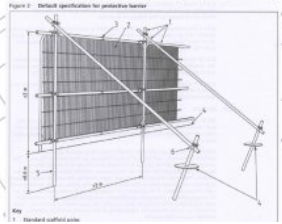
PROPOSED AMENITY GRASS MIX  
 At 1500mm undulating existing finish.  
[View amenity details on page 10 of the drawings](#)



**KEY:**

- Trees to be retained
- Trees recommended for Removal (Sno. see Tree Condition Assessment)
- Trees previously removed (Sno. lost to storm see tree Condition Assessment)
- Trees retained with recommended by removal works (see Tree Condition Assessment)
- Suggested Tree protection fence
- Additional remedial tree planting
- Proposed tree as part of original layout
- Additional Proposed Woodland Understorey Mix

**NOTE:**  
 TREES AND EXISTING VEGETATION TO BE RETAINED AND PROTECTED DURING CONSTRUCTION PHASE.  
 TREE PROTECTION FENCE DETAIL AND SPECIFICATION IS DETAILED BELOW.



**SPECIFICATION FOR THE PROTECTION AND RETENTION OF TREES**

Tree Protection shall be compliant with guidance and recommendations set out in BS 5837:2012 Trees in Relation to Construction.

**Tree Protection Zone**

Areas which are to be retained shall be protected by double fencing throughout the development period. The fencing shall be erected before any work commences and shall be maintained throughout the contract.

Protective fencing shall be as illustrated in Figure 2 of BS 5837. The area to be enclosed by the fence shall be calculated based on the age, size and vigor of the trees, as set out in Table 1 of BS 5837. Alternatively, the fence shall enclose the area of branch spread, plus 1.0m on all sides. Modifications to the fence line may be necessary during the construction process. The Planning Department shall be consulted before such modification and their approval sought.

Approved Loading Drains or Services within the protected zone and Do Not cross or lower soil levels above or adjacent to the zone. Avoid changing ground levels elsewhere on site in such a way as to create a sump or puddle around the base of trees.

**Prevention of Damage & Contamination**

- Do Not store Chemicals, Oil, Herbicides or Toxic Substances within or adjacent to tree protection zones.
- Do Not store Compounds, Site Hauls, Machinery or stockpiles of Materials within the protected zone around trees.
- Do Not locate vehicular routes or parking beneath or around protected trees. If this is unavoidable, temporary Tank Tracks or Sleepers shall be used to avoid compaction.

**Instructions for Work Within Tree Protection Zone**

- Do Not attach signs or cables to trees.
- Do Not light fires close to trees.
- Where it is not possible to complete works without crossing the Protected Zone around existing trees, the following procedures must be followed:
  - Excavations must be hand dug and supported.

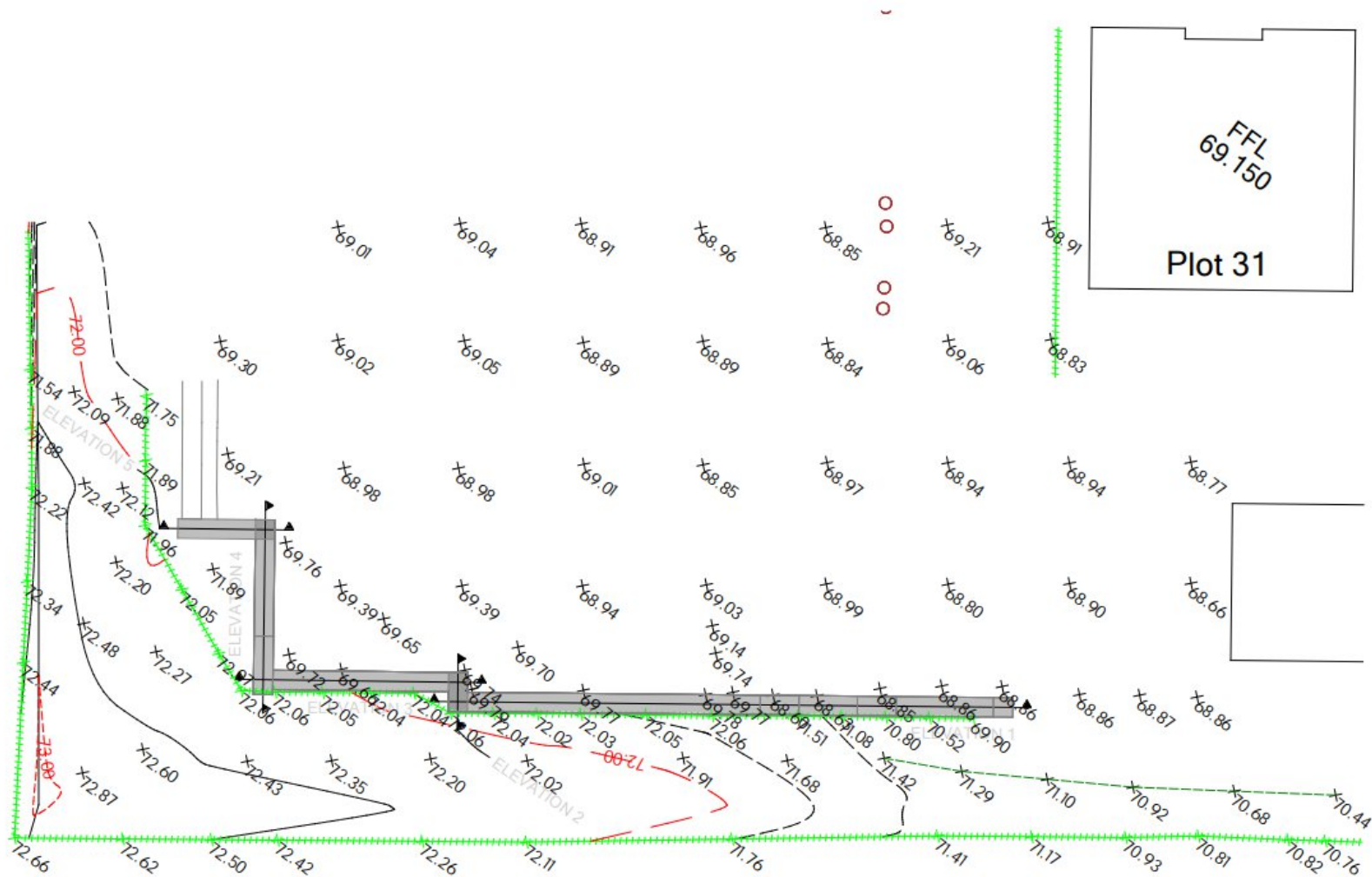
**NOTE:**  
 Drawing to be read in conjunction with Tree condition Assessment 2026 by Envirocentre in relation to all trees works.

Prepared	AK	14/02/26
Checked	AK	14/02/26
Approved	AK	14/02/26

**REMEDIAL TREE PLANTING**

Job: TREETOPS  
 Client: MALCOLM ALLAN HOUSE BUILDERS  
 No: 453.14.20b

Date: Feb 2026  
 Scale: 1 to 500 @ A1  
 Drawn: AK  
 Checked: AK



Senior Planner, Matthew Easton, was contacted asking why one planning application was withdrawn and a new retrospective planning application was submitted. An extension for Craigiebukler & Seafield CC to make comments was requested and has been allowed to 20th April.

“It came the Council's attention that Malcolm Allan Housebuilders had carried out works to construct a retaining wall and remove trees without the required consent being in place for those works. Application 260228/DPP has therefore been submitted by the applicant to seek consent for the

wall; regularise the tree works that have taken place; grant consent for proposed tree works; and propose replacement tree planting.

The tree works application 260229/TPO was submitted as well, however the tree works can be covered through the planning application so there is no need for both applications, therefore it was withdrawn.

To clarify what the tree works entail:

In the corner of the site where the wall was constructed, five trees were damaged or lost through storm damage and have been removed. Three trees are recommended for removal on health and safety grounds as it is indicated by the applicant that they are at risk of failure during high winds.

Replacement tree and understorey planting is proposed.

Happy to allow an extension to 20th April for any submission by the community council”.

Reference	260228/DPP
Application Validated	Thu 05 Mar 2026
Address	Land At Treetops Grove The Treetops Development Springfield Road Aberdeen AB15 7SA
Proposal	Erection of retaining wall and associated landscaping (retrospective)
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	Matthew Easton
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Malcolm Allan Housebuilders Ltd
Agent Name	Craig Scott
Agent Company Name	Halliday Fraser Munro
Agent Address	8 Victoria Street Aberdeen AB101XB
Environmental Assessment Requested	No
Application Validated Date	Thu 05 Mar 2026
Expiry Date	Mon 13 Apr 2026
Last Advertised In Press Date	Wed 25 Mar 2026
Permission Expiry Date	Not Available
Determination Deadline	Mon 04 May 2026
Local Review Body Decision Date	Not Available

A retrospective application for the retaining wall and associated landscaping.

Following storm damage in late 2025, multiple trees collapsed and/or partially collapsed along the south embankment. The loss of root structure and disturbance to the ground caused localised instability, exposed sections of the bank face and increased the risk of further movement along the boundary line particularly during periods of heavy rainfall and high winds.



reet Elevation A-A



PD1 Planning submission 02.03.20



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

Project: Former Theskops Hotel Site, Aberdeen Project No: 11934

Client: Malcolm Allan Housebuilders Ltd

Title: Street Elevation A-A

Document Reference	
Project No.	Document No.
11934 - HFM	Z2 - Z2 - DR - A - 02 - 802

Drawing Date: For Planning Revision: PD1  
Scale: 1:200 @ A2 Date: March 2020

Do not scale this drawing.  
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Aberdeen, AB18 1XD W: hfm.co.uk



engineering solutions, delivering results

**FAIRHURST**

**Our Ref:** 139685/KB/KT

**Date:** 2<sup>nd</sup> March 2026

Sent By Email Only

Email: Craig.Scott@hfm.co.uk

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Aberdeen  
AB15 4YQ

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E: aberdeen@fairhurst.co.uk

www.fairhurst.co.uk

SENT BY EMAIL ONLY

**For the attention of Craig Scott**

**139685: Treetops - South Boundary Retaining Wall** **lural Engineer**

Dear Craig,

Following storm damage in late 2025, multiple trees collapsed and/or partially collapsed along the south embankment. The loss of root structure and disturbance to the ground caused localised instability, exposed sections of the bank face and increased the risk of further movement along the boundary line particularly during periods of heavy rainfall and high winds.

Given the safety implications, the affected trees were removed to prevent further collapse. Once vegetation, loose material and any unstable debris were cleared.

Remedial works were subsequently undertaken to stabilise the embankment by extending the retaining wall along the impacted section. The extended wall was designed and constructed to provide continuous lateral support to the bank, restrain movement and reinstate stability where the embankment had been damaged.

Kind Regards,



Kieran Browne

**Partner**

Email: [kieran.browne@fairhurst.co.uk](mailto:kieran.browne@fairhurst.co.uk)  
Tel: 01224 321 222

**PLANTING SPECIFICATION**

All tree planting specifications are to be approved by each planting contractor and shall be subject to the approval of the local authority. The contractor shall be responsible for the supply of all trees and materials to be planted. The contractor shall be responsible for the supply of all materials to be planted. The contractor shall be responsible for the supply of all materials to be planted.

- 1. The contractor shall be responsible for the supply of all trees and materials to be planted.
- 2. The contractor shall be responsible for the supply of all materials to be planted.
- 3. The contractor shall be responsible for the supply of all materials to be planted.

**REMOVALS**

- 1. The contractor shall be responsible for the removal of all trees and materials to be removed.
- 2. The contractor shall be responsible for the removal of all materials to be removed.
- 3. The contractor shall be responsible for the removal of all materials to be removed.

**REPAIR**

- 1. The contractor shall be responsible for the repair of all trees and materials to be repaired.
- 2. The contractor shall be responsible for the repair of all materials to be repaired.
- 3. The contractor shall be responsible for the repair of all materials to be repaired.

- 4. The contractor shall be responsible for the repair of all materials to be repaired.
- 5. The contractor shall be responsible for the repair of all materials to be repaired.
- 6. The contractor shall be responsible for the repair of all materials to be repaired.

- 7. The contractor shall be responsible for the repair of all materials to be repaired.
- 8. The contractor shall be responsible for the repair of all materials to be repaired.
- 9. The contractor shall be responsible for the repair of all materials to be repaired.

- 10. The contractor shall be responsible for the repair of all materials to be repaired.
- 11. The contractor shall be responsible for the repair of all materials to be repaired.
- 12. The contractor shall be responsible for the repair of all materials to be repaired.

**TREE LOSS AND MITIGATION**

A clear tree register must be submitted to the local authority. The contractor shall be responsible for the supply of all trees and materials to be planted. The contractor shall be responsible for the supply of all materials to be planted.

- 1. The contractor shall be responsible for the supply of all trees and materials to be planted.
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- 7. The contractor shall be responsible for the supply of all materials to be planted.
- 8. The contractor shall be responsible for the supply of all materials to be planted.
- 9. The contractor shall be responsible for the supply of all materials to be planted.

Stage / Tree Planting / Removal	Actions Required	Responsibility	Deliverables / Evidence
Tree Loss Register	Submit a clear tree register to the local authority.	Contractor	Clear tree register
Tree Loss Register	Submit a clear tree register to the local authority.	Contractor	Clear tree register
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**MAINTENANCE**

The contractor shall be responsible for the maintenance of all trees and materials to be maintained. The contractor shall be responsible for the maintenance of all materials to be maintained.

- 1. The contractor shall be responsible for the maintenance of all trees and materials to be maintained.
- 2. The contractor shall be responsible for the maintenance of all materials to be maintained.
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- 8. The contractor shall be responsible for the maintenance of all materials to be maintained.
- 9. The contractor shall be responsible for the maintenance of all materials to be maintained.

**PLANTING SCHEDULE**

The contractor shall be responsible for the planting schedule of all trees and materials to be planted. The contractor shall be responsible for the planting schedule of all materials to be planted.

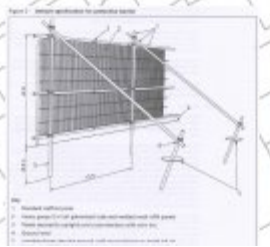
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- 9. The contractor shall be responsible for the planting schedule of all materials to be planted.



**NOTE: TREES AND EXISTING VEGETATION TO BE OBTAINED AND PROTECTED DURING CONSTRUCTION PHASE. TREE PROTECTION FENCES DETAIL AND SPECIFICATION IS DETAILED BELOW.**



**SPECIFICATION FOR THE PROTECTION AND RETENTION OF TREES**

The Contractor shall be responsible for the protection and retention of all trees and materials to be protected. The Contractor shall be responsible for the protection and retention of all materials to be protected.

**Tree Protection Zone**

The Contractor shall be responsible for the protection and retention of all trees and materials to be protected. The Contractor shall be responsible for the protection and retention of all materials to be protected.

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The Contractor shall be responsible for the protection and retention of all trees and materials to be protected. The Contractor shall be responsible for the protection and retention of all materials to be protected.

**NOTE:** Drawing to be read in conjunction with Tree condition Assessment 2024 by Envirocentre in relation to all trees works.

**REMEDIAL TREE PLANTING**

**TREETOPS MALCOLM ALLAN HOUSE BUILDERS 453.14.20b**

Feb 2024

Joe Boyle  
Malcolm Allan Housebuilders  
Castle Office  
Kintore  
AB51 OXR

Our ref 16047  
Telephone 0141 260 1143  
E-mail MFoster@envirocentre.co.uk

4 March 2026

Dear Joe

**Former Treetops Hotel  
Tree Condition Assessment 2026 Issue 2**

In accordance with the ongoing programme of Tree Condition Assessments at the former Treetops Hotel site, Aberdeen, EnviroCentre Arboricultural Consultant Mark Foster attended the site on 26 January 2026 to undertake a detailed inspection of the trees within the site boundary, recording current condition and identifying any recommended tree works.

This document has been prepared to present the findings of the tree condition inspection undertaken at the site, identify any required remedial works, provide appropriate arboricultural recommendations, and include a tree replacement plan to guide re-planting proposals.

Yours sincerely  
**for EnviroCentre Limited**

(issued electronically)

**Mark Foster**  
**Lead Arboricultural Consultant**

**Peter Dolling**  
**Principal Environmental Consultant**

Enc: Tree Condition Assessment Report  
Update Tree Schedule  
Tree Reference Plans

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	No

Requested	
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 Trowlops Hotel Site, Aberdeen Project No: 11934

Client: Malcolm Allan Housebuilders Ltd

Title: Street Elevation A-A

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Document Reference

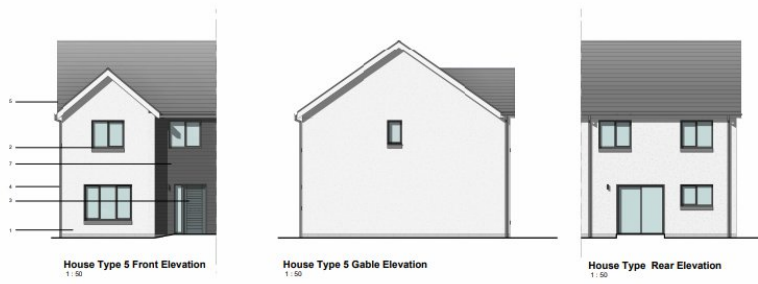
Revision	Author	Checked	Date	Scale	Notes
11934 - HFM - ZZ - ZZ - DR - A - 02				418	

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Drawing Status: For Planning Revision: P01

Scale: 1:200 @ A2 Date: Dec. 2025

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Materials

1. Bricks - Reddish Brown, 225mm x 112.5mm x 75mm
2. Mortar - 1:3 Sand/Cement
3. Concrete - 20mm thick
4. Slabbing - 100mm thick
5. Cladding - 125mm thick

Floor area: 88.07

HALLIDAY FRASER MUNRO  
CHARTERED ARCHITECTS & BUILDING DESIGNERS

Project: Farrier Treeops Hotel Site, Aberdeen

Client: William Allan (incorporated) Ltd

House Type 5 Plans & Elevations

1:50

1506 - 1516 - 22 - 23 - 05 - A - 12-115

File Generated: 15/05/2022

Plot: 41

15/05/2022

Lack of Enforcement Action

Trees and habitat are being damaged during construction operations on the site which has been named 'Treetops Grove'. At our community council meeting in February, Keith Watson advised that we push for enforcement action against the breaches of the tree protection order. Tree root systems are being damaged. William Sell will follow up with the Council's Planning Department.

## Planning Application Summary with Decisions March 2026

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
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	Approved	06/03/2026	Approved Conditionally
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		
05/03/2026	260229	Former Treetops Hotel 161 Springfield Road Aberdeen AB15 7SA	Works to 10 Protected Trees as per schedule of works	Works to Tree Preservation Order	Withdrawn	13/03/2026	Withdrawn by Local Authority
05/03/2026	260228	Land At Treetops Grove The Treetops Development Springfield Road Aberdeen AB15 7SA	Erection of retaining wall and associated landscaping (retrospective)	Detailed Planning Permission	Pending		
25/03/2026	260281	22 And 24 Kinaldie Crescent Aberdeen AB15 8HX	Substantial demolition of two dwellinghouses and the erection of a replacement dwellinghouse	Detailed Planning Permission	Pending		
26/03/2026	260302	Springfield Church 185 Springfield Road Aberdeen AB15 8AA	Refurbishment and repair of roof and ventilators and re-pointing of Bellcote with associated works	Listed Building Consent	Pending		
09/03/2026	260192	Land At Former Hazlewood Primary School Site Fernilea Road Aberdeen AB15 6GU	Residential development comprising 18 dwelling houses and 6 affordable homes with associated infrastructure, access, landscaping, drainage, SUDS and open space (including demolition of the former school buildings)	Detailed Planning Permission	Pending		

**Planning Applications as per weekly planning list -March 2026:**

Reference	260281/DPP	
Application Validated	Wed 25 Mar 2026	
Address	22 And 24 Kinaldie Crescent Aberdeen AB15 8HX	
Proposal	Substantial demolition of two dwellinghouses and the erection of a replacement dwellinghouse	
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	Sam Smith	
Community Council	Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells	
District Reference	Not Available	
Applicant Name	Mr Mustapha Berkane	
Agent Name	Andrew Brown	
Agent Company Name	Brown & Brown Architects	
Agent Address	South Wing Aboyne Castle Centre Aboyne AB34 5JP	
Environmental Assessment Requested	No	
Application Validated Date	Wed 25 Mar 2026	
Expiry Date	Thu 23 Apr 2026	
Last Advertised In Press Date	Not Available	
Permission Expiry Date	Not Available	
Determination Deadline	Sun 24 May 2026	
Local Review Body Decision Date	Not Available	

The planner, Samuel Smith confirmed he is the case officer for application ref. 260281/DPP at 22 And 24 Kinaldie Crescent. This application was submitted in the last couple of weeks and validated on 25th March 2026. The application is currently in its consultation phase until 23rd April 2026, with the neighbour notification being sent out towards the end of last week. The application is therefore currently live and due for determination by 24th May 2026.



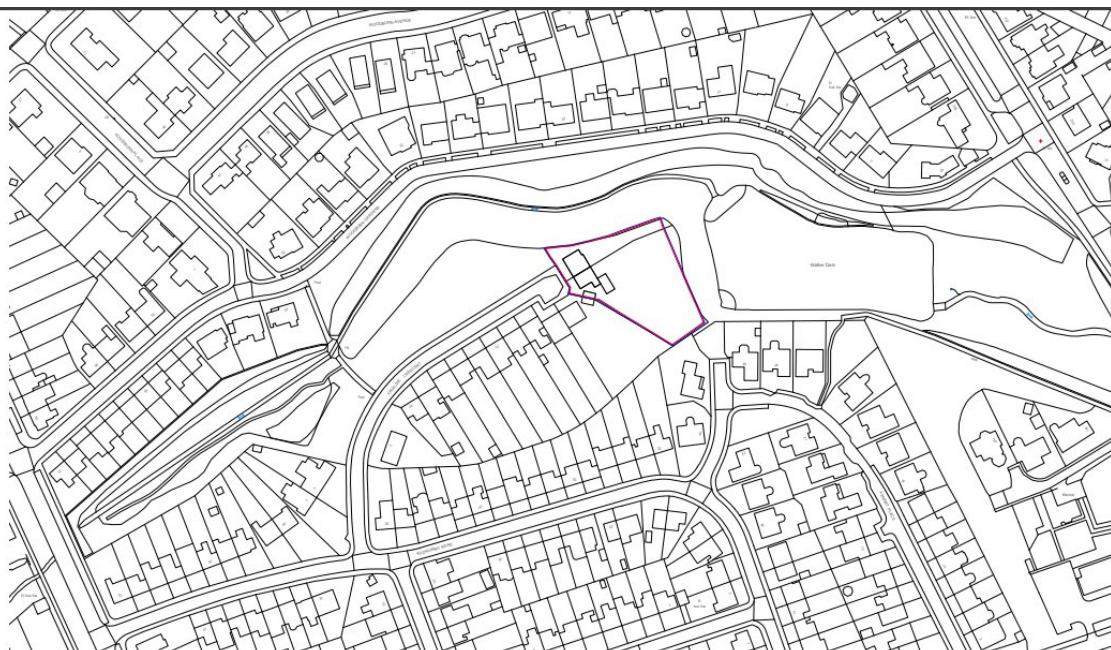
P12



P13



Fig 8 & 9 Above — Comparative views of the existing and proposed development from the front Street elevation, illustrating the retention of the existing granite ground floor walls.



**Brown & Brown**  
 Client  
 Mustapha Berkane

Project  
 Kinaldie Crescent,  
 Aberdeen

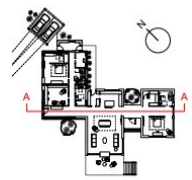
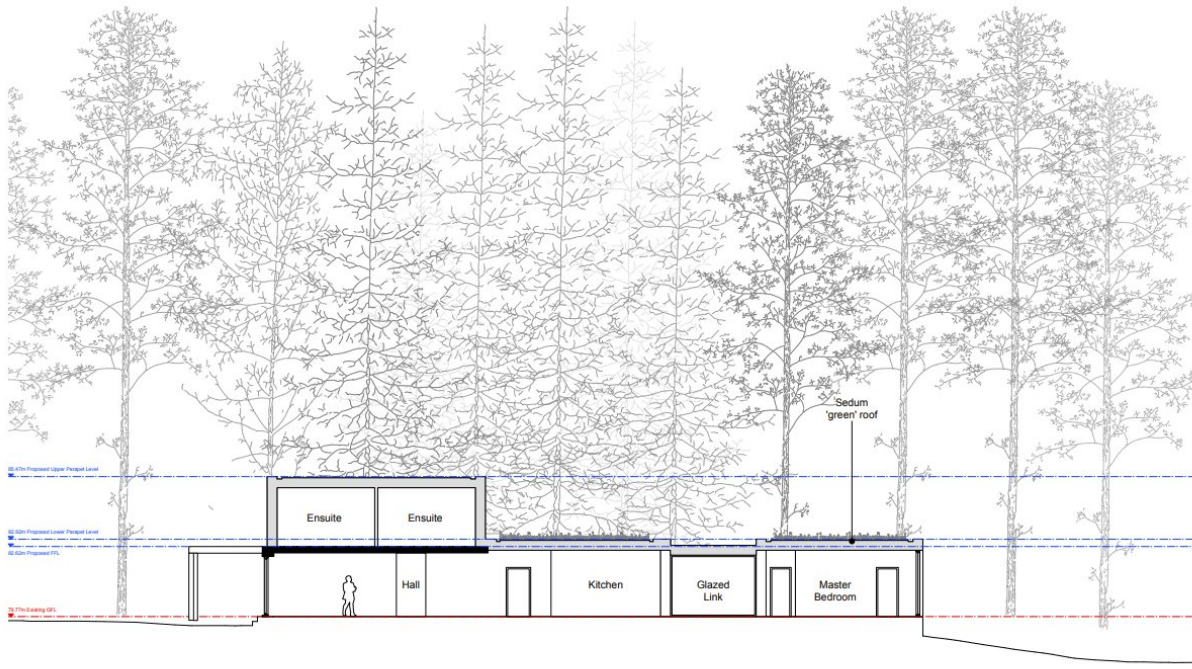
Title  
 Site Location Plan

Date	Scale	
20/03/2026	1:1250@A1	
Drawn	Checked	Status
EB	RN	Planning
363_p 000	Rev	



Do not scale drawing. Note dimensions only.  
If in doubt please seek clarification.

Revisions & Notes:



PLAN KEY

**Brown & Brown**  
Client  
Mustapha Berkane

PROPOSED SOUTH ELEVATION

PROPOSED SOUTH ELEVATION



PLAN KEY

**Brown & Brown**  
Client  
Mustapha Berkane

Project  
Kinaldie Crescent,  
Aberdeen

Title  
Proposed South & West  
Elevations

Date	Scale
Nov 25	As Noted@A1

Drawn	Checked	Status
EB	RN	Planning

363\_p 303 Rev

PROPOSED WEST ELEVATION

Existing house



Reference	260302/LBC
Application Validated	Thu 26 Mar 2026
Address	Springfield Church 185 Springfield Road Aberdeen AB15 8AA
Proposal	Refurbishment and repair of roof and ventilators and re-pointing of Bellcote with associated works
Status	Pending
Appeal Status	Not Available
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Type	Listed Building Consent
Expected Decision Level	Not Available
Case Officer	Gavin Clark
Community Council	Craigiebuckler And Seafield

Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Springfield Church
Agent Name	Angus Barclay
Agent Company Name	Not Available
Agent Address	98 Burnieboozle Crescent Aberdeen Scotland AB15 8NQ
Environmental Assessment Requested	No

Application Validated Date	Thu 26 Mar 2026
Expiry Date	Fri 24 Apr 2026
Last Advertised In Press Date	Fri 03 Apr 2026
Permission Expiry Date	Not Available
Determination Deadline	Mon 25 May 2026
Local Review Body Decision Date	Not Available



Although not in our CC area, of interest is a planning application of a Residential development comprising 18 dwelling houses and 6 affordable homes. Woodend community council is not established, our CC comments can be submitted but only as a standard representation- see confirmation from the case officer below.

Senior planner and case officer, Laura Robertson confirmed that they are content to grant an **extension of time until 17 April** to allow for the submission of comments. However, for the avoidance of doubt, any comments received will be treated as a standard representation rather than as a submission from a Community Council, as the matter lies outwith our community council area.

Reference	260192/DPP
Application Validated	Mon 09 Mar 2026
Address	Land At Former Hazlewood Primary School Site Fernilea Road Aberdeen AB15 6GU
Proposal	Residential development comprising 18 dwelling houses and 6 affordable homes with associated infrastructure, access, landscaping, drainage, SUDS and open space (including demolition of the former school buildings)
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	Laura Robertson
Community Council	Woodend
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Kirkwood Homes
Agent Name	Ewan Maclean
Agent Company Name	Emac Planning
Agent Address	109 Camphill Road Broughty Ferry Dundee DD5 2NE
Environmental Assessment Requested	No

Application Validated Date	Mon 09 Mar 2026
Expiry Date	Tue 07 Apr 2026
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Fri 08 May 2026
Local Review Body Decision Date	Not Available

0 12.5 25 37.5 50 62.5m  
Scale 1:1250



Key Information		
Site Area (sq)	OS X (Easting)	OS Y (Northing)
1.6440	390318	805956



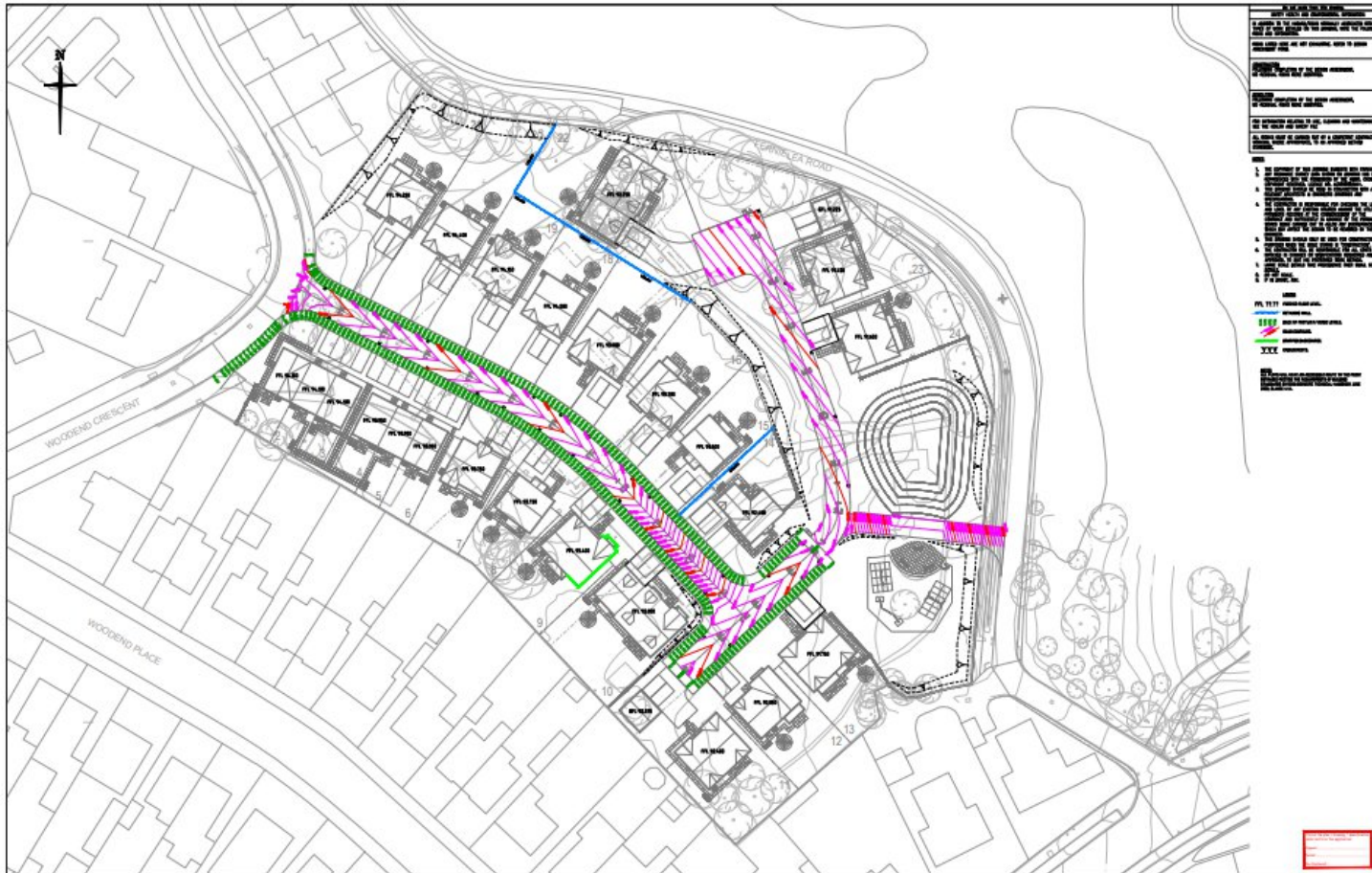
KIRKWOOD BUSINESS PARK, SALCHEN, INVERURIE, ABERDEENSHIRE, AB51 7LE  
T 01330 833595 F 01330 833625  
info@kirkwood-homes.com www.kirkwoodhomes.co.uk

PROJECT  
Land at Former Hazelwood School Site, Fernielea Road  
CONTENT  
Location Plan

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REV.	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	STATUS	DATE	BY
		16.02.26	1:1250	LR	-	Planning		
1435	P	000	XX	002				





## **1.0 Introduction and Executive Summary**

- 1.1 Kirkwood Homes have prepared an application and applied for planning permission for residential re-use of the former Hazlewood Primary School site. Located off Kings Gate, the site is near to where Kings Gate meets Queens Road and provides easy access to the adjacent Fernielea Park.
- 1.2 The surrounding area is predominantly residential in nature and is well served by local amenities. North Anderson Drive to the east and Queens Road to the west ensure that the location is easily and sustainably accessible to all parts of the City for employment, leisure and retail purposes.
- 1.3 Whilst the submitted planning application is below the criteria where public pre-application consultation is required; Kirkwood Homes held formal pre-application consultation with Aberdeen City Council and held a public event where they sought comments from any interested parties on the development proposals; all prior to and well in advance of the formal submission of the planning application. In addition to influences from technical and environmental appraisals, any relevant and practical feedback on the design and layout as received from Aberdeen City Council and interested third parties has therefore been incorporated into the finalised proposals.
- 1.4 Formerly used as a primary school, the site is not allocated for any specific purpose within the Aberdeen City Local Development Plan 2023, although it is covered by the policy notation 'Residential Areas (H1)', where proposals for new residential and householder development will be approved in principle if they do not constitute over-development; do not have an adverse impact to residential amenity and the character and appearance of an area; and do not result in the loss of open space.
- 1.5 Within this planning context, the site and local environs were assessed and the proposals as now formally submitted take cognisance where relevant of public consultation and planning feedback and further technical and environmental assessments as appropriate.
- 1.6 Within the submitted layout, it was from the outset considered important to achieve a good mix of size, type and tenure of dwellings across both the 'private market' (75%) and 'affordable' (25%) components of the proposed development. This approach has helped to create a mixed and inclusive development within the wider community that offers a choice of housing and lifestyle in an established residential setting.

## **2.0 Application Background**

### **Site Description**

- 2.1 The application site extends to approximately 1.6 ha and is in the Woodend area of Aberdeen, approximately 4km from the City Centre. The site is bounded by existing residential homes; south on King's Gate and Woodend Place; west on Woodend Crescent, and to the north and east by Fernielea Park.

Figure 2 Aerial View



Figure 3 Existing Site Plan

