

Planning Matters

Planning Application Summary with Decisions September 2026

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
19/05/2026	260572	Rubislaw Park Care Home Rubislaw Park Road Aberdeen AB15 8DA	Works to Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	03/06/2026	Approved Conditionally
03/06/2026	260642	24 Seafield Road Aberdeen AB15 7YT	Works to 7no. Protected Trees as per schedule of works		Approved	19/06/2026	Approved Unconditionally
17/06/2026	260688	4 Countesswells Crescent Aberdeen AB15 8LP	Proposed single storey rear extension	Cert. of Lawfulness (Proposed)	Withdrawn	10/08/2026	Withdrawn by Applicant
24/06/2026	260692	6 Macaulay Place Aberdeen AB15 8FP	Proposed single storey rear extension		Certificate issued	17/08/2026	Issue Cert. of Lawfulness
06/07/2026	260755	218 Countesswells Road Aberdeen AB15 7RE	Erection of single storey extension to rear and formation of dormers to front and rear	Cert. of Lawfulness (Proposed)	Approved	28/08/2026	Approved Conditionally
15/07/2026	260817	Queens Crescent Aberdeen	Works to 5no. Protected Trees as per schedule of works	Works to Tree Preservation Order	Determined	30/07/2026	Part Approve - part Refuse
21/07/2026	260841	The Gate Lodge 2 Rubislaw Park Road Aberdeen AB15 8DA	Works to 2no. Protected Trees - T1 and T2 - Beech - crown - branches close to house	Works to Tree Preservation Order	Approved	11/08/2026	Approved Conditionally
30/07/2026	260877	39 Springfield Gardens Aberdeen AB15 7RX	Erection of single storey garage extensions to rear and side	Detailed Planning Permission	Determined	28/08/2026	Prior Approval Not Required
07/08/2026	260876	11 Treetops Grove Aberdeen AB15 7AA	Erection of single storey extension to rear	Detailed Planning Permission	Pending		
10/08/2026	260927	2-14 Queens Crescent Aberdeen	Works to 6no. Protected Trees - T1-6 Mature Lime; crown reduction	Works to Tree Preservation Order	Approved	04/09/2026	Approved Conditionally
18/08/2026	260952	21 Kepplestone Gardens Aberdeen AB15 4DH	First-floor extension incorporating the infill of an existing balcony and installation of windows and roof	Detailed Planning Permission	Pending		
19/08/2026	260959	27 Craigiebuckler Avenue Aberdeen AB15 8SE	Erection of single storey extension and replacement of garage roof to rear	Detailed Planning Permission	Pending		
03/09/2026	261030	27 Burnieboozle Crescent Aberdeen AB15 8NR	Erection of single storey extension to rear	Detailed Planning Permission	Pending		
02/09/2026	261029	4 Countesswells Crescent Aberdeen AB15 8LP	Proposed single storey rear extension	Cert. of Lawfulness (Proposed)	Pending		
15/09/2026	261088	Craigiebuckler SS Countesswells Road Aberdeen AB15 8AJ	Proposed upgrade to the existing telecommunications apparatus	Courtesy Notification - Telecomms	Pending		
23/09/2026	261101	23 Countesswells Place Aberdeen AB15 8LR	Formation of ramp, balustrade and decking to rear and installation of gate to side	Detailed Planning Permission	Pending		
23/09/2026	261119	Macaulay Grange/Countesswells Road Aberdeen AB15 8FF	Works to various Protected Trees as per schedule of works	Works to Tree Preservation Order	Pending		
23/09/2026	261140	Land At Treetops Grove The Treetops Development Springfield Road Aberdeen AB15 7SA	Works to 1no. Protected Tree, T1 - Beech; remove monolith	Works to Tree Preservation Order	Pending		

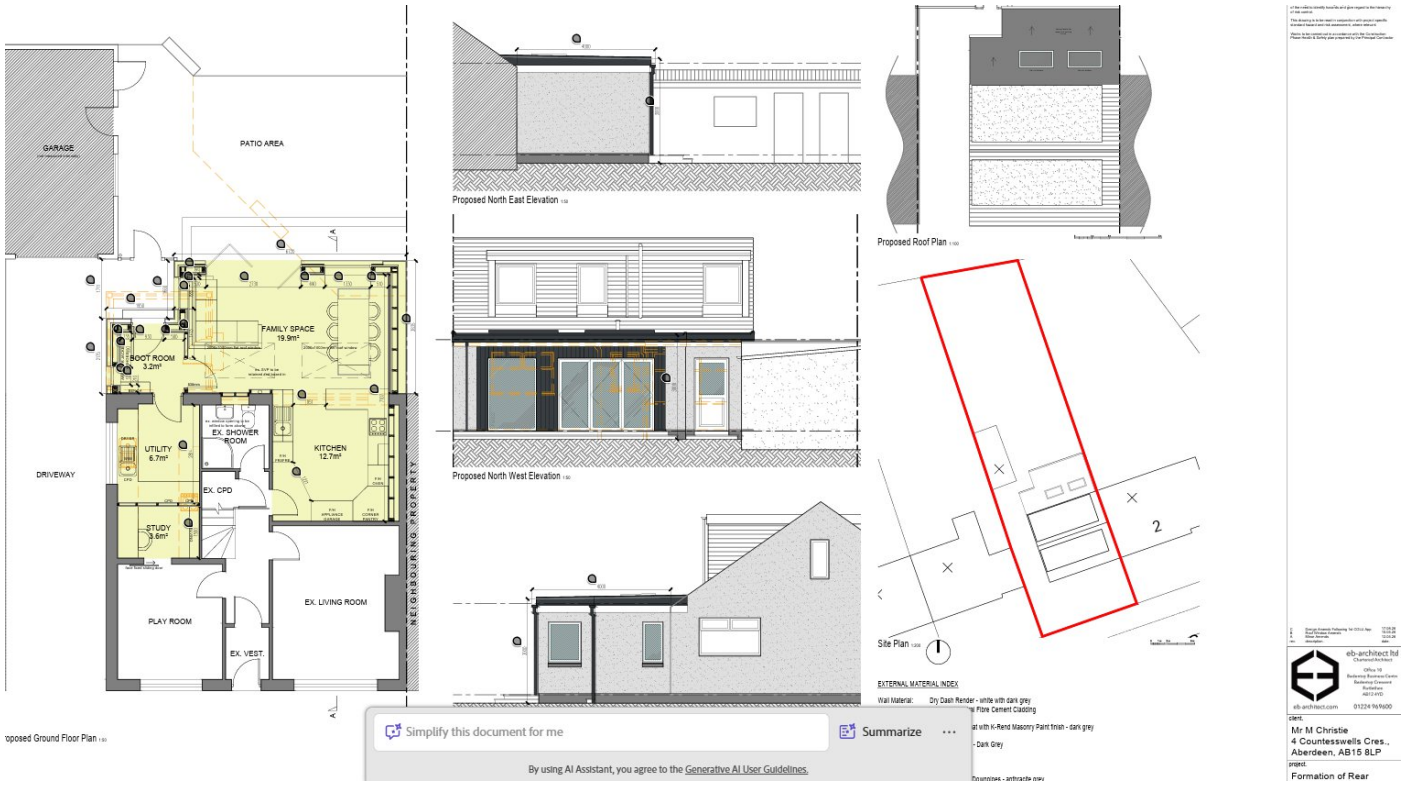
Planning Applications as per weekly planning list September 2026:

Reference	261030/DPP	
Application Validated	Thu 03 Sep 2026	
Address	27 Burnieboozle Crescent Aberdeen AB15 8NR	
Proposal	Erection of single storey extension to rear	
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	Jennifer Keohane	
Community Council	Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells	
District Reference	Not Available	
Applicant Name	Mr & Mrs Lee Thom	
Agent Name	Ross Clarihew	
Agent Company Name	J.V. Carroll Ltd, Chartered Architectural Technologists	
Agent Address	Inverden House Queens Lane North Aberdeen AB15 4DF	
Environmental Assessment Requested	No	
Application Validated Date	Thu 03 Sep 2026	
Expiry Date	Thu 01 Oct 2026	
Last Advertised In Press Date	Not Available	
Permission Expiry Date	Not Available	
Determination Deadline	Mon 02 Nov 2026	
Local Review Body Decision Date	Not Available	



Reference	261029/CLP	
Application Validated	Wed 02 Sep 2026	
Address	4 Countesswells Crescent Aberdeen AB15 8LP	
Proposal	Proposed single storey rear extension	
Status	Pending	
Appeal Status	Not Available	
Appeal Decision	Not Available	
Local Review Body Status	Not Available	
Local Review Body Decision	Not Available	
Application Type	Cert. of Lawfulness (Proposed)	
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	Mr Mike Christie	
Agent Name	Liane Wood	
Agent Company Name	eb-architect ltd.	
Agent Address	Office 10, Badentoy Business Centre Badentoy Crescent Portlethen AB12 4YD	
Environmental Assessment Requested	No	
Application Validated Date	Wed 02 Sep 2026	
Expiry Date	Not Available	
Last Advertised In Press Date	Not Available	

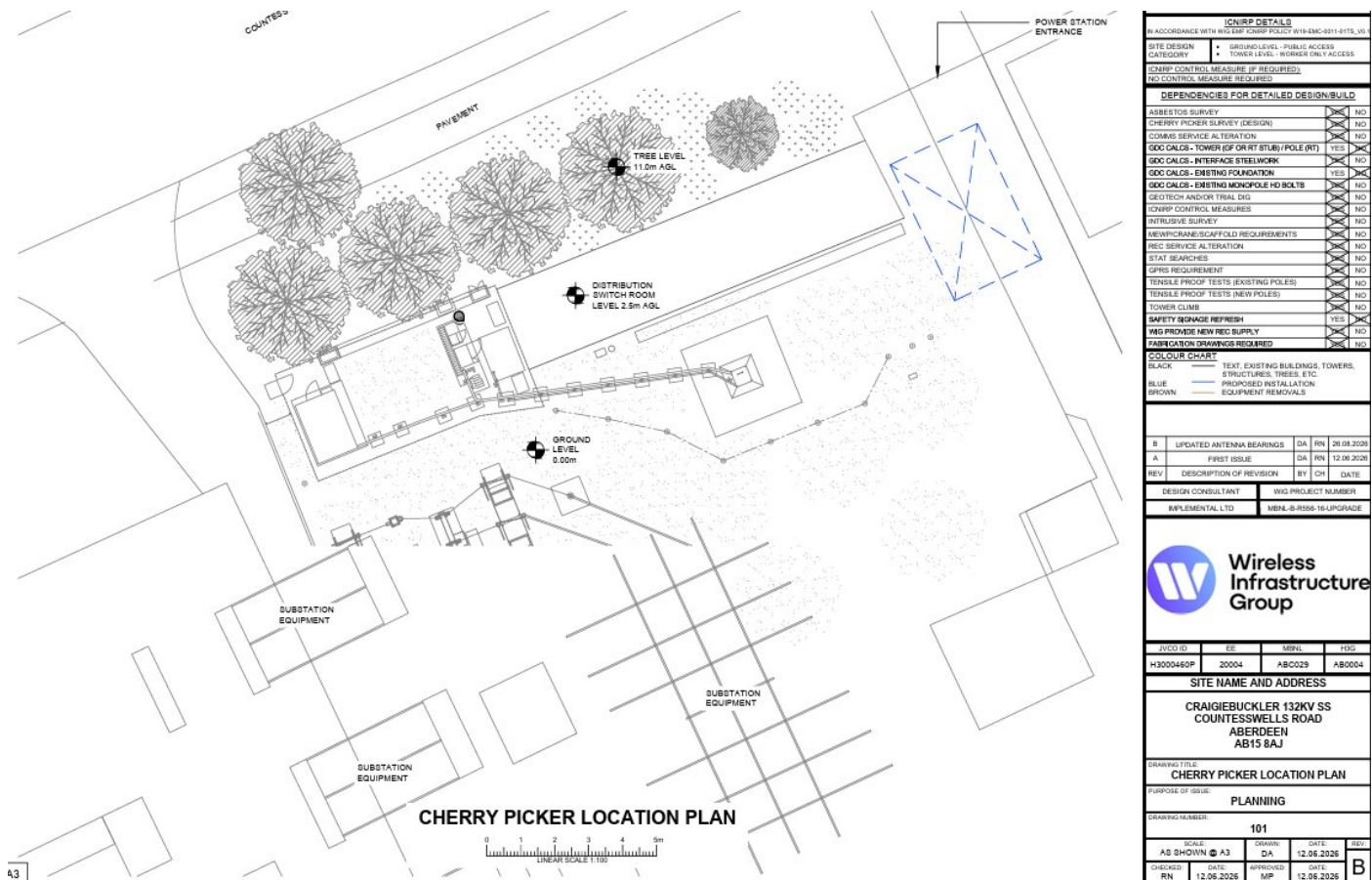
Permission Expiry Date	Not Available
Determination Deadline	Sun 01 Nov 2026
Local Review Body Decision Date	Not Available



Reference	261088/TEL
Application Validated	Tue 15 Sep 2026
Address	Craigiebuckler SS Countesswells Road Aberdeen AB15 8AJ
Proposal	Proposed upgrade to the existing telecommunications apparatus
Status	Pending
Appeal Status	Not Available
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

Application Type	Courtesy Notification - Telecomms
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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	The Wireless Infrastructure Group (WIG)
Agent Name	Martin Brown
Agent Company Name	Telent Technology Services Ltd
Agent Address	Rutland House 5 Allen Road Livingston West Lothian
Environmental Assessment Requested	No
Application Validated Date	Tue 15 Sep 2026
Expiry Date	Not Available
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Mon 12 Oct 2026
Local Review Body Decision Date	Not Available

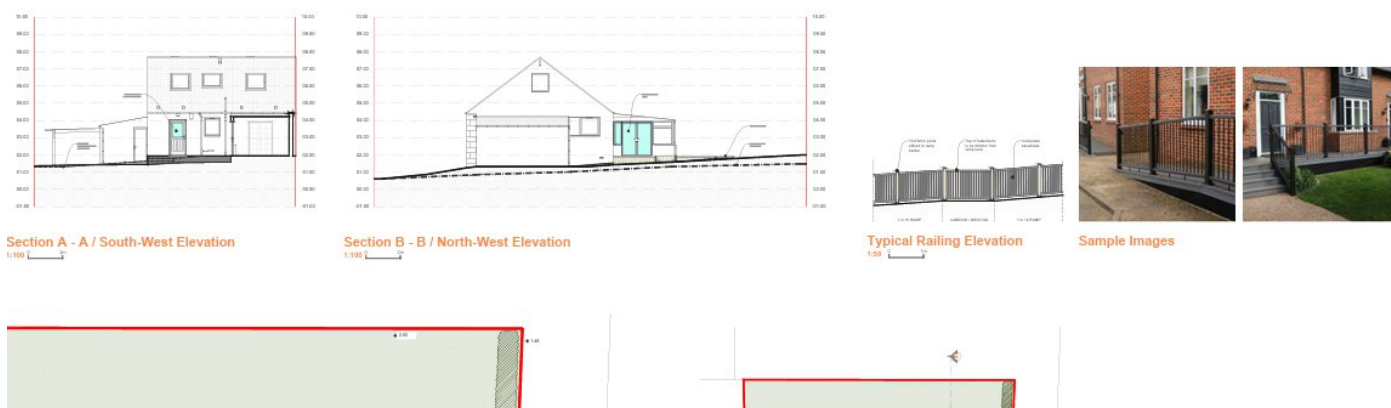


Reference	261101/DPP
Application Validated	Wed 23 Sep 2026
Address	23 Countesswells Place Aberdeen AB15 8LR
Proposal	Formation of ramp, balustrade and decking to rear and installation of gate to side
Status	Pending
Appeal Status	Not Available
Appeal Decision	Not Available
Local Review Body Status	Not 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	Ms Emer Pringle
Agent Name	Ross Clarihew
Agent Company Name	J.V. Carroll Ltd, Chartered Architectural Technologists
Agent Address	Inverden House Queens Lane North Aberdeen AB15 4DF
Environmental Assessment Requested	No
Application Validated Date	Wed 23 Sep 2026
Expiry Date	Fri 23 Oct 2026
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Sun 22 Nov 2026
Local Review Body Decision Date	Not Available





Reference	261119/TPO	
Application Validated	Wed 23 Sep 2026	
Address	Macaulay Grange/Countesswells Road Aberdeen AB15 8FF	
Proposal	Works to various Protected Trees as per schedule of 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	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	Scottish And Southern Electricity Networks Transmission	
Agent Name	Duncan Carmichael	
Agent Company Name	Scottish and Southern Electricity Networks	
Agent Address	Inveralmond House, 200 Dunkeld Road, Perth United Kingdom PH1 3AQ	
Environmental Assessment Requested	No	
Application Validated Date	Wed 23 Sep 2026	

Expiry Date	Wed 07 Oct 2026
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Tue 17 Nov 2026
Local Review Body Decision Date	Not Available



What is your or the applicant's interest in the site where the tree(s) are located? * (Max 500 characters)

The trees sit under or adjacent to a 132kv Overhead Powerline which is routinely surveyed and maintained by Scottish & Southern Electricity Networks - Transmission (SSEN-T).

Identification of Tree(s) and Works Proposed

Please indicate the tree(s) and provide a full detailed specification of the works you want to carry out.

Give details of the species of the tree(s) and include an accurate plan showing positions(s) of the tree(s) in relation to buildings, named roads and boundaries. A group of trees can be treated as one. If the trees are protected by a TPO, please try to number them as shown in the First Schedule to the Tree Preservation Order (for example T3 Oak; two Beech and one Birch in G2; seven Ash in A1; sycamore in W1). You may submit a schedule of works.

Tree description: *	Mixed Broadleaf scrub/regen (Mostly Sycamore, Alder, Elder, Willow, Birch, Hazel & Lime)
Works description: *	Fell
Tree description: *	Mixed Broadleaf & Conifer Hedge (Mostly Beech, Rowan, Holly, Elder, Whitebeam & Yew)
Works description: *	Reduce in Height
Tree description: *	Beech x1, Lime x2 & Sycamore x2 (By Junction to James Hutton Institute)
Works description: *	Crown Reduction
Tree description: *	Multiple Oak & Lime Trees (Between Overhead Powerline & Countesswellis Road)
Works description: *	Crown Reduction
Tree description: *	Multiple Maple, Lime, Sycamore & Beech Trees (On the Northwest side of the Overhead Powerlines)
Works description: *	Crown Reduction
Tree description: *	Mixed Broadleaf scrub/regen (Mostly Sycamore, Alder, Elder, Willow, Birch, Hazel & Lime)
Works description: *	Fell

Note: If you are submitting a schedule of works or a plan, please give the reference number in the description of the works.

Reason for Proposed Tree Works

Please state the reason why you wish to carry out the proposed works to tree(s). In particular, please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the documents specified. *

- ☐ Health or safety of the tree(s) – e.g. it is diseased, fears that it might break or fall.
- ☐ Alleged subsidence damage.
- ☒ Other (please specify).

If you have selected Health or safety of the tree(s), or Other you should provide a report by a tree professional (e.g. arboriculturist, horticultural adviser).

If you have selected Alleged subsidence damage please provide a report by an engineer or surveyor, together with one from a tree professional – to include date and description of property damage; sub-soil type and shrinkage potential; location of any roots found and their identification; history of ground and building movement through a distortion survey and/or level or crack monitoring over a period of at least 12 months; other vegetation in the vicinity and its management since discovery of the damage.

If Other, please provide further details: * (Max 500 characters)

I have recently carried out a tree survey on one of circuits from Kintore to Craigiebuckler. Two of the last sites in Craigiebuckler before the circuit enters the Substation are under a TPO. The details for this TPO are Ref No. 46 – Macaulay, Countesswellis Road, Aberdeen. I have two landowners within this TPO, Site 032 – James Hutton Institute & Site 032D Greenbelt Holdings LTD. Both landowners have agreed to the safety work we have proposed pending the agreement with the council with the TPO.

Reference	261140/TPO	
Application Validated	Wed 23 Sep 2026	
Address	Land At Treetops Grove The Treetops Development Springfield Road Aberdeen AB15 7SA	
Proposal	Works to 1no. Protected Tree, T1 - Beech; remove monolith	
Status	Pending	
Appeal Status	Not Available	
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	Joe Boyle	
Agent Name	Mark Foster Land And Nature Cura Terrae Limited	
Agent Company Name	Not Available	
Agent Address	8 Eagle Street Glasgow G4 9XA	
Environmental Assessment Requested	No	
Application Validated Date	Wed 23 Sep 2026	
Expiry Date	Wed 07 Oct 2026	
Last Advertised In Press Date	Not Available	
Permission Expiry Date	Not Available	
Determination Deadline	Tue 17 Nov 2026	
Local Review Body Decision Date	Not Available	

Schedule of Proposed Works

Please list each individual tree and label them as T1, T2, T3 etc. and provide a detailed description of the works proposed and the reason for the works.

Tree No.	Tree Species	Description of tree work(s)	Reason(s) for work
T1	Beech (Fagus sylvatica)	Remove monolith. See full tree work specification attached	Monolith is considered to present an unacceptable and unpredictable risk of further structural failure. See full tree work specification attached

Please provide details below of your proposed tree replacement planting. The location of each replacement tree should be marked on the site plan on page 3; each individual tree should be labelled as R1, R2, R3 etc on the site plan.

Tree No.	Tree Species	Size of Tree	Date of planting and by who.
R1	See planting plan attached. (ECRPT 16047-383381 - Treetops Tree Condition Report 2026 Issue 2)		

Tree Work Specifications

Scope

Malcolm Allan Housebuilders (the client) retained Cura Terrae Land and Nature Limited to prepare a Tree Works Specification (TWS) with reference to the Tree Condition Assessment conducted by EnviroCentre Senior Arboriculture Consultant, Mark Foster, on 26 January 2026.

Please note that, as of September 2026, EnviroCentre Ltd is now trading as Cura Terrae Land and Nature Limited; this reflects a change of company name only, and no other aspect of the survey methodology, personnel, or findings has been affected.

Project Background

The site at the former Treetops Hotel is surrounded by trees to the north, east, south and west, all of which fall under Aberdeen City Council Tree Preservation Order (TPO) 260. A full site Tree Condition Assessment, conducted in January 2026, identified two dead standing beech monoliths within the Tree Schedule that had been retained for habitat purposes, with a recommendation that both be re-inspected in Spring 2027. However, subsequent correspondence from Joe Boyle of Malcolm Allan Housebuilders, dated 31 August 2026, confirmed that a major scaffold limb had failed from the beech behind Plot 30, damaging the adjacent boundary fence.

Figure 1: Limb failure and Tree location



While retaining standing deadwood or monoliths can provide significant ecological benefits, their structural stability can be difficult to assess, and the timing of future limb or basal failure is inherently difficult to predict. This is recognised in *Principles of Tree Hazard Assessment and Management*¹ which states: "The rate at which decay

Tree Work Specification

The beech monolith requiring removal is situated behind Plot 30. Following the structural failure of a major scaffold limb, the extent of decay and associated reduction in the tree's structural integrity are now of particular concern. The failed limb has already damaged the adjacent boundary fence, demonstrating the potential for further structural failure to cause damage to nearby property. Given the extent of decay, the recent major limb failure and the tree's proximity to residential properties, retention of the monolith in its current form is considered to present an unacceptable and unpredictable risk of further structural failure.

Standing deadwood and monoliths can provide significant ecological value and important habitat for wildlife. It is therefore recommended to have the tree inspected by a suitably qualified ecologist prior to removal to identify any potential ecological constraints. Given the extent of decay and recent structural failure, the tree should be dismantled using a suitable method that minimises the risk of uncontrolled structural failure during the works. The chosen method should be determined by a suitably qualified and experienced arboricultural contractor following a

site-specific assessment. Cura Terrae can provide arboricultural assistance in selecting a reputable contractor on request.