

**Planning Matters**

**Rubislaw Quarry Hill of Rubislaw Development for 300 Rented Flats**

**180368/DPP Residential development (across ten storeys and three basement levels) consisting of 299 private flats, gym, function room, public heritage bistro, promenade, car parking and amenity space**

Reference	180368/DPP
Application Received	Mon 12 Mar 2018
Application Validated	Wed 14 Mar 2018
Address	Land Adjacent To Rubislaw Quarry Hill Of Rubislaw Aberdeen AB15 6XL
Proposal	Residential development (across ten storeys and three basement levels) consisting of 299 private flats, gym, function room, public heritage bistro, promenade, car parking and amenity space
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available





The building has been inspired by the rolling hills of Scotland and the granite history of the site. At its highest point it provides 10 storeys of accommodation.

The development will comprise: •

- 299 private rented flats with associated car parking;
- a new bistro, celebrating the granite heritage of the site;
- a residents' gym;

- a residents' function room;
- a public walkway with viewpoints to the quarry;
- residents' parking and parking for the bistro, including cycle stands and motorbike parking; and
- publicly accessible car club cars, including electric charging points.

**A public Meeting was held on Wednesday 28<sup>th</sup> March at Harlaw Academy:**

## **Craigiebuckler and Seafield Community Council**

**Web:** <http://e-voice.org.uk/craigseacc>

**Email:** [craigseacc@hotmail.co.uk](mailto:craigseacc@hotmail.co.uk)

**Facebook:** **Craigiebuckler & Seafield-Community-Council**

**Dear Resident,**

**Residential development (across 10 storeys and 3 basement levels) consisting of 299 private flats, gym, function room, public heritage bistro, promenade, car parking and amenity space. Location: Hill of Rubislaw.**

**The above planning application (reference 180568/DPP) has been lodged with Aberdeen City Council by Carttera Private Equities. Full details can be viewed on the Council's website.**

**Craigiebuckler and Seafield Community Council, in partnership with Queens Cross and Harlaw Community Council, are hosting a Public Meeting between the hours of 7 pm and 8 pm on Wednesday 28<sup>th</sup> March in Assembly Hall 4, Harlaw Academy.**

**This is an opportunity to see what Carttera are planning and to ask questions and raise any concerns.**

**Our Communiity Council will be submitting a representation, so it is important that we hear the views of the local community.**

**Yours sincerely,  
William Sell, Secretary,  
pp Aileen Brown,**

**Chair**

## Notes from Public Meeting:

# Public Meeting – Hill of Rubislaw Development 28<sup>th</sup> March 2018 Harlaw Academy – 7pm

Chair: William Sell (Craigiebuckler & Seafield Community Council)

Developer: Stewart Davidson

Aurora Planning: Maggie Bochel

Local councillors in attendance: Martin Greig, John Cooke and Jennifer Stewart

- Questions from Members of the Public

### Answers from Developers

- Concern expressed at parking problems, congestion at Royfold House, also Royfold Crescent and Angusfield Avenue and problem with parking in residential spaces.
- Mention made that the site is owned by Hugh Black and plans for Granite Heritage museum at lower end of quarry. North end owned by Carttera.
- Resident from Royfold crescent, Hugh Black didn't buy land to build on – conditions when he bought the site.
- Given the state of the oil & gas industry there are empty properties around the city, why do we need executive flats?
- Resident stated she pays £2,000 per year to park outside her house with new parking permits introduced.
- The area around the quarry is congested, how can an extra 300 to 600 cars be managed?  
[Flats are for rent not sale- unlikely to have 2 cars per property as they will likely be for short term rent. A Traffic Impact Assessment has been carried out and no major changes to the road layout were identified.](#)
- The proposal is out of proportion and is in a protected area, there used to be peregrine falcons at the quarry. There are too many flats- nothing in common with the community.
- Some flat developments in the city are only 30% occupied, abundance of rented flats.  
[There is a shortage in the mid-market rent – it is envisaged people renting flats will be working on short term contracts and may move on or could stay longer.](#)  
[Sometimes known as Intermediate Rent this is rented accommodation leased at a discounted level below the Local Housing Allowance which is set by the Government. The rent level will normally be higher than social rent but significantly lower than private rents in the area.]
- Queen's Road – Already congested, can it cope with the additional traffic?  
[Traffic assessment has been carried out and the Roads department are considering it.](#)
- The entrance to development is a really busy junction and I wonder how the junction can cope with extra traffic – also while regularly waiting for a bus at entrance I notice that the air quality is dreadful just now let alone with traffic from 300 extra flats.
  
- How many parking spaces are there?  
[Developer confirmed there are 332 underground car parking spaces](#)
- Wrong thing in wrong place, affects quarry as well.
- Original planning permission was low level office building, 10 storey flats detracts from surrounding area, detracts from beauty of the site.
- Water level in quarry, can go up and down – potential for flooding?  
[Water levels controlled by Hugh Black , people in flats no interest in water level.](#)
- Water levels – what is affect of the structure on water levels?
- [All rainwater runoff from the roof of the flats will be harvested.](#)
- Do the 3D images reflect the final product? It looks like Costa Del Sol

- The public walkway shows a thin fence, how do you stop people taking a midnight swim? Should there be a higher wall to stop people gaining access to the water?
- There are plans for Rubislaw Quarry to become a UNESCO World Heritage Site so we must protect this unique heritage landmark. The site is worth protecting and the city should focus on tourism.  
There is a Heritage bistro and Public walkway included in the plans for the development.
- This is a concrete and glass monstrosity- this is Sacrilege of Rubislaw Quarry.
- Who will be renting the flats?  
The flats won't be marketed until construction has started.
- How long from planning permission to construction? Two and a half years.
- What is the drainage/flood protection for the site?  
Can't answer technical question would need to consult engineers.
- When the building is being constructed will it be structurally sound and what is the land like underneath ie granite, slate etc?  
Using Fairhurst consultants who are experts, the ground on the site consists of spoil from the quarry and is of soft material that will be removed before construction starts. Will go down to solid granite
- Will there be any blasting during construction?  
No structural engineers have designed foundations to be secured into granite.
- Why pick this area to build flats?  
Carterra already own the site, it is well located close to employment opportunities, oil & gas companies and Aberdeen Royal Infirmary.  
Planning consent for 110 large flats already , existing consent is 8 storeys high
- Regarding employment opportunities, ConocoPhillips numbers have dropped even further recently and Marathon and Chevron are considering further reductions so will there be a demand for 300 flats?  
It is thought more people will be working on short term contracts and will be interested in the rental of these flats.
- Social – Affordable Housing, will there be an allocation for this development?  
There is a requirement for a 25% contribution to the council. The developer will make a payment to the council of 4 million pounds for affordable housing elsewhere in the city.
- Visual impact – Will houses on Angusfield Avenue be overlooked by the flats?  
The flats are mostly forward facing overlooking the quarry and the separation distance is adequate – long distance from flats to nearest houses.
- Employers want affordable housing on the site.
- Listening to the views of the public so far there is an emotional response to these plans and people care greatly about Rubislaw Quarry, the plans are for enormous buildings and the worry is it will form a concrete ring which will close off the quarry. This is an elite and attractive site for developers and they are in the market looking for alternatives to the original office development.
- Packing in a lot of flats for a sensitive site.
- Over development of site with no money to repair existing roads which are very busy.
- Hope you don't get this development.  
The current proposal was developed as there is no market for 110 large flats but there is a market for a larger number of smaller flats for rent.
- Did Carterra have plans for a heritage centre?  
No, original plans were for an office development- there was no objection to Mr Black's planning proposal.
- Will there be construction mayhem during building work?  
The council will require a construction management plan.
- Statement that no one in the audience is in favour of the plans and everyone was encouraged to email their local councillors about your objections to the development.
- Will the spoil from the site be cleared and will it end up at the bottom of the quarry?  
The volume of spoil equates to 150 lorry loads of material and a decision to dispose of the spoil at the bottom of the quarry has still to be made but the developer does have permission to do this.
- Will the spoil increase the water level in the quarry?  
The amount of spoil is insignificant to the size of the hole so water levels will not be affected.

- Will there be dust during construction?  
Construction management plan will be in place and Environmental Health will monitor and investigate any complaints during construction.
- Public Access to the development- will the public have access and which areas?  
The heritage bistro and public walkway will be accessible, there will be security for the residents private areas and the gym is for residents use only.
- Heritage site: This is a 10 storey monstrosity and it will impact the wildlife, trees and falcons.  
An ecology survey has been carried out and is available on the council planning website, it identified a limited number of trees required to be taken down and any trees removed will be replanted.
- Where do the public park when visiting the heritage bistro or viewing point?  
Car parking for the public and visitors will be on ground level.
- Why is it called a heritage bistro?  
The heritage centre plans have fallen and this goes some way to replace it, a mini museum and coffee shop.
- What percentage of the development will be granite?  
In percentage terms don't know.
- The entrance to the development is a private road- Are there any issues over ownership and access?

**Before the public meeting there were 130 objections submitted on the planning website and by the end of the week that rose to 245.**

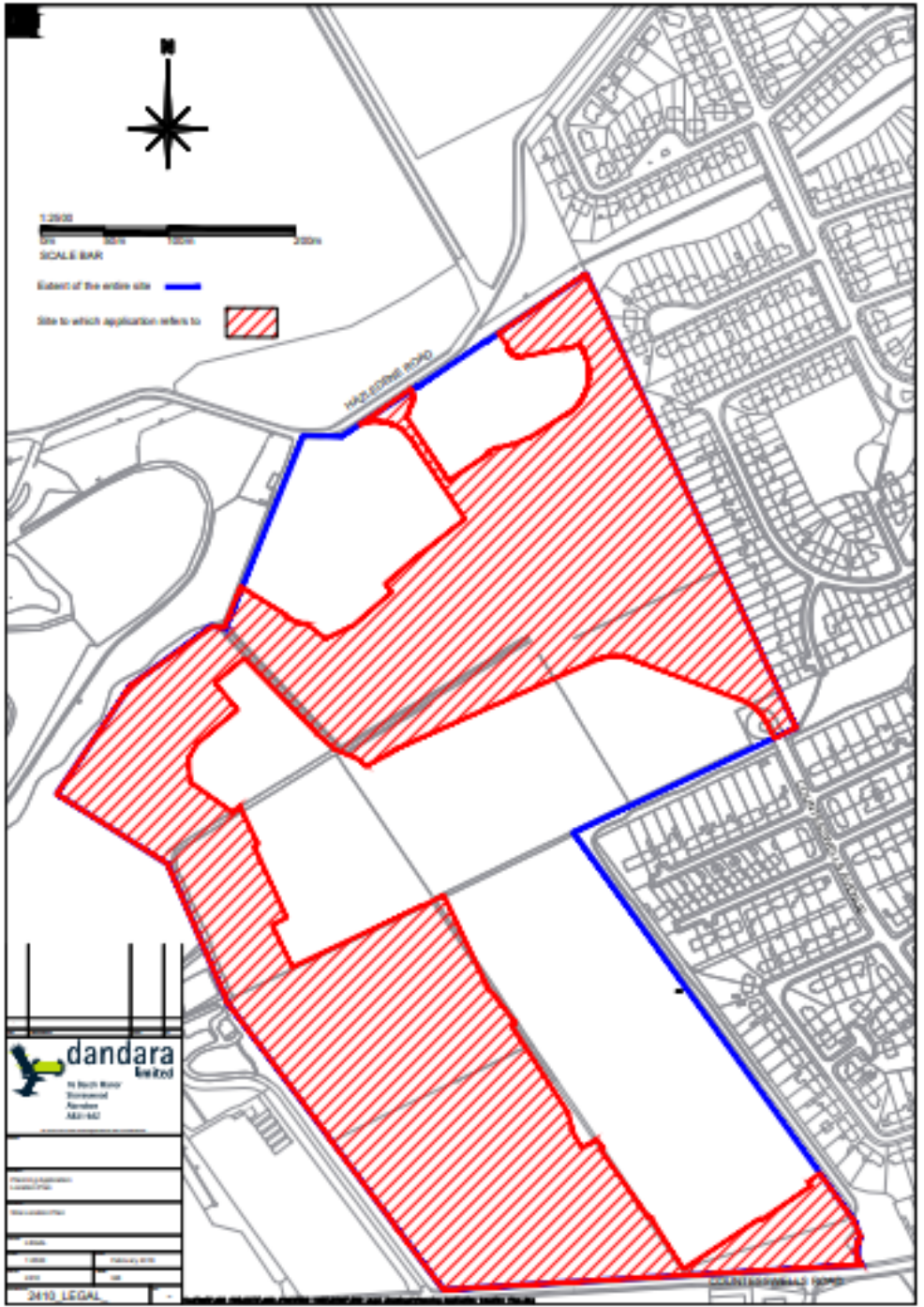
**180224/PAN - Major development of approximately 250 residential units including amenity space and associated infrastructure | Zones A-E at Pinewood/Hazledene, Land to North of Countesswells Road Aberdeen.**

**This Proposal of Application Notice (PAN) concerns the consultation and publicity activities that are to be undertaken in advance of a planning application being lodged no less than 12 weeks later.**

Reference	180224/PAN
Application Received	Mon 19 Feb 2018
Application Validated	Mon 19 Feb 2018
Address	Zones A-E At Pinewood/Hazledene, Land To North Of Countesswells Road Aberdeen
Proposal	Major development of approximately 250 residential units including amenity space and associated infrastructure
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Proposal of Application Notice
Expected Decision Level	Not Available
Case Officer	Gavin Evans
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Dandara Ltd
Applicant Address	16 Beech Manor Stonewood Aberdeen AB21 9AZ
Environmental Assessment Requested	No

Application Validated Date	Mon 19 Feb 2018
Expiry Date	Not Available
Determination Deadline	Sun 11 Mar 2018





### **Proposed Pre Application Consultation**

As part of the pre application public consultation for the proposed development of a residential development comprising around 250 homes including amenity space and services at Zones A, B, C, D and E, Pinewood/ Hazledene, Countesswells Road, Aberdeen we propose to undertake the following activity:

- Hold a public event to present our proposals which will come forward as an application for full planning permission. It is proposed that this event will be held on Thursday 15<sup>th</sup> March 2018 at: Hazelwood Sales Suite, Countesswells Road, Aberdeen. This is considered to be an accessible venue within proximity of the site. The event will run from 3pm until 8pm.
- In line with the pre application consultation process requirements an advert will be placed in the local press (Press and Journal and Evening Express) at least 7 days in advance of the event (See Appendix 1 for draft of the proposed advert).
- A copy of the proposed advertisement is contained as Appendix 1. Direct invites will be delivered to Braeside and Mannofield Community Council and Craigiebuckler and Seafield Community Council, Councillors and Council Officers.
- In addition, it is proposed that posters advertising the event will be distributed within the local area. Plans and other information highlighted for the proposed development will be made available for people attending the event.
- Representatives of Dandara will be on hand to answer any questions on the proposals.
- Feedback forms will be made available at the event and attendees will be encouraged to complete the forms after the meeting and or post/email them back within a specified time scale (no less than 2 weeks). The forms will seek comment on the proposals and feedback will be as analysed and incorporated into pre application consultation report to be submitted with the future planning application. It will be made clear on the feedback form that any comments that are received are not representations to the planning authority and that there will be an opportunity to make representations on any future planning application when it is submitted.

Town and Country Planning (Scotland) Act 1997 (Section 35B)  
The Town and Country Planning (Development Management Procedure) (Scotland)  
Regulations 2013 (Regulations 4 -7)

**To be completed for all developments within the  
national or major categories of development**

Name of Council	Aberdeen City Council
Address	Business Hub 4, Ground Floor North, Marischal Collage
	Broad Street, Aberdeen, AB10 1AB

Proposed development at [Note 1]	Zones A, B, C, D and E at Pinewood/ Hazledene (land to north of Counteswells Road)

Description of proposal [Note 2]	Residential development comprising around 250 homes, associated infrastructure and amenity space.

Notice is hereby given that an application is being made to

[Note 3]  Council by [Note 4]

Of [Note 5]

In respect of [Note 6]

To take place on [Note 7]

[Note 8] The following parties have received a copy of this Proposal of Application Notice

Braeside and Mannofield Community Council
Craigiebuckler and Seafield Community Council

[Note 9] For further details contact

on telephone number

And/or at the following address

Appendix 1: Advert

**The Town and County Planning (Scotland) Act 1997.**

**The Town and County Planning (Development Management Procedure) (Scotland) Regulations 2008**

**Notice published under Regulation 7 (2).**

Dandara Ltd give notice regarding a proposed development of a residential development comprising around 250 homes including amenity space and services at Zones A, B, C, D and E Pinewood/ Hazledene, Countesswells Road, Aberdeen. Further information on the proposals will be available at a Public Event being held at:

Venue – Hazelwood Sales Suite, Countesswells Road, Aberdeen. Sat nav ref: AB15 8NB.

Date – Thursday 15<sup>th</sup> March 2018

Time – 3-8pm

All are welcome to attend the event and discuss the proposals with members of the design team.

Any persons wishing to make comments relating to the proposal or wishing to obtain further information may do so by contacting:

Natasha Douglas

Dandara Ltd

16 Beech Manor

Stoneywood

Aberdeen

AB21 9AZ

Tel: 01224 713713

Email: [aberdeenconsult@dandara.com](mailto:aberdeenconsult@dandara.com)

Comments should be submitted by 29<sup>th</sup> March 2018.

**Please note:**

**Comments made are not representations to the planning authority (Aberdeen City Council). If a planning application is submitted there will be an opportunity to make representations on that application to the planning authority at that time.**

**To inform local residents 100 flyers have been printed to inform immediate neighbours of the Dandara consultation event.**

# CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Web: <http://e-voice.org.uk/craigseacc>

Email: [craigseacc@hotmail.co.uk](mailto:craigseacc@hotmail.co.uk)

Facebook: [Craigiebuckler & Seafield-Community-Council](#)

Dear Resident,

## Dandara Development for 250 Homes - Pinewood/Hazledene Site, Countesswells Road -at Zones A, B, C,D and E

Dandara are holding a public event to present their proposals which will come forward as an application for full planning permission.

This event will be held on **Thursday 15th March 2018** at: Hazelwood Sales Suite, Countesswells Road, Aberdeen.

The event will run from **3pm until 8pm.**

This is an opportunity to see what Dandara are planning and to ask questions and raise any concerns.

Full details can be found on the Aberdeen City Council website:

180224/PAN [Proposal of Application Notice] - Major development of approximately 250 residential units including amenity space and associated infrastructure |Zones A-E at Pinewood/Hazledene, Land To North Of Countesswells Road Aberdeen

Once the full planning application is submitted within 12 weeks Craigiebuckler & Seafield Community Council will be submitting a representation so it is important we get the views of the local community and raise any concerns. Please contact us with your views,

### Contact Details

Email: [craigseacc@hotmail.co.uk](mailto:craigseacc@hotmail.co.uk)

Or leave a comment on our Facebook page

Contact:

William Sell

Chairperson

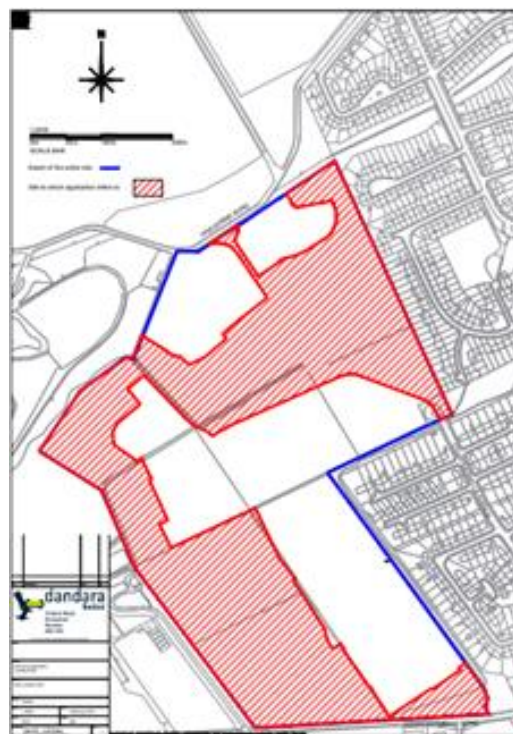
10 Craigiebuckler Drive

Aberdeen

AB15 8ND

Phone: 01224 324581

+Yours sincerely, William Sell, Secretary,  
pp Aileen Brown,  
Chair



A public consultation event was held on Thursday 15th March 2018 at: Hazelwood Sales Suite, Countesswells Road, Aberdeen.

The plans for the vacant zones are for two and three bedroom houses. It would appear that there are to be a number of terraced town houses. This is a significant departure from the original planning permission. Dandara admitted that the developments will be denser than previously planned.

The retirement village is included in the drawing and also the care home but only as part of the overall site plan. There will still be no access to Hazledene Road from the zones which are subject to the changed planning application (apart from the house in Zone A as per original plans).

# CONCEPT PLAN

Design development



Pinewood Zones A, B, C, D & E



# WHAT HAPPENS NEXT?

Your comments and representations

Dandara will use the comments and representations received today to inform the detailed design of the proposal.

The deadline for submissions of comments is 29th March 2018.

Please note that comments received will not form representations to the Planning Authority (Aberdeen City Council). A planning application for the development of the site will follow. You will have an opportunity to comment directly to Aberdeen City Council once the detailed planning application has been submitted.



For further information please contact **Natasha Douglas**,  
email [aberdeenconsult@dandara.com](mailto:aberdeenconsult@dandara.com)

**THANK YOU FOR ATTENDING**

Pinewood Zones A, B, C, D & E



# WELCOME

Thank you for taking the time to attend today's event



**Purpose**  
This consultation event outlines a proposal to deliver a residential development on land to the north of Courtenells Road.

Members of the public and stake holders are encouraged to provide comments on how they would like to see the site developed and provide comments on the proposals displayed. Members of the Design Team are on hand to answer any queries you may have so please feel free to discuss the proposals with them.

Comments received will be passed to Aberdeen City Council as part of the planning application process, who will take them into consideration when determining any planning application in due course. Comments and representations made will inform the finalised proposals for the site.

You are encouraged to complete the available feedback forms as a response to the proposal presented by Dandara Limited.

Please note that comments received in response to the consultation will not constitute formal representations to Aberdeen City Council. A further opportunity to comment on the proposal will be available once the planning application has been submitted to Aberdeen City Council.

## Planning History

This site is identified in the Aberdeen Local Development Plan 2017 as being located within a residential area having been carried forward from the Aberdeen Local Development Plan 2012 and the Aberdeen Local Plan 2006 where it was allocated for residential development.

The site currently forms part of a larger site which benefits from planning permission for a residential development (references: A7/2178 and P131055).



## Site Location

The site lies to the immediate north of Courtenells Road and is ideally located to enable residents to walk or cycle to local facilities. To the north, the site is bound by Hazledene Road. A number of residential homes constructed by Dandara split the site in two.

The site is bound to the east by existing dwellings. The Ben Reid Garden Centre lies to the west of the site.

Pinewood Zones A, B, C, D & E



# SITE ANALYSIS

Orientation and context of proposed development site



Pinewood Zones A, B, C, D & E



# CONCEPT

Concept images

Overview



Overall Site Plan

The layout has been developed to respond to the following:

- Address the main spine road running through the Pinewood / Hazeldene site.
- Consider the views on and off the site.
- Tie in the existing development.
- Creation of quality open space that addresses the housing and creates a focal point to the site.

Sketch of site plan



Pinewood Zones A, B, C, D & E



# SITE SKETCHES

Concept images based on site analysis



Pinewood Zones A, B, C, D & E











## Planning Applications as per weekly planning list March 2018:

Reference	180458/CLP
Application Received	Tue 27 Mar 2018
Application Validated	Tue 27 Mar 2018
Address	Hazlehead Academy Groats Road Aberdeen AB15 8BE
Proposal	Proposed installation of replacement windows and replacement of roof lights with poly carbonate panels
Status	Pending
Appeal Status	Unknown

Application Validated Date	Tue 27 Mar 2018
Expiry Date	Not Available
Determination Deadline	Sat 26 May 2018

Reference	180433/CLP
Application Received	Thu 22 Mar 2018
Application Validated	Thu 22 Mar 2018
Address	Hazlehead Crematorium Jessiefield Drive Aberdeen AB15 8PT
Proposal	Proposed replacement of existing entrance/reception area
Status	Certificate Issued
Decision	Issue Cert. of Lawfulness
Decision Issued Date	Thu 22 Mar 2018

Application Validated Date	Thu 22 Mar 2018
Expiry Date	Not Available
Decision Issued Date	Thu 22 Mar 2018
Determination Deadline	Mon 21 May 2018

The proposed development would be permitted development under Class 33 (c) of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992. Therefore the proposed development can proceed lawfully without the need to obtain planning permission.

Reference	180396/DPP
Application Received	Fri 16 Mar 2018
Application Validated	Mon 19 Mar 2018
Address	7 Craigeibuckler Terrace Aberdeen AB15 8SX
Proposal	Erection of 1.5 storey extension to gable end including extension of dormers to front and rear
Status	Pending

Application Validated Date	Mon 19 Mar 2018
Expiry Date	Tue 10 Apr 2018
Determination Deadline	Fri 18 May 2018

**GROUND FLOOR LAYOUT PLAN - 1:50**

**FIRST FLOOR LAYOUT PLAN - 1:50**

**FRONT SOUTH ELEVATION - 1:50**

**REAR NORTH ELEVATION - 1:50**

**ROOF PLAN - 1:100**

**GABLE WEST ELEVATION - 1:50**

**External Finishes:**

- Roof:**
  - Match existing concrete interlocking roof tiles to match existing to main roof
  - plain concrete interlocking roof tiles to rear dormer fronts/rafts
  - flat ridges & hips throughout
  - single ply roofing membrane throughout flat roofs
- Walls:**
  - dry-brush render to match existing
  - external stone to existing around garage door opening to match existing
  - light brown UPVC cladding to front dormer frontage & rafters
- Fascia:**
  - white UPVC fascias, soffits, bargeboards & rafters etc. throughout
- Windows:**
  - white UPVC double glazed windows throughout
  - see listed schedule to match existing front main roof
- Doors:**
  - white aluminium bi-fold doors with double glazed units
  - steel post sectioned garage door (2000mm wide x 2200mm high)
- Roofliner Code:**
  - 100mm dia. half round downpipe UPVC gutters
  - 75mm dia. UPVC rainwater downpipes

REV 'A' - Corrections added to Title & Roof Plan 19/03/18  
 PROPOSED ALTERATIONS & EXTENSION AT  
 7 CRAIGIEBUCKLER TERRACE, ABERDEEN  
 NS & NRS ANDREW THOM  
 MAR, 2018 SCALE: 1:50, 1:100 @ A1  
 DRAWING 03 Rev 'A'

Reference	180382/TCA
Application Received	Thu 15 Mar 2018
Application Validated	Thu 15 Mar 2018
Address	The James Hutton Institute Aberdeen AB15 8QH
Proposal	Works to protected trees: T1-T4 - Elms - Fell to ground level - Dutch Elm Disease - surveyed by Struan Dalgleish Arboriculture
Status	Approved
Decision	Approve Unconditionally
Decision Issued Date	Thu 15 Mar 2018

Reference	180372/DPP
Application Received	Tue 13 Mar 2018
Application Validated	Wed 14 Mar 2018
Address	9 Woodburn Place Aberdeen AB15 8JS
Proposal	Straightening of roof hips and formation of dormers to front and rear.
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Validated Date	Wed 14 Mar 2018
Expiry Date	Wed 04 Apr 2018
Determination Deadline	Sun 13 May 2018



**NOTES:**

All measurements to be checked on site prior to work commencing and any discrepancies reported back to the Architects.

All drawings to be of metric units unless otherwise stated and to conform with the standards of the British Standards Institution.

All drawings to be made to a maximum scale of 1:50, 1:100, 1:200 or 1:500.

All drawings to be made to a maximum scale of 1:50, 1:100, 1:200 or 1:500.

All structural work to be carried out by a Certified Structural Engineer and to the satisfaction of the relevant Building Regulations. Structural work to be approved with the relevant Building Regulations and must be certified by the relevant authority or a suitably qualified person.

All drawings and specifications to comply with regulations BS 1192:2011 and BS 1192:2014.

**DRAWING PLOTTED ON A1 SHEET**

**Extension to dwelling house.**  
At: 9, Woodburn Place, Aberdeen, AB15 8JS.  
Prop: Mr. & Mrs. R. Skiddell.

**Proposed elevations.**

Scale: 1:50  
Date: March 2018  
Drawn: WFE/1/04  
Checked: WFE/1/04

**William F. Forbes, MCIAT,**  
2, Farnham Green, Dunfermline, Aberdeen, AB22 8JZ,  
Tel: No. 01224 824879, Mobile: No. 9776880452

Reference	180345/DPP
Application Received	Fri 09 Mar 2018
Application Validated	Fri 09 Mar 2018
Address	41 Springfield Avenue Aberdeen AB15 8JJ
Proposal	Erection of single storey extension with decking to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Validated Date	Fri 09 Mar 2018
Expiry Date	Fri 30 Mar 2018
Determination Deadline	Tue 08 May 2018

