





Planning Matters

Planning Permission Appeal by Scottish Ministers:

Residential Development Of 245 Private Rented Sector Flats (Up To Nine Storeys And Two Basement Levels) With Amenity Space, 254 Car Parking Spaces, Two Publicly Accessible Car Club Vehicles (Including Electric Charging Points), Residents' Gym, Residents' Function Room, Public Bistro And Public Promenade With Viewpoints To Quarry at Land Adjacent To Rubislaw Quarry Hill Of Rubislaw Aberdeen AB15 6XL

DPEA Case Reference	PPA-100-2113 
Case Status *	Allocated to reporter 
Target Date	17 Sep 2020 
Case Type *	Planning Permission Appeal 
Application Type	Planning permission
Case Owner	Kerr, Liz - Email: Liz.Kerr@scot.gov.uk - Tel: 0131 244 6945
Main Contact	Carttera Private Equities
Agent	Dr Margaret Bochel
Applicant	Carttera Private Equities
Authority	Aberdeen City Council
Authority Reference	200042/DPP
Reporter	Mr David Buylla
Next Oral Process Details	

Date Case Received	18 Jun 2020 
Site Address Line 1	Land Adjacent To Rubislaw Quarry Hill Of Rubi:
Site Address Line 2	
Site Address Town	Aberdeen
Site Address Postcode	AB15 6XL
Os Grid Reference	
Longitude	-2.1508807
Latitude	57.142204
Northings	805711
Eastings	390968
Case Detail	Residential Development Of 245 Private Rented Sector Flats (Up To Nine Storeys And Two Basement Levels) With Amenity Space, 254 Car Parking Spaces, Two Publicly Accessible Car Club Vehicles (Including Electric Charging Points), Residents' Gym, Residents' Function Room, Public 
Overview	Allocated – Parf 
Case Overview	<p>**Case Update – 16/09/2020**</p> <p>This appeal has been re-allocated to a new reporter. The period for written submissions from members of the public has ended. The authority has provided its response to the appeal and the applicant is now entitled to comment. The reporter is looking at the documents and submissions, and will consider what, if any, further procedures are necessary in order to consider this appeal. This includes the site inspection arrangements (if any), the need for further information and the way in which the case will be</p> 

Change of reporter 02/09/2020: Mr David Buyla BA(Hons) MRTPI has been appointed to take over.



Telephone: 0131 244 6945 Fax: 0131 244 8990
E-mail: Liz.Kerr@scot.gov.uk

Dr M Bochel
Aurora Planning Ltd
Sent by e-mail

Our ref: PPA-100-2113
Planning Authority ref:200042/DPP

2 September 2020

Dear Dr Bochel

**PLANNING PERMISSION APPEAL: LAND ADJACENT TO RUBISLAW QUARRY
HILL OF RUBISLAW ABERDEEN AB15 6XL**

I am writing in connection with above to advise that the reporter has changed.

Mr Ferrie has been appointed Acting Chief Reporter as Paul Cackette is currently undertaking other duties related to Covid-19. As such, it is necessary to appoint another reporter to the case.

Mr David Buylla BA(Hons) MRTPI has been appointed to take over, and I will be in touch shortly to discuss arrangements regarding a site inspection.

I trust this information is clear. Please do not hesitate to contact me if you require any further information.

Yours sincerely

Liz Kerr

**LIZ KERR
Case Officer
Planning and Environmental Appeals Division**

Scottish Ministers, in exercise of the powers conferred on them by Schedule 4 to the Town and Country Planning (Scotland) Act 1997, hereby appoint David Buylla BA(Hons) MRTPI, to determine an appeal against the decision of Aberdeen City Council to refuse planning permission for Residential Development Of 245 Private Rented Sector Flats (Up To Nine Storeys And Two Basement Levels) With Amenity Space, 254 Car Parking Spaces, Two Publicly Accessible Car Club Vehicles (Including Electric Charging Points), Residents' Gym, Residents' Function Room, Public Bistro And Public Promenade With Viewpoints To Quarry at Land Adjacent To Rubislaw Quarry Hill Of Rubislaw Aberdeen AB15 6XL.

p.p. Mandy McComiskie

Head of Performance and Administration

2 September 2020

Planning and Environmental Appeals Division
4 The Courtyard
Callendar Business Park
Callendar Road
FALKIRK
FK1 1XR

Ref: PPA-100-2113

Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
30/06/2020	200659	Land At Countesswells Road Aberdeen	Erection of Class 1 (shops) retail unit with associated car parking, access, landscaping and associated works	Detailed Planning Permission	Approved	24/09/2020	Approved Conditionally
26/06/2020	200712	75 Anderson Drive Aberdeen AB15 4UA	Erection of canopy to front	Detailed Planning Permission	Permitted	14/07/2020	Permitted Development
21/07/2020	200832	5 Macaulay Park Aberdeen AB15 8FR	Extension to existing garage outbuilding to form gym	Detailed Planning Permission	Pending		
31/07/2020	200876	15 Countesswells Close Aberdeen Aberdeen City AB15 8LY	Erection of single storey extension with flue to rear	Detailed Planning Permission	Approved	30/09/2020	Approved Unconditionally
14/08/2020	200919	Land To South Of Hazledene Road Aberdeen AB15 8LD	Erection of 4no. dwelling houses with associated landscaping	Detailed Planning Permission	Pending		
18/08/2020	200961	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Works to 1 Protected Tree; T1 - Sycamore - Reduce & reshape as overhanging neighbouring properties	Works to Tree Preservation Order	Approved	02/09/2020	Approved Unconditionally
20/08/2020	200969	2 Queen'S Crescent Aberdeen AB15 4BE	Works to 5 Protected Trees; T1 - T5 - Mature Lime - Crown raise to first large branches/forks approx 7-	Works to Tree Preservation Order	Approved	04/09/2020	Approved Unconditionally
20/08/2020	200971	72 Craigiebuckler Avenue Aberdeen AB15 8SU	Erection of single storey extension to rear	Detailed Planning Permission	Approved	20/10/2020	Approved Unconditionally
09/09/2020	201062	27 Burnieboozle Crescent Aberdeen AB15 8NR	Extension of dormer to front	Detailed Planning Permission	Approved	29/10/2020	Approved Unconditionally
08/10/2020	201212	Land At Countesswells Road Aberdeen	Installation of 1 illuminated free standing sign; 1 illuminated box sign and 1 non-illuminated glazing vinyl	Advertisement Consent	Pending		
16/10/2020	201241	Hazlehead Park Hazlehead Avenue Aberdeen AB15 8BE	Installation of water bottle refill station	Detailed Planning Permission	Pending		
21/10/2020	201270	1 Woodburn Avenue Aberdeen AB15 8JQ	Erection of single storey extension to rear	Detailed Planning Permission	Pending		
21/10/2020	201273	The Gate Lodge 1 Rubislaw Park Road Aberdeen AB15 8DA	Works to 1 Protected Tree; T1 - Beech - Remove as overgrown/health & safety concerns	Works to Tree Preservation Order	Pending		
29/10/2020	201320	52 Woodburn Gardens Aberdeen AB15 8JT	Erection of first floor extension above existing garage to side	Detailed Planning Permission	Pending		
30/10/2020	201329	14 Countesswells Crescent Aberdeen AB15 8LP	Erection of single storey extension to side and rear	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list October 2020:

Reference	201212/ADV
Application Received	Thu 08 Oct 2020
Application Validated	Thu 08 Oct 2020
Address	Land At Countesswells Road Aberdeen
Proposal	Installation of 1 illuminated free standing sign; 1 illuminated box sign and 1 non-illuminated glazing vinyl
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Advertisement Consent
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	Aldi Stores Ltd
Agent Name	Neil McManus
Agent Company Name	Projekt Architects
Agent Address	Media Exchange 2 Coquet Street Newcastle Upon Tyne NE1 2QB
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Thu 08 Oct 2020
Expiry Date	Not Available
Determination Deadline	Mon 07 Dec 2020



Client
Aldi Stores Ltd.



Drawing Title
SITE LOCATION PLAN

Project Title
Aldi - ABERDEEN

Project Address
**Countesswells Road,
Aberdeen, AB15**

Job No.	Originator	Zone	Level	Type	Role
79-E1370 PA		XX	00	DR	A
Classification	Drawing No.	Suitability	Revision		
Zz-50-10-70 -0001		S4	P03		

Drawn	Checked	Date	Scale	Size
LM	ACG/NM	2020-02-17	1:1250	A4

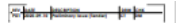
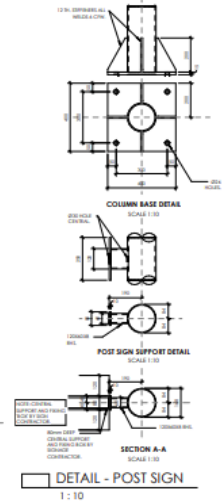
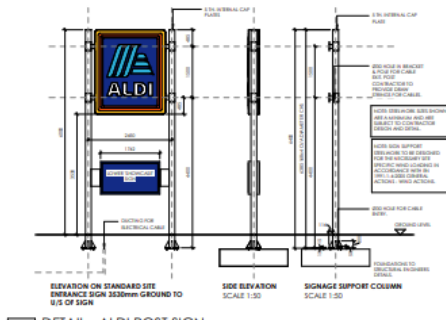
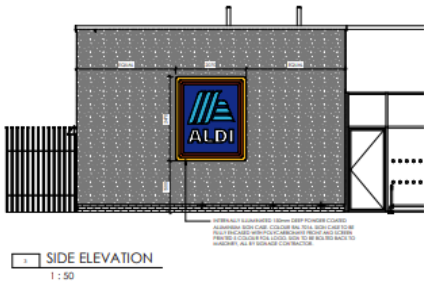
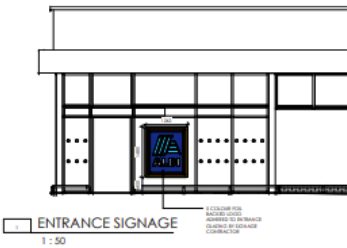
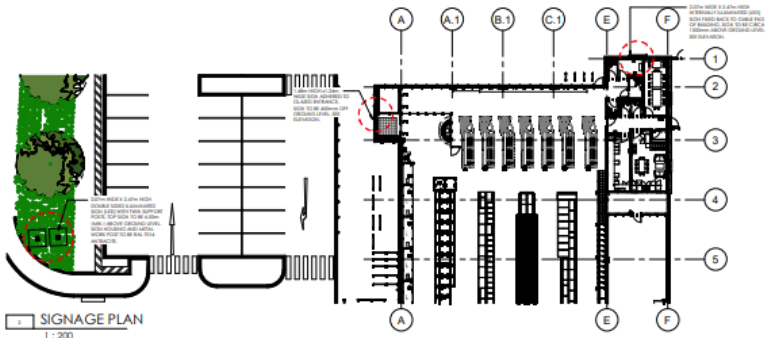
Media Exchange 2
Coquet Street
Newcastle Upon Tyne
NE1 2QB

One Lochrin Square,
92 Fountainbridge,
Edinburgh,
EH3 9QA

t : 0191 260 5551
e : admin@projektarchitects.com
w : www.projektarchitects.com



Architects |



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ALDI - AUSTRALIA

Construction Phase: Adelaide, AU13

PROPOSED UNIT SIGNAGE

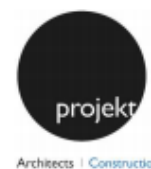
79-E1370FA	XX	ZZ	DR	A
EF_40_10_00-0001	D2	P01		
01	00	2024-08-28	As Indicated	2/1

Project Manager: [Name]
 Designer: [Name]
 Drafter: [Name]
 Checker: [Name]
 Approver: [Name]

1. 601 96330
 2. www.projektor.com.au
 3. www.projektor.com.au

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**APPLICATION FOR ADVERTISEMENT CONSENT
COUNTESSWELLS ROAD, ABERDEEN**



SIGNAGE SPECIFICATION SHEET

79-E1370-PA-XX-XX-SP-A-Ss_40_10_25-0001

1. GABLE BOX SIGN: Drawing Ref - EF_40_10_00-0001

1 no. new internally illuminated gable box sign fixed through the gable end cladding (stone). (2.07m W x 2.47m H) Sign to be circa 1.5m off ground level.

2. ENTRANCE VINYL SIGN: Drawing Ref - EF_40_10_00-0001

Sign to be adhered to glazed entrance (1.24m W x 1.48m H). Sign to be 0.45m off ground level.

3. DOUBLE SIDED ILLUMINATED POST SIGN: Drawing Ref – EF_40_10_00-0001

Post sign to be double sided and internally illuminated (LED) with twin support posts. Top of sign to be 6.00m minimum above ground level.

4. COLOUR REFERENCE AND AVERAGE ILLUMINATION LEVEL:

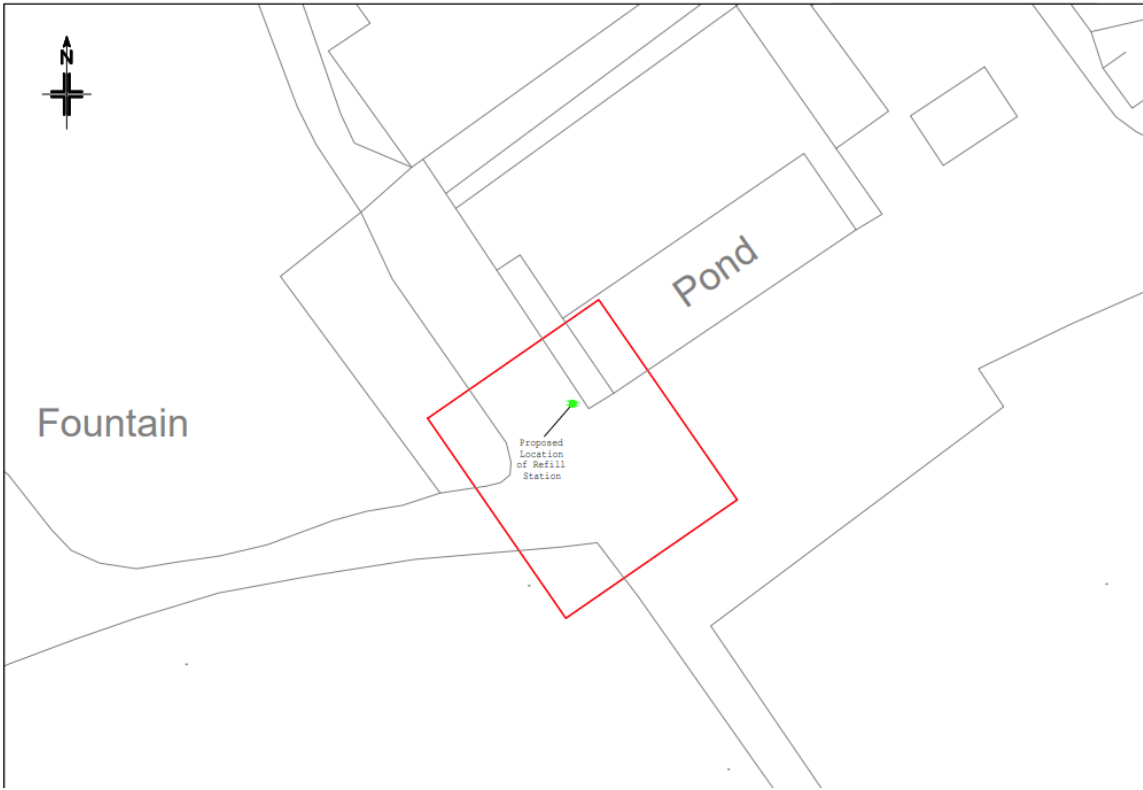
Ref	Candela/m ²	Allowance ±
Yellow: <i>Pantone 1235</i>	92cd/m ²	10%
Orange: <i>Pantone 021C</i>	60cd/m ²	12%
Red: <i>Pantone Warm Red C</i>	28cd/m ²	12%
Dark Blue: <i>Pantone 287</i>	2.2cd/m ²	5%
Light Blue: <i>Pantone 638</i>	15cd/m ²	5%
White: <i>White</i>	108cd/m ²	5%


Reference	201241/DPP
Application Received	Fri 16 Oct 2020
Application Validated	Fri 16 Oct 2020
Address	Hazlehead Park Hazlehead Avenue Aberdeen AB15 8BE
Proposal	Installation of water bottle refill station
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

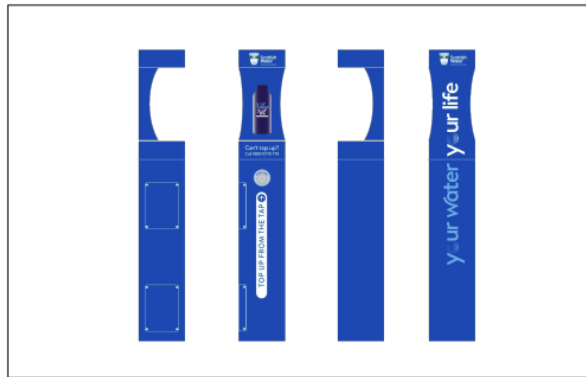
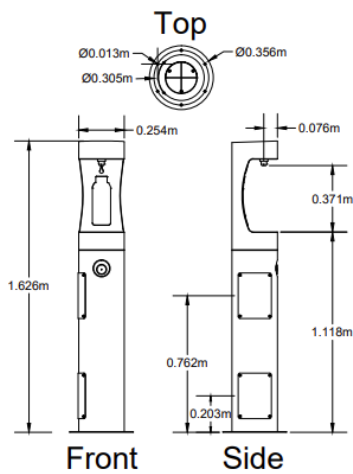
Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Robert Forbes
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Scottish Water
Applicant Address	The Bridge Buchanan Gate Business Park Cumbernald Road Glasgow G33 6FB
Environmental Assessment Requested	No

Application Validated Date	Fri 16 Oct 2020
Expiry Date	Wed 18 Nov 2020
Determination Deadline	Tue 15 Dec 2020






Original Size A3			
Proposed Location Co-ordinates: 389282.00mE 805351.00mN			
Rev.	Date	Revision	Initials
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 <p>Scottish Water Always serving Scotland</p>			
<p>Scottish Water Shared Service Delivery The Bridge 6 Buchanan Gate Business Park Stepps Glasgow G33 6FB</p>			
<p>TITLE Hazlehead Park Aberdeen</p>			
<p>PROJECT Refill Station Site Plan</p>			



Finish:
Blue - RAL Colour: 5010 (Gentain Blue)
Gloss Level: Satin (30%)

Original Size A3			
Rev.	Date	Revision	Initials
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 <p>Scottish Water Always serving Scotland</p>			
<p>Scottish Water Shared Service Delivery The Bridge 6 Buchanan Gate Business Park Stepps Glasgow G33 6FB</p>			
<p>TITLE Hazlehead Park Aberdeen</p>			
<p>PROJECT Refill Station Specifications</p>			
File No.		Project No.	
District			



Reference	201270/DPP
Application Received	Wed 21 Oct 2020
Application Validated	Thu 29 Oct 2020
Address	1 Woodburn Avenue Aberdeen AB15 8JQ
Proposal	Erection of single storey extension to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Validated Date	Thu 29 Oct 2020
Expiry Date	Not Available
Determination Deadline	Mon 28 Dec 2020

Reference	201273/TPO
Application Received	Wed 21 Oct 2020
Application Validated	Wed 21 Oct 2020
Address	The Gate Lodge 1 Rubislaw Park Road Aberdeen AB15 8DA
Proposal	Works to 1 Protected Tree; T1 - Beech - Remove as overgrown/health & safety concerns
Status	Pending
Appeal Status	Unknown
Appeal 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/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Marianne May
Applicant Address	The Gate Lodge 1 Rubislaw Park Road Aberdeen AB15 8DA
Environmental Assessment Requested	No

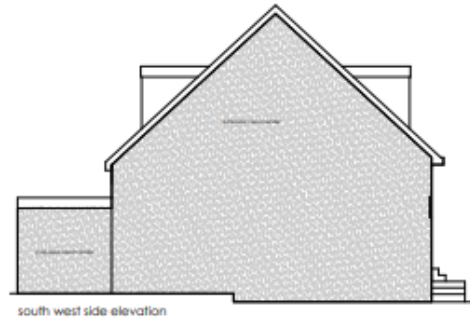
Application Validated Date	Wed 21 Oct 2020
Expiry Date	Not Available
Determination Deadline	Tue 15 Dec 2020

Reference	201320/DPP
Application Received	Thu 29 Oct 2020
Application Validated	Thu 29 Oct 2020
Address	52 Woodburn Gardens Aberdeen AB15 8JT
Proposal	Erection of first floor extension above existing garage to side
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Jane Forbes
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr & Mrs Fennell
Agent Name	Rachel McConnachie
Agent Company Name	RM-Architecture
Agent Address	9 Dunlin Court Newtonhill Aberdeenshire Scotland AB39 3QW
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Thu 29 Oct 2020
Expiry Date	Fri 20 Nov 2020
Determination Deadline	Mon 28 Dec 2020



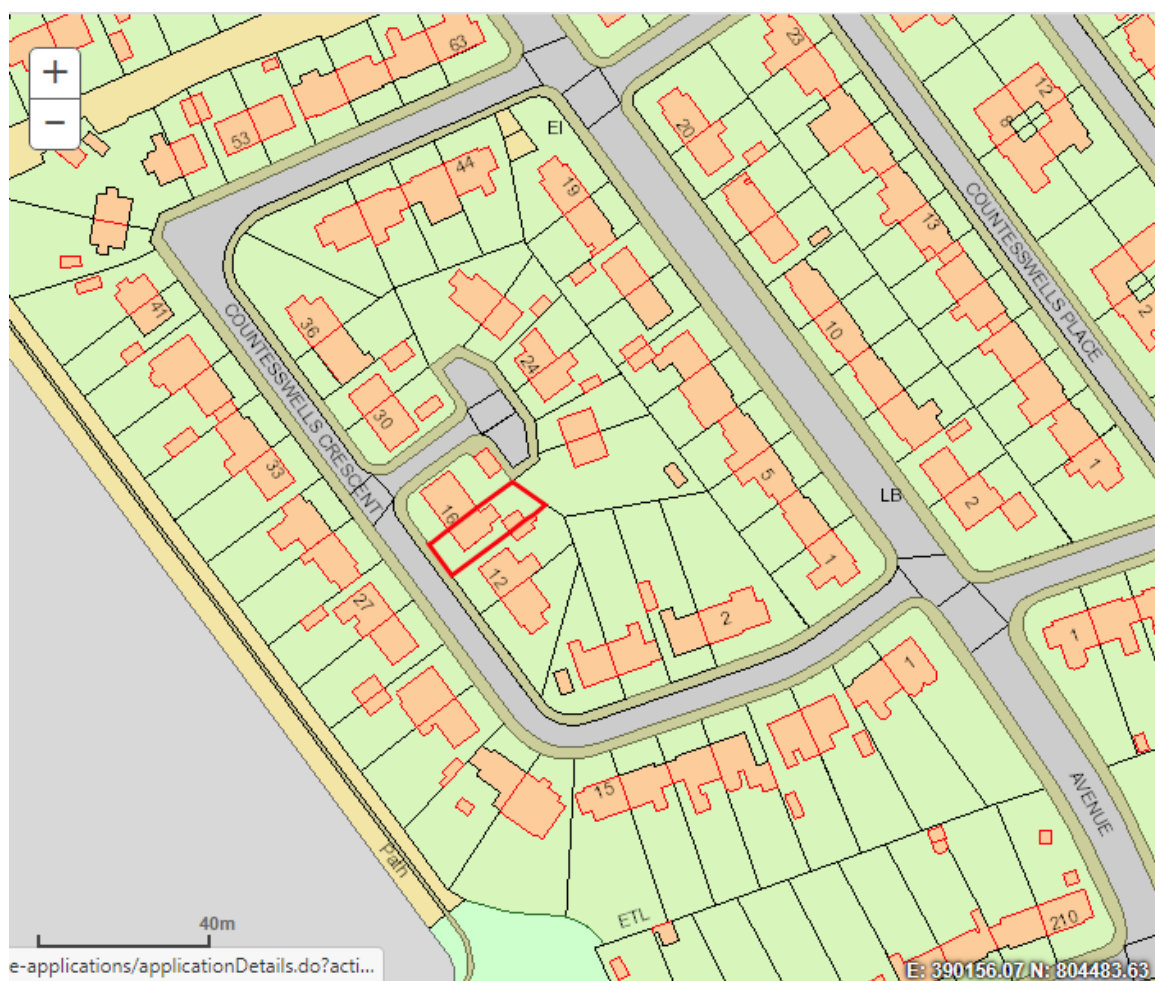


scale 1:50
012 proposed plans + elevations 52 Woodburn Gardens, Aberdeen, AB15 8JT

Reference	201329/DPP
Application Received	Fri 30 Oct 2020
Application Validated	Fri 30 Oct 2020
Address	14 Countesswells Crescent Aberdeen AB15 8LP
Proposal	Erection of single storey extension to side and rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Roy Brown
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Ms Morag McRae
Agent Name	Architects Ltd
Agent Company Name	Albyn Architects
Agent Address	Bonnymuir House 267A Westburn Road Aberdeen Scotland AB25 2QH
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Fri 30 Oct 2020
Expiry Date	Fri 20 Nov 2020
Determination Deadline	Tue 29 Dec 2020

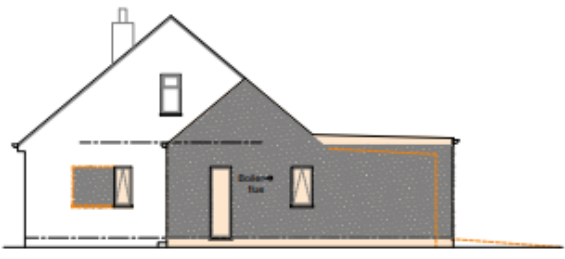


FINISHES

- WALLS**
 Render, to match existing
- FLAT ROOF**
 Membrane, dark grey
- WINDOWS / DOORS**
 PVCu, white, to match existing
- RAINWATER GOODS**
 PVCu, white, to match existing
- SOFFITS/FASCIA**
 PVCu, white, to match existing



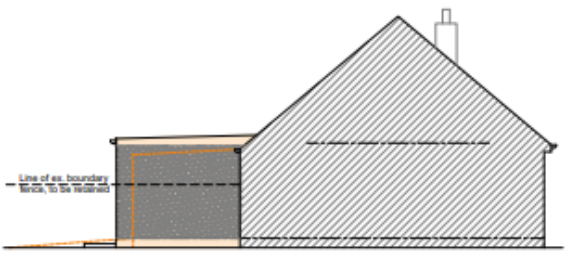
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



PLANNING	
Client	M. MCRAE
Date	OCT. 2020
Scale	1:100
Project	14 COUNTESSWELLS CRESCENT
Project No.	2020/001
Project Name	HOUSE EXTENSION
Project No.	201
Project Name	PROPOSED ELEVATIONS

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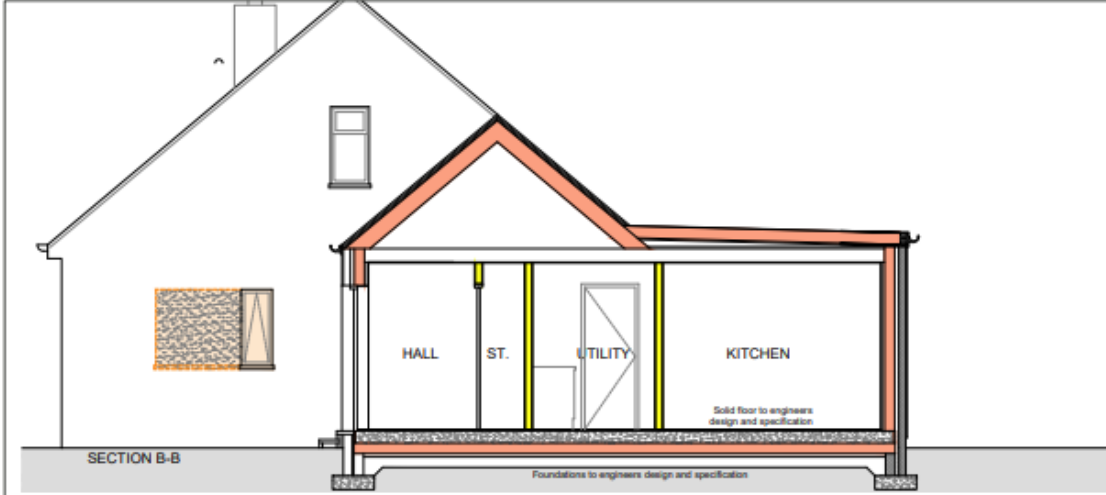
DESIGN | BUILD | MANAGE

Registered House (2019, 2020) | 2019, 2020 | 2020/001/001 | 2020/001/001 | 2020/001/001

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DO NOT SCALE OFF THIS DRAWING
 All dimensions, spot levels and existing positions to be checked on site by
 Contractor prior to construction. Any discrepancies to be reported.
 Drawings to be read & fully understood before work commences.
 #1930887_A.B.L.

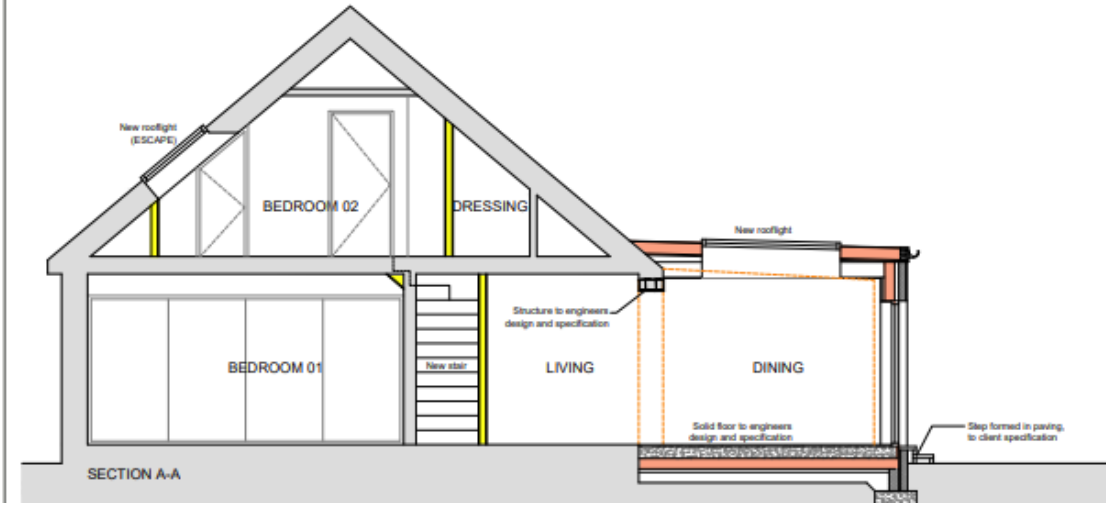
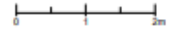
FINISHES

- WALLS**
 Render, to match existing
- FLAT ROOF**
 Membrane, dark grey
- WINDOWS / DOORS**
 PVCu, white, to match existing
- RAINWATER GOODS**
 PVCu, white, to match existing
- SOFFITS/FASCIA**
 PVCu, white, to match existing



SECTION B-B

Foundations to engineers design and specification



SECTION A-A

Structure to engineers design and specification

Solid floor to engineers design and specification

Step formed in paving to client specification

PLANNING	
Client	M. MCRAE
Date	OCT 2020
Address	14 COUNTESSWELLS CRESCENT
Project	HOUSE EXTENSION
Project No.	6098
Proposed Sections	201

ALBYN ARCHITECTS
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