

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

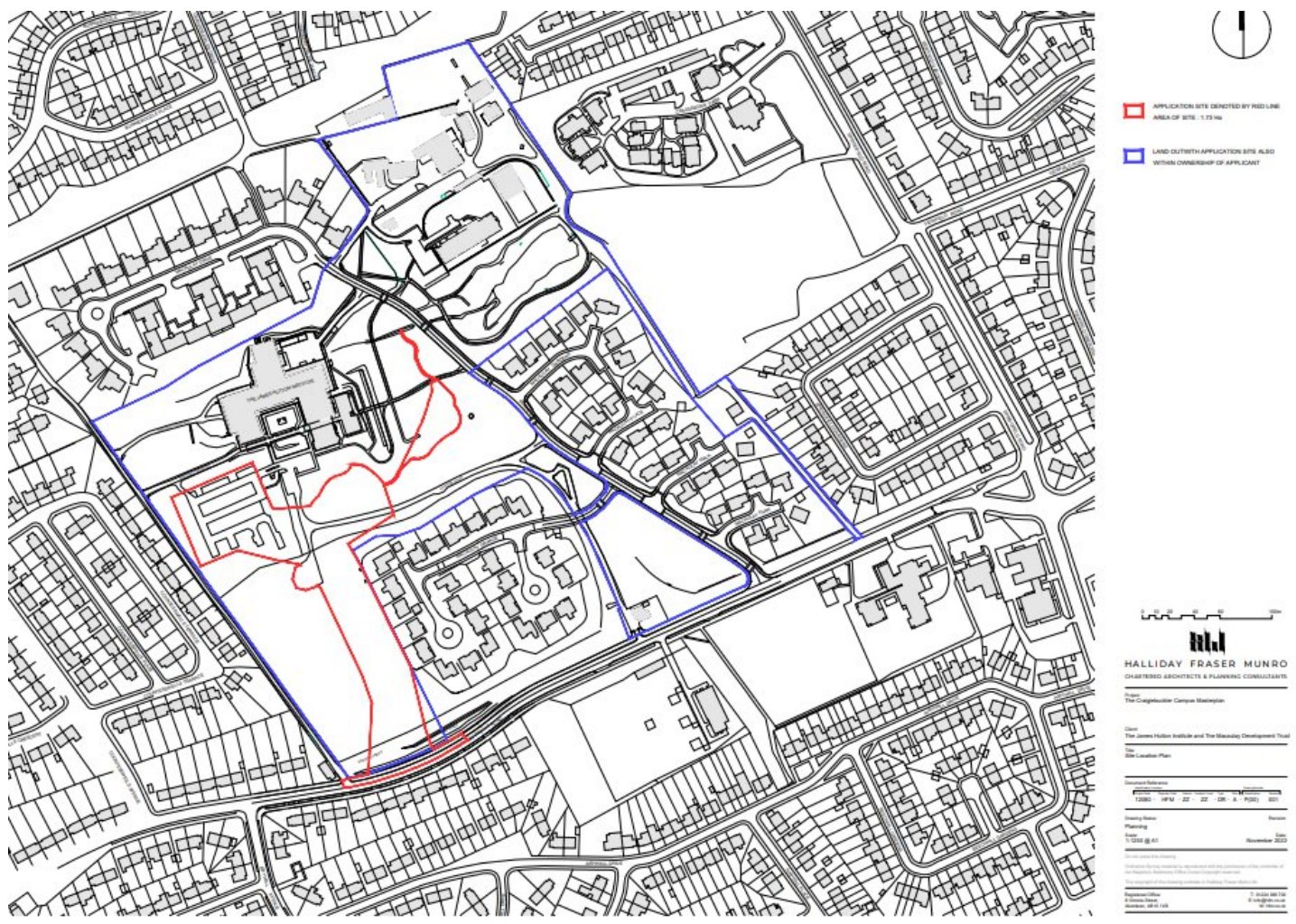
10 January 2023

Planning Matters

Reference	221419/DPP
Application Received	Fri 25 Nov 2022
Application Validated	Wed 30 Nov 2022
Address	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH
Proposal	Formation of access road, amended car parking and associated drainage
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	The James Hutton Institute & The Macaulay Development Trust
Agent Name	Halliday Fraser Munro Planning
Agent Company Name	Halliday Fraser Munro
Agent Address	8 Victoria Street Aberdeen AB10 1XB
Environmental Assessment Requested	No
Application Validated Date	Wed 30 Nov 2022
Neighbour Consultation Expiry Date	Fri 23 Dec 2022

Determination Deadline	Sun 29 Jan 2023
Local Review Body Decision Date	Not Available



As of 07/01/2023 there were 44 letters of objection to the planning application.

CSCC managed to get an extension to the deadline for our letter of representation to allow us to properly engage with local residents and get their views to be included in our letter of representation.

Some of the objections and concerns raised by local residents:

- Concerns about wildlife
- New road junction raises road safety concerns
- Loss of 40 trees many in a tree preservation area
- Loss of biodiversity
- Speeding vehicles on Countesswells Road
- We do not need or want yet another road
- Aberdeen is quickly running out of green space and this would be another major loss. This space in its current form benefits a much wider community than the proposed road possibly could. The proposed project would also destroy the habitat of much wildlife.
- The 2005 Craigiebuckler Planning Brief identified the preferred option was an entry only access from Countesswells Road with exit movements continuing to be via Macaulay

Drive. This was identified by ACC as being the safer option as it avoids any traffic exiting onto Countesswells Road at the bend in the road.

- The traffic volume on Countesswells Road has increased significantly over the last 17 years and will no doubt continue to do so with current and future developments at Countesswells Village. Taking this into consideration, the creation of a new, unjustified, two-way road would now be even less of an option than it was in 2005.
- I didn't think it was possible to build so near to power lines which are directly running down the direction of proposed Starter Hubs.
- I object to the planning application on the grounds that the traffic survey was done on the 16th of June 2022 which is no longer representative of how busy Countesswells Road is as the traffic levels have increased significantly across all hours of the day with the Aldi supermarket opening on the 14th of July 2022 on Countesswells Road. All planning regarding traffic levels for the junction options are no longer relevant as they do not take into account the increased traffic levels and the changes to length and distribution of peak traffic times throughout the day.
- I object to proposed plans on the grounds that the proposed site entrance is in close proximity to Airyhall school and nursery and we already have issues with cars speeding on the road causing danger to pedestrians and children trying to cross the road. Given the uneven state of the pavements and the presence of driveways on the south side of Countesswells road most parents with buggies and walking with children use the side of the road of the proposed junction, additionally Airyhall School encourages children to cycle to school and most use the side of the road of the proposed junction. During school drop off and pick up on rainy days the parked cars regularly reach 175 Countesswells Road which would turn the proposed junction into a significant congestion point for all types of traffic for any of the options proposed. I have huge concerns that the junctions outlined in Option 2 and 3 with extra cars will cause traffic tailbacks on a regular basis as it does not take much to cause congestion right now with the Aldi traffic which will result in pedestrian/car road accidents. The proposed junction line of sight for those exiting is restricted for those looking west and with the regular traffic and speeding that happens on the road there is a real risk of car collision for those turning in and out of the proposed junction. The provisions made in Option 2 and 3 for the junction width will have no impact in changing the angle of the road and as such risk of accidents due to low visibility is not reduced the junction would be on a blind bend for anyone traveling eastbound on Countesswells Road.
- I strongly object to this proposal on the grounds of environmental impact, safety concerns for residents and road users and breach of ACC policy without solid justification. In addition to the above, I feel the documentation attached to the application does not fully detail the location of the proposed entrance and has led to confusion amongst residents regarding its exact location. I would request additional documentation be attached to the application with greater detail including house numbers.
- As an Airyhall parent I am concerned that this application has not addressed the impact on road safety for children walking to and from Airyhall School. The application adds a new road that children from the Countesswells Avenue area will need to cross, but has provided no mitigations to improve road safety for school children. Countesswells Road is already busy and difficult to cross and this new road will make it more difficult still, and add an extra road to cross. Road safety needs to be improved and specific mitigations included in the plans before this application should go ahead. Time and again we see that on existing roads no action is taken until someone is seriously injured or killed. Here is an opportunity to make improvements before we get to that stage. Please take that opportunity now!



HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS & PLANNING CONSULTANTS

12080/LET.01/JR

25th November 2022

Strategic Place Planning
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

For the attention of Matthew Easton

Dear Mr Easton,

PLANNING PERMISSION FOR PROPOSED NEW ACCESS ROADS, AMENDMENTS TO EXISTING CAR PARK AND ASSOCIATED SUDS AT THE JAMES HUTTON INSTITUTE, CRAIGIEBUCKLER, ABERDEEN

On behalf of The James Hutton Institute and The Macaulay Development Trust we are submitting a planning application for a new access road, amendments to the existing car park and associated SUDS to serve their existing campus at Craigiebuckler, Aberdeen.

Following detailed discussion with yourselves and roads colleagues at Aberdeen City Council with regards to matters such as roads, planning, trees and drainage this application seeks to consider and address each of these matters.

This proposal will form the first phase in the wider development of the campus and will seek to open up the campus through the creation of a new access road off Countesswells Road. The new road will enable improved direct access into the campus, improving not only vehicular but pedestrian and cycle access into the site. The road has been designed to consider the existing trees as well as safety and the surrounding local road network. The new access will create a sense of welcome into the site contributing to quality placemaking within the area. In addition, it will open up the campus enabling future opportunity and continued investment within Aberdeen.

The James Hutton Institute has recently been awarded over £13million from the Scottish Government's Just Transition fund to establish two pioneering action-based research science projects in the North East of Scotland, one of which includes a new state-of-the-art facility at the Craigiebuckler Campus. The hub will see collaboration with a range of stakeholders to develop nature-based, net-zero solutions for issues such as community renewable energy

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development, flood management, sustainable groundwater access, biodiversity enhancement and peatland restoration. In light of the Just Transition funding the importance of providing this new road is significant and will enable the delivery of the new hub for the Institute.

The desire for the Institute is to create an Open Science Campus, welcoming the public and in particular the adjacent surrounding community to use the facilities and understand the importance of the research being undertaken. As part of their aim to be a good neighbour and listen to the existing community a consultation was undertaken in March 2022 to consider the wider future vision for the campus. Steps are already in place to take forward some of the discussions through this consultation with work underway to enhance biodiversity and improve Coopers Pond.

In addition, as part of this application a landscape scheme will be developed in collaboration with staff and the surrounding community providing an opportunity for the Institute to showcase best practice and involve the community in this development. It is the intention that recommendations and mitigation measures as set out in the Environmental Walkover Report and Tree Survey will be worked up in conjunction with staff and the local community to create a detailed bio diverse landscape scheme for the proposal which forms part of the wider biodiversity enhancements of the whole campus.

To support this application the following information has been prepared:

- Location Plan
- Site Plan – existing
- Site Plan – proposed (includes indicative landscape location – details to follow)
- Access layout
- Long Section plan
- Planning Statement
- Transport Statement
- Drainage Strategy
- Drainage Assessment
- Tree Survey/Arboricultural Impact Assessment/Tree Management Plan
- Environmental Walkover

We trust that sufficient information has been provided to determine this application favourably however should you have any questions or require further clarification or information on the proposed development then please contact Julie Robertson on 01224 388700 or at planning@hfm.co.uk

Yours sincerely,



**JULIE ROBERTSON
SENIOR PLANNING CONSULTANT
HALLIDAY FRASER MUNRO LIMITED**

Proposed Development 4.1 The proposed development comprises the creation of a new access road from Countesswells Road. The access would include a break in the existing wall, with the reuse of the existing stone to form an attractive entrance to the campus. The new access road seeks to follow the contours of the existing site up to a car park and turning area in front of the existing building. The car park would be amended to enable suitable parking, turning and would include electric car charging facilities. The proposal will also include the creation of SUDs to treat drainage associated with the new access road.



Figure 2 – Indicative site layout

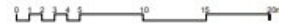
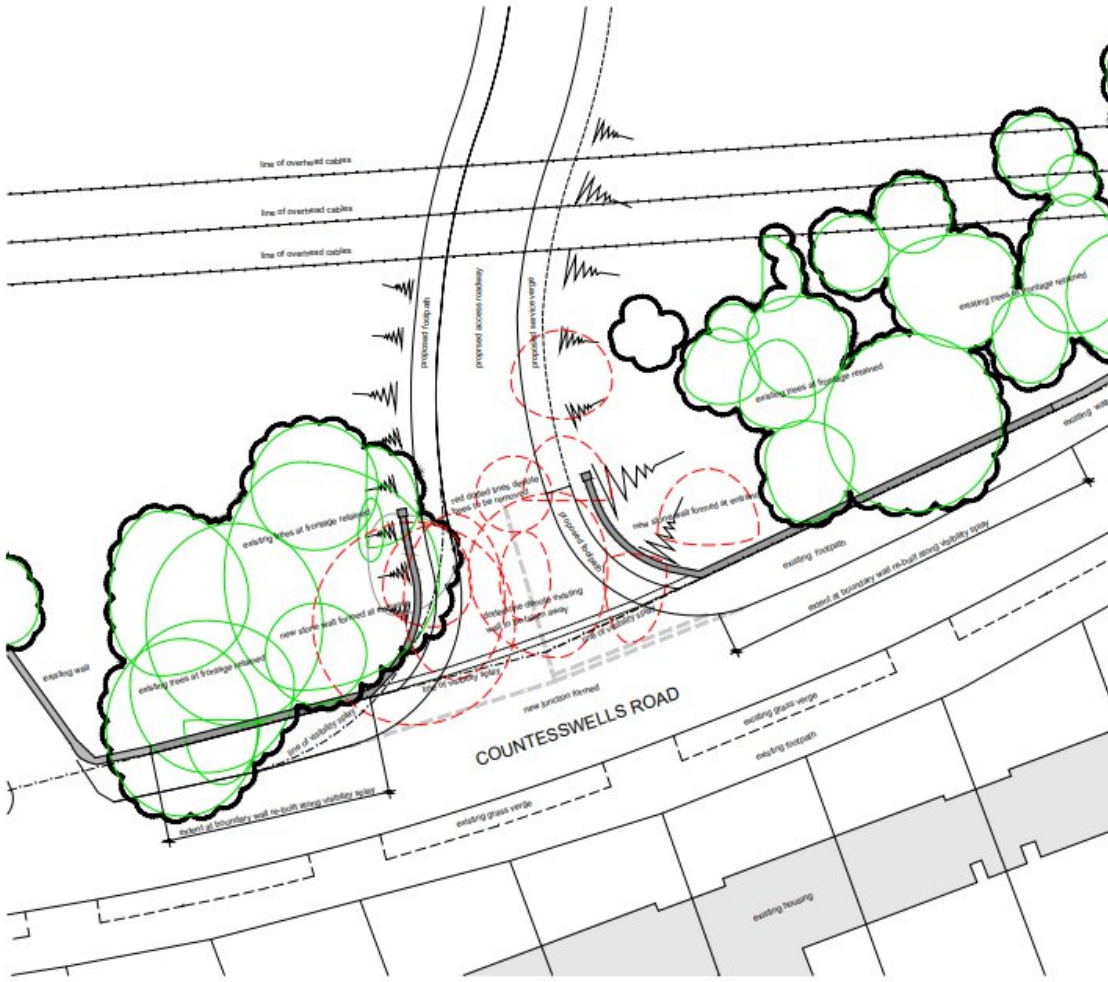
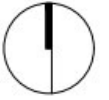
5.0 Planning Overview

5.1 This section sets out appropriate planning policies and other material considerations and demonstrates how the proposed development complies with the national, regional and local policies and strategies. The development plan covering the site comprises policies and spatial strategies at local, city, regional and national level.

8.0 Conclusions

8.1 The proposal at The James Hutton Institute , Craigiebuckler will enable the delivery of the vision for the future of the campus within Aberdeen and will include the following:

- Creation of a new entrance to the Institute from Countesswells Road providing a sense of welcome and identity;
- Creation of new access road for the purposes of the Institute taking traffic away from existing residential streets;
- Amendments to the car park to enable coach turning, therefore encouraging groups to visits and use the facilities;
- Provision of EV charging to encourage and enable low/zero carbon emission modes of transport;
- Improved pedestrian and cycle access into the campus grounds; and
- Attractive landscaping and replacement planting along the road particularly to the east and around the car park to maintain and enhance the landscape setting.



HALLIDAY FRASER MUNRO
 CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Project:
 The Craigmaddock Campus Masterplan

Client:
 The James Hutton Institute and The Macaulay Development Trust

Title:
 Proposed New Access
 Countesswells Road

Document Reference	Issue Number
12080 - HFM - ZZ - ZZ - DR - A - P(00) - 006	

Drawing Status	Revision
Planning	
Scale	Date
1:200 @A2	November 2022

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 4 Victoria Street, E: info@hfm.co.uk
 Aberdeen, AB10 1XB W: hfm.co.uk

Planning Application Summary with Decisions

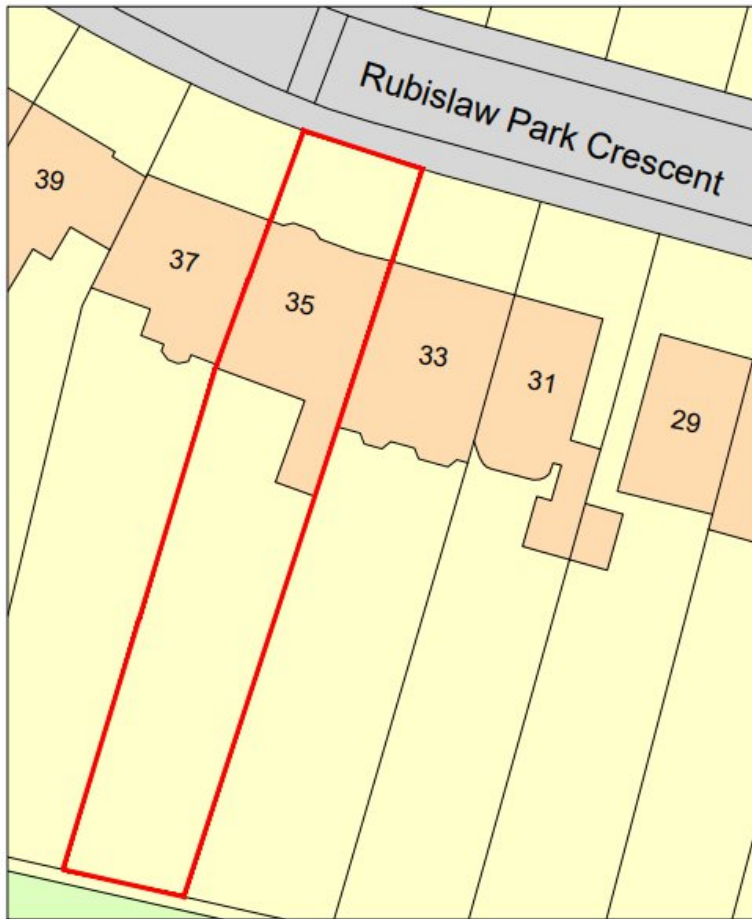
Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
01/09/2022	221082	109 Springfield Road Aberdeen AB15 7SA	Erection of shed to side	Detailed Planning Permission	Approved	13/10/2022	Approved Conditionally
11/10/2022	221220	Macaulay Grange/Countesswells Road Aberdeen AB15 8FF	Works to various Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	02/11/2022	Approved Conditionally
13/10/2022	221245	17 Countesswells Terrace Aberdeen AB15 8LQ	Erection of single storey extension with flue to rear and dormer to front	Detailed Planning Permission	Pending		
02/11/2022	221286	7 Woodburn Place Aberdeen AB15 8JS	Alterations and extension to existing single storey extension and increase of wall height	Detailed Planning Permission	Pending		
10/11/2022	221294	Filling Station Springfield Road Aberdeen AB15 7SE	Installation of 4 illuminated fascia signs, 1 illuminated totem, 2 non-illuminated spreader signs, 4 non-illuminated canopy signs, 3 non-illuminated panel signs, 1 non-illuminated banner sign, 1 non-illuminated exit sign, 1 non-illuminated entry signs, 4 non-illuminated poster signs and 4 window vinyls	Advertisement Consent	Approved	06/12/2022	Approved Conditionally
24/11/2022	221415	Zone A (site Between) Countesswells Road/Hazledene Road Aberdeen	Discharge of planning obligations relating to land at the care home site covered by planning application ref. 170525/DPP	Modification/Discharge of Planning Oblig	Pending		
30/11/2022	221419	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Formation of access road, amended car parking and associated drainage	Detailed Planning Permission	Pending		
29/11/2022	221426	38 Woodburn Avenue Aberdeen AB15 8JQ	Installation of replacement roof, windows and door to existing conservatory to rear	Detailed Planning Permission	Pending		
05/12/2022	221384	35 Rubislaw Park Crescent Aberdeen AB15 8BT	Erection of single storey extension at lower ground floor and extension at ground floor level with raised decking, external steps with balustrade to rear	Detailed Planning Permission	Pending		
08/12/2022	221406	Land At Pinewood - Plot A50 West Of Countesswells Avenue Aberdeen	Erection of 2 dwellinghouses (change of house type - plot A50) of approved planning permission application 182053/DPP	Detailed Planning Permission	Pending		
08/12/2022	221484	The James Hutton Institute Craigiebuckler Countesswells Road Aberdeen AB15 8QH	Works to 16 Protected Trees as per schedule of works	Works to Tree Preservation Order	Pending		
15/12/2022	221522	Springfield Den Macaulay Drive Aberdeen	Works to 21 Protected Trees as per schedule of works	Works to Tree Preservation Order	Pending		

Planning Applications as per weekly planning list December 2022:

Reference	221384/DPP
Application Received	Thu 17 Nov 2022
Application Validated	Mon 05 Dec 2022
Address	35 Rubislaw Park Crescent Aberdeen AB15 8BT
Proposal	Erection of single storey extension at lower ground floor and extension at ground floor level with raised decking, external steps with balustrade to rear
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	Not Available
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr Rade Gvozdanovic
Agent Name	Paul Walber
Agent Company Name	All Design (Scotland) Limited
Agent Address	James Gregory Centre Campus 2 Bridge Of Don Aberdeen AB22 8GU
Environmental Assessment Requested	No
Application Validated Date	Mon 05 Dec 2022
Neighbour Consultation Expiry Date	Fri 30 Dec 2022
Determination Deadline	Sat 04 Feb 2023
Local Review Body Decision Date	Not Available

These drawings are to be read in conjunction with AD 1584 / 01 Rev B, 01, 02, 03, 04 and 05

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Block Plan
Scale 1:200



Location Plan
Scale 1:1250



Aberdeen Innovation Park, Campus 2, James Gregory Centre
Bridge of Don, Aberdeen, AB22 8GJ
Telephone Number - 01224 791276
Website - www.all-design.co.uk

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

Drawing Title Location and Block Plan

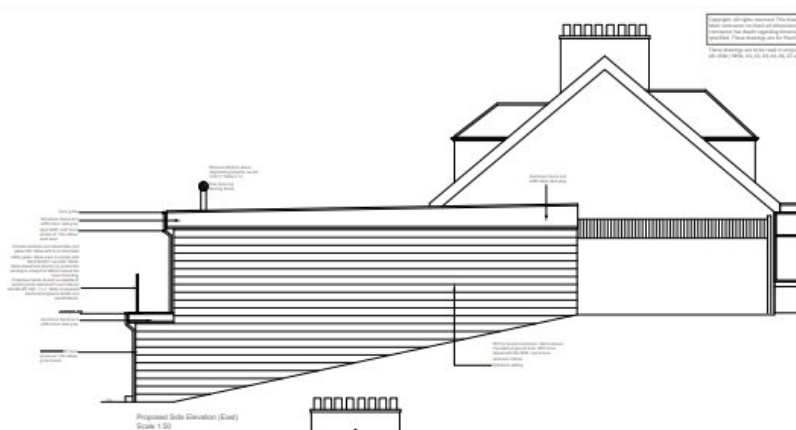
Drawing Number AD 1584 / 01 Rev B

Scale 1:1,000, 1:250, 1:50, 1:20, 1:10, 1:5, 1:2, 1:1
Date 14th November 2021

B	Issued to Planning	03.12.22	PW
A	Issued to Planning and Building Control	24.11.22	CM



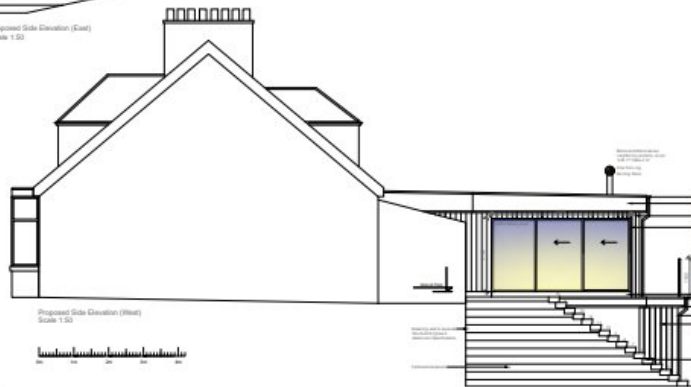
Existing Front Elevation (North)
Scale 1:50



Proposed Side Elevation (East)
Scale 1:50



Proposed Rear Elevation (South)
Scale 1:50



Proposed Side Elevation (West)
Scale 1:50



Aberdeen Innovation Park, Campus 2, James Gregory Centre
Bridge of Don, Aberdeen, AB22 8GJ
Telephone Number - 01224 791276
Website - www.all-design.co.uk

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

Drawing Title Proposed Ground Floor and 1st Floor Level Plans

Reference	221406/DPP	
Application Received	Wed 23 Nov 2022	
Application Validated	Thu 08 Dec 2022	
Address	Land At Pinewood - Plot A50 West Of Countesswells Avenue Aberdeen	
Proposal	Erection of 2 dwellinghouses (change of house type - plot A50) of approved planning permission application 182053/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	Dineke Brasier	
Community Council	Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells	
District Reference	Not Available	
Applicant Name	Dandara	
Agent Name	Daniel Harrington	
Agent Company Name	THE Architecture + Planning	
Agent Address	24 North Silver Street Aberdeen AB10 1RL	
Environmental Assessment Requested	No	
Application Validated Date	Thu 08 Dec 2022	
Neighbour Consultation Expiry Date	Thu 29 Dec 2022	
Determination Deadline	Tue 07 Feb 2023	
Local Review Body Decision Date	Not Available	

Re: Erection of 2 dwellinghouses (Change of house type on Plot A50 of previously approved application 182053/DPP)

This application has been submitted on behalf of Dandara for planning permission for two dwellinghouses on land at Pinewood, Aberdeen. Planning permission (182053/DPP) was granted permission for a development of 216 residential units, covering this site. The development has commenced on the implementation of this permission and this application seeks to change plot A50 from a single Cedar house to two Maple House Types within the same development plot area.

There are no changes proposed to the surrounding roads infrastructure approved. The tree survey from application 182053 identified that the dying trees along the eastern boundary were to be removed and a copy of this survey has been submitted with the application for reference.





Reference	221484/TPO
Application Received	Thu 08 Dec 2022
Application Validated	Thu 08 Dec 2022
Address	The James Hutton Institute Craigiebuckler Countesswells Road Aberdeen AB15 8QH
Proposal	Works to 16 Protected Trees as per schedule of works
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Type	Works to Tree Preservation Order

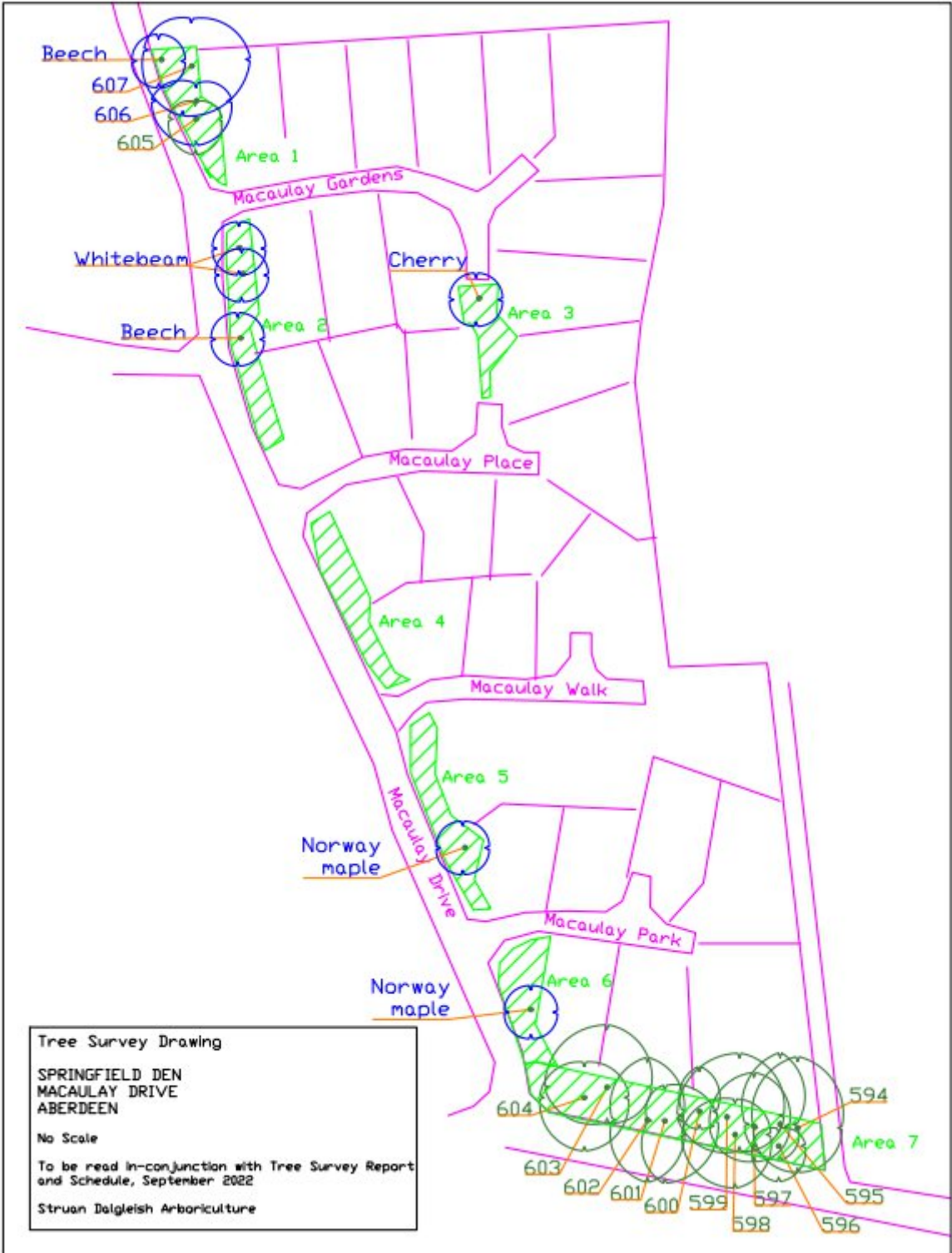
Expected Decision Level	Not Available
Case Officer	Richard Brough
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	James Hutton Institute
Applicant Address	Craigiebuckler Countesswells Road Aberdeen AB15 8QH
Environmental Assessment Requested	No

Application Received Date	Thu 08 Dec 2022
Application Validated Date	Thu 08 Dec 2022
Expiry Date	Not Available
Determination Deadline	Wed 01 Feb 2023
Local Review Body Decision Date	Not Available

No details available online on the council planning website.

Reference	221522/TPO
Application Received	Thu 15 Dec 2022
Application Validated	Thu 15 Dec 2022
Address	Springfield Den Macaulay Drive Aberdeen
Proposal	Works to 21 Protected Trees as per schedule of works
Status	Pending
Appeal Status	Unknown
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	Not Available
Agent Name	Trees Are Us
Agent Company Name	Not Available
Agent Address	Sunnyside Farm Sunnyside Drive Drumoak Aberdeenshire AB31 5EE
Environmental Assessment Requested	No
Application Received Date	Thu 15 Dec 2022
Application Validated Date	Thu 15 Dec 2022
Expiry Date	Not Available
Determination Deadline	Wed 08 Feb 2023
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			
Area 1	Beech	Crown lift semi-mature beech overhanging pavement to provide around 3m clearance.	Beech close to house and overhangs pavement.
606	Sycamore	Prune lower branches to provide around 3m clearance of house.	Sycamore close to house
607	Southern Beech	Reduce height and overhang of upper crown above garden by around 20% (4m) to suitable growth points. Crown clean	Overhanging garden
Area 2	Beech & Whitebeam	Reduce height and spread of beech and 2 whitebeam by around 20% (1.5m). Provide around 3m clearance of house.	Tips of Whitebeam near house and low Beech canopy overhangs pavement
Area 3	Ornamental Cherry	Prune cherry to remove low branch growing into neighbours garden.	Cherry overhanging pavement and neighbours garden
Area 5	Norway Maple	Reduce height and spread of Norway maple by around 20% (1.5m). Provide around 3m clearance of house.	Close to house
Area 6	Norway Maple	Reduce height and spread of Norway maple by around 20% (1.5m). Provide around 3m clearance of house.	Close to house