

## Planning Matters

### Treetops Housing Development



Reference	211528/DPP
Application Validated	Tue 26 Oct 2021
Address	Site Of Former Treetops Hotel 161 Springfield Road Aberdeen AB15 7SA
Proposal	Residential development of 77 units comprising 44 houses and 33 flats (6 storey block), associated roads and parking, drainage infrastructure, open space and landscaping
Status	Approved
Decision	Approve Conditionally & Legal Agreement
Decision Issued Date	Mon 04 Mar 2024



**Block 1 Front Elevation**  
1: 100



**Block 1 Side Elevation**  
1: 100



**Block 1 Rear Elevation**  
1: 100



**Block 1 Side Elevation**  
1: 100

**Materials**

1. Render - Smooth Render - Off White
2. Stone - Limestone - Light Grey
3. Stone - Limestone - Dark Grey
4. Stone - Limestone - Red
5. Stone - Limestone - Blue
6. Stone - Limestone - Green
7. Cladding - Cedar Lap - Light Brown
8. Cladding - Cedar Lap - Dark Oak
9. Cladding - Cedar Lap - Grey
10. Metal Standing Seam

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

Project: Former Tweedale Hill Site, Aberdeen

Client: Malcolm Allan Housebuilders Ltd

Block 1 Elevations

Scale: 1:100 - A1  
Date: April 2023

For Comment: P4

1: 100 - A1 April 2023

Author: [Name]

Check: [Name]

Approved: [Name]

1: 100 - A1 April 2023



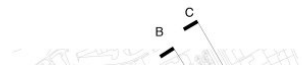
**Street Section A-A**  
1: 250

**Key:**  
4880 - dark green trees - trees in foreground  
337 - light green trees - trees in background



**Street Section B-B**  
1: 250

**Note:**  
Position and size of trees indicative in this drawing.



**HALLIDAY FRASER MUNRO**

# DECISION NOTICE

## The Town and Country Planning (Scotland) Act 1997

### Detailed Planning Permission

Halliday Fraser Munro  
8 Victoria Street  
Aberdeen  
Scotland  
AB10 1XB

on behalf of **Malcolm Allan Housebuilders Limited**

Aberdeen City Council in exercise of its powers under the above mentioned Act hereby **grants planning permission** for the development specified below and shown in the approved plans and drawings.

<b>Application Reference Number</b>	211528/DPP
<b>Address of Development</b>	Site of Former Treetops Hotel 161 Springfield Road Aberdeen AB15 7SA
<b>Description of Development</b>	Residential development of 77 units comprising 44 houses and 33 flats (6 storey block), associated roads and parking, drainage infrastructure, open space and landscaping
<b>Date of Decision</b>	4 March 2024

## CONDITIONS

This permission is granted subject to the following conditions.

### (01) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

### PRE-COMMENCEMENT OF DEVELOPMENT

### (02) TREE PROTECTION FENCING

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No development (including demolition or site setup) shall take place unless the tree protection measures shown in Arboriculture Impact Assessment 9791 (V9) and drawing 374593-GIS006 (Rev.B) (dated 11 August 2022) by Envirocentre have been implemented. Thereafter the fencing shall remain in place for the duration of construction of the development.

Reason - to protect trees and vegetation from damage during construction in accordance with Policy NE5 (Trees and Woodlands).

Legal agreement

[https://publicaccess.aberdeencity.gov.uk/online-applications/files/B437DDC3C0C69D038C45EE2D2A1FEF4D/pdf/211528\\_DPP-Section\\_75\\_Agreement-2329042.pdf](https://publicaccess.aberdeencity.gov.uk/online-applications/files/B437DDC3C0C69D038C45EE2D2A1FEF4D/pdf/211528_DPP-Section_75_Agreement-2329042.pdf)

## Planning Application Summary with Decisions March 2024

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
08/08/2023	230977	267 Queen's Road Aberdeen AB15 8DQ	Works to 1 Protected Tree; T1 - Beech - Prune as overhanging driveway	Works to Tree Preservation Order	Approved	23/08/2023	Approved Unconditionally
17/08/2023	231012	13 Craigiebuckler Terrace Aberdeen AB15 8SX	Erection of single storey extensions to side and rear	Detailed Planning Permission	Approved	01/11/2023	Approved Conditionally
25/08/2023	231043	8 Woodburn Gardens Aberdeen AB15 8JA	Erection of replacement dwelling house with integrated garage, formation of external stairs with handrail, alterations to boundary wall, erection of boundary fence, formation of hard surfacing/parking and associated works	Detailed Planning Permission	Pending		
26/09/2023	231187	204 Springfield Road Aberdeen AB15 8JL	Erection of single storey side extension and garden room/store to rear	Detailed Planning Permission	Approved	09/11/2023	Approved Conditionally
20/10/2023	231307	Woodbank 14 Springfield Avenue Aberdeen AB15 8JD	Erection of fence to front/side (retrospective)	Detailed Planning Permission	Approved	11/12/2023	Approved Conditionally
02/11/2023	231370	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Erection of extension to existing building to form a conferencing area, erection of infill extension to form entrance vestibule with associated terrace and landscaping works	Detailed Planning Permission	Pending		
16/11/2023	231460	Rubislaw Park Care Home Rubislaw Park Road Aberdeen AB15 8DA	Works to 26 Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	04/12/2023	Approved Conditionally
06/12/2023	231524	Corner Of Hill Of Rubislaw And Queens Road Aberdeen	Installation of non-illuminated free standing sign	Advertisement Consent	Approved	13/12/2023	Approved Conditionally
11/12/2023	231566	10 Pinewood Road Aberdeen AB15 8NA	Installation of access ramp with balustrade to front	Detailed Planning Permission	Approved	08/02/2024	Approved Conditionally
08/01/2024	240011	54 Craigiebuckler Terrace Aberdeen AB15 8SX	Erection of 1.5 storey extension to side and formation of dormer to front, and single storey rear extension	Detailed Planning Permission	Pending		
19/03/2024	240341	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Works to 3 Protected Trees; T1 & T2 (Tag 36 & 35) Beech - Fell as heavily diseased; T3 (Tag 131) Poplar - Crown lift/reduce branches or fell to reduce risk of uprooting	Works to Tree Preservation Order	Pending		
27/03/2024	240335	20 Rubislaw View Aberdeen AB15 4DD	Existing of use of flat as Short Term Let accommodation (sui generis) with maximum occupancy of 4 people	Cert. of Lawfulness (Existing)	Pending		

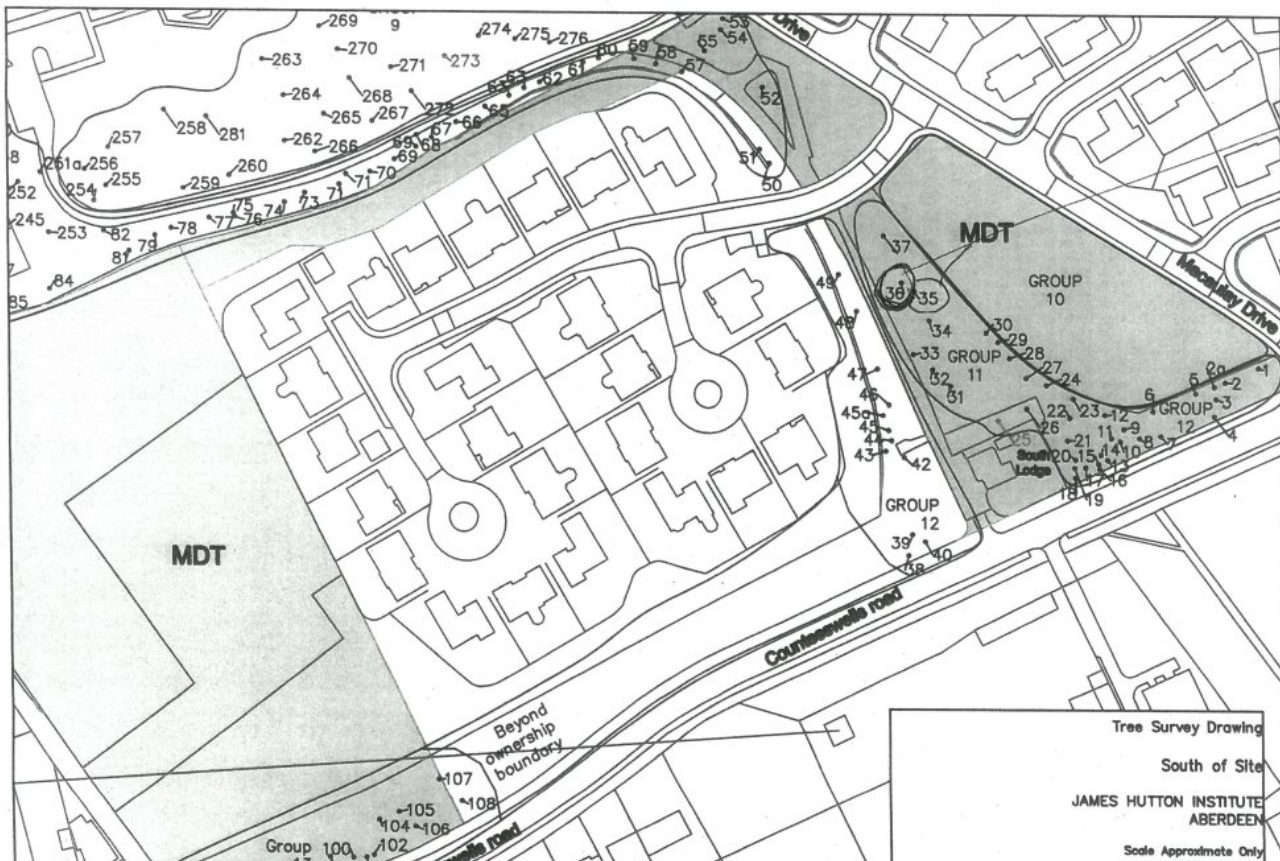
**Planning Applications as per weekly planning list March 2024:**

Reference	240341/TPO
Application Validated	Tue 19 Mar 2024
Address	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH
Proposal	Works to 3 Protected Trees; T1 & T2 (Tag 36 & 35) Beech - Fell as heavily diseased; T3 (Tag 131) Poplar - Crown lift/reduce branches or fell to reduce risk of uprooting
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	The James Hutton Institute
Applicant Address	Countesswells Road Aberdeen AB15 8QH
Environmental Assessment Requested	No
Application Validated Date	Tue 19 Mar 2024
Expiry Date	Not Available
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Mon 13 May 2024

## 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
<p>T1 35</p>	<p>Beech</p>	<p>Fell</p>	<p>Heavily diseased.            (Beech bark disease)            Reported by Groundsperson and also by.            (Paul Williams Granite City Tree surgeons)            The neighbouring Beech (36) also is diseased in which I have re applied to have felled</p>

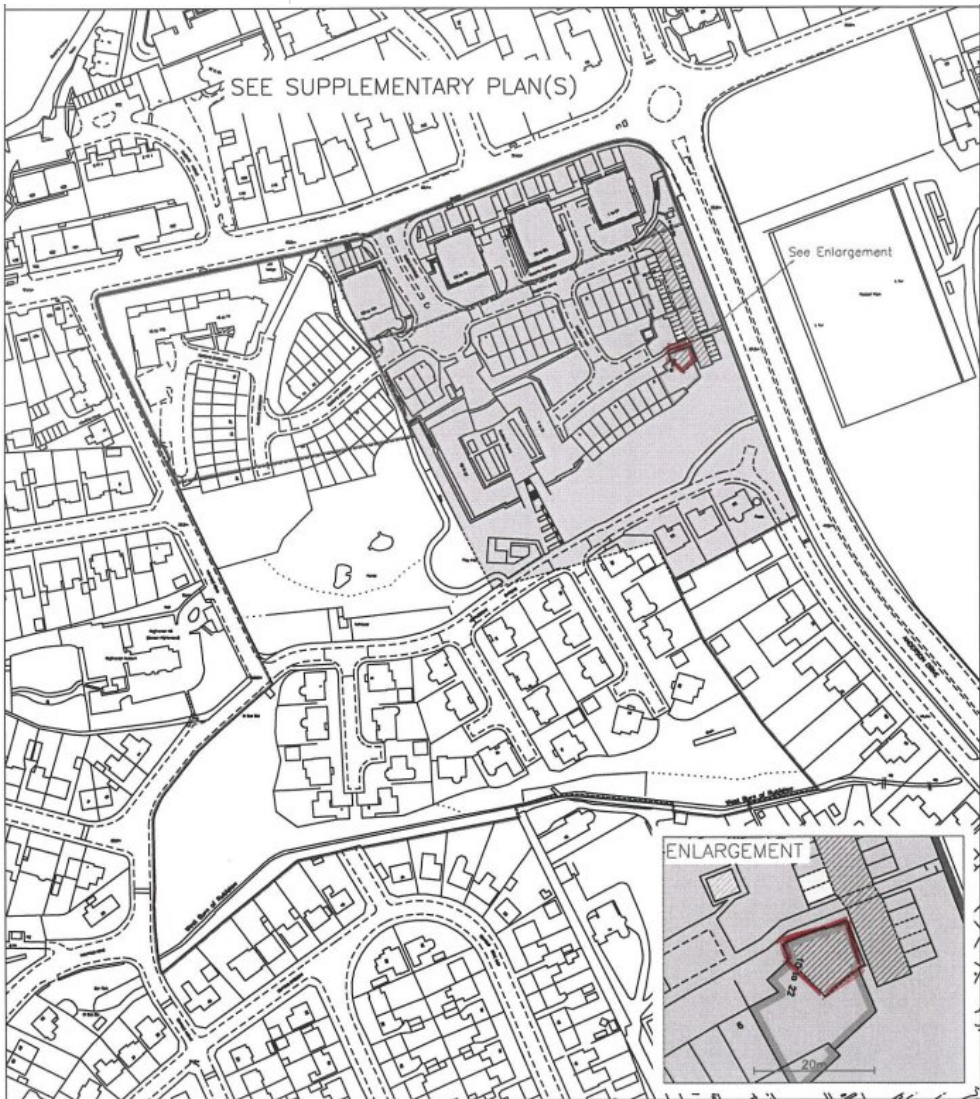


Diseased  
Beech  
Trees  
Numbers  
36  
35

Reference	240335/CLE
Application Validated	Wed 27 Mar 2024
Address	20 Rubislaw View Aberdeen AB15 4DD
Proposal	Existing of use of flat as Short Term Let accommodation (sui generis) with maximum occupancy of 4 people
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Type	Cert. of Lawfulness (Existing)
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	AM-PM Leasing
Applicant Address	441 Union Street Aberdeen AB11 6DA
Environmental Assessment Requested	No
Application Validated Date	Wed 27 Mar 2024
Expiry Date	Not Available
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Sun 26 May 2024
Local Review Body Decision Date	Not Available



## Short Term Let Accommodation

### Planning Supporting Information Checklist



What is the property address and floor level?	third floor
What is the maximum number of occupants that would be allowed to stay in the property?	4
How many bedrooms and beds would there be?	4
What are the minimum and maximum durations of stays for customers?	minimum 2 nights maximum 28 days
Would there be any car parking available for customers?	Yes
If yes, how many spaces and what type? (i.e. dedicated off-street space, on-street etc)	2 spaces
Would the property be in use as a Short Term Let (STL) on a permanent basis, or would it only be available to hire for certain periods of the year only?	Permanent basis
If not permanent, please provide further details	
Would the property be let out to one group, as one booking, or would individual rooms be available to let separately?	Let out to one group
What would the check-in and check-out times be and would customers be met or would they collect the keys from a key box or similar?	Check in from 3.00pm Check out from 3.00pm keys collected from a key box
Please advise what the arrangements would be, including frequency, for cleaning the property and how would waste be disposed of?	Cleaned weekly and more often is there is a shorter stay
Does the property share a communal access with any other properties and if so, how many?	Yes, with 5 other properties
Does the property have access to any communal amenities, including garden ground or roof terraces?	Communal grass areas, bin store and parking spaces
If so, provide details	
If known, how many other properties in the building are currently in use as Short Term Let accommodation?	Not known
If the application seeks permission retrospectively, how long has the property been in use as Short Term Let accommodation?	In excess of 10 years
Please provide any existing online links to view & book the accommodation, if available.	<a href="https://www.booking.com/hotel/gb/orange-apartments.en-gb.html?aid=2311236&amp;label=en_gb_booking_desktop.%5BmkSr1a">https://www.booking.com/hotel/gb/orange-apartments.en-gb.html?aid=2311236&amp;label=en_gb_booking_desktop.%5BmkSr1a</a>