

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL



**Planning Officer's Report**

04 February 2025



**Planning Matters**

Reference	240614/DPP
Application Validated	Mon 20 May 2024
Address	Land At Newton Of Pitfodels Aberdeen AB15 7AL
Proposal	Installation of a grid battery energy storage facility (up to 40MW), with associated development
Status	Refused
Decision	Refuse
Decision Issued Date	Thu 19 Sep 2024
Appeal Status	Appeal In Progress
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

Appeal submitted to Scottish Ministers -Planning and Environmental Appeals Division (DPEA) on 13/12/24 by Flexion Energy UK Storage Ltd.

DPEA Case Reference	PPA-100-2152 
Case Status *	Ready for allocation to reporter
Target Date	07 Mar 2025 
Case Type *	Planning Permission Appeal
Application Type	Planning permission
Case Owner	Kennedy, Christopher - Email: Christopher.Kennedy@gov.scot - Tel: 0131 244 6901
Main Contact	Flexion Energy UK Storage LTD
Applicant	Flexion Energy UK Storage LTD
Authority	Aberdeen City Council
Authority Reference	240614/DPP
Next Oral Process Details	
Time Taken	

[Registration Details - Click to Show/Hide](#)

Date Case Received	13 Dec 2024 
Site Address Line 1	Land At Newton Of Pitfodells
Site Address Line 2	
Site Address Town	Aberdeen
Site Address Postcode	AB15 7AL
Os Grid Reference	
Longitude	-2.1731584
Latitude	57.128746
Northings	
Eastings	
Case Detail	Installation Of A Grid Battery Energy Storage Facility (Up To 40Mw), With Associated Development
Overview	Not Ready 
Case Overview	<b>**Case Update – 19/12/2024**</b> The appeal has been registered and the planning authority have been asked for their response to the appeal. The period for interested members of the public to make representation ends on 10 January 2025. Any representations received by the deadline will be passed to the planning authority and agent/appellant for their comments.

[Application or Notice Details - Click to Show/Hide](#)

Appeal Against Reason	Refusal of Application 
Date Of Application	17 May 2024 
Date Application Decided By Authority	19 Sep 2024 

# URGENT!

PLEASE HELP STOP THE PROPOSED  
DEVELOPMENT OF A BATTERY STORAGE  
FACILITY ON COUNTESSWELLS ROAD

# AGAIN!

Thanks to your Objections  
Aberdeen City Council **REFUSED**  
planning permission

BUT the Developer is still chasing  
**££** and has appealed to the  
Scottish Government



**What we and Aberdeen City Council see:**



**What the Developer sees:**



**HOW CAN YOU OBJECT TO THE DEVELOPER'S  
APPEAL?**

**SEE OVERLEAF!**



# HOW TO OBJECT TO THE DEVELOPER'S APPEAL PPA-100-2152

**Please choose one or both options  
ASAP!**

**1) An individual emailed letter to DPEA@gov.scot**

**and/or**

**2) Sign our Google Form Petition**

A letter template and the petition can be found on  
your Community Council website:

**Cults, Bielside & Milltimber:**

<https://www.cbmcommunity.org.uk/bess-objection>

**Craigiebuckler & Seafield:**

<https://craigiebucklerseafield.org.uk>

**Braeside & Mannofield:**

<https://bandmcommcouncil.blogspot.com/p/bess-objection.html>

**Thank you!**

## Planning Application Summary with Decisions December 2024

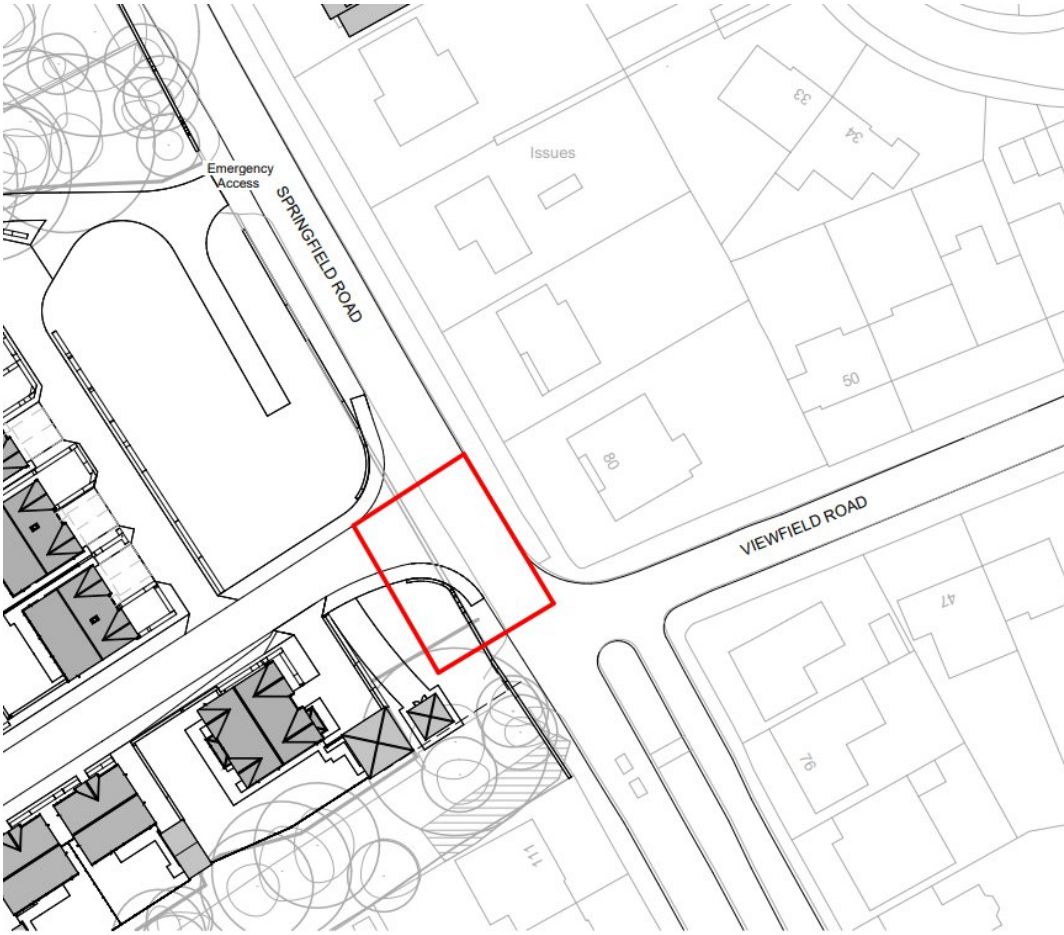
Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
30/04/2024	240536	33 Craigiebuckler Avenue Aberdeen AB15 8SE	Installation of replacement of single storey extension to rear	Detailed Planning Permission	Determined	11/06/2024	Permitted Development
14/05/2024	240568	15 Springfield Gardens Aberdeen AB15 7RX	Erection of single storey extension to side and rear	Detailed Planning Permission	Approved	25/09/2024	Approved Conditionally
15/05/2024	240595	101 Craigiebuckler Avenue Aberdeen AB15 8PB	Erection of single storey extension to rear	Detailed Planning Permission	Approved	09/07/2024	Approved Conditionally
16/05/2024	240608	21 Countesswells Avenue Aberdeen AB15 8LX	Erection of single storey side extension and replacement conservatory roof	Detailed Planning Permission	Approved	09/07/2024	Approved Conditionally
28/05/2024	240663	1 Macaulay Park Aberdeen AB15 8FR	Erection of single storey extension to rear	Detailed Planning Permission	Approved	22/07/2024	Approved Conditionally
03/06/2024	240662	4 Macaulay Drive Aberdeen AB15 8FL	Extension to existing conservatory and roof replacement to rear	Detailed Planning Permission	Approved	01/08/2024	Approved Conditionally
21/06/2024	240745	31 Rubislaw Park Crescent Aberdeen AB15 8BT	Formation of dormer to rear	Detailed Planning Permission	Determined	24/06/2024	Permitted Development
12/07/2024	240846	10 Woodburn Avenue Aberdeen AB15 8JQ	Formation of dormers to side and rear	Detailed Planning Permission	Approved	06/09/2024	Approved Conditionally
25/07/2024	240842	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Erection of single storey link extension	Detailed Planning Permission	Approved	19/09/2024	Approved Conditionally
13/09/2024	241077	50 Burnieboozle Crescent Aberdeen AB15 8NP	Works to 3no. protected trees; T1-T2; Rowan - pruning; T3; Holly - pruning	Works to Tree Preservation Order	Approved	01/10/2024	Approved Conditionally
30/09/2024	241148	93 Burnieboozle Crescent Aberdeen AB15 8NS	Erection of single storey extension to rear	Detailed Planning Permission	Approved	25/11/2024	Approved Conditionally
09/10/2024	241146	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Formation of car park	Detailed Planning Permission	Pending		
23/10/2024	241216	West End FC Playing Fields Hazlehead Park Aberdeen AB15 8BJ	Upgrading of existing grass football pitch to 3G synthetic pitch with associated fencing, gates, floodlighting and all associated works	Detailed Planning Permission	Pending		
28/10/2024	241251	2 Mayfield Gardens Aberdeen AB15 7YZ	Works to 4 protected trees as per schedule of works	Works to Tree in Conservation Area	Approved	12/11/2024	Approved Unconditionally
07/11/2024	241261	30 Viewfield Crescent Aberdeen AB15 7XQ	Erection of single storey extension to rear and formation of dormer to front	Detailed Planning Permission	Approved	13/12/2024	Approved Conditionally
28/11/2024	241355	Former Kepplestone Mansion Viewfield Road Aberdeen AB15 7XF	Demolition of existing boundary wall with associated works	Detailed Planning Permission	Determined	02/12/2024	Permission Not Required
26/11/2024	241379	Hazlehead Academy Sports Pitches Groats Road Aberdeen AB15 8BE	Major development of new campus with associated external amenities, including landscaping, parking and sports pitches	Proposal of Application Notice	Determined	09/12/2024	Further Consultation Required
03/12/2024	241397	Former Treetops Hotel 161 Springfield Road Aberdeen AB15 7SA	Installation of non-illuminated V-shape free standing sign	Advertisement Consent	Pending		
03/12/2024	241408	1 Pinewood Terrace Aberdeen AB15 8LS	Proposed formation of rear dormer	Cert. of Lawfulness (Proposed)	Pending		

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

Reference	241397/ADV
Application Validated	Tue 03 Dec 2024
Address	Former Treetops Hotel 161 Springfield Road Aberdeen AB15 7SA
Proposal	Installation of non-illuminated V-shape free standing sign
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Type	Advertisement Consent
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	Malcolm Allan Housebuilders Ltd
Agent Name	Craig Scott
Agent Company Name	Halliday Fraser Munro
Agent Address	8 Victoria Street Aberdeen AB10 1XB
Environmental Assessment Requested	No

Application Validated Date	Tue 03 Dec 2024
Expiry Date	Not Available
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Sun 02 Feb 2025
Local Review Body Decision Date	Not Available





**Key**  
 Advertisement Application Boundary

P01 Initial release 28/11/20



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

Project:  
 Former Treetops Hotel Site, Aberdeen

Client:  
 Malcolm Allan Housebuilders Ltd  
 Title:  
 Location Plan for Advertisement application

Document Reference:  
 Drawing Number: 11934 - HFM - ZZ - ZZ - DR - A - 00 500  
 Project Code: 11934 - HFM - ZZ - ZZ - DR - A - 00 500

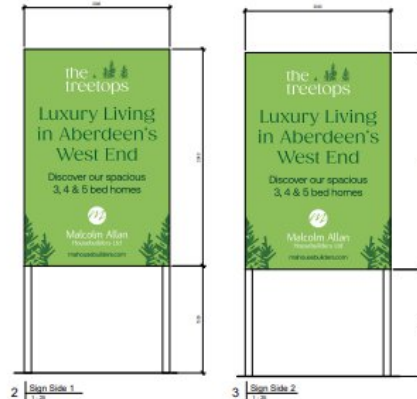
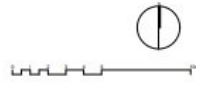
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 Date: November 2024

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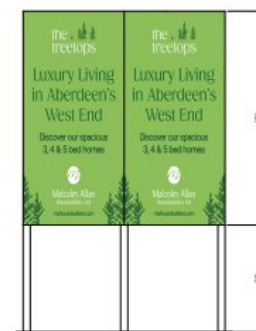


Sign at site entrance 2X 2000 x 3000mm in V-shape format



2 | Sign Side 1

3 | Sign Side 2



4 | Front View

**Key**  
 Advertisement Application Boundary

P01 Initial release 28/11/20



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Colours used on signage

Light Green  
 PANTONE 360 C  
 CMYK C53 M0 Y79 K0  
 RGB R120 G256 B54  
 HEX #78F5B8



Mid Green  
 PANTONE 357 C  
 CMYK C62 M58 Y90 K38  
 RGB R13 G98 B6  
 HEX #038226



Mid Green 2  
 PANTONE 356 C  
 CMYK C81 M34 Y88 K25  
 RGB R36 G126 B23  
 HEX #047e17

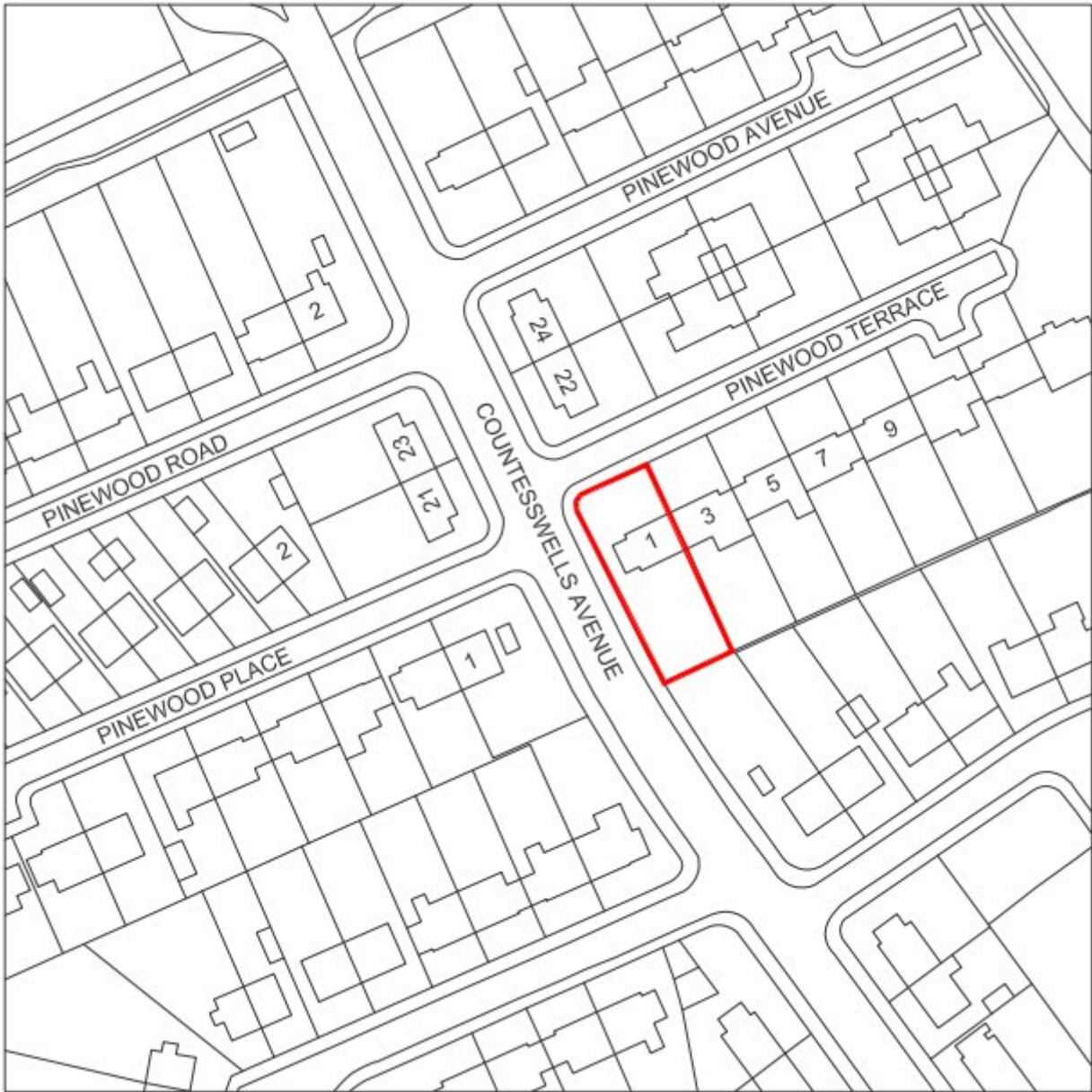


Dark Green  
 PANTONE 3435 C  
 CMYK C93 M47 Y78 K83  
 RGB R7 G50 B21  
 HEX #075215



Reference	241408/CLP
Application Validated	Tue 03 Dec 2024
Address	1 Pinewood Terrace Aberdeen AB15 8LS
Proposal	Proposed formation of rear dormer
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 (Proposed)
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	Mr Steven Forbes & Ms Jill Gray
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	Tue 03 Dec 2024
Expiry Date	Not Available
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Sun 02 Feb 2025
Local Review Body Decision Date	Not Available





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**South West Elevation**  
1:100



**South East Elevation**  
1:100



**North East Elevation**  
1:100



**Ground Floor Plan**  
1:100



**First Floor Plan**  
1:100



**Site Plan**  
1:500

Rev 'C' - Dormer 300mm from ridge 01/10/24  
Rev 'B' - Window Positions 01/10/24  
Rev 'A' - Rear Dormer 20/09/24

**J V CARROLL**  
Chartered Architectural Technologist  
Building Design Consultants

INVERDEN HOUSE, QUEENS LANE NORTH  
ABERDEEN, AB15 4DF  
TEL: 01224 643105  
E: info@jvcarroll.co.uk W: www.jvcarroll.co.uk

ESTABLISHED 1983

Client	Mr Steven Forbes & Ms Jill Gray		
Project	Alterations & Loft Conversion at 1 Pinewood Terrace, Aberdeen		
Phase	Sketch Proposal Plan		
Author	As Stated @ AG	Aug '24	RLS
Check	G-BS	02	'C'

Reference	241379/PAN
Application Validated	Tue 26 Nov 2024
Address	Hazlehead Academy Sports Pitches Groats Road Aberdeen AB15 8BE
Proposal	Major development of new campus with associated external amenities, including landscaping, parking and sports pitches
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Type	Proposal of Application Notice
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	Aberdeen City Council
Agent Name	Chris Malcolm
Agent Company Name	Ryder Architecture Limited
Agent Address	221 West George Street Glasgow G2 2ND
Environmental Assessment Requested	No
Application Validated Date	Tue 26 Nov 2024
Expiry Date	Not Available
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Mon 16 Dec 2024
Local Review Body Decision Date	Not Available

