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To: Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Boulton, Cooney, Corall, Cormie, Crockett, Donnelly, Greig, Hutchison, Jaffrey, Lawrence, Malik, Jean Morrison MBE, Nicoll, Jennifer Stewart and Sandy Stuart.

Town House,
ABERDEEN, 11 August 2016

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

The undernoted items are circulated in connection with the meeting of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE** to be held here in the Town House on THURSDAY, 18 AUGUST 2016 at 10.00 am.

FRASER BELL
HEAD OF LEGAL AND DEMOCRATIC SERVICES

B U S I N E S S

WHERE THE RECOMMENDATION IS ONE OF APPROVAL

- 4 Froghall Terrace - Residential And Student Accommodation (PPiP) - 151772
(Pages 3 - 38)

Members, please note that the original agenda circulation had an error with the letters of representation, therefore the attached letters are also being circulated for consideration

Should you require any further information about this agenda, please contact Mark Masson on 01224 522989 or email mmasson@aberdeencity.gov.uk or Lynsey McBain on 01224 522123 or email lymcbain@aberdeencity.gov.uk

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Agenda Item 4

Mrs Rosemary Kay
Netherhillock
Maud
Peterhead
AB42 5ST

17 November 2015

Aberdeen City Council Development Management Team
Planning and Sustainable Development
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Reference: Planning Application 151772 Former BT Engineering Depot Froghall Terrace

Dear Sirs

As owner and landlord of 19 Froghall View, I wish to object to the proposed development. While residential development is an appropriate use of a significant inner city brownfield site, the scale of the proposals presented by Telereal Trillium for the Froghall development would result in a very significant increase in the population density locally, and appear to be in contradiction of National and Aberdeen City Planning Policies.

National Policy and Guidance Scottish Planning Policy (SPP)

Paragraph 82 of SPP highlights the important contribution that infill sites within existing settlements can make to the supply of housing land. It further states that infill sites should respect the scale, form and density of the surroundings and enhance the character and amenity of the community.

The scale and in particular the proposed density of the student accommodation would appear to be in direct contradiction to this Policy statement, as it will inevitably dominate the area by virtue of size and population density.

Aberdeen City 2012 Local Development Plan

The Local Development Plan (LDP) sets out Planning Policies covering a range of subjects including development, sustainability, transport needs, and heritage protection.

Policy D1 Architecture and Placemaking relates to the aesthetic and environmental impact of new development. The scale of the proposed development would appear to be in contradiction of this Policy in that it would dominate the immediate environment by virtue of differences of scale and architectural style to the existing buildings within the locality.

A “good mix of size and type of dwellings” is a stated aim of the LDP, in order to “create mixed and inclusive communities offering a choice of housing and lifestyle”. This is addressed by Aberdeen City LDP Policy H4, Housing Mix. The proposals presented would allow the number of dedicated student accommodation units to dominate over all existing types in the immediate area, contradictory to the Policy of creating a mixed community.

Such a large influx of new residents as proposed will inevitably create an increase in traffic volume and frequency, with attendant additional demand on parking. These issues are considered by LDP Policy T2, Managing the Transport Impact of Development and the associated Supplementary Guidance document.

Reference to the Supplementary Guidance document indicates that a minimum of 1.75 allocated car parking spaces be provided per residential dwelling, and in the case of dedicated student accommodation 1 per 10 students. Given the proposed density of student accommodation, parking provisions fall far short of these guidelines.

The Design and Access Statement C submitted as part of the application documents states on Page 22 “No provision for general student parking.” It is not credible to assume that none of the 425 students the proposal seeks to accommodate will bring cars, however strict university rules may be imposed. There is also a minimal number of visitor spaces, quite inappropriate for such a large development. At present car parking space within Froghall View is very limited, and unauthorised parking is already a problem, particularly when football matches are held at Pittodrie. It is questionable if simply not providing parking spaces complies with the Policy requirement to “demonstrate that sufficient measures have been taken to minimise the traffic generated”.

I also have concerns regarding the submitted Transport Statement, which on Page 8 describes Froghall View as an “access road” and states that “on-street parking is available”. The description should be the same as that given on Page 11 for Froghall Avenue, which is “residential cul-de-sac.” Froghall View is also a private road, the description given is likely to encourage unauthorised parking to the detriment of residents and visitors.

In summary, I object to the proposals because I believe that due to their scale they will, despite the efforts of the architects and application of the latest theories of traffic management and transport mode, result in a significant increase in traffic and parking congestion to the detriment of established residents. A much reduced, residential only development with a greater provision of green space would be far more appropriate.

Yours faithfully



Rosemary Kay

Stephanie Dunsmuir

From: Jane Gall [REDACTED]
Sent: 02 December 2015 12:51
To: PI
Subject: Planning application 151772

Dear Sir/Madam

Reference: Planning Application 151772

I'd like to object to planning application 151772 for proposed developments to BT yard in Froghall Terrace, although I don't live in the area, I spend a lot of time visiting friends and family there. I'd like to object for the following reasons -

1. There are currently already 900 units of student accommodation currently being built at Causewayend, St Peter Street and Powis Place therefore I fail to see the need for yet more student accommodation for an area already over populated, which will put an additional strain on local NHS doctors and dentists. In my option this proposal is gross overdevelopment.
2. The current plans don't include a fraction of the required parking spaces required for the proposed development, which will cause issues for other local residents private car parks as well as safety issues on the local roads with illegal parking. The road infrastructure in the area whether it be pedestrian or vehicular is unsuitable.
3. The noise that will come with housing 425 + students, parties and noise associated at anti social hours, especially as the site is in a dip.
4. The height of the development and planned proximity to surrounding flats will block out all natural sunlight and block out any views of the area.
5. I'm concerned for wildlife in the local area as I know is currently already home to foxes and hedgehogs which could become at risk with the proposed building works.

In conclusion I'd like to object to planning application 151772 on this basis of the above.

Yours Sincerely

Jane Gall

31F Dee Street
Aberdeen
AB11 6AW

Stephanie Dunsmuir

From: nicola whyte [REDACTED]
Sent: 03 December 2015 08:55
To: PI
Subject: Reference: Planning Application 151772

Dear Sir/Madam

Reference: Planning Application 151772

I'd like to object to planning application 151772 for proposed developments to BT yard in Froghall Terrace, although I don't live in the area, I spend a lot of time visiting friends and family there. I'd like to object for the following reasons -

1. There are currently already 900 units of student accommodation currently being built at Causewayend, St Peter Street and Powis Place therefore I fail to see the need for yet more student accommodation for an area already over populated, which will put an additional strain on local NHS doctors and dentists. In my option this proposal is gross overdevelopment.
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In conclusion I'd like to object to planning application 151772 on this basis of the above.

Yours Sincerely

Nicola Whyte

177 Lee Crescent North
Bridge Of Don
Aberdeen
AB22 8FQ

Stephanie Dunsmuir

From: Gayle Johnston [REDACTED]
Sent: 03 December 2015 09:39
To: PI
Subject: Reference: Planning Application 151772

Dear Sir/Madam

Reference: Planning Application 151772

I'd like to object to planning application 151772 for proposed developments to BT yard in Froghall Terrace, although I don't live in the area, I spend a lot of time visiting friends and family there. I'd like to object for the following reasons -

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5. I'm concerned for wildlife in the local area as I know is currently already home to foxes and hedgehogs which could become at risk with the proposed building works.

In conclusion I'd like to object to planning application 151772 on this basis of the above.

Yours Sincerely

Gayle Johnston

96 Irvine Place, Aberdeen

Stephanie Dunsmuir

From: webmaster@aberdeencity.gov.uk
Sent: 25 November 2015 13:21
To: PI
Subject: Planning Comment for 151772

Comment for Planning Application 151772

Name : Ross Cox
Address : 23 Froghall view

Telephone : [REDACTED]
Email : [REDACTED]

type :

Comment : I wish to express my objection (I object)to the development proposal in its current form for the following reasons.

1. The proposed building heights and proximity to the froghall view property south western aspects. The impact of light loss and privacy will be very large. Due to frogahll views location on a steep bank, my property lower rooms only have one window directly facing the student residential building. In these rooms light loss will be greatest. All effort should be made in the design to maximise offset distances to existing properties.
2. Over development - the proposed new parking and local parking / amenities cannot support the huge numbers of residents on site approximately 600 people. There must be questions raised on the practicality of such a large development in such an in closed area.
3. A study on the ground stability of the froghall view properties and how this will be effected by the new construction activities must be carried out and approved
4. Late night noise after 23.00 - student populations are known to create large levels of noise late at night. Again the current offset distances proposed are not sufficient to guard against this.

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Stephanie Dunsmuir

From: webmaster@aberdeencity.gov.uk
Sent: 26 November 2015 08:05
To: PI
Subject: Planning Comment for 151772

Comment for Planning Application 151772

Name : Bo Shen
Address : 41C Sunnybank Road, AB24 3NJ

Telephone : [REDACTED]
Email : [REDACTED]

type :

Comment : I object.

Because of:

- 1) Loss of amenity, the impact on our light and our privacy.
- 2) Impact on access, parking and road safety. No parking spaces are to be made available for the 425 students will be an impact on ourselves and the neighbouring streets plus road safety could be an issue.
- 3) Ground stability and drainage.
- 4) Overdevelopment, there will be at least an extra 600 people on that site, placing a massive strain on the local community.

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Stephanie Dunsmuir

From: webmaster@aberdeencity.gov.uk
Sent: 26 November 2015 17:53
To: PI
Subject: Planning Comment for 151772

Comment for Planning Application 151772

Name : J Birchley
Address : 24 Spital, Old Aberdeen

Telephone :

Email : [REDACTED]

type :

Comment : During the last few years this area has had many purpose built student accommodation blocks erected and buildings converted for such purposes (with some still yet to be built). Whilst this is desirable for the developers due to the proximity to Aberdeen University, these buildings, along with a proliferation of Houses in Multiple Occupations has been to the detriment of the local community: it is now unbalanced and unsustainable. To allow this density of development would cause further detriment to the local community. Therefore I urge the Planning Committee to request the developers revise their plans to a more acceptable density and massing. It has also been raised at every public consultation that the student part of the development is placed at the south of the site: this would cause less intrusion to the surrounding existing residents and the future tenants in the flatted part of the development. The developer has not listened to this view from the local population therefore I urge the Planning Committee to suggest this is also incorporated in the revised plans.

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Stephanie Dunsmuir

From: Mike ██████████
Sent: 02 December 2015 19:28
To: PI
Subject: Fwd: Planning application 151772

Sent from my iPad

Begin forwarded message:

From: "Gall, Jane" <████████>
Date: 2 December 2015 at 12:36:54 GMT
To: ██████████
Subject: FW: Planning application 151772

pi@aberdeencity.gov.uk

Dear Sir/Madam

Reference: Planning Application 151772

I'd like to object to planning application 151772 for proposed developments to BT yard in Froghall Terrace, although I don't live in the area, I spend a lot of time visiting friends and family there. I'd like to object for the following reasons -

1. There are currently already 900 units of student accommodation currently being built at Causewayend, St Peter Street and Powis Place therefore I fail to see the need for yet more student accommodation for an area already over populated, which will put an additional strain on local NHS doctors and dentists. In my option this proposal is gross overdevelopment.
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5. I'm concerned for wildlife in the local area as I know is currently already home to foxes and hedgehogs which could become at risk with the proposed building works.

In conclusion I'd like to object to planning application 151772 on this basis of the above.

Yours Sincerely

NAME Michael Philip

ADDRESS. 63 Upper Mastrick Way

Stephanie Dunsmuir

From: webmaster@aberdeencity.gov.uk
Sent: 03 December 2015 12:21
To: PI
Subject: Planning Comment for 151772

Comment for Planning Application 151772

Name : James Whipps
Address : 20 Esslemont Avenue,
Aberdeen,
AB251SN

Telephone : [REDACTED]
Email : [REDACTED]
type :
Comment : Dear Sir or Madam,

Reference Number: Planning Application 151772

I am writing to state my objection to the named planning application for a proposed mixed used development at the BT depot located at Froghall Terrace, Aberdeen. As a friend of residents in the area I would like to make the following complaints:

Overdevelopment ; The area surrounding Froghall Terrance is already densely packed with many other developments in the area (including student accommodation), to grant a further development would in my opinion add more congestion, pollution and crime to an already highly developed area.

Roads & Infrastructure ; The Old Aberdeen area has inherited Victorian Era Street plans which were never designed to manage and cope with the levels of traffic in the area, the addition of another development in the area would only add to an already chronic situation with traffic, medical & dental care and other facilities.

Plans ; Old Aberdeen being close to Aberdeen University is already home to many student accommodation blocks, Garthdee on the other hand is vastly underdeveloped in comparison. I feel the developers have not been completely honest regarding the planned development and changed their plans for a five story block to appear to appease local residents and the council. From what I have heard regarding community consultation is that over 70% of residents in the area are against the proposal, this speaks for itself in providing good grounds to block planning permission.

Based on what I have stated above I object to this development and feel that the developer should not proceed with these plans given the low level of support within the local community and the potential negative impacts it may bring to the local community.

Regards,

James Whipps

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Stephanie Dunsmuir

From: Margaret Gall [REDACTED]
Sent: 03 December 2015 15:11
To: PI
Subject: Planning application 151772

Dear Sir/Madam

Reference: Planning Application 151772

I'd like to object to planning application 151772 for proposed developments to BT yard in Frogshall Terrace, although I don't live in the area, I spend a lot of time visiting friends and family there. I'd like to object for the following reasons -

1. There are currently already 900 units of student accommodation currently being built at Causewayend, St Peter Street and Powis Place therefore I fail to see the need for yet more student accommodation for an area already over populated, which will put an additional strain on local NHS doctors and dentists. In my option this proposal is gross overdevelopment.
2. The current plans don't include a fraction of the required parking spaces required for the proposed development, which will cause issues for other local residents private car parks as well as safety issues on the local roads with illegal parking. The road infrastructure in the area whether it be pedestrian or vehicular is unsuitable.
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5. I'm concerned for wildlife in the local area as I know is currently already home to foxes and hedgehogs which could become at risk with the proposed building works.

In conclusion I'd like to object to planning application 151772 on this basis of the above.

Yours Sincerely

Margaret Gall

Gillahill Farm
Kingswells
Aberdeen
AB15 8PR

-----Original Message-----

From: James [REDACTED]
Sent: 17 December 2015 07:24
To: PI
Subject: Planning Application Number 151772

Dear Sir or Madam,

I would like to object to this planning application. I stay directly across from the proposed building and cannot see that it will add one brick to the sense or pleasure of the district, a district I might add which has had all sorts of upheaval in recent years, including quite a lot of additional students in the area. Do we need any more? The obvious answer is no. Surely we have borne more than our brunt of students in this area, and although boys will be boys if I could have got my hands on the pair who decided to swing on my gate and break it, I could quite easily have been writing this objection from jail. No, enough is enough. We now have two mosques, (and let us hope that the new one in Nelson street has not got a minaret) and more than our fair share of immigrants. We have lost the local school and gained an impending bunch of more students to replace them. This crescent used to be a nice quiet area leading to Old Aberdeen, and when I think of the difficulty I had several years back only trying to change my windows I can hardly believe that you are considering inflicting this carbuncle upon us. There are lots of other objections to this application, but I shall let others speak.

Yours in total frustration for the old East End, James Taylor
25 Kings Crescent,
Aberdeen.
AB24 3HP.

Stephanie Dunsmuir

From: Tina MacBeath [REDACTED]
Sent: 19 November 2015 17:02
To: PI
Subject: Application number 151772

I object strongly to the proposed development on the BT yard Froghall Terrace, Aberdeen.

There is already a very severe problem with parking in this area be it permit holders or not. Our privacy will be severely affected even more than it is now. Our Doctor's surgery is already experiencing extremely high volumes of patients due to students already coming and going from our area and I feel this would be doubled if this application gets approved. There is at present 1 road leading into this area which is already congested day and night with traffic and cars parked, should this application go through I fear for the safety of pedestrians and especially children coming and going to the local school. Our water supply is horrendous at present, white scum in the water unless ran for a considerable time and this application would put an even greater strain on the water supply.

I urge the city council to seriously consider all the points made in my objection.

Christina MacBeath

Stephanie Dunsmuir

From: charlotte rait [REDACTED]
Sent: 05 December 2015 15:00
To: Emma Rennie
Subject: Re: Application number 151772

Hi Emma

As you suggested when I called you on Friday, I have 'cut and pasted' our comments below. Thank you for your help.

Planning Application number - 151772

We object to the above planning proposal on the following grounds:

The planned 4 storey building is in very close proximity to existing developments. It will not only **impact on light and privacy** for current residents in the area, but also for the future occupants of the proposed development. The impact on current residents deprived of natural sunlight from the south, as well as their view of the city skyline, will be significant.

For the proposed 2 bedroom flats, only one **car parking** space is allocated, however it is more probable that each occupant, possibly 2 or more, may have a car. No parking is proposed for the student accommodation, and some students do require cars due to mobility or other needs. The wider area has limited parking and this will inevitably lead to anxiety and frustration, which in turn can impact on personal and road safety for other drivers and pedestrians.

There is minimal **vehicle access** for students, and as parents of students who have been away at university, we are very aware that at the beginning and end of a semester or academic year, access close to accommodation is required for loading or unloading of belongings. A turning point is not sufficient as this takes time.

This proposal, for 425 student flats and 80 two bedroom flats, is in addition to other student accommodation currently being built in or close by, and where families also live. It will significantly add to **overdevelopment** of the area, and will put a strain on local amenities and in particular the medical practices.

(We are parents of a local resident who has lived in the area for over 10 years, and so we are very aware of the issues we have raised.)

Charlotte and David Rait
Foveran Schoolhouse
Main Road
Foveran
Elon
AB416AZ

On Thursday, 3 December 2015, 16:32, Emma Rennie [REDACTED] note:

Good Afternoon,

Can you please re send your comments as our system doesn't accept your format on your letter.

Thanks.

Kind regards

Emma Rennie

Application Support Assistant

Communities, Housing & Infrastructure | Planning & Sustainable Development | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

[REDACTED]

We are always trying to improve the quality of customer service that we provide and would like to know your views on the service you have received to help us learn what we need to do better. We would very much appreciate you taking a few moments to fill in our short feedback form by clicking on <http://www.aberdeencity.gov.uk/customerfeedback> and selecting Development Management (Planning Applications Team) and/or Building Standards.
Many thanks in advance.

From: charlotte rait [REDACTED]

Sent: 02 December 2015 22:42

To: PI

Subject: Application number 151772

Please find attached our objection to planning application number - 151772

David and Charlotte Rait

Stephanie Dunsmuir

From: Wilma Paton [REDACTED]
Sent: 18 November 2015 13:54
To: PI
Subject: Fw: BT Engineering Yard, Froghall Terrace, Aberdeen - 151772

----- Original Message -----

From: [REDACTED]
To: pi@aberdeen.gov.uk
Sent: Wednesday, November 18, 2015 9:30 AM
Subject: BT Engineering Yard, Froghall Terrace, Aberdeen - 151772

Dear Sir / Madam,

I wish to **object** to the above application on several grounds.

1 The impact on the **Amenity** of local residents. Granted the proximity of the planned 4 storey student development there will, inevitably, be a serious deterioration in the light available to us and indeed on the privacy we currently enjoy.

2 The impact on local streets of the lack of **parking** provided for the near 600 people planned for this development (425 students and 80 other units of accommodation). It is simply untenable for the developers to provide such little parking space for that number of people. There could also be serious issues of **road safety** granted the narrowness of Froghall Terrace and the difficulty of the crossroads with the Spital and Merkland Road.

3 The possible impact on our housing of such a substantial development being built at the bottom of the slope on which many of the local houses are built. There is also known to be water underneath the Yard which would also call into question the stability of the ground on which the planned building will take place, giving rise to further fears of possible **subsidence**.

4 The concept of potentially 600 extra people being in that small space is surely an example of **over-development**. Already there have been issues of raw sewage being found locally and that would be another concern.

In addition to all these, there is surely a planning issue over the unfair burden this local area already bears in relation to student numbers. We have already made complaints about the numbers of HMO properties in this area and we are also surrounded by the current massive building programme of student housing at Causewayend and on Powis Terrace.

Please do not allow these plans to stand for all the above reasons and for others which do not, unfortunately, fit any of the planning criteria but cause much angst for those of us being forced to live in a student campus.

Yours,

Wilma Paton
21, Froghall View,
Aberdeen

Stephanie Dunsmuir

From: Anna Rait [REDACTED]
Sent: 03 December 2015 10:40
To: PI
Subject: Planning Application 151772 Objection

Dear Sirs

Reference Number: Planning Application 151772

I am writing to object to the above named planning application for the proposed mixed use development to the BT Yard in Froghall Terrace, Aberdeen. As a resident of Sunnybank Road, looking onto the BT Yard, I cannot stress strongly enough the negative impact this will have on my life. Below are my objections but this is by no means an exhaustive list:

Overdevelopment – I believe that the granting of this proposal would lead to a gross overdevelopment of the site and surrounding area. There are already student accommodations being developed at St Peter Street, Causewayend and Powis Place adding around 900 additional rooms. Also, I believe there are further proposals for the First Bus site and talks about Froghall Community Centre. I have yet to see facts and figures supporting the requirement for all these student rooms.

Parking – The fact that no parking provision has been included in the plan for 425 student rooms is absurd. Students **will** have cars and I firmly believe that they will not hesitate to use local residents' private car parks. Even the residential properties proposed have a limited amount of parking spaces. This will result in current residents who have paid for parking permits on the local streets struggling to use them and the residents who have private car parks unable to park in their own space or even on the street.

Infrastructure – As this is Old Aberdeen, the roads and pavements were never built to accommodate all these extra people. There is a blind junction at the end of Froghall Road onto The Spital, and in several places the pavements are not large enough for two people to walk side by side. In addition to this the street lighting in the surrounding area, especially Kings Crescent, The Spital and Orchard Street is extremely poor. The influx of so many new residents into the area would place an enormous pressure on the local amenities such as doctors and dental practices. Already there is at least a 3 week wait for a doctor's appointment during term time. This proposed development is putting nothing back into the local community - no open spaces or play parks for current residents.

Plans – It is ridiculous for the developer to state that they have reduced the proposed size of the development, when in reality they were never going to submit plans for a 5 story building when no other buildings in the area are 5 stories. I believe that the alteration to the initial proposal was submitted to make local residents and the council feel like some sort of compromise has been made. The community consultation events had over 70% against the proposal, both before and after the 'changes' were made. This speaks for itself.

The area is in a dip which means that sounds are amplified. The incidents of students coming home late from nights out, smoking outside the doors, parties, fire alarms and the arrival of emergency services, will lead to an unbearable escalation of noise.

I understand a ‘student management plan has been proposed. However this has very little detail and in reality it will not manage very much. My only window with a view will look into a student bedroom, 19.8 metres away to be precise, as opposed to the view I currently have across Aberdeen city centre. Along with the loss of this view, I believe my natural sunlight will be drastically reduced. I have noted from the local press that one councillor was not happy at the thought of 1 HMO in his street, so I am sure you will appreciate my dismay at the loss of amenities I have enjoyed for such a considerable time as a resident here.

It seems that Old Aberdeen and close surrounding areas are having to house most of the student population whilst Garthdee has very little. With the current downturn in the oil & gas industry, properties are struggling to sell, so the necessity for the provision of a further 80 two bed properties is questionable, together with the expectation of anyone actually wishing to buy a new flat so close to an excessively large student complex. There are more properties ‘to let’ in this area than I have ever seen before, which leaves me to conclude that there is no requirement for more.

Wildlife – What studies have been done with regards to the wildlife in the local area? Being so close to the city we are very fortunate to have many hedgehogs, foxes, squirrels and even breeding magpies.

As someone who has worked extremely hard since the age of 13 to be able to afford to buy a flat, has lived in the local area for 12 years and understands the needs of the established local community, I find this proposed development highly stressful. I would not like to think that I would be forced to sell (at a reduced price) and leave Aberdeen, as there will be no way I can afford anything else here, with only one wage.

I have read in one of the documents on the planning site, that one of the Single Outcome Agreements states the plan “should be responsive to people’s needs”. Far from meeting this requirement, the proposed plan is the exact opposite of what local people need.

I firmly believe that the proposed development 151772 surmounts to nothing more than obscene greed by the developers, with no regard whatsoever for the longstanding established community.

Kind Regards
Anna Rait
45H Sunnybank Road
Aberdeen
AB24 3NJ

Stephanie Dunsmuir

From: Gladys Main [REDACTED]
Sent: 20 November 2015 16:39
To: PI
Subject: Planning application 151772

To whom it may concern.

I refer to the above application to develop the existing BT yard in Froghall Terrace and hereby lodge my objection to the proposals, principally in relation to the student accommodation element.

1. I do not believe that there is a need for yet more of this type of student accommodation. There was unquestionably a major shortfall in recent years, but according to an article in the University publication "The Gaudie" on 8/9/2015 there was no such problem this year. It is my understanding that both universities have had a surplus. There is also a large number of vacant properties "to let" in and around this area of the city which was unheard of in previous years. Given this and the fact that there are already approximately an additional 900 units in the process of being built (two developments in Causewayend, one in St. Peter Street, and one in Powis Place) and available for occupancy for the next academic year I seriously question the need for yet more. I have only detailed what I know of near here but I understand there are others elsewhere in the city.
2. The existing yard is like an amphitheater where any noise is amplified several fold, so the prospect of over 425 students (and friends) partying or returning late at night/early morning is a worrying thought. We already feel that we are surrounded by students in this locality so are well versed in their patterns of behaviour. I appreciate that there will be a "student management plan" but from my experience they sound good on paper but the reality is different particularly outwith office hours.
3. I have lived in Froghall View for 32 years and like my neighbour's have enjoyed a quiet peaceful existence with uninterrupted views across the city. Cala homes when they built the houses and flats maximised the open outlook by building big windows. If this development goes ahead the big windows (both my bedrooms and living room) will be looking into student bedrooms at very close proximity and they to me! I know I have no right to a view but I believe that I have a right to privacy so I would argue that what is proposed would seriously compromise this and my quality of life and light.
4. It's clear to me that the two consultation events and the architects attendance at the Community Council was a mere "ticking the box" exercise as they have paid little heed to the strength of feeling of local residents. I find it astonishing that they state in their report that they considered they had a good response rate to the consultation, yet despite 73% being against the proposals they still proceed.
5. Parking is already a major issue in this area, so having virtually no parking available to students is crazy and wholly unrealistic.
6. Given the density, close proximity and height of this proposed development I remain convinced that this is another clear example of developer greed having precedence over the interests and welfare of longstanding permanent residents. I noted in one of the documents on the Planning site that one of the Single Outcome Agreement Priorities refers to "being responsive to local people's needs". This proposed development is clearly not so and indeed is the opposite as it will have a significant adverse impact on the quality of life for all of us in Froghall View which I resent.

To conclude, I object on the basis of my comments above that this is too high, too close, too many and not needed.

Yours
Gladys Main
21 Froghall View
Aberdeen
AB243JG

Stephanie Dunsmuir

From: Raiya Alexander [REDACTED]
Sent: 01 December 2015 21:44
To: PI
Subject: Proposed development at the BT Engineering Depot, Froghall Terrace, Aberdeen,
application number: 151772

Dear Sirs

I am writing to note my objections to the proposed development at the BT Engineering Depot, Froghall Terrace, Aberdeen.

I object to the proposed plans for the following reasons:

1. Loss to the amenity - the development will have an impact on our privacy as the student flats will be very close to our boundary. The development will also have an impact on the noise levels in the area. Currently, the neighbourhood is very quiet. However, I fear with the number of student flats planned along with the residential flats, the noise in the neighbourhood will increase considerably, especially at nights when students like to party. There will be an increase of litter due to the number of people in the area. Our bins are often overflowing and there is a lot of fly tipping.
2. I fear that the development will put a massive strain on our local community such as the doctor's practice and local shops. I am also concerned that the development will cause an increase in crime and the police are already stretched in dealing with crime in our local area. I understand there is a high volume of vandalism (e.g. cars being damaged and boundary fences being broken) in the area and a considerable number of push bikes stolen. The development does not appear to have any provision for storage of bikes.
3. The development will impact on our access, parking and road safety. The existing roads and general infrastructure is not sufficient to cover the size of this development. The roads are narrow and are already congested. Parking on the street can be difficult especially when the football is on or if the mosque has a special meeting. In my experience, students own cars and will require parking. As the development is providing no car parking spaces for the students, this will result in the students parking on the streets, parking in private owned spaces and parking where they are not supposed to park impacting on our road safety. Due to the number of cars parking on the Spittal, the buses sometimes have difficulty getting along the street. I understand the residential flats will have one parking space per flat, however, it is likely that majority of households will have two cars.

Overall, I think the development will have a considerable impact on the community and cause a huge strain for the people living close to it.

Yours sincerely

Raiya Law

43C Sunnybank Road, Aberdeen

John G. Bunting

- The end of the day, however, was unfortunately
A lesson over and I was busy, just if quite interestingly
I could go on forever and have lived 60 years + in the Old
1) I often do jogs when the time comes (even without a
running this latter, I am always climbing their hills).
2) I often, as little, to get off in the first place in the
there are moments of real beauty here.
elderly people find it difficult to see the effect when
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even though long down from Milwaukee,
reading our music, running and singing or dancing,
comes when dances, i.e. running dances in hope of some
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the first "elderly people to come".
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already one find myself with the students coming from
3) I often to those old elderly people within the area and
even though people within the area
4) I often as those are old elderly people within the area and
the area.

If for the above Application and Notice concerning student
recommendation prepared. Objective as follows:-

Application Number 15172

Dear Sir's

As November 2015

Address AB10 1A8

Planning & Sustainable Development
Municipal固体

Address of my family London

Address AB4 3SE

14 Hillwood Lane

Stephanie Dunsmuir

From: [REDACTED]
Sent: 27 November 2015 17:29
To: PI
Cc: [REDACTED]
Subject: Planing Notification

Dear Sir

I refer to the letter and plan outlining Proposed Development at BT Engineering Depot, Froghall Terrace, Aberdeen.

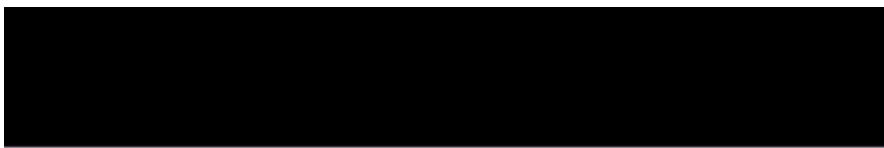
Application Number : 151772

'I OBJECT'

I feel that these plans are unchanged from the previous versions to which were objected earlier.

I would therefore make the following points:-

- a) Ground Stability and Drainage. concerns about this granted there is known to be water underneath the site and Froghall View is built on a slope.
- b) Loss of Amenity- ie the impact on our privacy, granted that the plans are for 4 story student housing, very close to our boundary.
- c) Impact on Access, Parking and road safety. No parking spaces are to be made available for the 425 students then there will inevitably be an impact on ourselves and the neighbouring streets (using private car parks, parking on double yellow lines, permit holders unable to park on streets etc) plus road safety could well be an issue.
- d) Overdevelopment - effectively, there will be at least an extra 600 people on that site, placing a massive strain on the local community. Local facilities such as doctors practice ect.



C & E Niemi
22 Loirston Road
Cove Bay
Aberdeen AB12 3NR

Aberdeen City Council Planning Reception
Planning and Sustainable Development
Marischal College
Broad Street
Aberdeen AB10 1AB

3 December 2015

Dear Sir / Madam

PLANNING APPLICATION NO 151772: Proposed development of the site and erection of 425 capacity student accommodation and 80 residential units in the existing BT Engineering Depot premises on Froghall Terrace by Telereal Trillium and BT plc.

I write in connection with the above planning application. I was a resident of Froghall View for 7 years up until earlier this year and still currently own one of the flats. As I know this area very well and still hold interest in it I wish to strongly object to the proposed design of the development for the site for the reasons outlined below.

I object to the extent of the development on the existing BT Engineering depot which will lead to overdevelopment of the area. From looking at the plans from a layout and elevation perspective along with the number of units both student and residential, it is apparent that the overall number of residents set to inhabit the proposal are around 600 people. This will increase local area access/egress by at least 5 times the current amount (calculated against the BT yard usage). This is a significant increase in the local area population as well as traffic routing through the area which is not set up to handle this much traffic. There are not significant amenities locally to support such a large increase in population. For example, the nearest bus route is situated on the Spital at the top of Froghall Terrace which has limited destinations. During the winter, the Froghall Terrace hill is poorly maintained and is dangerous when there is snow or ice. Potential accidents and injuries would likely increase due to the increase access of the area. Even during non-severe weather, there will still be a sizeable increase to the risk of accidents as 425 students try and navigate through the area as well the other residents.

The high number of student occupancy, 425 in such a small area is a significant amount. Given the nature of students, I have concern as to their behaviour, noise generation and potential influx of persons in the area during the day let alone at anti-social hours. Having got previous experience living near "Operated" Student accommodation sites, I have seen a wide range of issues varying from excessive noise, vandalism, and littering through to anti-social behaviour. A large number of

students living in such a small area will be difficult for the “Operator” to manage, and that is assuming (not guaranteed) that they will have on site agents to deal with any issues. These issues will directly affect other local area residents.

I object to the lack of parking and poor access of the proposed design for the student factor and the domestic units. There currently is no designated parking area for the student accommodation. This is an unrealistic expectation that the student population of this site will not own or bring cars with them whilst living at the site. All other student accommodation sites in Aberdeen have some shape or form of car park as it is recognised that students use cars for travelling home and to/from University/College. I believe this lack of parking will negatively affect the local area as students try and park their cars in other resident’s car parks or on the streets adjacent. There are already various student accommodation units across the city which have low numbers of parking available. These have knock on effects to the other local residents as students utilise all available parking which causes stress, frustration and inconvenience to the other residents. I believe this issue will be applicable at this proposed site should it be developed as is. I also believe that with the lack of parking, this will cause issues and stress to students and their relatives during move in/out dates as there is no significant location to allow cars to be parked and all their personal effects moved in and out from the accommodation units.

In the general area there is little parking currently available. Once the site is opened if there are any visitors for the residents or students, this will negatively impact on the surrounding area, properties and any private parking as people will look to use this even when not authorised to. A comment had been made previously that there may be an option to install a “car club” style scheme, however this will lead to a reduction in local resident on street parking in the area thus reducing the overall parking availability.

I have also concern that the current design would also limit emergency service access to the Northern units further in the development as the emergency services would have very little access which may be impeded should there be any parked cars there.

I object to the size, proximity and elevation of the proposed buildings. The proposed buildings are expected to be 4 storeys high and boundaries the minimum required distances from the adjacent properties. This design is out with the standard seen in the surrounding areas and the Kings Court development. The enhanced elevation of these properties is going to cause issues with the adjacent streets by restricting light onto the properties in Froghall View. The extreme close proximity and elevation of the proposal will also negatively impact on the privacy of the properties on Froghall View.

From a commentary point the entire development is based on a study conducted a number of years ago which suggested that Aberdeen required a set number of student accommodation to fulfil demand. Over the last couple of years there has been significant development of a number of sites into student accommodation which has exceeded the previously thought requirement. This development would be in surplus to requirements and may end up not being used to its proposed potential. I believe the residential units are of benefit to the area, however I object to the design and size of them. Having been resident in the area during the development of King’s Court, I

believe a similar residential design and development would be more apt and agreeable. This would alleviate my concerns with regards to the size, over-development, and general layout of the proposal.

Having expressed my concerns to the planning agents acting on behalf of the applicants at their planning sessions, I feel that they have done little to no work and not been receptive of our comments when we have discussed our concerns. They have continually tried to justify their design and features which they have implemented on previous projects in central locations in Edinburgh. I feel that they have not thought this development out with regards to the location and requirements and have instilled a “one size and form fits all” approach which they have implemented in other cities. I also believe that should they take into account some of the many comments previously sent to them by the majority of residents and objectors then there would be potential to change this development to a more appropriate and agreeable design.

Yours faithfully,

C & E Niemi

Stephanie Dunsmuir

From: Dana Norquay [REDACTED]
Sent: 16 November 2015 20:03
To: PI
Subject: Objection to development at Froghall Terrace, Aberdeen

To whom it may concern,

I am writing to voice my **objection** to the proposed development at the BT Engineering Depot in Aberdeen. As a resident and owner of a property on Froghall View, I feel that the new development would have a significant detrimental effect on neighbouring residents for a number of reasons:-

Loss of Amenity - It is noted within the 'opportunities and constraints' section of the proposal that the development will offer a new 'inhabited' residential setting, improving the existing 'uninhabited' outlook for residents. I however feel that the proposed 4 storey building will have a significant impact on the natural light available to properties within close proximity. In addition to this, there will be a reduction in the privacy felt by local residents.

Impact on Access, Parking and Road Safety - The proposal shows only a small area for residential parking within the new development. With approximately 600 new residents to fill these new properties, I feel that there will inevitably be an impact on the neighbouring streets. From my own experience, and also shown in photographs within the proposal, these roads are often single lane in places where cars are parked on both sides of the road. This problem could only be made worse with the increase in resident numbers. The concern here would also be on safety.

Ground Stability and Drainage - It was brought to my attention during my recent purchase of my flat, that there are issues regarding water under the proposed development site. I am not in a position to identify the effect this could have with a large scale development on the site or any adverse effects to the mound at Froghall View, but I feel I should raise my concern at this point.

I hope you take these issues into account during the decision making process.

Sincerely,

Dana Norquay
15 Froghall View
Aberdeen
AB24 3JG

Stephanie Dunsmuir

From: Pat Baxter [REDACTED]
Sent: 18 November 2015 12:09
To: PI
Subject: BT site developement

Dear City Planning office, I write to say I object to the proposed plans for this site. My objections are:-

1. The impact of 425 students in the centre of a residential area. This will invade our privacy as the building is planned outside our windows. We are worried how the height of building will affect our daylight in our homes plus our outlook from our windows.
2. WE are concerned about noise, having worked in student residences I know that there is an element of them who has no thought for their neighbours while playing music.
3. The number of student accommodations. We are being swamped in this area. As there are 2 Universities in Aberdeen why are all the accommodations in this area. This means student having to travel across the city to Garthdee, thus filling the buses.
4. We are also concerned with the number of cars, they're saying no car parking for students as to encourage them to walk, they haven't thought that many students do outdoor activities eg:- surfing skiing etc these need transport for equipment so a need for a car. Cars in this area are already parked nose to tail in the streets here.
- 5:- the 2 other sites being built for approximately 800 we are in the path for them walking to the university, as many elderly people live in the area it can be quite daunting when walking to meet groups who do not move to let you pass and it is you who have to avoid them.
- 6:- Counting the new Barrett flats plus what is planned for BT site we came to the total of nearly 1000 people could be housed in quite a small area. I feel that our community is being over populated especially with students, as our doctor surgery incorporates the student health we find it hard getting appointments as they are so busy how much more students can they cope with.

I hope you will give these points some consideration when reviewing the plans for this site.

Thank you for your help.

Pat and John Baxter
Froghall View

Stephanie Dunsmuir

From: carole Holland [REDACTED]
Sent: 23 November 2015 11:43
To: PI
Subject: Objection to Planning Application

To whom it may concern,

I OBJECT to the proposed construction of STUDENT FLATS at the BT site on Froghall Terrace on the grounds of :-

- a Between the flats and residential housing proposed, this would bring approximately an extra 600 people, which would have a huge impact on this area and the residents.
- b The build would be very close to the surrounding houses and would impact on our light and privacy. There would also be a problem with access, given that there are to be very few parking spaces made available to 425 students.
- c Ground Stability and Drainage are of great concern due to the fact there is known to be water under the site, and I am very concerned about possible movement of the ground at Froghall View, given that it is built on a very steep slope.

Carole Holland
12 Froghall View
Aberdeen

Stephanie Dunsmuir

From: Robert Law [REDACTED]
Sent: 01 December 2015 22:59
To: PI
Subject: Objection to froghall development

Dear Sirs

I object to the proposed development at the BT Engineering Depot, Froghall Terrace, Aberdeen due to the following reasons:

1. I think the development will cause a loss to our amenity as it will impact on our privacy as the development will be close to our boundary. There will also be an impact on the noise levels in the area due to the number of people living very close together and students coming back late at night and having late night parties. Littering is already an issue in the area and this will only get worse with the increase of people resulting in an increase in vermin.
2. The development will put a massive pressure on our local community such as the doctor's practice and local shops.
3. The development does not provide a car parking space for every flat and in fact, no parking spaces are being made available to students. Students will have cars, which will require to be parked in the area. This means that they will be parking in the surrounding street and in private car parks. There are already a considerable number of cars parking in the surrounding streets resulting in our streets becoming narrow and difficult to pass oncoming traffic. The existing roads and general infrastructure is not sufficient to cover the size of this development. Overall, the development will have an impact on our access, parking and road safety.

Overall, I object the proposed development due to the number of flats being built, in particular the student flats.

Yours sincerely

Robert Law

43C Sunnybank Road, Aberdeen

Stephanie Dunsmuir

From: David Babington [REDACTED]
Sent: 03 December 2015 12:57
To: PI [REDACTED]
Cc: [REDACTED]
Subject: Redevelopment of the BT yard in Froghall Terrace

Dear Sir,

I live at 1a Froghall Terrace, and have done so for the past twelve years.
"I object" to the impact the development is going to have on Access, Parking and Road Safety given that the developer is going to provide negligible parking. We were told by the developer that students don't have cars. Well we know that they certainly do as we live here.

"I object" to the horrendous overdevelopment of the site; they expect to have close to six hundred people living there!

"I object" to another huge site for students. This area is already bothered by the noise and trouble they inflict on those of us who live in the area. Why do we need more accommodation for them given that there are already three huge sites being built at Mounthooly, Causewayend and the old First Bus site. In addition, the University has already announced that they are going to build more on their Hillhead site.

None of us would object if the development became a continuation of the Barret apartments, which are just being finished. However it should be pointed out that they are having difficulty selling them as the majority of the eastern block has signs in the window "For Lease".

I strongly feel that this developer (from London!) is trying to con us into believing that there will only be 425 students living there. Who in their right mind would buy a two bedroom apartment surrounded by student accommodation. It will inevitably be all student accommodation.

Yours Faithfully,
David Babington.

Stephanie Dunsmuir

From: Rebecca Sticks [REDACTED]
Sent: 04 December 2015 07:00
To: PI
Subject: Proposed Build; Froghall

Dear Sir/Madam,

I am writing to register my objection to the planned build of 80 flats plus accommodation for 425 students in the Froghall area at the old BT yard. I object.

I object as there is already a strain on local resources such as doctor surgeries, the dentist as well as parking.

Perhaps the council should look to improving affordable housing rather than cramming students into every spare plot of land, I am a student myself.

Please consider this my formal objection.

Yours sincerely
Rebecca Alexander

Stephanie Dunsmuir

From: Linda Presslie [REDACTED]
Sent: 04 December 2015 23:21
To: PI
Subject: Objection to planning application no P151772

Planning Application No P151772

Location: BT Frogall Terrace. Aberdeen

The national policy and SDP states that between 1997 - 2011 the average density per hectare was 68 units. The second method of calculation is Indicative Density Range (IDR) as set out in the Consultation Paper on the English Planning Policy Statement 3 Housing 2005/2006. Annex C. On this IDR bases this site which is 2.75 hectare in an urban location, is a Low of 40 units and a High of 75 units per hectare. Based on this the Residential Housing of 80 units and 80 parking spaces is within these guidelines but the 425 student accommodation units proposed on the remaining half of the site is unacceptable and out with the recommended guidelines.

I object to this planning permission being granted on the basis that it would constitute a gross overdevelopment of the site and over provision of student accommodation in the area.

Regards

Linda J Presslie

Sent from my iPad

Stephanie Dunsmuir

From: [REDACTED]
Sent: 04 December 2015 23:51
To: PI
Subject: The Application for Planning Permission for Flats at the BT Yard , Froghall , Aberdeen

Dear Sir,

I refer to the above. Please take note that I object to this planning application. I reside at 10 Froghall View, Aberdeen. I have resided at this address since 1986.

The grounds of my objection are as follows:

1 Loss of amenity . At present I have a clear unobstructed view to Anderson Drive. The new flats would deprive my house of light and privacy.

2 Invasion of privacy and increase in noise levels.

3 Lack of suitable roads in the area to accommodate the influx of new residents.

4 Most of the new residents would be students residing in the area on a temporary basis who would add little or nothing to the local sense of community

5 The unsuitability of the ground at these BT premises due to underground water, lack of drainage, lack of proper ground surveys and lack of appreciation that new foundations being laid for the proposed new flats would weaken the stability of the houses at Froghall View, which houses at Froghall View are built on sloping ground.

Anne Macdonald.
Owner and occupier at 10 Froghall View,
Aberdeen. AB24 3JG.

Sent from my Fondled

Stephanie Dunsmuir

From: julie ewen [REDACTED]
Sent: 29 November 2015 20:47
To: PI
Subject: Planning Objection

To Whom It May Concern:

With regards to planning application number 151772, the proposed development of the BT site on Froghall Terrace, Aberdeen, I wish to object on the following grounds:

The student accommodation side of the application is to have a four storey building accommodating 425 students 18.5m from my house, with it's main entrance on the corner nearest my house. This proposed building will directly impinge on my property's natural light and removes all my privacy leaving me directly looking into student bedrooms. 425 students confined in a small area surrounded on all four sides by residential properties will bring unacceptable noise levels of feet and voices, not to mention music from parties, with the main footpath directly under most of my windows. I realise that not every student drinks but add alcohol into this mix and the noise will increase so much that it will become a nightmare to even relax of an evening, never mind trying to sleep. Those are my main concerns about the general day to day comings and goings of 425 people. Add to this the proposed location of the bin and recycling facility - this is planned to be located on our side to the site. This will bring very loud bursts of shattering glass and lids being slammed during the day. The noise of even one bottle being binned will be enough to waken the residents through the night, thus rendering an undisturbed nights sleep impossible.

This leads on to the no cars allowed for students, and the proposed 80 residential dwellings at the front of the site. With the best intentions, some of these students will still expect to use their cars. A 'no car clause' will not guarantee a drop in the numbers of cars being parked in the surrounding streets, one of which is mine of Froghall View, which is a private road with residents only parking. If this ludicrous development goes ahead I fully expect the developers to meet the cost of installing and maintaining a barrier to keep non resident and non visitors out. The parking and traffic safety levels have risen dramatically since the building of the flats on the former paint factory site on Froghall Terrace.

This leads in to my next point - since those flats were built, there has been at least three serious sewage floods. These occurred on Merkland Road and Froghall Terrace, so I question that the sewage system and water supply can cope with a potential rise in local population by a minimum of 505 people which could rise to over 600. This has the potential to impact on a much wider area on the city.

My next reason has the potential to cost thousands of pounds and would impact on every resident of my street. I attended both the pre - planning consultations, and at one of these I met a resident of Froghall Terrace whose house had to be underpinned as a direct result of a modest construction of around 8 flats on Froghall Road. I hope you are aware that Froghall View is built on a hill and it would be utter lunacy to continue with the development if the slightest movement occurs on my street.

There is no proposed designated smoking area. While I applaud this, if the students aren't allowed to smoke on the site I think it's fair to say that they will congregate at the first spot available once they are off their site. This is the end of my street. This is unacceptable. Again noise is an issue, along side potential vandalism of our mature and privately maintained gardens, and the disgusting remains discarded in the street.

I now need to address the lack of proof that 425 more student beds are needed. Can you supply me with solid, factual proof as I have not managed to find any after much research. There must be a cut - off point. We have two universities and one college in this city, so just exactly how many students are there in this city that need accommodation, and what are the potential numbers in the future? This need must be identified and recognised as it would be a very costly mistake if there is no recognised need for the accommodation.

I must also mention the impact on our natural surroundings. Mature trees will be lost along with homes for local wildlife including foxes, squirrels and birds.

I assume that this missive's delivery will be acknowledged. If I don't receive any by Wednesday then I will deliver a written copy. My objections must be heard.

Therefore I conclude that I can see no tangible reason for the provision of 425 students and 80 flatted dwellings to go ahead and I object.

Your sincerely,

Mrs, Julie Ewen
20 Froghall View
Aberdeen
AB24 35

[REDACTED]
Homeowner

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