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To: Councillor Milne, Convener; and Councillors Boulton, Corall, Cormie, Delaney, Donnelly, Finlayson, Grant, Jaffrey, Lawrence, MacGregor, McCaig and Jean Morrison, MBE.

Also (as local members) :- Councillors Greig, Stewart and Thomson.

Town House,
ABERDEEN, 24 May 2012

DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS)

The Members of the **DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS)** are requested to meet on **THURSDAY, 31 MAY 2012 at 9.30 am.**

JANE G. MACEACHRAN
HEAD OF LEGAL AND DEMOCRATIC SERVICES

BUSINESS

WHERE THE RECOMMENDATION IS ONE OF APPROVAL

- 1 Craigieburn House, 163 Springfield Road, Aberdeen - Demolition of Craigieburn House, Provision of 44 sheltered apartments together with communal facilities, car parking and landscaping (Pages 1 - 34)

Reference Number - 120105

Members are requested to note that the decision making in respect of this item will be carried out at the Development Management Sub Committee meeting of 14 June 2012.

Note: (One) The Planning Officials in attendance on the visits can be contacted by mobile phone, the number is :- 07802 323986.

(Two) The transport for the visits will depart the Town House from the Broad Street entrance at 9.30 prompt.

Should you require any further information about this agenda, please contact Martyn Orchard, tel. (52)3097 or e-mail morchard@aberdeencity.gov.uk

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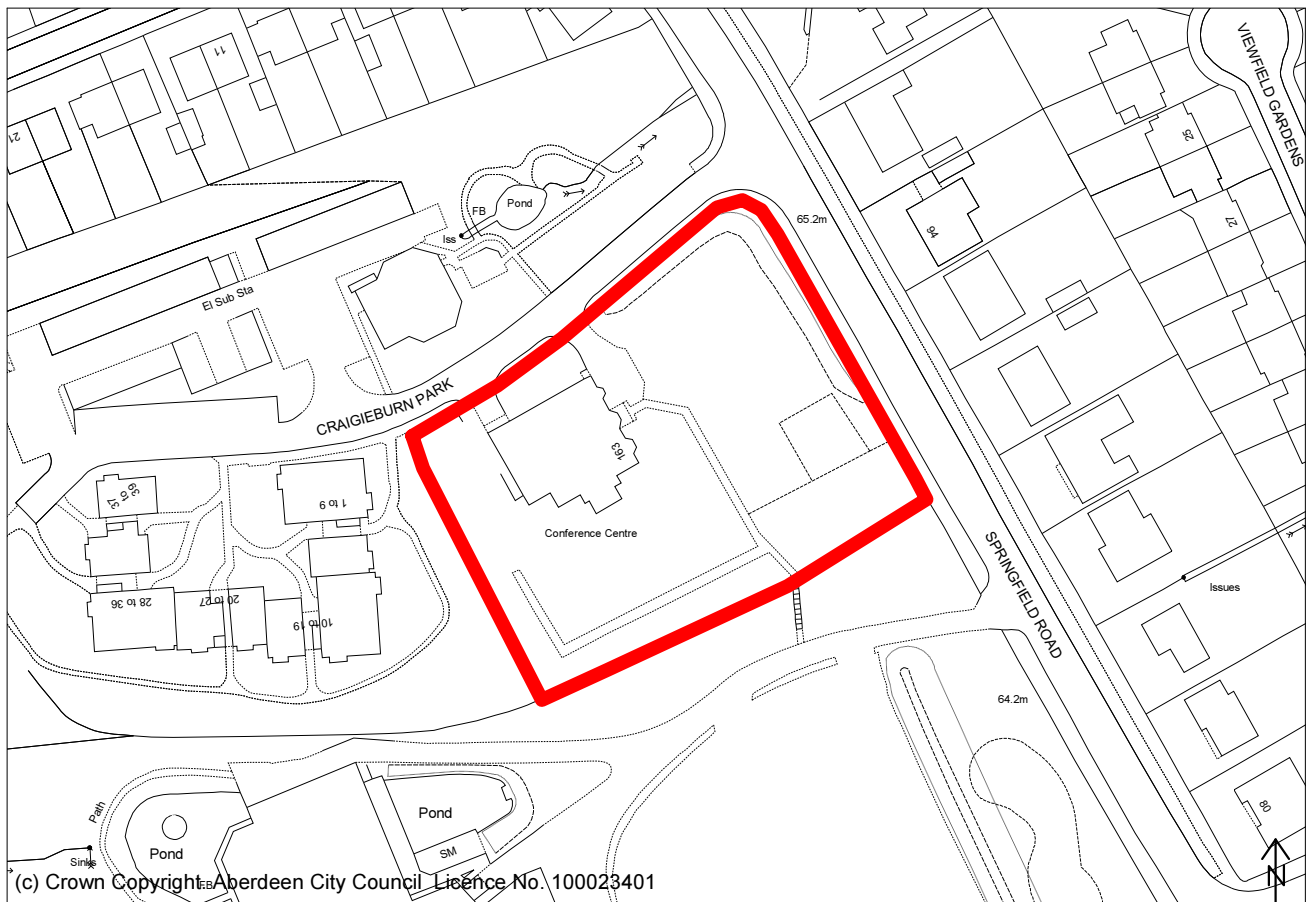
Agenda Item 1

CRAIGIEBURN HOUSE, 163 SPRINGFIELD ROAD,
ABERDEEN

DEMOLITION OF CRAIGIEBURN HOUSE,
PROVISION OF 44 SHELTERED APARTMENTS FOR
THE ELDERLY TOGETHER WITH COMMUNAL
FACILITIES, CAR PARKING AND LANDSCAPING

For: McCarthy & Stone Retirement Lifestyles Ltd

| | | | |
|--------------------------------------|--|-------------------|-------------------------|
| Application Ref. | : P120105 | Advert | : Full Notify not poss. |
| Application Date | : 23/01/2012 | (neighbours) | |
| Officer | : Garfield Prentice | Advertised on | : 15/02/2012 |
| Ward: Hazlehead/Ashley/Queen's Cross | (J Corall/M Greig/J Stewart/R Thomson) | Committee Date | : 24 May 2012 |
| | | Community Council | : Comments |



RECOMMENDATION: To approve the application, subject to conditions, but to withhold issue of the consent document until the applicant has entered in to a legal agreement with the Council to (1) to restrict the age of the residents occupying the development and (2) to secure the planning gain contribution.

DESCRIPTION

The site is located on the west side of Springfield Road, immediately to the north of the Hilton Treetops Hotel and adjacent to Craigieburn Park, the access road to which adjoins the north boundary. The site extends to 0.5 hectares and is elevated 2-3 metres above Springfield Road. It comprises a 2½ storey large detached granite building that has previously been altered and extended, positioned close to the north boundary and 45 metres back from Springfield Road. It is currently used for conference facilities associated with the adjoining hotel. There are approximately 140 trees on or immediately adjacent to the site, the majority of which are located near to the east and south boundaries, which screen the site from Springfield Road. There is a variety of tree species including beech, Norway spruce, sycamore and sitka spruce. Many of the trees close to the south boundary are 25-28 metres high. Vehicular and pedestrian access into the site is from Craigieburn Park. A footpath and steps also lead from the site into the adjoining hotel car park.

The surrounding area is primarily residential in character and contains a range of house styles, although the predominant type is detached and semi-detached granite-built properties dating from the 1950s. However, to the west of the site is Craigieburn Park which comprises several blocks of flats mostly of 3 storeys dating from the 1980s. To the south is the Hilton Treetops Hotel which is a large 3 and 4 storey building set some 100 metres back from Springfield Road with a substantial car parking area to the front.

HISTORY

Detailed planning permission was granted on 18th October 2011 for the demolition of the existing granite property and the construction of a 5 storey building comprising 27 flats, together with parking for 52 vehicles. The planning permission has not been implemented.

PROPOSAL

Detailed planning permission is sought for the redevelopment of the site for provision of 44 sheltered apartments for the elderly together with communal facilities, car parking and landscaping. The proposal would involve the demolition of the existing granite property and the construction of a 5 storey building. The building would be roughly rectangular in shape, positioned towards the centre of the site and orientated to face towards the access road Craigieburn Park. It would be set back from Springfield Road by 22 metres and from the access road to Craigieburn Park by between 19 and 28 metres. It would measure 49 metres by 27 metres at its widest point and attain a maximum height of 15.5 metres. The building would be of contemporary design and finished in a mix of granite, white smooth render and timber-effect cladding on the walls. Stainless steel metal framed balconies would be provided for the majority of the flats on the upper floors. It is proposed to provide 24 one-bedroom and 20 two-bedroom apartments. The proposal would also include a laundry room, resident's lounge, guest suite and sunroom and a roof terrace.

The applicant has stated a willingness to enter into a legal agreement to restrict the age of the residents to those 60 or over (or in the case of a couple, one resident to be 60 or older and the partner to be at least 55 years old).

The car park would be provided in the area between the proposed building and the access road to Craigieburn Park. A total of 29 parking spaces would be provided with the drawings indicating that further 4 parking spaces could be provided in the future if required. Access would be from Craigieburn Park, approximately 60 metres from its junction with Springfield Road. Pedestrian access would be provided from both Craigieburn Park and through the grounds of the adjacent hotel.

A Tree Survey was submitted in support of the planning application. It identifies work required to a number of trees for health and tree management reasons, including the felling of 19 trees of which 10 trees are small specimens (less than 6 metres high) and 1 tree is dead. The larger trees are between 8 and 25 metres high, the tallest trees being 3 Sitka Spruce trees. A long and densely planted line of Lawson Cypress trees on the south and east boundaries would also be removed together with a small grouping in the north west corner. Landscaped gardens would be provided around the proposed building.

A Planning Statement, a Design and Access Statement, a Community Consultation Report, a Site Investigation Report, a Drainage Statement and an External Lighting Specification report have also been submitted in support of the planning application.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application has been referred to the Sub-committee because the proposal has attracted six or more letters of objection from the public and an objection from Craigiebuckler & Seafield Community Council. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation

CONSULTATIONS

ROADS SECTION – Parking for this type of development is not covered by the current car parking standards and ideally 1 parking space should be provided for each apartment. However, 33 car parking spaces, at a ratio of 0.75 spaces per apartment would be acceptable. It is noted that the applicant has provided 31 parking spaces, a shortfall of 2 spaces from the desired level of parking. It is considered that a shortfall of 2 parking spaces would not have a significant effect on parking in the area and thus the proposed parking is adequate to serve the development. Such a level of parking has been proven to be adequate for similar developments. Satisfied that the drainage proposals for the site are in line with SUDS principles and an adequate level of treatment can be achieved. A confirmation letter from Scottish Water agreeing to the proposed discharge rate should be submitted.

ENVIRONMENTAL HEALTH – In order to protect the residents of the adjacent domestic properties the hours of construction should be controlled.

PLANNING GAIN – Planning gain contributions are sought for the provision and/or enhancement of community and library facilities and the core path network.

COMMUNITY COUNCIL – Craigiebuckler and Seafield Community Council objects to the proposal. The proposed 5 storey apartment block would be one storey higher than the existing adjacent blocks of flats. There would be an adverse visual impact on the site because the proposal would not be in keeping with other buildings set in landscaped grounds and enhanced by mature deciduous trees. Springfield Road is characterised by low level single storey domestic dwellings of architectural styles that were prevalent in the period from 1935 to 1960. Approving the application would set a precedent for further multi-storey buildings in the area. The proposal would result in the loss of an architecturally aesthetic granite building and would be replaced with a building of inferior quality.

REPRESENTATIONS

11 letters of objection have been received, including one letter on behalf of the Craigieburn residents. The objections relate to the following matters:

- The proposed 5 storey building is excessive for the locality
- The design and finishing materials of the proposed building
- Concerns regarding the adequacy of the tree screening/landscaping
- Loss of privacy for residents in Craigieburn Park
- Loss of light
- Increased noise disturbance for existing residents
- The increase in the number of units compared to the previous
- Additional traffic and carbon emissions generated by the development
- Increased risk of accidents due to the additional traffic
- The lack of car parking provision and the resultant problems of overspill parking
- There is no provision for emergency and service vehicles
- Exacerbation of existing problems with access onto Springfield Road
- The demolition of the existing granite building, which would be contrary to the local development plan
- The density of development would be an overdevelopment of the site
- Impact on the water table in the locality and possible flooding
- Impact on wildlife on the site
- The trees on the site should be retained
- The site is not a 'brownfield' site
- No provision of recycling facilities

It has been suggested in one representation that the granite from the existing building should be used for the gable end of the new building that fronts onto Springfield Road. Noise disruption during construction of the development and the impact on views from existing properties in Craigieburn Park have also been raised but these are not relevant planning considerations.

PLANNING POLICY

National Policy and Guidance

Scottish Planning Policy (SPP) is the statement of Government policy on land use planning and includes the Government's core principles for the operation of the planning system and concise subject planning policies. The general policy on sustainable development and the subject planning policy relating to housing is a relevant material consideration.

Aberdeen City and Shire Structure Plan

The Structure Plan sets out the key objectives for the growth of the City and Aberdeenshire, including the following objectives:

Population growth: to increase the population of the city region and achieve a balanced age range to help maintain and improve people's quality of life.

Sustainable mixed communities: to make sure that new development meets the needs of the whole community, both now and in the future and makes the area a more attractive place for residents and businesses to move to.

Aberdeen Local Development Plan

Policy D1 - Architecture and Placemaking

To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting.

Policy D2 - Design and Amenity

In order to ensure the provision of appropriate levels of amenity the following principles will be applied: (1) privacy shall be designed into higher density housing, (2) residential development shall have a public face to a street and a private face to an enclosed garden or court, (3) all residents shall have access to sitting-out areas, (4) when necessary to accommodate car parking within a private court the parking must not dominate the space, (5) individual flats or houses shall be designed to make the most of opportunities offered by the site for views and sunlight, (6) development proposals shall include measures to design out crime and design in safety and (7) external lighting shall take into account residential amenity and minimise light spillage into adjoining areas and the sky.

Policy D4 - Aberdeen's Granite Heritage

The City Council will encourage the retention of granite buildings throughout the city, even if not listed or in a conservation area. Conversion and adaptation of redundant granite buildings will be favoured. Where a large or locally significant granite building that is not listed or in a conservation area is demolished, the City Council will expect the original granite to be used on the principal elevations of the replacement building.

Policy H1 - Residential Areas

Within existing residential areas proposals for new residential development will be approved in principle if it (1) does not constitute over development, (2) does not have an unacceptable impact on the character or amenity of the surrounding area, (3) does not result in the loss of valuable and valued areas of open space, (4) complies with Supplementary Guidance on Curtilage Splits.

Policy NE5 – Tree and Woodlands

There is a presumption against all activities and development that will result in the loss of or damage to established trees and woodlands that contribute significantly to nature conservation, landscape character or local amenity. Appropriate measures should be taken for the protection and long term management of existing trees and new planting both during and after construction.

Policy NE6 – Flooding and Drainage

Development will not be permitted if it would increase the risk of flooding (a) by reducing the ability of a functional flood plain to store and convey water, (b) through the discharge of additional surface water, or (c) by harming flood defences.

Policy R7 - Low and Zero Carbon buildings

All new buildings, in meeting building regulations energy requirements, must install low and zero-carbon generating technology to reduce the predicted carbon dioxide emissions by a least 15% below 2007 building standards.

EVALUATION

Section 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise. The development plan comprises the Aberdeen City and Shire Structure Plan and the Aberdeen Local Development Plan. Scottish Planning Policy is also relevant material consideration. SPP states sets out the Government's core principles that underpin the modernised planning system. It states "*The system should be genuinely **plan-led**.....*" and "*There should be a clear focus on the **quality of outcomes**, with due attention given to the sustainable use of land, good design and the protection and enhancement of the built and natural environment*". SPP also states that the planning system should proactively support development that will contribute to sustainable economic growth and to high quality sustainable places. Furthermore, the aim should be to create places with a distinct character and identity. SPP also states that planning authorities should take a positive approach to development. It is in this context that the application requires to be assessed.

The proposal constitutes a 'local development' as defined by the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009. Although not required by the Development Management Regulations, the applicant nevertheless undertook pre-application consultation with the local community. A public meeting/exhibition was held on 11th November 2011 to which approximately 360 residents living in close proximity to the site were invited by letter and provided with a newsletter about the proposal. The event was also advertised in the local newspaper. The meeting was attended by at least 22 neighbouring residents, three Elected Members, one MSP and

representatives of Craigiebuckler and Seafield Community Council. The Community Consultation Report submitted by the applicant summarises the responses/comments made by those who attended. 55 feedback forms were returned to the appointed agents for the applicant. 49 (89%) respondents were very supportive or supportive about the proposal, while 5 (9%) respondents were neutral and 1 respondent was not sure. 45 (82%) respondents think there is a need for more retirement housing in the local area and 52 (94%) respondents think the proposal is a good use for the site. 7 respondents expressed reservations that the number of parking spaces is not enough. 3 respondents expressed concern at the demolition of the existing building and the same number said the proposed development was too high.

Principle of Residential Use

The local development plan identifies the site as residential. The grant of planning permission for 27 flats in October 2011 has established the principle of redeveloping the site for residential use. Accordingly, this application requires to be assessed and determined in terms of the specific details of the proposal.

Design, Scale and Form of the Development

The design statement submitted by the applicant draws attention to the fact that the site is ideally located for a sheltered housing development due to *“its close proximity to a wide variety of facilities, which are essential for older people’s independence and well-being”*. It also states that the proposed building has been set back from each site boundary and the position and design of the car parking carefully considered to allow the existing mature trees to be retained. The Design Statement states further that *“the proposal has also been carefully designed to respect the heights of the neighbouring buildings with a top floor that is stepped back to minimise the appearance of the overall scale. The stepping back of the upper floor also articulates the building and forms areas for private roof terraces and a communal sunroom....”* It also draws attention to the high quality materials of new granite, render, timber, zinc and stainless steel that would be used on the building.

The proposed development would comprise a single 5 storey roughly rectangular shaped building set back from the road behind the existing mature trees, largely screening the development from Springfield Road. The Council has already accepted that a 5 storey building is suitable on this site through the grant of the previous planning permission. The surrounding area is primarily residential in character and contains a range of house styles, although the predominant types are 1½ storey detached and semi-detached granite-built properties dating from the 1950s, generally located between 5 and 10 metres back from the road. However, on the west side of Springfield Road in the vicinity of the application site, the street takes on a different character. From the Hilton Treetops hotel northwards is the application site, then a small wooded area, a few detached houses, a petrol filling station and a church, beyond which is the open space of Walker Dam. This is in contrast to the more formal pattern of development that typifies the remainder of Springfield Road.

To the west of the site is Craigieburn Park which comprises several blocks of flats mostly of 3 storeys dating from the 1980s. The hotel, immediately to the south, is a large 3 and 4 storey building set some 100 metres back from Springfield Road with a substantial car park to the front. Although the proposed building would be larger than the previously approved scheme, it is considered that the proposed development, in terms of its layout and scale of building, would sit comfortably within and complement the character of the surrounding area.

The design of the proposed building is of a high standard. The finishing materials, a mix of granite, render, timber and zinc, would generally be of good quality. Policy D1 of the local development plan requires new development to be designed with due consideration to its context and make a positive contribution to its setting. The design of the proposed development would respect the surrounding character and context and would sit well within the treed character of the site. It would make a positive contribution to its setting and as such would comply with Policy D1.

The proposed development would result in a density of 88 residential units to the hectare, which would be substantially higher than that for the surrounding area. Nevertheless, it would comply with the structure plan, which seeks to achieve “*no less than 30 dwellings per hectare*”. Policy H3 ‘Density’ of the local development plan also indicates that a minimum density of 30 dwellings per hectare should be achieved. Although the density would be high it would be achieved whilst still providing a good quality residential environment with an appropriate standard of amenity and satisfactory levels of open space.

Policy D2 of the local development plan lists the design and layout criteria that should be met in new residential developments. The proposal generally satisfies most of the criteria. In particular, the proposal does not raise any privacy issues; all residents would have access to outdoor sitting areas and in many cases also to balconies or private terraces; and the parking area would not dominate the spaces around the building, with substantial areas of landscaping and garden being provided. The external lighting specification submitted by the applicant demonstrates that the lighting proposed should not unduly impact on the surrounding areas or on the amenity of the adjacent residents.

The Climate Change (Scotland) Act 2009 requires planning authorities to act in a way best calculated to contribute to the delivery of the emissions targets in the Act and in a way that it considers is most sustainable. SPP advises “*The design of new development should address the causes of climate change by minimising carbon and other greenhouse gas emissions*”. In addition to the use of microgenerating and renewable energy systems, SPP highlights the significant contribution that energy efficient designed buildings can make towards reducing emissions. The Council’s SPG requires new developments to incorporate on-site low and zero carbon equipment contributing at least an extra 15% reduction in CO2 emissions beyond the 2007 Building Regulations carbon dioxide emissions standard. The applicant has provided a report that demonstrates carbon dioxide emissions would be reduced by up to 20% beyond the 2007 Regulations through the energy efficiency measures and the fabric of the building. The Council’s

supplementary guidance (SG) 'Low and Zero Carbon Buildings', which sits alongside Policy R7 of the local development plan requires that half of the CO2 reduction is to be achieved through the use of low and zero carbon generating technologies. However, the SG states the policy can be relaxed when it can be demonstrated that the development would achieve a CO2 saving greater than required by the current Building Regulations. In this case, the target reduction would be exceeded and thus the approach proposed by the applicant is satisfactory.

Visual Impact of the Development

The proposed building would be located behind mature trees, when viewed from Springfield Road. Many of the trees just beyond the south boundary and within the grounds of the hotel are 24-28 metres high which allowing for the difference in site levels, would be significantly higher than the proposed building. These trees would provide an effective screen, especially in full leaf, when approaching the development from the south. The trees to the north are smaller, but nevertheless would screen the majority of the building when viewed from the north. The top part of the building may appear above the tree line when seen from that direction. During winter months the building would be visible from Springfield Road. However, the proposed building has been designed to a high standard and would complement and contribute positively to the character and streetscape on this part of Springfield Road. It would not be detrimental to the appearance of the local area.

Loss of the Granite Buildings

Policy D4 of the local development plan seeks to encourage the retention of granite buildings throughout the City, even if not listed or in a conservation area. Conversion and adaption of redundant granite buildings will be favoured. Where a large or locally significant granite building that is not listed or in a conservation area is demolished, the Council will expect the original granite to be used on the principal elevations of the replacement building. The proposed development would require the existing granite building to be demolished. However, the demolition of the building does not, in itself, require planning permission.

Whilst the proposal would involve the loss of a locally significant granite building, the Council has previously accepted the demolition of the building through the grant of planning permission for 27 flats on the site. Accordingly, it would not be appropriate to refuse this proposal on the basis of the loss of the building. However Policy D4 therefore indicates the original granite should be used on the replacement building. The contemporary design of the proposed building does not lend itself to the re-use of the granite. Indeed, it would potentially detract from the overall quality of the building. It would be very challenging, if not impossible to incorporate the granite into the design. Instead it is proposed to re-use some of the granite for landscaping features and walls within the garden areas.

Impact on Trees and the Landscape Character of the Site

There are approximately 140 trees on or immediately adjacent to the site, the majority of which are located near to the east and south boundaries, which

partially screen the site from Springfield Road. There is a variety of tree species including beech, Norway spruce, sycamore and sitka spruce. Many of the trees close to the south boundary are 25-28 metres high. The Tree Survey identifies the felling of 19 trees of which 10 trees are small specimens (less than 6 metres high) and 1 tree is dead. The larger trees are between 8 and 25 metres high, the tallest trees being 3 Sitka Spruce trees. A long and densely planted line of Lawson Cypress trees on the south and east boundaries would also be removed together with a small grouping in the north west corner. Landscaped gardens would be provided around the building. The applicant has submitted a detailed landscaping scheme that includes the planting of 15 deciduous trees and 9 conifer trees. Approximately 1,500 sqm of landscaping/garden areas would be provided. This figure excludes the densely planted areas along the frontage with Springfield Road. Given the relatively small number of trees to felled and the proposal to provide replacement tree planting, there would be no significant impact on the landscape character of the site. Accordingly, the proposal complies with Policy NE5 of the local development plan.

Traffic Impacts, Access Arrangements and Car parking

It is proposed to provide 31 parking spaces within the site which is 2 spaces below the desired level of parking. However, the roads officer has advised that the shortfall should not have a significant effect and thus the parking provision is acceptable. There is no reason to expect overspill parking to occur on adjacent streets. The location of the entrance off Craigieburn Park is acceptable. Appropriate and sufficient pedestrian access would be provided. Adequate visibility can be provided at the junction of Craigieburn Park and Springfield Road. The roads officer has raised no concerns regarding the additional number of vehicles on the local road network. It is unlikely that the additional traffic would cause any significant congestion or delay on the adjacent roads. The roads officer has raised no concerns regarding the servicing arrangements for the development.

Impact on Residential Character and Amenity

The potential effects the proposal could have on residential amenity include the impacts on privacy, daylight/sunlight, noise disturbance and light pollution. In terms of privacy, the window to window separation in relation to the properties in Craigieburn Park and on Springfield Road is at least 45 metres and 29 metres respectively, which is significantly greater than the minimum standard to ensure privacy is maintained. In addition, the trees along the Springfield Road frontage would provide further protection for the adjacent residents. The existence of the large mature trees and the distance the proposed building would be from any nearby residential properties should ensure that there would be no measurable impact on either the amount of daylight or sunlight reaching those properties. Inevitably, there would be more activity on the site as a result of constructing 44 sheltered apartments. However, any disturbance arising therefrom would not be of sufficient magnitude to affect the amenity of the neighbouring residents to the extent that would justify refusal of the application. Some additional light pollution would arise from the building and the communal grounds, but the impact would not be significant.

Other Relevant Planning Matters Raised in Written Representations

Concerns that the development would impact on the water table and worsen existing drainage problems in Craigeburn Park – It is the responsibility of the developer to ensure that a development can be adequately drained and that it does not result in water run-off into adjacent areas. The Drainage Statement submitted by the applicant concludes that by implementing the measures in the report, the proposed development would not be at risk of flooding, nor would it increase the risk of flooding in the neighbouring areas. Thus the proposal complies with Policy NE6 of the local development plan.

The impact on wildlife – The site is not subject to any statutory or non-statutory wildlife designations and is of limited wildlife value. The trees are the important natural resource on the site, which for the most part would not be affected by the proposal.

The site is not a 'brownfield' site – The Council has already accepted the principle of residential development on the site and thus its classification as brownfield or otherwise is not relevant.

No provision of recycling facilities – Adequate refuse storage facilities would be provided on the site. The development would satisfy the recycling collection scheme that operates in that part of the City.

Proposed Legal Agreement

A legal agreement is required to (1) to restrict the age of the residents to those 60 years or over (or in the case of a couple, one resident to be 60 or older and the partner to be at least 55 years old) and (2) to secure the planning gain contribution to be used for the provision and/or enhancement of community and library facilities and the core path network.

Conclusion

The application site is designated as residential in the Aberdeen Local Development Plan. Planning permission was granted in October 2011 for a residential development comprising 27 flats. Thus the principle of a residential development on the site has been established. As set out in the evaluation, the proposal complies with most of the relevant policies in the local development plan. It would also support the key objectives of the structure plan. The scale and layout of the development are acceptable. The quality of the design of the buildings would be of a high standard. The proposal would not impact significantly on residential amenity or public safety. For these reasons, the application is recommended for approval subject to the conditions listed below and the completion of a legal agreement.

RECOMMENDATION

To approve the application, subject to conditions, but to withhold issue of the consent document until the applicant has entered in to a legal

agreement with the Council to (1) to restrict the age of the residents occupying the development and (2) to secure the planning gain contribution.

REASONS FOR RECOMMENDATION

The application site is designated as residential in the Aberdeen Local Development Plan. Planning permission was granted in October 2011 for a residential development on the site. Thus the principle of a residential development on the site has been established. The proposal complies with most of the relevant policies in the local development plan. It would also support the key objectives of the structure plan. The scale and layout of the development are acceptable. The quality of the design of the buildings would be of a high standard. The proposal would not impact significantly on residential amenity or public safety.

it is recommended that approval is granted with the following condition(s):

(1) that the development hereby approved shall not be occupied unless the car parking areas hereby granted planning permission have been constructed, drained, laid-out and demarcated in accordance with Drawing No. 1812.PL1.03 of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such areas shall not thereafter be used for any other purpose other than the purpose of the parking of cars ancillary to the development and use thereby granted approval - in the interests of public safety and the free flow of traffic.

(2) that all planting, seeding and turfing comprised in the scheme of landscaping shown on Drawing No. 1812.PL1.10 shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority - in the interests of the amenity of the area.

(3) that no development shall take place unless the scheme for the protection of all trees to be retained on the site during construction works, as shown on Drawing No. 7701/02A or any other such scheme as may have been approved by the planning authority, has been implemented in full - in order to ensure adequate protection for the trees on site during the construction of the development.

(4) that no materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the Planning Authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks - in order to ensure adequate protection for the trees on site during the construction of the development.

(5) that any tree work which appears to become necessary during the implementation of the development shall not be undertaken without the prior written consent of the Planning Authority; any damage caused to trees growing on the site shall be remedied in accordance with British Standard 3998: 2010 "Recommendations for Tree Work" before the building hereby approved is first occupied - in order to preserve the character and visual amenity of the area.

(6) that no part of the development hereby approved shall be occupied unless a plan and report illustrating appropriate management proposals for the care and maintenance of all trees to be retained and any new areas of planting (to include timing of works and inspections) has been submitted to and approved in writing by the Planning Authority. The proposals shall be carried out in complete accordance with such plan and report as may be so approved, unless the planning authority has given prior written approval for a variation - in order to preserve the character and visual amenity of the area.

(7) that, except as the Planning Authority may otherwise agree in writing, no construction or demolition work shall take place:

(a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays;

(b) outwith the hours of 9.00 am to 4.00 pm Saturdays; or

(c) at any time on Sundays,

except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery] - in the interests of residential amenity.

(8) that the development hereby approved shall not be brought into use until the carbon dioxide reduction measures in the NHBC Report, dated 30 March 2012 (reference ERHTA25476) have been installed in full accordance with the details specified in the said report - to ensure this development complies with the on-site carbon emissions target outlined in Scottish Planning Policy (SPP) and specified in the City Council's adopted Supplementary Guidance, 'Low and Zero Carbon Buildings'.

Dr Margaret Bochel

Head of Planning and Sustainable Development.

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From: PI
To: Garfield Prentice; Marion Findlay
Date: 2/13/2012 9:44 am
Subject: Fwd: Planning Application No: P120105 - Detailed Planning Permission to Demolish Craigieburn House, Provision for 44 Sheltered Apartments for the Elderly together with Communal Facilities, Car Parking and Landscaping

Good Morning,

This is saved and on the web, needs to be input to APP.
Thanks

RobV

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Enterprise Planning & Infrastructure
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>>> On 11/02/2012 at 17:25, in message <SNT116-W62C23C297FA2722B10063CB3790@phx.gbl>, william sell
> wrote:

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Dear Sir/Madam

We object to the above referenced planning application for the following reasons:

The proposed 5 storey apartment block is one storey higher than the existing blocks of flats.

It will have an adverse visual impact on the site because it will not be in keeping with its surroundings which consist of low level apartment blocks in traditionally landscaped grounds, the ambience of which is enhanced by mature deciduous trees.

Springfield Road is bordered along its entire length mainly by low level single storey, domestic dwellings of architectural styles that were prevalent in the period from 1935 to 1960. The proposed building is multi-storey and therefore of a height that will cause it to contrast adversely with the building types that are sited on Springfield Road and the surrounding area. In the event of planning permission being granted, a precedent for the construction of further multi-storey buildings of a similar type on land bordering Springfield Road or in Craigiebuckler, Countesswells, Airyhall and Mannofield will be created.

It is architecturally inferior to the Georgian granite building it is intended to replace.

The planning application proposes the loss of an architecturally aesthetic granite building.

Yours sincerely
William Sell
Chair.



Registered with the Civic Trust
Registered Charity Number SC003089
Honorary Secretary: Mr A Struthers

Aberdeen Civic Society
c/o 77 Headland Court,
ABERDEEN
AB10 7HW

Tel

Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

17 February 2012

Dear Dr Bochel

**P120105 – Craigieburn House, 163 Springfield Road – Demolition of
Craigieburn House and erection of 44 sheltered apartments.**

The Society has considered the above application and wishes to comment as follows:-

The five storey height is considered excessive for the locality. We also have reservations about the adequacy of tree screening proposed.

We would also like to suggest that the granite from the existing house is used for the gable end of the new building that fronts onto Springfield Road.

We would be grateful if our representation could be given consideration.

Yours sincerely

Alastair Struthers

19 Craigieburn Park

Aberdeen

AB15 7SG

20th Feb 2012

OBJECTIONS to Proposed Development at Craigieburn House, 163 Springfield Road, Aberdeen AB15 7SD (Application Number 120105)

Dear Sirs,

I wish to lodge my objections to the Proposed Development at Craigieburn House, 163 Springfield Road, Aberdeen AB15 7SD.

I live at 19, Craigieburn Park, Aberdeen AB15 7SG and my property directly looks onto Craigieburn House and my view is going to be directly obscured by this new development, especially when the existing trees are felled. My privacy is going to be affected greatly.

I object to the proposed INCREASE in the number of sheltered apartments from the previous plan.

I object to the lack of parking provision for the number of flats – I imagine that the majority of the inhabitants will still own a car and where are they going to put these cars? Where are all the visitors to the inhabitants going to park?- on Springfield Road?

On the grounds of Health and Safety I object as I saw no provision for an Emergency Vehicle parking area.

I object to the disruption and noise that the building of these new flats is going to create.

I object to the problems that are going to be ongoing during the building stage with construction vehicles in an already congested area. It is already sometimes problematic to gain access to Springfield Road at busy times of day – waiting up to ten minutes to exit is not unusual when the road is busy.

I would appreciate an acknowledgement of my list of objections.

Yours sincerely,



Patricia McConnachie(Mrs)

PI - Planning Application Reference 120105

From: Bob Garrov >
To: <pi@aberdeencity.gov.uk>
Date: 17/02/2012 16:32
Subject: Planning Application Reference 120105
Attachments: PlanAppRef120105_RSG.pdf

Objection / Representation on Application Reference 120105 attached.

Regards,

Bob

R S Garrow
 4 Mossspark Avenue
 Milngavie
 Glasgow G62 8NL

Tel:-1

| | |
|--|---------------|
| City Development Services Letters of Representation | |
| Application Number | 120105 |
| RECEIVED | 20 FEB 2012 |
| Dist. (North) | Dist. (South) |
| Case Officer Initials: | GDP |
| Date Acknowledged: | 21/02/12 |

**Objection / Representation by R S Garrow owner of 12 Craigieburn Park Aberdeen AB15 7SG
an adjoining property with a window facing the application site.**

Page 1 of 2

Permission is given for this representation to be open to public view.

This representation will be made by attaching this document in PDF file format to an e mail to pi@aberdeencity.gov.uk.

Application Reference:120105

Local Authority Reference:

Proposal Description: Demolition of Craigieburn House and erection of 44 flats

Application type: Detailed Planning Permission

Address: Craigieburn House 163 Springfield Road
Aberdeen

Post code: AB15 7SD

Local Policy and Guidance

Aberdeen's Granite Heritage

This application to demolish an existing granite mansion is contrary to the proposed Local Development Plan approved by the Council in August 2010, which at 3.25 states "The City Council will encourage the retention of granite buildings throughout the City, even if not listed or in a conservation area. Conversion and adaptation of redundant granite buildings will be favoured."

Materials

The proposed Local Development Plan approved by the Council in August 2010, states at 3.25 "Where a large or locally significant granite building that is not listed or in a conservation area is demolished, the City Council will expect the original granite to be used on the principal elevations of the replacement building"

This application breaches the Local Policy and Guidance on retaining the granite building, which failing using the original granite on the principal elevations of the replacement building

Impact on Amenity

Density

The proposed Local Development Plan approved by the Council in August 2010, states at 3.22 "In order to ensure the provision of appropriate levels of amenity the following principles will be applied:

1. Privacy shall be designed into higher density housing."

and

The proposed Local Development Plan approved by the Council in August 2010, at 3.42 states "The City Council will seek an appropriate density of development on all housing allocations and windfall sites..."

This application provides for 44 dwellings in roughly half a hectare. This density is more than double the density of adjoining Craigieburn Park which, by rough eyeball measure, has 65 dwellings in about three times the area.

Height

The illustrations with this application show a background of trees roughly the height of a nine storey building.

The application is for a five storey building. This is one storey higher than the existing Craigieburn Park buildings which are on slightly lower ground and further back from Springfield Road.. The Treetops Hilton hotel is five storeys in part but is both on lower again ground and much further from Springfield Road. Opposite on Springfield Road is one and a half and two storey traditional style housing.

These houses opposite will lose privacy by being overlooked by five storey flats on higher ground. The Craigieburn Park flats on the Craigieburn House side will also lose privacy by being overlooked.

In winter when the mature beech tree screen between Craigieburn House and the Hilton Treetops Hotel is bare the proposed building, at the top of the steep bank, will be very prominent when viewed coming along Springfield Road from the hotel side. Also these trees are of an age when at any time the loss of a single tree might disturb the structural integrity of the whole woodland strip.

I suggest the scale of this building will lead to a general loss of amenity to the surrounding area with several local homes suffering severe loss of privacy.

Impact on access, parking or road safety

There is no Roads Officer comment yet available on this application.

From Roads Officer comments on the previous Conditional Consent Reference 091105 for this site a development of 44 Flats would appear to require a provision of 1.5 parking spaces for 1 bedroom flats and 2 parking spaces for 2 bedroom flats. This produces 66 spaces if all 44 were 1 bedroom flats. As there are 2 bedroom flats in this application the required provision will be higher than 66 but less than 88. 29 spaces are proposed on the application.

The applicant has presented the likely age profile of the residents in these 44 flats. I suggest that the continuing trend of increasing good health of well off older people will mean that they will remain car owners to increasingly greater ages.

A high proportion of residents will be retired, with their cars parked during the day when tradesmen, normal and emergency services, etc will also have vehicles to park. There should be access for higher than average levels of care in the community people plus ambulance traffic, etc. The layout shown falls far short of this with all kerbside allocated to nose in parking and no drop off / loading access. I note very limited refuse bin provision and can see no recycling facility. This lack could be expected to encroach on such parking and access as has been shown.

The Roads Officer comments on the previous Conditional Consent Reference 091105

“Servicing

“4.1 It seems that refuse collection for the site would be done whilst refuse vehicles are parked on Craigieburn Park. I would be satisfied with such an arrangement.”

Such parking while bins from 44 flats are emptied would block the access to the existing 65 properties in Craigieburn Park.

If a single refuse vehicle cannot get closer than Craigieburn Park, could the several fire appliances responding to an elderly residents' building, five storey, 44 flat fire call, get access. If the fire appliances are at work, access for ambulances to evacuate frail residents should also be anticipated. This while maintaining the sole access route along Craigieburn Park to the existing 65 Craigieburn Park flats

I suggest the Roads Officer should take into account the high proportion of older drivers when assessing the layout of the improved access he will require to Springfield Road.

I suggest that reducing parking provision based on increased age should be limited or not done in upmarket developments with healthy older residents.

In all the circumstances I suggest that this application is for a building an order of magnitude larger than the site can properly provide while retaining amenity levels, access, parking and proper safety.

Aberdeen City Council,
Planning & Sustainable Development,
Marischal College,
Broad Street,

"TIGH-NA-DOIRE"
92 SPRINGFIELD ROAD
ABERDEEN
AB15 7SB

| | |
|----------|-------------|
| Aberdeen | |
| Appn | |
| RECEIVED | 23 FEB 2012 |
| D: | |
| C: | |
| Date | Sir, |

ABERDEEN CITY

72 FEB 2012
COUNCIL

Tel. No: _____

e-mail: _____

20th Feb. 2012

Ref:- Application Number 120105

With reference to the above Planning Application, we wish to oppose this in its current form on the following grounds.

- i/ the south-east gable end of the development facing Springfield Road is disproportionately high with respect to the existing residential properties on that road and therefore constitutes a considerable departure from the norm of that area.
- ii/ the materials from the demolished house are not to be significantly embodied in the new proposed building (as required).
- iii/ the addition of the extra traffic exiting & entering Springfield Road will exacerbate an already serious traffic problem for police, fire and ambulance services particularly at rush hours.
- iv/ further building on this site will have a detrimental effect on the existing stressed water plane table, potentially increasing the possibility of flooding in an already sensitive area prone to flooding in the past.
- v/ no compensating shrub screenage has been shown along the Springfield Road frontage as inferred by the developers at their public consultation session in the Treetops Hotel.

P.T.O.

vi) the erection of any five story building in a residential area such as this is a continuation of the erosion of the quality of the amenities, aesthetic ambience and road safety of the community into which it is planned.

Whilst not in disagreement in principle with the development of this site, the proposal is an over development of the area available and one which does not adhere in every detail to the Council's Planning Regulations eg materials to be used in construction, parking facilities and protection of public safety by overloading existing traffic conditions.

Further to the above, we protest about the positioning of the signage relating to the development, which should be sited either at the entrance of the site or at the south-east corner nearest to the proposed development.

Yours faithfully

| | |
|--|-------------|
| City Council Planning Services 12, Moor Street, Birmingham B2 4RN | |
| Applicant | 120105 |
| RECEIVED | 23 FEB 2012 |
| Planning | |
| Case Officer | GDP |
| Date Accepted | 23/02/12 |

PI - Planning application 120105


From: Diane Wilson
To: <pi@aberdeencity.gov.uk>
Date: 29/02/2012 13:46
Subject: Planning application 120105

Dear Sirs

As a new owner of a flat within Crigieburn complex I was very distressed to learn of the planning application under Reference 120105 that has been lodged in connection with Craigieburn Lodge.

I find it unbelievable that the council would consider demolishing such an attractive building to erect modern flats. Not to mention the parking and congestion problems which will undoubtedly be caused if this is allowed to go ahead.

Please note as an owner of flat 43 that I would like my objection noted.


Yours Faithfully

Diane Wilson

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 28/02/2012 16:33
Subject: Planning Comment for 120105

Comment for Planning Application 120105
Name : Mrs. M. Rayner
Address : 3 Craigieburn Park, Aberdeen, AB15 7SG

Telephone :
Email :
type :

Comment : 1. I consider the proposed height of the new development, in relation to the height of the present buildings in Craigieburn Park, to be excessive. It will block the light considerably, especially in the winter when the sun is low.

2. There is concern regarding the water table in Craigieburn Park being affected by the construction of such a high building. There has always been excess surface water around our development, probably caused by the number of underground springs in the area.

Thank you for your attention in this matter.

Dr Jonathan Heras
62 Craigieburn Park
Aberdeen
AB15 7SG
27th February 2012

Planning Dept.
Aberdeen City


Dear Sir/Madam,

Re: Planning number P120105

I own 62 Craigieburn Park, Aberdeen and am concerned regarding the McCarthy Stone proposals for Craigieburn House. I am very concerned about the number of flats and the height of the building. I feel that it is not in keeping with the existing Craigieburn development or the properties on Springfield Road, and would like to lodge an objection.

I also have concerns with the number of proposed parking spaces. I feel that since it is rare not to own a car, there should be provision for at least one parking space per flat, plus visitor spaces for visitors or carers. I do not accept McCarthy & Stone's premise that nowadays people in their seventies will give up driving, especially when people view personal transportation as a right, and there is no supermarket within walking distance.

Yours faithfully



(Jonathan Heras)

PI - Re- McCarthy & Stone application

From: "Patricia Heras" >
To: <pi@aberdeencity.gov.uk>
Date: 23/02/2012 16:54
Subject: Re- McCarthy & Stone application

Dear Sir

Re- Planning number P120105

My husband and I own 53 Craigieburn Park, Aberdeen. We have viewed the proposed plans and are disappointed at the height of and number of flats proposed by the McCarthy & Stone development. At the moment the existing flats at Craigieburn are 3 floors high while the new development is 5 floors high. There are no other properties of this height in the area.

We are very concerned about the low number of parking spaces. Already it is very difficult to park at the Craigieburn Development. The situation was marginally improved by the council allowing a few extra spaces at the entrance which will disappear when new flats are developed. We do not accept McCarthy & Stones' assurance that residents aged 55/60 years of age will have given up driving vehicles. Should residents be aged over 75 years provision of parking would be necessary for cars.

At the moment visitor spaces at Craigieburn can only be used for residents to park after 10.30pm. I hope this illustrates the parking problems already encountered.

Patricia & Jose Heras
53 Craigieburn Park
Aberdeen AB15 7SG

From: "George Esson"
To: <pi@aberdeencity.gov.uk>
Date: 06/03/2012 14:36
Subject: Objection to Planning Application 120105

Dear Sirs

We act for Hawkhill House Limited who are proprietors of 56 Craigieburn Park, Aberdeen and write on their behalf to object to the above planning application for construction of 44 retirement flats at Craigieburn House on grounds of insufficient car parking. We note a provision of 29 spaces (including 2 disabled) for 44 flats. Given the financial profile and level of physical fitness usual in purchasers of retirement flats it is likely most if not all flat owners will have at least one car. There is also no evident additional facility for visitor parking. The road serving Craigieburn Park and all spaces in that residential development are already fully utilised and having potentially 15 additional cars (plus visitors) without allocated spaces will exacerbate that problem.

Springfield Road is not suitable for parking because of the volume of traffic using it. There is no suitable alternative on street parking on that side of Springfield Road within a reasonable distance of the development, Springfield Gardens and Place being narrow and already well used. As a result residents will be tempted to park in Viewfield Road, or the inset road to Springfield Road running south from Viewfield Road, which in turn will result in an increase in the number of elderly people seeking to cross Springfield Road with consequent increased likelihood of being struck by vehicles.

The increased incidence of parking will also annoy existing residents who will gain no benefit from this profit-motivated development.

We suggest whether by provision of additional spaces or reduction of the number of flats permitted planning consent should only be granted if there is at least one space per flat plus, say, 3 additional visitor spaces.

We shall be obliged if these observations will be placed before the Committee when considering this application.

Yours faithfully

GEORGE M ESSON

Partner

From: "NOWICKI, Andrew (WGPSN)"
To: "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>
Date: 07/03/2012 09:04
Subject: Planning permission objections to Application Number 120105 - Craigieburn House.
Attachments: Planning objections 02.doc

Dear Sir/Madam,
I wish to submit the attached objections to the new planning application for Craigieburn House, 163 Springfield Road, Aberdeen, AB15 7SD on behalf of myself and the Craigieburn Residents.
My name and address is -

Dr. J. A. Nowicki,
15 Craigieburn Park,
Aberdeen,
AB15 7SG

Yours sincerely,

A. Nowicki.

Andrew Nowicki
Consultant Materials/Welding Engineer
Wood Group PSN
Wellheads Place, Dyce, Aberdeen, AB21 7GB
Tel.
Fax
E-mail: [mailto:]

Production Services Network (UK) Limited, registered in Scotland: No. SC293004. Registered Office: John Wood House, Greenwell Road, Aberdeen, AB12 3AX, United Kingdom.

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CRAIGIEBURN HOUSE PROPOSED NEW DEVELOPMENT BY McCarthy & Stone Retirement Lifestyles Ltd..**LIST OF OBJECTIONS.**

The following lists the main objections to the above proposed development –

1. Craigieburn House is a fine example of the city's granite heritage, is structurally sound and contributes to the overall beauty of the area. Other similar properties in the city, whilst being converted to flatted accommodation, have been preserved. In this instance a complete new building will be erected if planning permission is permitted.
2. Adequate visitor parking does not appear to have been taken into account in this new development. There are considerably more flats being proposed compared to the previous two plans. This will put considerable parking pressure on the local area, this already being a significant problem.
3. Despite apparent allowances for parking in the new development, experience with the Craigieburn Park parking indicates there will be a major overall parking problem, with resulting friction in the Council owned road area. The number of parking places allocated for this project falls way short of the number of flats being proposed.
4. The advertising of this proposed plan by **McCarthy & Stone Retirement Lifestyles Ltd.** appears to be confusing. They are indicating a similar development will be produced as in their other Aberdeen properties. The pictures of these bear no resemblance to what is proposed. They also are using our development (Craigieburn Park) in their brochure. This will certainly be a problem if continued to be used, particularly for postal deliveries etc..
5. Access onto Springfield Road. This road is very busy during the day as it is effectively an alternative route to Anderson Drive. The additional number of cars trying to enter and leave both developments will cause further congestion/traffic jam, becoming a safety issue. This particularly a problem from the Queens Road end.
6. It has been observed when the Treetops has a big function cars park on Springfield Road. This causes traffic movement problems particularly with busses and other heavy vehicles. With a new development, parking in Springfield road will probably increase.
7. Drainage - the Craigieburn Association Development appears to suffer from surface water collection, thought to be due to it being close to a water table. There is concern that a major building complex next door will make the situation worse by pushing more water in our direction irrespective of what drainage is put in place. A survey on the effect of surface and subsurface water should be made to gauge the effect of the complex on other properties.
8. The original surface drainage did not include an additional major housing development, nor Aberdeen Council review for the significant increase in the number of flats compared to the other two plans. We would object to any surface drainage from the new development being diverted into the stream passing through the Craigieburn Park grounds. There are potential erosion problems with increased water flow into the stream, and also possible effects upstream of the stream with relation to the culvert.
9. Craigieburn House contributes to the character of the area, and is capable of conversion to new uses as it is a perfectly sound building inside and outside. It is by no means a derelict building.
10. Craigieburn House is a through way for roe deer. In fact two deer were born on Craigieburn Park property this year. The new development will halt their access.

- 11. This is a woodland area, and thus should be at all costs kept in line with maintaining woodland areas under the term of "Protecting Urban Green Space". This area cannot be designated a Brownfield site, this being defined as "Brownfield sites are abandoned or underused industrial and commercial facilities available for re-use".
- 12. Review of the proposed plan indicates that the lounges on the Craigieburn Park side will be directly opposite those of the new development, thus reducing considerably the privacy of the existing Craigieburn occupants.
- 13. Open windows from the new development will increase the noise level, leading to continual complaints. We have already experience the noise effects of increased people outside Craigieburn House when barbeques are held. We put up with these as these were occasional.
- 14. The existing plan does not appear to include a public vehicle emergency parking area and dust bin area. If included in a revision of the plan, this presumably would reduce the number of proposed parking bays.
- 15. The recycling point in our development is not large enough to take recycling from the proposed new development. They would need one of their own.
- 16. The density of the proposed development is out of sync with the existing Craigieburn Park. The latter contains some 65 flats in an area circa four times the area of the proposed 33 flatted development.

| | |
|--|--------------|
| City Development Services Letters of Representation | |
| Application Number: | 120105 |
| 07 MAR 2012 | |
| Dev. (North) | Dev. (South) |
| Case Officer Initials: | GDP |
| Date Acknowledged: | 08/03/12 |

| | |
|--|--------------|
| City Development Services Letters of Representation | |
| Application Number: | |
| RECEIVED 07 MAR 2012 | |
| Dev. (North) | Dev. (South) |
| Case Officer Initials: | |
| Date Acknowledged: | |

4 Hilton Avenue
Aberdeen
AB24 4RE

5th March 2012

Enterprise, Planning and Infrastructure Department
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Sir/Madam,

Planning Application Reference No:120105
Re: Craigieburn House, 163 Springfield Road, Aberdeen, AB15 7SD
Re: Demolition of Craigieburn House and erection of 44 sheltered apartments

I wish to register an Objection/Representation on the following grounds that:

The density and proximity of the proposed 44 sheltered apartments in relation to the 65 existing flats within the Craigieburn Park complex would give a total 65 + 44 ie - 109 flats/apartments an increase of around 66% in a small and restricted area and would certainly not be in keeping with any of the existing and local housing in the Springfield Road area. The total height of this new proposed development is far higher than anything which is shown on the McCarthy & Stone brochure (copy attached) which was handed out to people attending their public exhibition in the Treetops Hotel on Friday 11th November 2011.

This brochure states - and I quote - "You may already be aware of McCarthy & Stone from its - 'similar' - retirement developments at Thorngrove House, Great Western Road, Aberdeen and Kirk Manor Court, Kirk Brae, Cults".

In my opinion there is no 'similarity' whatsoever in any shape or form with these 2 x existing developments by McCarthy & Stone.

In the case of Thorngrove House 2 x new "3 x storey" buildings have been built either side of the existing Thorngrove House and in the case of Kirk Manor Court it is only 2 x storeys high next to Kirk Brae and 3 x storeys opposite the main entrance - so there is absolutely - "NO" - 'similarity' - in any shape, size or structure to the existing - Planning Application Number:120105 - currently before the Council.

This new Planning Application shows a "5" x storey building which has a 'striking resemblance' to the last Planning Application on this site by Cala, the previous developer, which had a total height of 14.25 meters or 46.75 feet high which would have - towered - above my property at - 4 Craigieburn Park - and that of my neighbours, and would have been totally out of keeping within the local and existing Craigieburn Park complex.

This planned 5 x storey block with its associated density of apartments will have the same detrimental effect on my east facing lounge and kitchen areas and will block out any possible light or sunlight to these areas of my property as well as that of my neighbours.

With this number of retirement apartments there will be an associated increase in vehicles and vehicle movements not to mention a large increase in "Carbon Emissions" plus the added noise to all concerned.

With the increase in vehicle numbers in the proposed new site there will be an associated increase in the number of 'vehicle movements' with the possibility of vehicles arriving and leaving this new site all on the same access road as currently used by the existing 65 flat users within the existing Craigieburn Park complex.

This will increase the possibility of accidents on the feeder road and also with the increased number of vehicles leaving and entering the feeder road onto Springfield Road

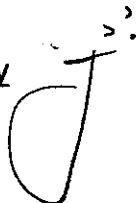
With the possible felling of selected trees on the proposed site this will have a detrimental effect on the existing Craigieburn Park complex and I also feel that it is extremely necessary to protect what is 'already there' rather than destroy this existing - urban green space.

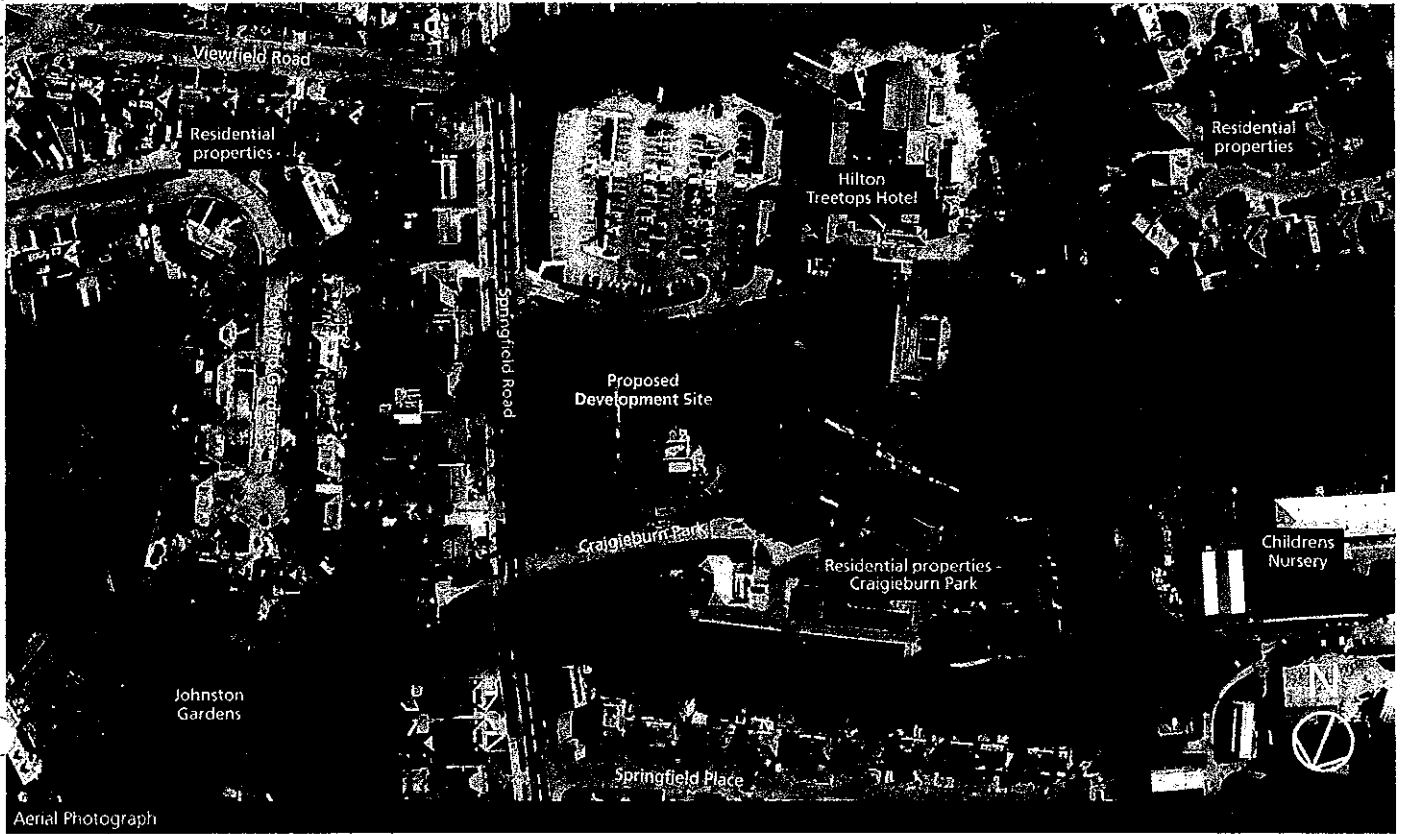
In my opinion the proposed new development is totally out of keeping and character with the current buildings around this community of Craigiebuckler and will do nothing to enhance the existing ambience and the developers need to 'think again' and come up with a design which - 'blends in with what is already there' - and be complementary to the existing Craigieburn Park complex.

I reserve the right to submit further objections/representations if and when more information becomes available with regard to this Planning Application.

Yours faithfully,

Mr R.A.F. Hendry





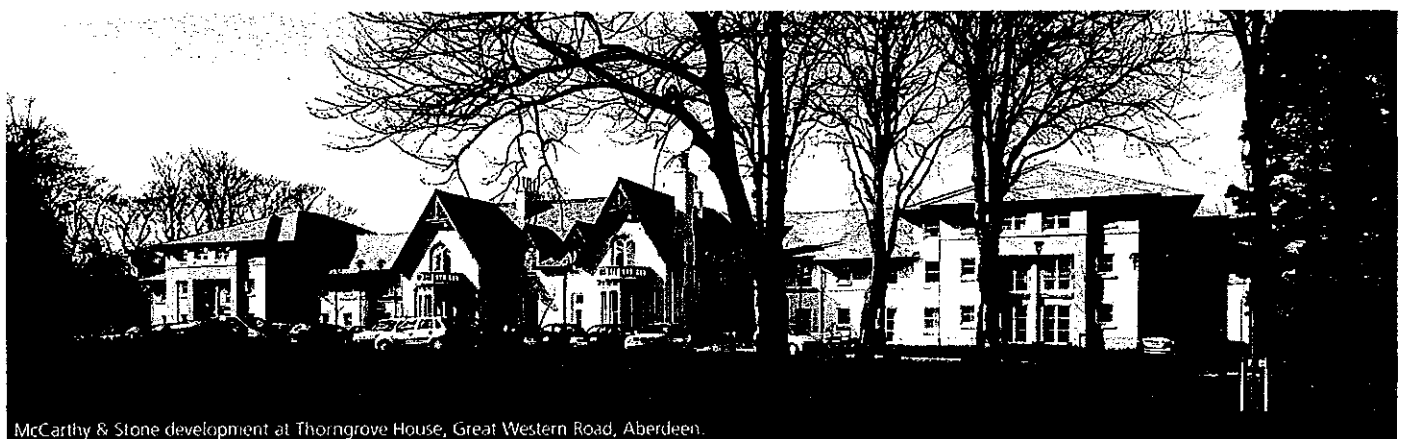
About McCarthy & Stone

Established in 1963, McCarthy & Stone is acknowledged as the UK leader in the provision of private retirement apartments for the elderly, responsible for constructing over 950 developments over the last 30 years. You may already be aware of McCarthy & Stone from its similar retirement developments at Thorngrove House, Great Western Road, Aberdeen and Kirk Manor Court, Kirk Brae, Cults.

All McCarthy & Stone developments feature high standards of design, construction and finish. Built in central locations, close to shops and local services and transport, the developments have communal facilities and landscaped gardens, secure entry systems, guest accommodation and a house manager.

McCarthy & Stone residents enjoy independence, safe in the knowledge that help is never far away if required. Residents have their own front door and privacy just as they did in their previous family home. They are free to join in community activities or to pursue their own interests as they please, knowing that they need not be alone when they would like company.

For more information about McCarthy & Stone visit:
www.mccarthyandstone.co.uk



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