



# PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

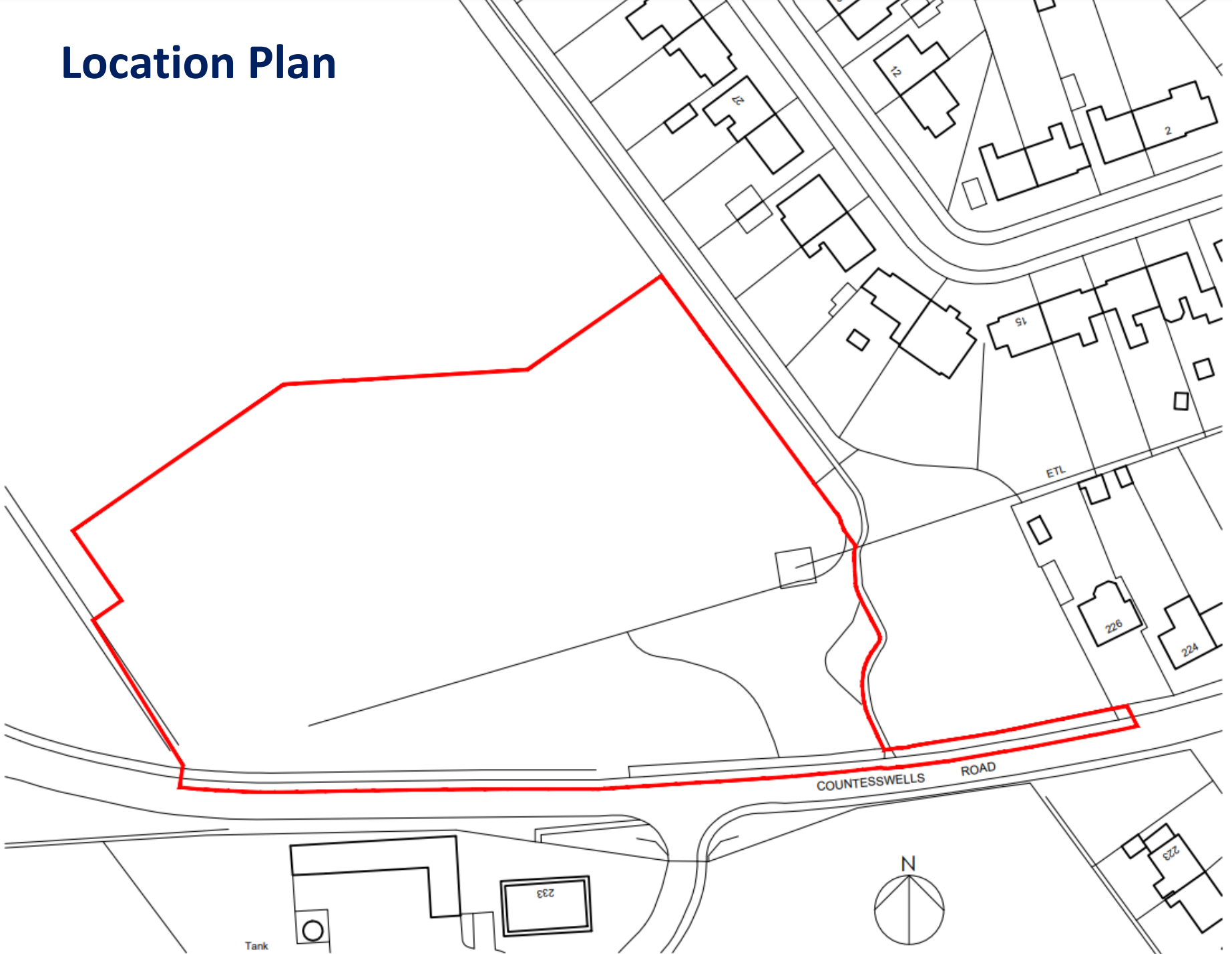


Erection of Class 1 (shops) retail unit with associated car parking, access, landscaping and associated works

Land At Countesswells Road Aberdeen

Detailed Planning Permission  
200659/DPP

# Location Plan



# Location: Aerial



HOUSING DEVELOPMENT UNDER CONSTRUCTION

COUNTESWELLS CRESCENT

COUNTESWELLS AVENUE

ALDI SITE BOUNDARY

91.3m

COUNTESWELLS ROAD

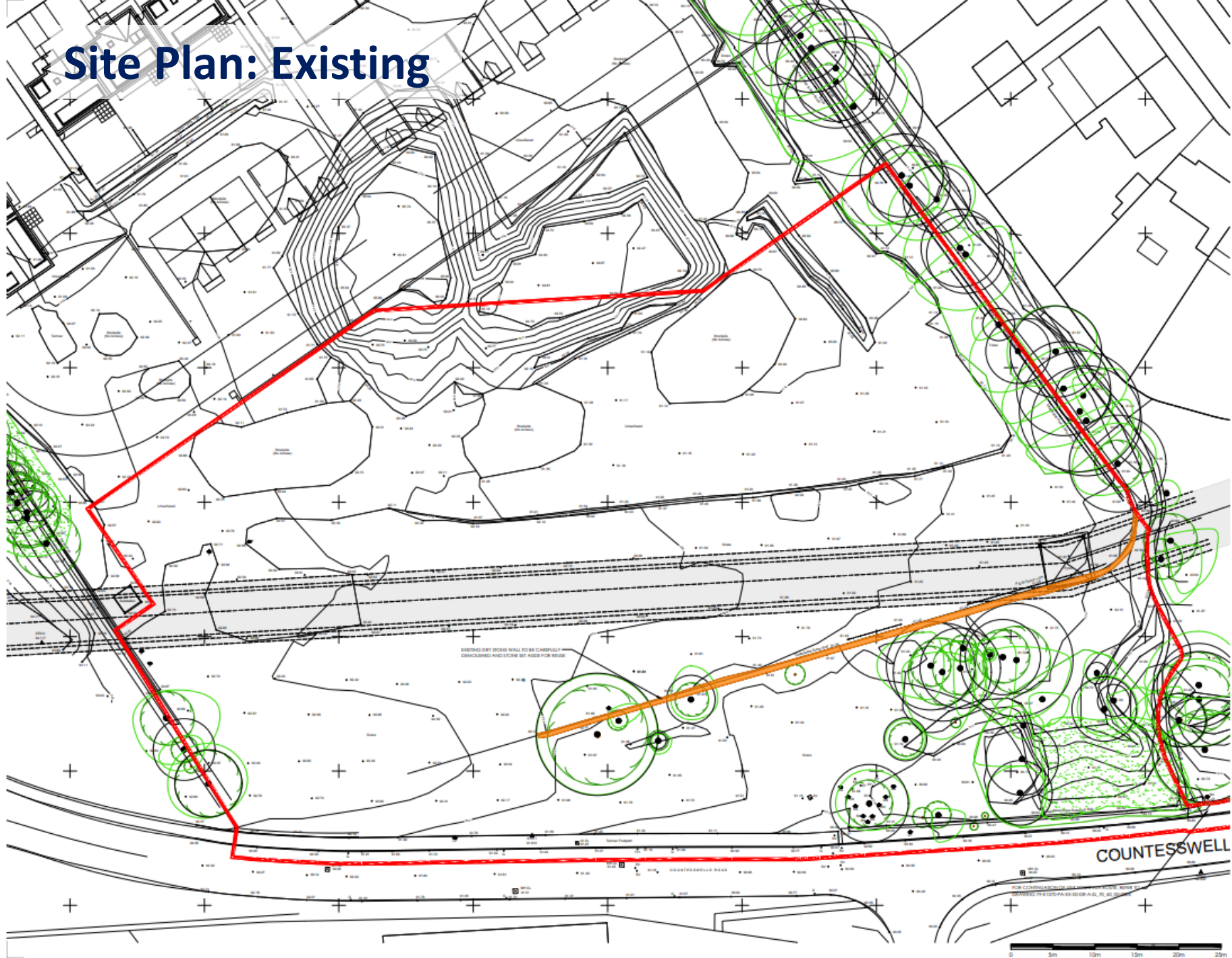
**Photo: looking north**



**Photo: looking south**



# Site Plan: Existing



# Site Plan: Proposed



# Footpath works





# Streetscape Elevations



South Elevation (Store Entrance)



North Elevation (Store Rear)

# Streetscape Elevations

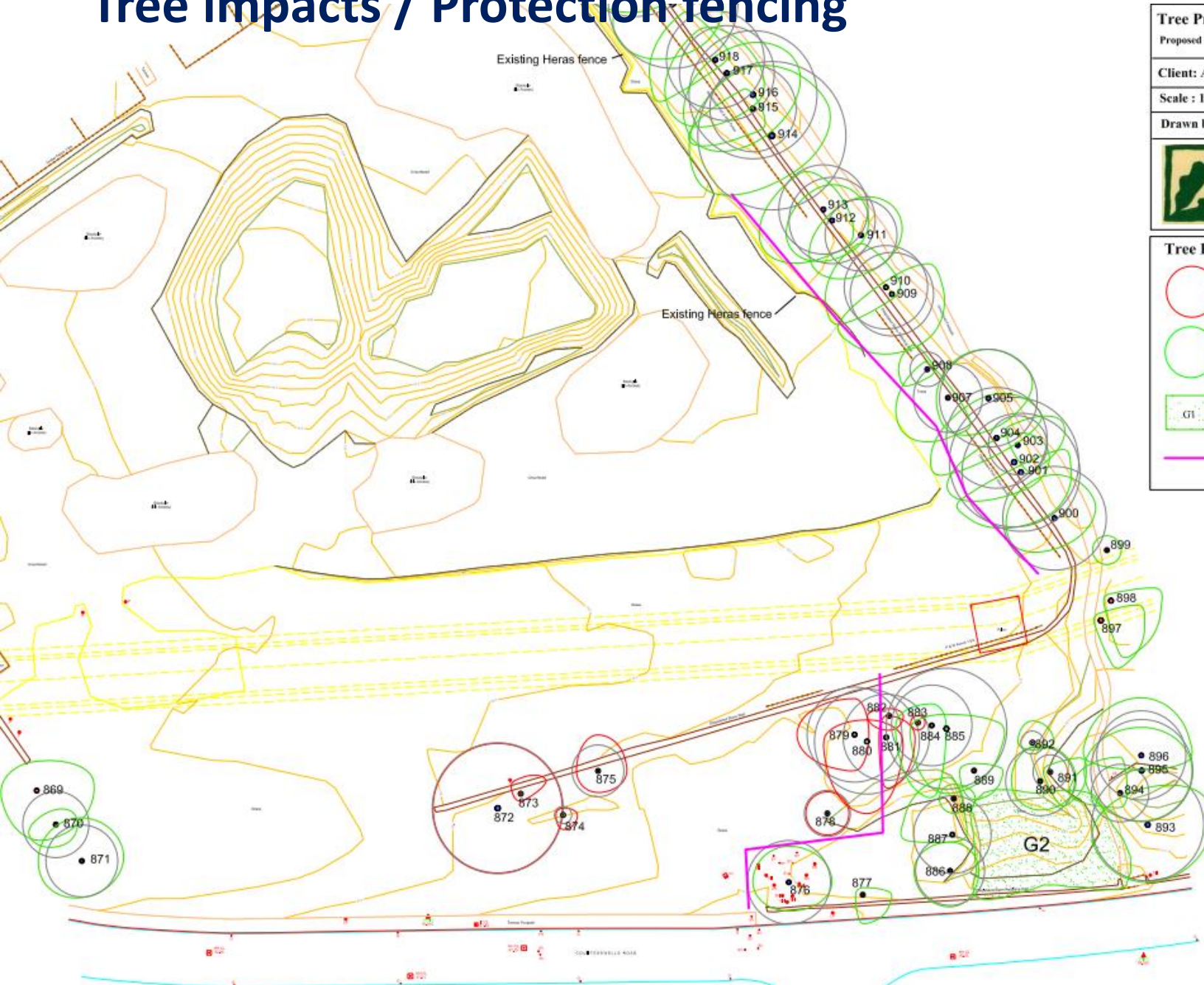


East Elevation (Loading Bay)




West Elevation (Shopfront)

# Tree impacts / Protection fencing







**Tree Proposals and Protection**  
Proposed Aldi Store, Countesswells Road, Aberdeen

<b>Client:</b> Aldi	
<b>Scale:</b> 1:500 @ A3	<b>Drwg no.:</b> 20472/1
<b>Drawn by:</b> DR	<b>Date:</b> July 2020

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**Tree Proposals**

-  TREE TO BE REMOVED
-  TREE TO BE RETAINED
-  G1 GROUP OF TREES TO BE RETAINED
-  LINE OF TREE PROTECTION FENCE, AS PER BS5822:2012

# Landscaping Plan

## BOUNDARY TREATMENTS



TIMBER END RAIL



1.8M HIGH VERTICAL SLAT SCREEN  
TIMBER SCREEN



CONCRETE RETAINING WALL



2.4M HIGH GREY ALUMINIUM METAL  
PALISADE FENCE



DRY STONE WALL TO MATCH EXISTING



DRY STONE WALL TO MATCH EXISTING  
BY HOUSING DEVELOPER AS PART OF  
INDICATIVE HOUSING DEVELOPMENT



EXISTING DRY STONE WALL BUILT  
BY HOUSING DEVELOPER AS PART OF  
COMPLETED HOUSING DEVELOPMENT



EXISTING DRY STONE WALL TO REPAIR  
BY SITE



# Visualisation from Countesswells Road



*CGI from the site entrance off Countesswells Road (prior to introduction of further landscaping)*

# Previous approval 170243



**Notes**

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- 8no 3bed Ash
- 10no Lime
- 17no Rowans
- Block A Apartments  
9no apts
- Block B Apartments  
9no apts each
- Apartments  
63no apts
- Amenity Space
- Private Space

# Previous approval 170243

Countesswells Rd

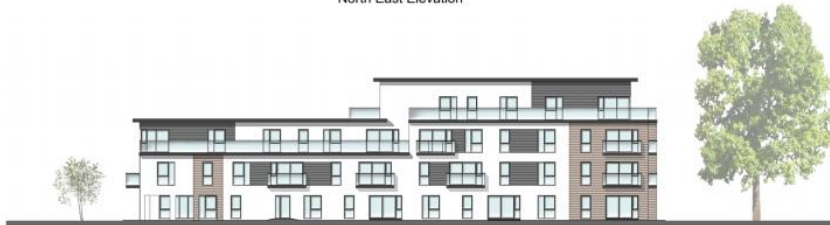


Apartment Block B

Apartment Block C

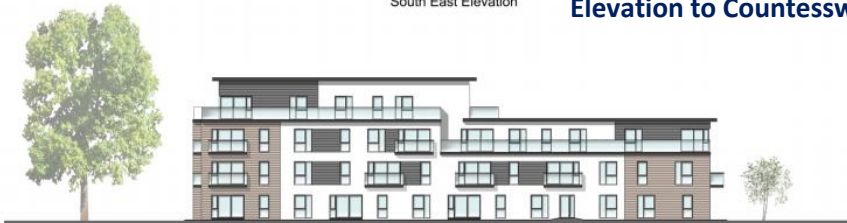


North East Elevation



South East Elevation

Elevation to Countesswells Rd



North West Elevation

# Side-by-Side Comparison with 170243





# Retail Assessment Plan

## Neighbourhood Centre Locations (including foodstore locations)

- 1 **Countesswells Neighbourhood Centre** (PPP in place)
- 2 **Bieldside Neighbourhood Centre** (incl. Scotmid)
- 3 **Cults Neighbourhood Centre** (incl. Sainsbury's Local and Tesco Express)
- 4 **Mannofield Neighbourhood Centre** (incl. Co-op)
- 5 **Seafield Neighbourhood Centre** (incl. Co-op)

## Other Foodstores

- A **Tesco Express, Great Western Road**
- B **Co-op Springfield Road**

 **Proposed Aldi Foodstore**  
Countesswells Road

 **Catchment Area**  
(based on adjusted 7-min drivetime)

