

P101299

Mr J. Hay and Mrs M. Hay
Parkhead Farm
Redmoss Road
Aberdeen

Aberdeen City Council
Planning Department

9 September 2010

Dear Sir,

Re. App. ref 101299. Proposal for 21,000 capacity sports & leisure stadium, incl. assoc. car parking, access arrangements & landscaping – detailed planning permission.

We live on Redmoss Road in close proximity to the proposed new development by Aberdeen Football Club.

We wish to register our objection to this development for a number of reasons which are detailed below. In summary, we submit that this proposal for major development in the greenbelt is, in fundamental terms, not in accordance with development plan policy and that there no (or no sufficient) material considerations which outweigh that clear conflict with development plan policy. For those reasons, this application should properly be refused by the local planning authority.

Before addressing the details of the application, there are a number of other relevant matters that we wish to raise in relation to this application.

Registration of application and consultation.

At the outset, we wish to make clear that we are dissatisfied with the manner in which this application has been registered by the local planning authority. It is clear from the Council website that the application was registered prior to the submission of several key documents which form part of the application; and several of those documents have only recently been available for public inspection on the website.

This is an application of great significance and complexity, comprising a number of detailed studies and reports. The local residents have had little opportunity to digest and consider this complex material within a proper and reasonable time frame; and we query the decision by the local planning authority to register this application at a time when it appears clear that it was incomplete in several material respects.

Clearly, as a result of this failure by both the applicant (to submit a complete application) and the local planning authority (to register an incomplete application), the proper consultative process of this application has been compromised and curtailed.

We therefore invite the local planning authority to (a) reconsider its decision to register this application for planning permission, and (b) resolve that the application was not properly registered in light of the significant omissions from the original submission, and (c) only to consider the re-registration of the application when it is properly satisfied that the application has been properly submitted in a complete fashion so as to enable proper consultation to take place within an appropriate time scale for an application such as this. We submit that anything less than this approach will not enable the local planning authority to conclude that there has been a lawful consultation exercise in relation to this application.

In the event that the local planning authority does not adopt the course that we have proposed, we hereby give notice that, in the event of a grant of planning permission, an application for judicial review will be advanced on the basis of the procedural deficiencies in the handling of the consultation on this application.

Further, in the event that the local planning authority proceeds to determine this application in light of the current inadequate consultation, we will closely examine the extent to which the material within this application has been properly and fully examined and considered by the local planning authority. Clearly, any such inadequacies will also be relevant to any claim for judicial review.

The pre-application consultation exercise.

The pre-application consultation exercise is inadequate in a number of material respects. It is very far from being the "*comprehensive consultation exercise*" which is referred to in the "Aberdeen Community Arena – Options Appraisal and Site Selection" report ("the site selection report") at section 3.3.

In particular, the "Feedback" form, which was distributed to members of the public and was available to download, was constructed in such a way that it did not properly facilitate expressions of the opinion as to whether proposed development is appropriate in this specific location. Rather, the Feedback form set out a series of specific questions which were peripheral to the core issues with regard to this proposed development. The opportunity for individuals to submit any view which might be contrary to the interests of the developer is limited to the generality of "any further comments" at the end of the Feedback form. The Feedback form does not enable a true and accurate reflection of the public opinion to be expressed.

However, even accounting for those inadequacies, it is clear that a very significant proportion of responses by means of the feedback form were opposed to the development (29.1%) and that a significant proportion of those who objected did so on the basis of location (as will be seen below, the issue of alternative locations has not been properly addressed in light of this consultation response). Further, 32.6% of the feedback forms were undecided. It is abundantly clear that there is no significant support for this proposal in this location; the application has failed to readdress and substantiate the selection of this site for the proposed development upon the basis of this consultation response. Indeed, the CBRE consultation report wholly fails to address the issue of location, despite acknowledging that there were many objections based upon location. Those objections are all the more compelling given that the feedback form did not include a specific entry or "tick box" for location.

In this material respect the consultation exercise was inadequate; further the response to the consultation compounds this inadequacy by failing to address and justify the selection of this site for the proposed development; and especially so when a clear preference has been expressed for other locations within the city (and, indeed, when such alternative locations are identified in the local plan).

Further, the consultation exercise with the local community councils consisted, in our opinion, of an abbreviated and condensed exercise which sought to give the appearance that proper consultation had been undertaken, but without any real engagement in the actual issues. The forum with Nigg Community Council was abbreviated at short notice because of double booking of a similar session with the Cove Community Council. This is not an appropriate way in which to conduct community consultation.

These inadequacies are all the more worrying when one considers that this a major proposed development on green belt land, and thereby constitutes a very significant departure from existing development plan policy. For experienced advisers to consider that this is an appropriate way in which to conduct a consultation exercise in relation to such a development is a worrying state of affairs. It is a matter which the local planning authority should not endorse by the grant of planning permission. Adopting a recently coined but very apposite expression, what has occurred in this case is not a consultation but a "*nonsultation*".

In light of what we submit has been a self-evident failure to engage in the real issues with regard to this proposed development, it is our view that this proposed application has failed to have any, or any proper regard, to the relevant views of local residents and the wider population of Aberdeen.

The proposed development – contrary to the development plan.

The proposed development is contrary to existing adopted local plan 'Green Spaces - New Places' 2008 in fundamental and widespread respects. We do

not propose to list every relevant policy which the development is contrary to, save to observe that it is contrary to a raft of relevant policies. For present purposes it is sufficient to observe that the site is currently designated as green belt. The significance of this designation cannot be understated. Indeed, the conclusions of the Reporter at the previous development plan inquiry made clear the importance of preserving this “*effective wedge of green belt*”.

The adopted local development plan identifies the King’s Links site as the only location for a community arena. It is a site that “*received significant public support*” (consistent with the pre-application consultation in relation to this application). In development plan terms, there is a clear preference for the community stadium to be located at this alternative Kings Link site.

Whilst it is accepted that the Structure Plan identifies the Loirston site as a “potential community stadium” location, such development would conflict with other policies in the Structure Plan which are designed, for example, to ensure sustainable development and the quality of the environment. Consistent with the adopted local development plan, the Structure Plan also identifies the King’s Links site for a community stadium. The Structure Plan is specifically silent as to which of the two sites is the preferred location. It is our considered view that when the alternative potential sites are considered by reference to Structure Plan Policy, the site which is clearly more in keeping with development plan policy is the King’s Links site. Further, on a proper interpretation, the Structure Plan envisages that the preferred location, as between the sites identified within the Structure Plan, will be identified as part of the now emerging local development plan process (as is set out in detail below, we submit that this application for planning permission is premature and should be refused on such grounds).

In summary, if the proposed application is to be properly determined in accordance with the development plan, it should be refused. There are no, or no sufficient, material considerations which militate in favour of this development so as to displace the clear infringement of policy and obvious harm that this development would cause.

Site selection.

There are no very special circumstances which have been identified which would support proposed development at Loirston. Indeed, the “Aberdeen Community Arena – Options Appraisal and Site Selection” is singularly lacking in any clear evidential basis for preferring Loirston to any other potential site.

In fact, a proper analysis of the SIAS Transport Feasibility Study (prepared as a comparative exercise) reveals that the King’s Links is a better location for the stadium in transport terms. This is the case, even without taking account of certain failures in the SIAS report e.g. the overstatement of number of people within walking distance of the Loirston site (which includes large

sections of Kincorth with no suitable pedestrian access across the privately owned farm land on the south side of Kincorth Hill).

In any event, as the SIAS report makes clear, when compared with the King's Links site, the Loirston site is remote; it has a significantly lower catchment in material categories; it will place additional stress on the already congested Wellington Road; it depends upon the construction of the AWPR, which is presently far from assured in light of existing and lengthy legal proceedings; and it will require significantly greater public transport investment.

Of course, there is the further point that location of the site at the King's Links is a known quantity (in that there will be little difference in transport terms between the current use of Pittodrie and that which would transpire if the nearby site King's Links site were developed). The Loirston site, on the other hand, is very much an unknown quantity, and there is no guarantee that the current transport assessment is sufficiently accurate to provide assurance that the transport implications of this proposal might not be worse than is presently predicted (detailed criticism of the assessment submitted with the application is set out below). There are, of course, good recent examples of development within the city where the transport consequences have proved to be far worse than were originally predicted at the time planning permission was granted.

An analysis of the comparative Environmental Appraisal (March 2009) also demonstrates that the Loirston site is less appropriate for the proposed development than the King's Link site. In terms of existing land uses, development of Loirston will result in the permanent loss of rural green belt land. The existing uses at the King's Links (i.e. golf driving range and other sports facilities) can be accommodated elsewhere - at the very least it has not been demonstrated that they cannot be accommodated elsewhere). In terms of landscape and visual assessment, the importance of the Loirston green belt area has already been referred to above, and was confirmed by the Reporter at the last local plan inquiry. By contrast, the King's Links site has already been designated as appropriate for stadium development (and has significant public support). In terms of ecology and nature conversation, the balance against development lies firmly in favour of the Loirston site, for the reasons set out in para 7.6 of the comparative Appraisal. The Loirston site is also more sensitive in terms of cultural heritage and archaeology, water quality, drainage and flooding. In terms of noise impact, there will inevitably be a greater impact upon the Loirston site and its surroundings when compared with the existing uses at both sites. In terms of air quality, the Appraisal concludes that the King's Links is the preferred site for development of a stadium.

The approach to this matter in the Environmental Statement (ES) submitted with the application does nothing to address the real issues, save to observe that "Loirston provides the optimum location" (para 1.2). The consideration of alternative sites (at para 2.5.1) is unforgivably brief: it is restricted to one paragraph and a table which provides no clear distillation of why Loirston is said to be the optimum location. There is no map; no overall comparative evaluation. This is a wholly inadequate response to the consultation

responses referred to above. The statement in para 2.5.1 that the appraisals (i.e. including the environmental and transport appraisals) revealed Loirston was the preferred location is simply untenable i.e. the transport and environmental appraisals, for the reasons set out above, demonstrate the opposite. Para 2.5.1 is therefore wholly misleading in terms of consideration of alternative sites and any decision based upon such a misleading assessment of this key aspect of this application is likely to be unlawful.

Further, the cross-reference to the full business case study in para 2.5.1 of the ES is wholly inadequate. The case for this site should be fully set out in the ES itself, otherwise the relevant factors in favour (and against) this development cannot be fully evaluated and properly consulted upon.

Significantly, the ES omits reference to the fact that Kings Links is the only site identified in the extant Aberdeen local development plan as appropriate for a stadium (OP51). The table at para 4.2 of the ES simply fails to address this important aspect of development plan policy. There appears to be no reference to OP51 within the ES. It is difficult to see how the ES can be said to have properly evaluated relevant development plan policy.

In summary, upon examination of all of the separate criteria by which to judge the relative environmental acceptability of the proposed stadium development, there is not one criterion in which the Loirston site emerges as the preferred location. Indeed, in all material respects, the comparative appraisals demonstrate that the King's Links site would be less environmentally harmful. Further, the present application wholly fails to present any, or any convincing case, for the selection of this site in preference to others.

Other matters relevant to site selection.

In relation to other considerations relevant to site selection, no clear case for the Loirston site has been demonstrated. In terms of land assembly, the King's Links site may be more problematic (although this is not particularised), but there is no evidence to suggest that any such problems would be insuperable. Advice from leading Counsel has not suggested that Common Good issues are a real obstacle – on the contrary, the considered and senior legal opinion confirmed that there was no difficulty presented by that issue.

Although mention is made in the ES of size limitations in relation to the Kings Link site, this is wholly unparticularised and unsubstantiated.

Further, no case has been made to suggest that the existing uses at the King's Links site could not be relocated elsewhere. Even if the development of the King's Links would be more prolonged than the development of the Loirston site, there is no evidence to suggest that the differential would be significant (the Aberdeen Community Arena – Options Appraisal and Site Selection suggests that it would take an extra year to complete the King's Links site – see para 12.0). In terms of site costs, the difference between the costs of the two sites is marginal (circa 10%); it has not been demonstrated

that the extra expense of the King's Links site makes it impossible to deliver. Nor has it been demonstrated that the present site at Pittodrie is on the verge of imminent collapse – it has a lifespan of at least another 5 years.

Further, whilst it is clear that the applicants propose an edge of city stadium development, it does not appear that the logical consequence of this approach has been fully analysed. If it is considered that an edge of city site is appropriate, it is difficult to see why consideration should not be given to more appropriate locations in Aberdeenshire. It appears that the developer invites fundamental conflict with existing green belt policy without exploring more suitable sites which are, in real terms, no worse in terms of their location and environmental impact.

In summary, the decision in relation to site selection has been arrived at when there are preferable sites in terms of planning, environmental and transport considerations; the only features which appear to militate in favour of the Loirston site is that it is cheaper (by a marginal amount) and can be delivered sooner (by a marginal period). These are wholly inadequate material considerations (even allowing for the concession that they amount to lawful and legitimate material considerations) and they do not displace the clear conflict with development plan policy which is at the heart of this application. In any event, wholly inadequate consideration has been given to this issue in the ES submitted in support of this application.

Cumulative Impacts.

The ES contains very little by way of detail in relation to cumulative impacts (see para 3.4.6). Given that there is an ongoing emerging plan process it is more appropriate for the issue of the location of the stadium to be determined within the context of the emerging local plan process. It is submitted that this lends significant weight to the prematurity issue set out below.

Landscape & Visual Impact.

Table 6.3 of the ES makes clear that the landscape impact of the proposed development will be in the Moderate to Major Adverse category; those are ratings which are defined as significant and it is clear that the development would therefore be harmful in terms of landscape impact. Indeed, it is accepted in the conclusions to Chapter 6 of the ES that *“both Loirston LCA and Kincorth and Tullos Hills LCA are predicted to experience significant adverse impacts after mitigation measures are taken into account. Loirston LCA will be directly affected by the replacement of open agricultural land with the Arena development.”*

As regards visual impact, the position is equally bleak (again, see the conclusion to Chapter 6 of the ES): *“of the nine viewpoints assessed, seven are predicted to experience significant adverse long term impacts for at least one of the receptor types at each of the seven locations.”*

It is accepted that there will be significant landscape and visual harm; it follows that the proposal is clearly contrary to development plan policy.

Noise.

It appears that no noise analysis has been conducted with regard to the impact of the proposal upon existing farming activities in close proximity to the stadium, including Parkhead Farm. There are concerns that cattle may be subject to harm.

Bats – Habitats Directive.

Despite conclusions in the ES which would tend suggest the contrary (see Chapter 8) we are aware that bats frequent the Loirston Loch area. We are able to make this assessment having lived in the area for decades. We understand that bats have the highest degree of protection under the Habitats Directive. We have also been informed that a recent case before the Court of Appeal (*R (on the application of Morge) v Hampshire County Council*) confirms that interference with the flight path of bats contravenes the European Habitats Directive. In our view, the ES gives inadequate attention to this aspect of the development and the mitigation measures are inadequate to address the harm that will flow from the proposed stadium.

Transport assessment.

The Transport Assessment (TA) submitted as part of the application is deficient in a number of significant and material respects.

Firstly, the TA is posited on the basis that the AWPR will be constructed. There is currently a legal challenge in relation to the AWPR and there is doubt as to realistic delivery of this major transport project which is considered to have major impact upon accessibility to the proposed stadium at Loirston (it should be noted that this is a further factor in support of the prematurity argument set out below).

Secondly, the TA is advanced on the basis that given the restricted parking spaces at the proposed site there will need to be an utterly unrealistic modal change i.e. that 72% of supporters currently travel to Pittodrie by car, but that this will reduce to 26% travelling by car to the Loirston site. Such a complete change in the transport habits of supporters extremely unlikely in our view. We specifically request the Council to enquire whether there is any comparative data which suggests that such a change has been achieved at any similar stadium development in the short to medium term. It is also pertinent to note that, although there will be restricted parking at and around the development site, there are any number of large private business sites in reasonable proximity to the site which will no doubt offer parking facilities on

match days. Of course, the availability of such ad hoc private parking arrangements does not appear to have been considered in the TA when assessing the traffic impact of this development. Obviously, the Council will have little if any ability to control the availability of such ad hoc private parking.

Thirdly, and perhaps most significantly, the model which has been used to determine the projected traffic of the proposal (see TA part 7) is accepted as being inadequate in fundamental respects (see TA paragraph 7.1.4). It is of grave concern that Council officers appear to have connived or consented in the production of the TA traffic modelling assessment in relation to this proposal when it is conceded that the model used is outdated. In particular, the model takes no account of the effect of committed future significant developments in the vicinity. The TA concedes (at paragraph 7.1.5) that despite the efforts of the experts, it has proved impossible to account for the effect of those committed development.

Further, the TA goes on to observe (at paragraph 7.1.6) that there are profound traffic issues associated with the Brig O'Dee. Indeed, the TA states that there are *"... no agreed set of mitigation measures resulting in sufficient improvements in this part of the network capable of accommodating the wider impacts of even the phased implementation of the committed developments in advance of the implementation of the WPR."*

As result, on the basis that the wholly spurious conclusion that Brig O'Dee is considered *"sufficiently remote"* from the proposed development, the TA proceeds on the basis that the up to date impact upon the Brig O'Dee will simply be ignored for the purposes of the TA (see paragraph 7.1.7 of the TA). It is, we repeat, of grave concern that this inadequate approach appears have been endorsed by the Council officers.

In our submission, such a state of affairs is wholly unacceptable for a development of such significance, where the traffic impact of the proposal is one of the key features under consideration and where the proposal demands a complete change in modal transport choices in order to operate without significant harm to the existing stressed traffic system. Of course, the concession that the model being used to determine the traffic impact of the proposal is inadequate calls into serious question all of the data and estimates produced by application of the model. Clearly, we will expect the Council, in the consideration of what is conceded to be an inadequate TA, to demonstrate that very close scrutiny has been applied to this key aspect of the TA. At present, Council officers seem prepared to condone an analysis which is based upon no more than a leap of faith.

What is also evident is that more accurate and up to date modelling data will be available by 2011 (see TA paragraph 7.1.4). The availability of such data within the very near future lends further significant weight to the prematurity argument set out below. In summary, given the parlous state of the TA, based as it is on an inadequate model, the appropriate course is for this application to be refused and for the issue of the location of the stadium to be

addressed in the proper context of the emerging local plan process and considered in light of up to date modelling data.

Fourthly, it is clear that a significant factor in the proposed transport strategy contained within the TA is the use of Park and Ride facilities. It is proposed that these would account for almost one third of home supporters (i.e. nearly 5,000 individuals) at Old Firm games (see Table 6-5 of the TA). It is to be observed that current use of Park Ride facilities are estimated to attract 1.9% of supporter (i.e. a maximum of 380 individuals at full capacity games). It is, with all due respect to the experts, wholly incredible that there will be a 20 fold increase in the use of such facilities.

This is especially the case when one considers the availability Park and Ride facilities. The TA is based upon the availability of four sites (TA table 5-1), which are not in existence. There is no guarantee that any of these sites will be developed in time for the opening of stadium; indeed, it is unlikely that any progress will be made in relation to those site until the AWPR decision is positively resolved. Of course, those "hoped for" P & R sites account for 60% of the available P & R capacity (i.e. 2,500/4,100) upon which the TA relies in seeking to achieve a transformational change in modal transport habits. In blunt terms, it is wholly unrealistic. Once again, these are matters best determined and addressed within the context of the emerging local plan and lend further weight to the prematurity argument set out below.

Fifthly, as residents of Redmoss Road, we have significant concerns about the use of Kincorth Hill by young fans attempting to get to the stadium from Kincorth. This seems to us to be very likely and will involve them trespassing on private property (Parkhead Farm in particular). This is an existing problem which will be seriously aggravated on match days if the development proceeds. The TA fails to address this very real concern.

Finally, we would observe that the TA proposes an extremely widespread area of parking restriction; it is difficult to see how this will be properly enforced across such a wide area. Additionally, it will cause widespread inconvenience for the friends and family of local residents in the area.

In summary, the TA submitted as part of the application suffers from fundamental inadequacies. There is the clear and obvious risk of significant harm to the existing traffic system as a result of this proposal and, on that basis, it is contrary to planning policy and should be refused. The proper course of action is for the stadium to remain in its present location in the short term until traffic impact can properly be assessed as part of the emerging local plan process and the outcome of other proposed development (such as the AWPR).

"Call in" by Ministers.

We submit that this application for planning permission should be "called in" in accordance with the circular 3/2009. We understand that the local planning

authority retains an interest in the proposed development site. Further this proposal amounts to a significant departure from development plan policy. In any event, this application should not be determined without a local hearing at which local residents and interested parties can state their case to the council.

Comparisons with other stadia.

It is appropriate to note that a number of new stadia have been held up by the developer as examples of development which is said to be similar to the Loirston proposal. It is submitted that those analogies are wholly inappropriate. By way of demonstration, the Aberdeen Community Arena – Options Appraisal and Site Selection contains reference to the following stadia:

- KC Stadium, Hull – built on a previous athletic track within walking of the city centre and the mainline city station.
- Ricoh Arena, Coventry – built on a former gasworks.
- Liberty Stadium, Swansea – built on a former copper works.
- Madejski Stadium, Reading – built on a former household waste dump.

Patently, the planning history for none of these stadia provides any support for what is proposed at Loirston. On the contrary, they demonstrate the obvious: that a green belt site is wholly inappropriate for development of this type, when other options are available.

It is not unreasonable to observe that the developer should know this, given that their professional advisers were involved in the development of at least one these other stadia which are referred to in the Appraisal document.

Prematurity.

The emerging local development plan is at an important stage and is soon to be the subject of examination. The submission of this proposed application at this stage in the emerging local plan process will run the clear risk of preempting the proper consideration of the possible location of Aberdeen community arena as part of the local development plan process (especially when the existing local plan identifies the King's Links site as the appropriate location for this development).

There have been a series of local 'drop in' sessions held around the city, including Cove, to which local residents were invited and positively encouraged by the City Council to express their views on various developer bids. Residents and representatives of Cove CC and Nigg CC participated in that process and made representations to the City Council in relation to various development bids within their areas. Those representations were generally resistant to any form of development in the Loch Loirston area.

Approval of the current planning application would be 'premature' to the finalisation of the local development plan in that it would prejudice the legitimate rights of land owners, local residents and other affected parties in the determination of the site selection for the new community football stadium. It is understood that there are a number of possible alternatives for a community football stadium, including land at Duffs Hill to the south of the City boundary, as well as the King's Links site identified in the current local plan (OP51).

It clear from the various appraisals referred to above comparing the suitability of the Kings Links site and Loch Loirston sites that, at the very least, no definite conclusions were arrived at regarding the relative planning merits of the sites, save that Kings Links was more appropriate.

It is an essential element of natural justice that local residents and other affected parties, including any competitor land owners, should have the opportunity to present their case for and against various potential sites within the context of a local plan process.

It is clear that the proposed application in this case would have the effect, if it were permitted, of pre-determining the outcome of the local plan process in relation to one of the single most significant site specific issues which will need to be (and should properly be) addressed as part of the local plan process. For that reason alone this application should be refused on the grounds of prematurity.

Conclusion.

In summary, when proper consideration is given to this application, it is clear that the proposal is in fundamental conflict with local development plan policy and there are no very special circumstances which militate in favour of development in Loirston. The application should be refused.

Yours faithfully,

Mr and Mrs Hay

Ryden

Passed to Cairfield
as case officer
to respond.
22.9.10

Aberdeen
25 Albyn Place
Aberdeen AB10 1YL

www.ryden.co.uk

Dr Maggie Bochel
Head of Planning and Infrastructure
Aberdeen City Council
St Nicholas House
Broad Street
Aberdeen, AB10 1GY

ENTERPRISE PLANNING AND
INFRASTRUCTURE
RECEIVED
14 SEP 2010

101299

10 September 2010

Our Ref: JF/VH

Email _____

Dear Dr Bochel

ABERDEEN ARENA, LOIRSTON LOCH, COVE

I refer to the above planning application which has been notified to my clients, Balmoral Park Ltd, as a neighbouring proprietor.

Whilst Balmoral Park Ltd, do not object to the principle of the arena development in the general area, they have major concerns regarding its proximity to their recently approved Business Park. As currently positioned, both the arena and associated access and parking infrastructure will adversely impact on both the attractiveness and operation of the Business Park. These concerns were brought to the attention of the Applicants at the pre-application consultation stage. Unfortunately, no amendments have been made to the location or layout of the stadium which would address the concerns raised by my client. In actual fact, the amendment made relative to the main access to the proposed stadium exacerbates the impacts on my client's site.

Balmoral Park Ltd has recently secured planning permission for a high quality Business Park on 14.6 hectares of land lying immediately to the north of the stadium site. In securing that planning permission the environmental sensitivities of Loirston Loch and its immediate environs were consistently highlighted by Aberdeen City Council and significant emphasis placed on the fact that they considered this to be a "gateway" to the City. The importance of Wellington Road as an arterial route serving the City was also emphasised with the Council wishing to minimise any interruption to traffic flows on Wellington Road.

Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Leeds
0113 243 6777

Dundee
01382 227900

Inverness
01463 717202

Balmoral Park Ltd had previously understood that the proposed stadium would be located to the south west of Loirston Loch thereby lessening the impact on their property. Indeed, the options appraisal and feasibility studies, upon which Aberdeen City Council based their support, showed the stadium located to the south west. It is clear from the recent Council meeting to consider the emerging Local Development Plan that it does not have the support of the full Council.

The sensitivities of the Loirston Loch area are acknowledged by the very fact that the extant Local Plan identifies the loch as forming part of a District Wildlife Site. The adjoining land is also identified as falling within the Aberdeen Greenbelt and forming part of the Green Space Network, which offers a further layer of protection and comprises areas of land of particular value in terms of recreation, public access, wildlife or landscape. All of these issues were brought to the fore when development was being considered on the Balmoral Park site and emphasises the need for a repositioning of the arena. Indeed, your letter of 26 January 2009 to Mr Milne of Balmoral Park Ltd specifically referred to those sensitivities.

The arena itself should be relocated to the south west with access taken from the south of the loch rather than through the narrow corridor as currently proposed. In any event this was initially proposed as a secondary access with the main access across the Loch. The alignment of the access is constrained by land outwith the control of the Applicant and the introduction of a further major junction at this location would seriously interrupt traffic flows on Wellington Road to the detriment of the proposed Business Park and the wider area. The proposed route and positioning of the stadium also interferes with a public right of way, access over which was secured in perpetuity in October 2006.

It has been readily acknowledged in the consultation documents and in the press that the arena is likely to cater for a wide range of events rather than just football matches. The frequency and scale of these events is, therefore, likely to have a significant impact on the proposed Business Park by way of noise, nuisance and traffic congestion. The relocation of the stadium to the south west could help address these concerns, whilst also protecting the integrity of the loch and retaining an open aspect on a major approach to the City. The landscaping and layout of the proposed Business Park has been carefully designed, at the request of Planning Officers, to provide a "soft" edge to the City at this sensitive location. This soft edge should be retained with an open aspect between Loirston Loch and the southern boundary of the Business Park.

The relocation of the arena to the south west would provide an opportunity to reconfigure the somewhat contrived parking arrangements currently proposed. In particular, the remote parking areas to the north should be omitted. As currently proposed, this will create pedestrian and vehicular traffic conflicts and potentially conflict with my client's current business interests. Despite the presence of security fencing it could encourage spectators to take a direct route between the car park and the arena, across my client's existing business operations. This would pose a very significant health & safety risk. It also entirely encloses my client's site and with the second access to the stadium and parking areas being taken from the Wellington Road roundabout to the north, the traffic generated will impact further on my clients business.

In summary, the proposed development would conflict with the policies of the extant Local Plan and adversely impact upon my client's proposed Business Park. My client does not oppose the principle of development in this area, but for the reasons highlighted above, would request that the arena and associated access and parking infrastructure be refused planning permission and encouragement given to their relocation to the south west of the existing site.

The location currently proposed is also at odds with that previously considered favourably by Aberdeen City Council and clearly does not have the unanimous support of the Council.

I would be pleased if you could confirm receipt of this letter and advise in due course of the detail and timing of any Development Plan Departure Hearing.

Yours faithfully



John Findlay

Partner

cc: Cllr Kate Dean
Mr James Milne, Balmoral Park Ltd

P101299

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 14/09/2010 17:48
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Paul Toseland

Address : Secretary, Aberdeen and District Angling Association

27 Cove Circle

Aberdeen

AB12 3DG

Telephone :

Email :

type : Objects to the application

Comment : Members of the Aberdeen and District Angling Association (current membership of approximately 1000) have been fishing the Loch of Loirston since the early 1950's and there have been no proposals by the developers to mitigate or compensate ADAA for possible loss or disruption to the fishings that the Association have enjoyed for the past 60 years.

PI01299

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 14/09/2010 12:07
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Steven Bedford
Address : 13 Blackcraig Road
Cruden Bay
Aberdeenshire
Ab42 0pw

Telephone :

Email :

type : General Observation on the application

Comment : This proposal is a fantastic opportunity for Aberdeen to get a high quality piece of architecture in a area with breathtaking views for fans and general public alike.

My only concern is regarding the traffic on Wellington Road. There is already a substantial amount of traffic for the road and the amount of development proposed for the edges of the road will cause complete meltdown. I propose making these developers contribute to a new flyover connecting Old Wellington Road and Redmoss Road to create a new access point for all the proposed development.

If my proposals are to "forward thinking" then I suggest there needs to be some other traffic management other than placing traffic lights all the way down Wellington Road.

P101299

Alan Rennie
170 Faulds Gate
Kincorth
Aberdeen
AB12 5RD
14/09/2010

Tel.

Objection to planning application P101299 Aberdeen FC.

Dear Sir

I wish to register an objection to this planning application for building a stadium at Loirston Loch Aberdeen. I have a number of points that I wish to object to.

- 1) Developing and building a stadium on green belt land. A considerable number of citizens use this area for recreational activity and it is also home for a number of wild animals. The loch is also used by a local fishing club which would have to stop if this area is developed.
- 2) The road network would be unable to cope with the volume of traffic that events at the stadium would generate and in the current financial climate Aberdeen City Council cannot afford the cost of building a new road network that would be required.
- 3) There is insufficient car parking in the current plan.
- 4) The local residents of Cove, Altens and Kincorth will be subjected to massive disruption due to fans parking in local streets as they will not be willing to pay for any available parking.
- 5) There will need to be a number of new traffic management orders obtained for any new parking restrictions required, but residents in the affected areas should not be subjected to this arrangement, nor should the city council have to bear the cost of promoting this legislation.
- 6) Public transport will be unable to cope with large volumes of fans exiting from the stadium to return to the city centre as First Bus cannot provide enough buses now to service existing routes so they will not have logistics for this. They have indicated that they will run a bus every 2 minutes but this is impossible to achieve. There is no rail facilities for this area.
- 7) Travelling fans will be decanted in the area with little or no facilities for food and drink with problems for the local residents.
- 8) The proposed development for up to 950 houses and other buildings at Cove east of Wellington Road will be opposite the development site and is incompatible with this stadium location, although the housing would be the correct idea.
- 9) There is also a road safety issue as I believe there could be members of the public encroaching on to the A90 and other roads with tragic results.
- 10) Finally I believe that this is the right stadium design but the wrong location. It should be situated at the Queens Links area as this would allow fans to walk to and from any event held. Also Grampian Police currently have most of the officers attending events muster at Queen Street or Nelson Street police offices and walk to and from the stadium but would have costly transport to organise for duty at Loirston.

Alan Rennie

PI - AFC football stadium at Nigg

From: [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 24/08/2010 20:25
Subject: AFC football stadium at Nigg
CC:

To whom it may concern,

As a resident at Boyne Villa, Charleston, Nigg I have no wish to see AFC build a stadium on my doorstep. The land is one of the few remaining green belt areas and it is also a nature reserve which is enjoyed by many.

There shall be excessive noise as it is known that the stadium shall be used for other venues which shall also create a lot of noise in the evenings, late evenings we believe.

There is also the issue of the potential for the value of our property to diminish owing to the stadiums close vicinity and I therefore object very strongly to this plan going ahead.

I also question the legality of the proceedings and intend seeking legal advice on the matter as I am more than certain that what is going on is corrupt.

Regards Charles Lawson

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 24/08/2010 12:21
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Mike Shepherd
Address : 18 Forbesfield Road
Aberdeen AB15 4PA

Telephone : ---

Email :

type : Objects to the application

Comment : I object to this stadium being built on greenbelt land. The area around Loirston Loch is sensitive and the prospect over the loch should not be spoilt by the stadium.

PI - Re AFC Planning Application No 101299

From: Dave Stewart <
To: <pi@aberdeencity.gov.uk>
Date: 24/08/2010 11:28
Subject: Re AFC Planning Application No 101299

Dear Sir / Madam,

Please be advised of my Strong objection to the development of Loriston Loch by AFC the main reasons for my objections are based on:

- a) Environmental considerations
- b) Recreational considerations
- c) Public/ club considerations

Please register my strong objection to this development

Best Regards

Dave Stewart
The Bloo Hoose
Charleston, Nigg
Aberdeen
AB123LL

PI - RE: Planning Ref No. 101299 - Proposed AFC Stadium

From: "Eric Witton"
To: <pi@aberdeencity.gov.uk>
Date: 24/08/2010 15:30
Subject: RE: Planning Ref No. 101299 - Proposed AFC Stadium
CC:

From: Mr & Mrs E. Witton
 3 Redmoss Terrace
 Vigg
 Aberdeen AB12 3JU

write to object in the strongest possible terms to the proposed construction of a new AFC Stadium at Loirston Loch. The reasons for my objection are as follows:

1. **Need for a Stadium:** First of all, AFC have not made a compelling case for the need for a new stadium. The official capacity of Pittodrie is 22,199 and AFC have not come close to that figure on a single occasion in recent seasons! Examination of AFC's own website reveals the following statistics **for the past five seasons:**
 The largest crowd for any fixture was 20,500 for a pre-season friendly against Manchester Utd on 12/07/2008.
 The largest crowd for a competitive fixture was 20,446 for a UEFA Cup match against Copenhagen on 20/12/2007
 For SPL matches there have only been three crowds over 20,000, all vs Rangers.
 The only SPL matches attracting crowds of over 15,000 are vs Rangers and Celtic, with one match vs Hearts also exceeding that figure.
 The remaining SPL fixtures predominantly attract crowds of less than 12,000 with many less than 10,000.

I am a football supporter myself and my team, Norwich City has a ground in a similar geographic situation to AFC with a busy road on two sides, housing on the third and club car parks with housing behind on the fourth side. Over a period of several years, Carrow Road was re-developed one side at a time and three of the four corners between the new stands also had infills constructed. The result is a modern 27,000 all seater stadium, which unlike Pittodrie, has had average crowds of 24,000+ for the last several seasons. During the redevelopment, the ground capacity was significantly reduced, although as much of the work as possible was carried out during the close season periods.

There is no reason whatsoever, why AFC cannot do something similar to Pittodrie. Even if the eventual capacity is somewhat reduced from the present, they won't fill the stadium anyway. Dundee Utd have managed it, so what is preventing AFC? It is a complete red herring to talk about the pitch size and 'run offs' as AFC do. If space is limited, just make the new stands steeper, as they boast they are going to do with the proposed new stadium anyway. The £30M cost of redeveloping Pittodrie is significantly less than that of the proposed stadium.

Everyone knows that this is all about Milne Homes (not AFC) making millions of pounds from the redevelopment of Pittodrie – we are not fools! And do Aberdeen City Council really want another concert venue to rival the AECC, which is in financial trouble already and having to be bailed out as we all know?

2. **Environmental:** The proposed site for the new stadium is on part of the only piece of 'green belt' land left on the South side of Aberdeen. Should the project be approved, Both AFC and ACC will be guilty of environmental vandalism of the worst kind!
3. **Noise and Annoyance:** My property backs on to the rear of the Gordon Hotel on Wellington Road, which if the stadium goes ahead, will be full of fans (many drunk) on match days, as it is the only licensed premises in the locality. The previous owners of the hotel have already made a planning application to extend the premises and build a large new rear car park adjacent to my garden. This is a quiet residential area; we don't want our lives blighted by more traffic, more noise and more annoyance.
4. **Access & Parking:** I am told by many AFC supporters who I know and work with, that the majority of home supporters travelling to AFC matches from outwith Aberdeen City, come from the North rather than from the South. Why then force these supporters to travel right across the city from one side to the other? It makes no sense, at least not until the Western Periphral Route is constructed and open to traffic, whenever that may be. Please don't tell me there will be a 'Park and Ride' scheme – nobody uses them!

The proposed stadium can only be accessed by vehicular traffic from Wellington Road, which is already one of Aberdeen's busiest arterial routes. The section passing Loirston Loch has only recently been upgraded to dual carriageway at a cost of several million pounds and now the proposal is to put traffic light junctions on the dualled section to access the stadium. Ludicrous – this was certainly not planned by anyone who has to use these roads on a

regular basis. The only alternative is to access the proposed car parks via Wellington Circle past Balmoral and Makro. However, exiting via this route on match days would be a nightmare, causing huge congestion to through and local traffic negotiating the Altens Thistle roundabout.

The only reason Grampian Police appear to be in favour, is that they think the new stadium will keep away supporters out of the city centre. What about those away fans who travel from the Central Belt by train? They will have further to travel from the railway station to the stadium than they currently do.

From visiting the exhibition at the Altens Thistle Hotel, I noted that there is a planned pedestrian access to the proposed stadium from Redmoss Road. Given the AFC will doubtless charge for parking in the stadium car parks and the inevitable congestion around the ground, it is highly likely that people will park on Redmoss Road and in other parts of the Redmoss area and walk to the stadium. I am sure that I speak for the vast majority of Redmoss residents when I say that this is totally unacceptable!

5. **Future Development:** We know from the consultation exhibitions that the proposed AFC stadium is just 'the thin end of the wedge' for Loirston Loch. If the main stadium is approved, there are already draft plans for a stadium for Cove Rangers and a large housing development to the West of the AFC stadium. Of course, once the stadium is approved, the following developments have a fair greater chance of being approved too. If Cove Rangers need a new ground, build it in Cove, not on the Calder Park, unless of course they plan a name change to Redmoss Rangers?!

In summary, the local people don't want the stadium development and in my view the majority of AFC's own fans don't want it either! It won't significantly benefit the city in the longer term either. It may benefit the football club in the longer term, but their chairman (or his company) will make a huge financial gain as a result and it's about time that both he and the football club admitted that fact and that ACC removed their blinkers and grasped reality!

Yours sincerely,

Eric Witton
Operations Manager



Office:
Fax:
Direct:
Mobile:
E-mail:

Viking Moorings Ltd
Peterseat Drive, Peterseat Park,
Altens, Aberdeen, AB12 3HT

..... **Let's connect.**

ABERDEEN CITY COUNCIL
PLANNING & INFRASTRUCTURE
St. NICHOLAS HOUSE
BROAD STREET
ABERDEEN
AB10 1AQ

NEWTONSYDE
CHARLESTON
ABERDEEN
UK
AB12 3LL

Cc EUROPEAN COURT OF HUMAN RIGHTS File No.21657/09

23rd August 2010

SUBJECT PLANNING REF No.101299

Dear Sir/Madam

I am writing to you regarding the proposed new Aberdeen Football Club Stadium. I wish to object to this proposed planning application on the grounds detailed below.

1. Location of the new Aberdeen football Stadium at Loirston Aberdeen.

After seeing the proposed site on the AFC website. I was furious to see that the total disregard of the Green belt and the Loch, and to the community, also the environment, as well as the wild life, the **protected species Badgers and Bats**, let alone the deer that is in the country park. I am a resident here where my property at NEWTONSYDE, CHARLESTON and my family and neighbours lifestyles will be decimated due to this proposed eyesore, it is ludicrous what is being proposed and this is a clear breach of my human rights, that this could be built in front of our homes. The lights would blind us at night and the proposed stadium to glow red at night, we could not get away from it, the noise pollution and the hooligans that football attracts, will be unacceptable. We have had one nightmare scenario after another proposed on this greenbelt site, but this has got to be the worst. The green belt is a shrinking treasure and should be preserved at all costs. As for rezoning the green belt this is a developers dream and under no circumstance should this be permitted. When the greenbelt goes, this leaves other future undesirable developments to be forced upon the local residents.

2. The proposed bridge across the loch which will be a **Health & Safety issue** with drunken fans jumping off the bridge and drowning. And throwing beer cans and debris into the loch which will endanger any wildlife that would be left. Who would be responsible for clearing the loch of debris?

3. Then another stadium that has also been linked onto the back of this which is Cove Rangers at Calder park this is an overkill on such a small footprint of ground having 2 Stadiums in the same part of the town is ridiculous. The area is too small for this size and **height of complex**, as one councillor described a joke site. and what about all the extra cars, buses how is the infrastructure(trains which is no where near) and the air quality and the environment going to cope with all this.

4. Then the 2000 new houses being proposed to be built Muir homes around the Stadium which again is unacceptable.

5. I have grave concerns of possible corruption between the proposed developers and allegedly a certain council official which is very interested to have this project passed and has a blatant conflict of interest, and with total disregard to the resident's views in the area. This may have to be pursued pending future developments.

6. I am very concerned, as history has dictated in the past Stuart Milne Ltd, once planning permission has been granted then the amendments are lodged shortly after, then the project bares no resemblance what was actually approved. I would be concerned that this could be another example.

7. The other area of concern is because our area is thinly populated our community has not got the power as was Kingswells Area which put in multiple objections, and this is the main reason the stadium has been relocated here, and by using bully boy tactics

We have had all these very undesirable projects being forced upon us such as the, Aberdeen Western Peripheral Route wanting to take my garage from the rear of my home. We have had Balmoral Ltd wishing to extend their junk yard onto Redmoss Road (Green belt) we have had a Gypsy travellers encampment proposed, also the waste incinerator wishing to be sited at Cove, We are being used as a dumping ground for all these unacceptable projects. We could be living on a building site for many years, enough is enough. Please give this unworkable proposal the big thumbs down. This location is nonsense.

Yours faithfully

Carlo Crolla

CARLO CROLLA
NEWTONSYDE,
CHARLESTON,
ABERDEEN
UK
AB12 3LL
Tel/Fax :
Mob:
Email :

ABERDEEN CITY COUNCIL PLANNING & INFRASTRUCTURE
St. NICHOLAS HOUSE
BROAD STREET
ABERDEEN
AB10 1AQ

Cc EUROPEAN COURT OF HUMAN RIGHTS File No.46681/07

24th August 2010

SUBJECT PLANNING REF No.101299

Dear Sir/Madam

I am writing to you regarding the proposed new AFC STADIUM. I wish to object to this proposed planning application on the grounds detailed below.

1 Location of the new Aberdeen football Stadium at Loirston Aberdeen. Will be an eyesore.

After seeing the proposed site on the AFC website. I was furious to see the total disregard of the Green belt and Loch, and to the community, and the environment, also the wild life the **protected species Badgers and Bats** let alone the deer that is in the country park. I am a resident here where my property at NEWTONSYDE, CHARLESTON and my families and neighbours lifestyles will be decimated due to this proposed eyesore, it is ludicrous what is being proposed and this is a clear breach of my human rights, that this could be built in front of our homes. The lights would blind us at night and the proposed stadium to glow red at night, we could not get away from it, the noise and the hooligans that football attracts will be unacceptable. We have had one nightmare after another proposed on the greenbelt site, but this has got to be the worst. The green belt is a shrinking treasure and should be preserved at all costs. As for rezoning the green belt this is a developers dream and under no circumstance should this be permitted. When the greenbelt goes, this leaves other future undesirable developments to be forced upon the local residents.

2 The proposed bridge across the loch which will be a **Health & Safety issue** with drunken fans jumping off the bridge and drowning. And throwing beer cans and debris into the loch which will endanger any wildlife that would be left. Who would be responsible for clearing the loch of debris?

3 Then another stadium that has also been linked onto the back of this which is Cove Rangers at Calder park this is an overkill on such a small footprint of ground having 2 Stadiums in the same part of the town is ridiculous. The area is too small for this size and **height of complex**, as one councillor described a joke site. and what about all the extra cars, buses how is the infrastructure(trains which is no where near) and the air quality and the environment going to cope with all this.

4 Then the 2000 new houses being proposed to be built Muir homes around the Stadium which again is unacceptable.

5 I have grave concerns of possible corruption between the proposed developers and allegedly a certain council official which is very interested to have this project passed and has a blatant conflict of interest, and with total disregard to the resident's views in the area. This may have to be pursued pending future developments

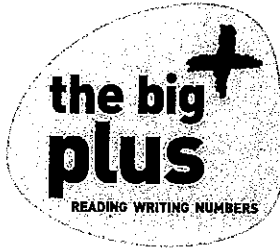
6 I am very concerned as history has dictated in the past Stuart Milne Ltd, once planning permission has been granted then the amendments are lodged shortly after, then the project bares no resemblance what was actually approved. I would be concerned this could be another example.

We have very undesirable projects being forced upon us, AWPR wanting to take my garage from the rear of my home. We have had Balmoral Ltd wishing to extend there junk yard onto Redmoss Road we have had a travellers encampment proposed, also the incinerator wishing to be sited at Cove, We are being used as a dumping ground for all these unacceptable projects. We could be living on a building site for many years, enough is enough. Please give this unworkable proposal the big thumbs down. This location is nonsense.

Yours faithfully

Lorraine Crolla

LORRAINE CROLLA
NEWTONSYDE,
CHARLESTON,
ABERDEEN
AB12 3LL
Tel/Fax : 01224 477777
Mob: 0777 477777
EMAIL



99 Cairns dikes Rd
KINCORTH
ARBORDEAN
A012 571B

23/8/10

I wish to object to the APPLICATION for the
AFC Stadium because

There ARE NOT ENOUGH green
spaces as it is

The wildlife will be DISTURBED

Most of the support come from the city
and the NORTH NOT SOUTH.

and the ROADS ARE NOT SUITABLE

AND there is no TRANSPORT for people
without CARS.

0808 100 1080

18 REDMOSS PLACE,
ABERDEEN.

AB 12 350

22 AUG 2010

PLANNING APPLICATION No. 101299

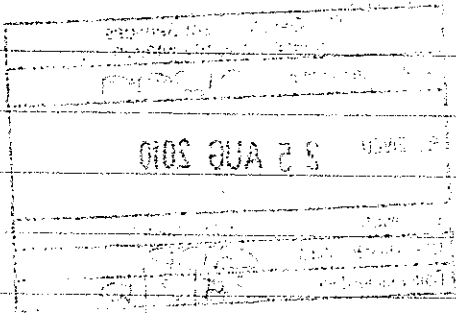
Dear Sir,

I refer to the above application for AFC stadium.
I object to the proposal on the following grounds.

- 1) It will destroy the last area of green belt in the south of the city.
- 2) It encroaches on the public right of way linking Wellington Road and Redmoss Road.

Yours sincerely,

(M. MAIN)
(I. MAIN)



PI - Re AFC Planning Application No 101299

From: _____
To: <pi@aberdeencity.gov.uk>
Date: 23/08/2010 17:47
Subject: Re AFC Planning Application No 101299

Dear Sir / Madam,

Please be advised of my Strong objection to the development of Loriston Loch by AFC the main reasons for my objections are based on:

- a) Environmental considerations
- b) Recreational considerations
- c) Public/ club considerations

Please register my strong objection to this development

Best Regards

Mr Michael Trew
338 Flat c Victoria Road
Gorry
AB119PA

PI - Re AFC Planning Application No 101299

From: _____
To: <pi@aberdeencity.gov.uk>
Date: 23/08/2010 17:49
Subject: Re AFC Planning Application No 101299

Dear Sir / Madam,

Please be advised of my Strong objection to the development of Loriston Loch by AFC the main reasons for my objections are based on:

- a) Environmental considerations
- b) Recreational considerations
- c) Public/ club considerations

Please register my strong objection to this development

Best Regards

Mrs Yvonne Trew
338 Flat c Victoria Road
Ferry
AB119PA

PI - Re AFC Planning Application No 101299

From: [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 23/08/2010 17:57
Subject: Re AFC Planning Application No 101299

Dear Sir / Madam,

Please be advised of my Strong objection to the development of Loriston Loch by AFC the main reasons for my objections are based on:

- 1) Environmental considerations
- 2) Recreational considerations
- 3) Public/ club considerations

Please register my strong objection to this development

Best Regards

Miss Shonagh Gordon
16 Institution Road
Fochabers
Morayshire
DV327DZ

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 23/08/2010 20:13
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : William Hunter
Address : 20 Tollochill Gardens
Kincorth
AB12 5DX

Telephone :

Email :

type : Objects to the application

Comment : This proposed site cannot be allowed.

The private monies should be put into refurbishing the existing Pittodrie, as this will show the fans how committed to the club the investors are, not only wanting the existing site for private development.

With regards to the proposed sports village, there is a very new and fantastic site five minutes from Pittodrie.

With regards to the ecology being bulldozed at Loriston, this I feel would be sacrilege.

This site would be destroyed.

The scenery does not require a 21000 seater stadium or the 4000 fan that grace the already well below capacity crowds.

This is a ridiculous proposal, we can only hope there is an ounce of common sense amongst the decision makers to make the right choice.

Yours

William Hunter

PI - Fw: OBJECTION TO AFC PLANNING APPLICATION

From: GEORGE URQUHART <pi@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 23/08/2010 16:47
Subject: Fw: OBJECTION TO AFC PLANNING APPLICATION

----- Forwarded Message -----

From: GEORGE URQUHART <pi@aberdeen.gov.uk>
To: pi@aberdeen.gov.uk
Sent: Monday, 23 August, 2010 9:01:55
Subject: OBJECTION TO AFC PLANNING APPLICATION

grounds for objection to planning application ref no: 101299

It is contrary to the Local Plan being greensbelt & Greenspace
 Threatens public right of way

Foriston Loch is a district wildlife site of scientific interest and this would result in a loss of habitat and could cause pollution and endanger bird life.

It conflicts with nature conservancy study and is detrimental to the river Dee catchment area, could destroy tree belts (WAIT) and drystone dykes all part of our heritage

It would destroy a haven of peace enjoyed by ourselves and other citizens using the Foriston Recreational Area, set up by the council over 20 years ago. The council owned notice board states that the area should be protected from development. The reporter stated recently that it "was a very effective wedge of green belt" this would also threaten the adjoining area-home to the council's Ranger Service, it is also criss crossed with core public footpaths and a children's play area, if it goes ahead.

Given the 21,000 capacity the proposed parking is a complete and utter nonsense and will cause horrendous problems for Cove, Redmoss and Kincorth.

As with all large developments, the developer should have to pay for all costs for road infrastructure and improvements in the area e.g. Wellington Road, Makro round about, Wellington Circle and Redmoss Road.

I would question the involvement of certain councillors in this application. At a public meeting with Nigg Community Council A.F.C. stated that Cllrs. Dean, Kevin Stewart and N Collie had identified the site also Cllr Dean has close links with Cove Rangers FC and made public comments on original proposal.

As part of the land is owned by the City Council we would expect the application to be called in and determined by the reporter in the interest of Natural Justice the above named Councillors should be excluded from taking part.

We would respectfully request to be heard in person at any hearing.

George & Alice Urquhart
10 Arbroath Way
Kincorth
Aberdeen
Phone:

Planning Ref No. 101299

Ray Harby
30 Redmoss Road
Nigg
Aberdeen

Attached is my objection to the proposed AFC Football Stadium to be built at Nigg on the Loriston Country Park. Also of the proposed plans for Cove Rangers.

Surely these are a very important issues [building on Green Belt Land]. I would have thought that these proposals would have been given much more time for the general public consider them?

Ray Harby

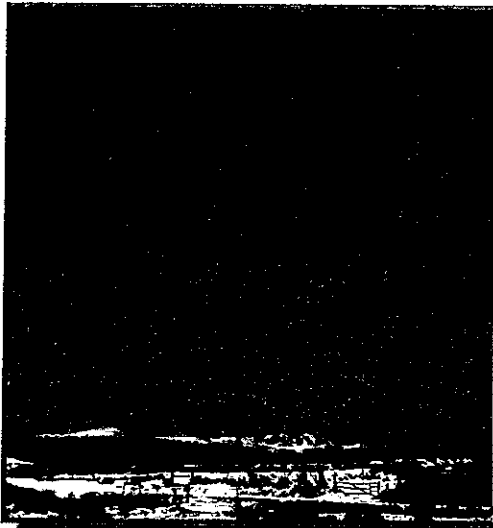
LORISTON COUNTRY PARK

An Area OF Natural Beauty

A wild life sanctuary, so close to Aberdeen, so available for all to see.

A lovely very Scottish entrance to Aberdeen City.

A **GREEN BELT** area giving a much needed breathing space in this rapidly developing industrial and housing complex, of Cove and Altens.



views of Loch-na-gar [over 49 miles away] can be seen from the suggested site

Loch Loriston viewed from the main Aberdeen Road



- The wilderness is another world from Aberdeen and is available to everyone through the seasons. It is the home of a wide variety of Wild life. Deer, Badgers, Hedgehogs, Stoats, Weasels, Mice, Rabbits, Birds such as Swans, migrating Geese and Ducks Sky Larks, Yellow Hammers, Woodpeckers, Finches, Swifts, Swallows, Buzzards, Herons. All these and more can be seen on the proposed site. It is Aberdeen's last remaining Green Belt on the South side of the city. Aberdeen's children will not thank us if this wild life gem is turned into a noisy concrete complex, which I am sure will destroy the present habitat and it's inhabitants.
- Loch Loriston was until recently a SSSI, a Site of Special Scientific Interest [which was down graded against a tremendous amount of opposition].



Even now the carnage of wild life in the area goes on, speeding [RatRun] motorists kill deer, birds, and many small mammals.

Above is a Badger killed on the roadside at the proposed site.



Volunteers from Nigg and the surrounding area are deeply interested in the site, this picture shows volunteers, men women and children planting over 2000 trees to enhance the area for them and the wild life. this was over 5 years ago. It is a long standing love affair with the area.

Our community is proud of that area of **GREEN BELT**.

Why is the council bent on destroying the Green Belt to provide the AFC, a private company, to build a stadium for a relatively small section of the community when there are other sites available including their existing stadium!

Why is Aberdeen council sacrificing the Green Belt for just 90 minutes per week so that the players can earn more money in a week than most of its supporters earn in a year.

Why has Cove Ranges [Who have a perfectly good site at Cove] been given a new site on the Green Belt in the NIGG area by cash strapped Aberdeen Council for a Pepper Corn rent of just £1.00 per year. Yes that's One Pound per year. Cove ranges is a private money earning company. Why wasn't the Nigg Community Council informed of this Deal???

What on earth is going on!!!!

I oppose the plans of any development on Loriston Country Park Green Belt
Ray Harby 30 Redmoss Road Nigg Aberdeen

Aberdeen City Council Planning & Infrastructure
St. Nicholas House
Broad Street
ABERDEEN
AB10 1AQ

To whom it may concern,

I'd like to lodge a formal objection to the planning application ref. 101299. Living in the adjacent housing estate of Kincorth and making extensive use of the facilities at Lochinch for walking my dogs and studying the wildlife attracted to the area I cannot believe that Aberdeen Council would consider allowing this application to proceed. I previously lived at the top of Pittodrie Street and the noise, traffic levels, litter parking violations and nuisance associated with the football matches was intolerable and I've lost count of how many times I had to either go look for a police officer or phone the police on occasion because someone slumped against my garden wall drunk or worse was urinating in my garden!

Pretty artist's impressions of the stadium paint a lovely rosy picture of what is in reality a living nightmare for any people living in the vicinity of a football ground, regardless of any promised 'state of the art' training and recreation facilities it promises. Ask anyone living in Aberdeen what they'd prefer - the sound of birds and watching deer race across fields and the sheer peace and quiet or the cacophony of a football ground for around 4.5 hours on a Tuesday, Wednesday or any other night they choose and every other Saturday too, when you can't park your car at all (make no mistake you can't park at all unless you have a private drive and even then supporters park across it and the police have to be summoned as I had regularly to deal with when cars were parked blocking my garage door in Pittodrie Lane). I know that the vast majority of people would support the former.

Regards

Mrs. G. McCarthy
56 Tollohill Crescent
Kincorth
ABERDEEN
AB12 5EL

Aileen A. Kelly MA LRAM LTCL

HonFMus (ICMA)

HonPDMusEd (ICMA)

*38 Redmoss Road,
Aberdeen AB12 3JN
Scotland*

Telephone: _____

Email: _____

20 August 2010

*Aberdeen City Council Planning & Infrastructure,
St. Nicholas House,
Broad Street,
Aberdeen AB10 1AQ*

Dear Sirs,

*PLANNING REF NO. 101209
PROPOSED AFC STADIUM.*

I wish to register my very strong objection to the proposed AFC Stadium at Loirston, Nigg. I attended the exhibition in Aberdeen Thistle Hotel, Altens and had several conversations with people who are regular fans at Pittodrie. Their view was that the proposed stadium is in the wrong place and, since then, more and more people have said the same. Surely there must be a more suitable (and welcome) location.

Many people would need to take two buses which adds to the expense and it is likely that there would be considerable traffic congestion. They also say that they like to have a drink before the match at "their" chosen bar that, at the moment, is accessible for Pittodrie be it in the town centre or wherever. They also expressed the opinion that the money would be better spent on getting better players!

It appears that facility would also be provided for what is now called Cove Rangers. In the (awful) event of this being the case then surely they must become NIGG Rangers! I note that frequently the Evening Express has written "Loirston at Cove". I have been resident here for forty-five years and long before - and since - it has always been the Parish of Nigg.

From information I have gathered it would appear that there is total disregard for not only local opinion but also that of the general north-east public.

To call this a "Community Stadium" appears to be rather more a commercial financial enterprise for the Aberdeen Football Club. The "community" is very scattered - Nigg, Cove, Portlethen etc and certainly it would not belong in any of them. It would appear there has been a severe lack of consultation with local people. As I understand it the proposed area for the stadium is designated Green Belt Land in keeping with the "Green Spaces - New Places" (on-going?) policy and the proposal would seem to be against the current Aberdeen Local Development Plan.

There is the problem of disruption to the wildlife, not only at the farms and Interpretation Centre, but also at the Loch of Loirston itself. It is a frequent "stopping off" place for geese and sometimes swans but many birds are in/on the water.

Finally as it is the last green and peaceful place on the south side of the city, it would be a dreadful shame to upset it all, especially with the report that the stadium is to be lit at night. Since the horrible trees were planted and have grown on the Kincorth Hill many people will no longer walk there. Instead they prefer to walk round to the loch or in Calder Park in the open space due to "dens" and even tree house constructions on the hill.

I shall be obliged if you will take my objection - and indeed all others - very much into consideration. If regular fans are against it, then it could be something of a financial disaster.

Yours sincerely,



Neil J Ross
72 Allison Close
Cove Bay
Aberdeen
AB12 3WF

Head of Planning
Enterprise, Planning and Infrastructure Department
Aberdeen City Council
8th floor, St Nicholas House
Broad Street
Aberdeen
AB10 1GY

22 August, 2010

Dear Sir,

**Representation regarding proposal for Aberdeen Football Club stadium at Cove
(application 101299)**

I have lived in Cove for almost ten years. I live in a first floor flat only 500 metres away from the proposed entrance to the proposed stadium site and I object to the proposal.

I used to live to the north of the city close to Corby Loch and close too to the site of an ancient standing stone. The geese which winter near Aberdeen, rest on Corby Loch as they do on the Loch of Loirston, here in Cove. Now, the Loch of Loirston is also close to the site of an ancient monument with a spectacular view of the area now covered by the city of Aberdeen. On winter nights I can hear the geese restless on the Loch of Loirston, like their forebears must have been on winter nights two or three thousand years ago, close to where our own forebears marvelled at the movements of the sun and marvelled at the views of the Aberdeen valleys from the south.

I can hear what goes on at the Loch very well. Crowd noise from the new stadium would amount to a breach of the peace outside my flat. I estimate that, due to its proximity, there would be a scant 17.5dB reduction in sound volume between the outer wall of the stadium and the windows of my flat. Emeritus Professor Adrian Fourcin of the University of London has said that a crowd of 20,000 football spectators would produce 100dB of noise inside the stadium and 110dB at a "moment of special interest". Even if we allow 10dB reduction in volume between the inside of the stadium and outside the wall this leaves 90dB (average) and 100dB (peak) just outside the stadium walls and 72.5dB (average) and 82.5dB (peak) outside my windows. This is entirely unacceptable and illegal. Noise can cause an increased pulse rate, increased blood pressure and raised adrenalin levels. It is distracting and unpleasant.

I am aware that many Cove residents will feel intimidated to object to the proposals, and the press may well be silenced by commercial self-interest. I must therefore make my objection not just on my own behalf but on behalf of all those many residents of Cove who are too scared to object, who are intimidated by the crowds of aggressive and unruly football supporters. If some football matches are called "friendlies", what are the others? Why do football matches cost £10,000 each just for the policing? Why do supporters of opposite sides need to be separated? Why do supporters sometimes need

to be searched? Why do there need to be restrictions on the use of glass? By bringing a Premier League football stadium to Cove, Aberdeen City Council and Aberdeen Football Club are bringing us the terrible certainty of violence, drunkenness, litter and urine.

The stadium site in Cove would drive operators of mobile catering facilities into neighbouring residential areas, drawing the trouble to our very doorsteps.

I do not think that it is right that we in Cove should be deliberately exposed to such crowds of football supporters. The following are the words of Otello Lorentini, president of the Association of Families of Heysel Victims:

My 30-year-old son, Roberto, was killed in sector Z. He was a doctor and although he could have escaped when the violence began, he wanted to stay and help people. He was filmed on television attempting to resuscitate a young girl. But both of them, along with the girl's father, died. The day of the final was beautiful and sunny. Roberto, my two nephews and I began touring the city. But by midday, the main square was crammed with young Liverpool fans drinking and singing loudly, so we decided to explore the side streets. Here, though, we saw Liverpool fans being arrested for stealing jewellery. This is one point I often think about: the Belgian police had warning of trouble. So why were those people allowed to die at Heysel? We arrived at the stadium at six in the evening. There were no police monitoring the English fans as they entered but it took a long time for us as we passed one by one through sector Z's small door. There was an empty sector next to ours that acted as a buffer to Liverpool fans. I was relaxing, reading a newspaper, when I saw a single English hooligan. He jumped over a small fence and came charging towards us. Then, many more followed. They had lumps of terrace concrete, Coke bottles, beer bottles, rocks and even knives. Everyone panicked. There were seven or eight policemen standing on the pitch side of the fencing. We pleaded with them to call for reinforcements. But none came.

I thought we would die. Everyone moved away from the charging Liverpool fans and, in the crush, the wall collapsed. This was actually lucky because otherwise thousands may have been killed. I can still see the face of one hooligan who was about to strike me with an iron rod. I was fortunate, though, because he began hitting someone else. I turned to my son but he and my nephews had disappeared, and now I thought to save myself. I escaped through a small door at the top of the terracing and eventually found myself on the field where people lay on the ground dead. There were still no police around. Many people were trapped and dying and there is one man I cannot forget – his face was covered in blood and over these past 20 years I have dreamt about him many times. I waved Roberto's black-and-white Juventus scarf so that he could see it and then I decided to return to look for my son among the corpses in sector Z. It was then I met my nephew. He said 'Come quickly. Roberto is not so good.' I put my ear to my son's ears and listened. I deluded myself that I could hear his pulse. But no, he was dead. The TV cameras had been filming me and later I watched myself find my son.

When the final kicked-off I felt very, very angry. As players were kicking a ball, corpses were being taken away. I called my wife but I just could not tell her I had lost my son, so I said Roberto was hurt. He was taken to a morgue in a military complex near the airport. I was told to identify my son and then I saw him among the

dead on the floor. On one of his toes, there was a piece of paper with his name already written. I was furious. Also, his wedding ring, watch and necklace were missing. The doctor told me the ring had been cut off to identify him but then I realised a person's name is not normally on their wedding ring. When I finally returned to Italy my wife had already guessed Roberto had died. We embraced and she told me 'Do not cry.' I told her 'And you do not have to cry because we don't have one son in the morgue, we now have three sons.' I was referring to Roberto's two children, Andrea and Stefano, who were aged just three and one respectively and, of course, his wife, Arianna. Did what happened at Heysel affect my relationship with my wife? No. We still go together to the cemetery and we feel Roberto is still alive and around us.

I realise what occurred is history and cannot be changed. But I would like the date of the final, 29 May, to be a memorial. And I am still angry with Juventus. They paraded around Heysel with the European Cup. Why? And not one of the players said anything about what had happened. Then, when they arrived back in Italy there were a lot of parties. Also, there is no proper memorial at the club in Turin. Yet a lot of blood poured from that Cup. What we, the families of the victims, would like is a football match to be played in June [2005, the 20th anniversary year] between Juventus and Liverpool. This would be fitting and it would restore the damage done.

Roberto received the Gold medal for Civil Valour [equivalent to the George Cross] for his bravery in Brussels. I still think about what it would be like if he was here.

While in no way supporting any proposed Premier League stadium development in Cove, I do nonetheless also point out apparently inadequate vehicle and pedestrian separation in the proposed plans and that the nearby wooded area of Loirston Country Park may make the policing of drinking restrictions virtually impossible.

Yours faithfully,



Neil J Ross

Mrs. MAUREEN IRONSIDE
28 WHITEHILLS RISE
COVE, ABDN,
23/8/10 AB12 3UH

Dear Sir,
I would like to
withdraw the letter I sent to you
regarding The AFC proposal
at Leirston Lock. I would
like instead to submit this
objection to the AFC proposal
I object to the proposal on several
points.

Firstly the Planning dept have
approved substantial House
building projects in the cove area
over the last 10 yrs with more
to come, with no improvement
to amenities or ~~infrastructure~~
infrastructure. Cove is an area
of mostly family/elderly area

With that comes lots of children
in the area who already have to
dodge commuter traffic to AFBAS
ind. est. and the New Gateway
ind. est. So cove is now surrounded
by industrial estates on 3 sides and
the sea on the other. We also
have the largest Driving centre
in the North of Scotland and all
the traffic that causes. The
largest working Quarry and
the heavy truck traffic that
causes. The south of ABDN
has also got the Land Fill site.
The water treatment works and
the traffic and smell that causes
We also have the 2nd largest
Football team (Cove Rangers) in
North Scotland and Cove Trustle
we also have have a skip hire
company a workshop/garage

3

in the area. Remember come is a residential young family area. Then you have the issue of work / family equality time, no one in the south worked hard to buy a very expensive house which we work hard for to live next to the proposed biggest arena in north Scotland we choose to buy our houses in a residential area next to a beauty spot and nature reserve in lack of Leirston and Kincorth hill, I'm sure the Monks would be turning in their Graves at the motivation of this area of natural beauty. I would also like to object on the grounds that the moving of 'Pittodrie' is totally ~~not~~ not required its been where it is

4

for more than 100 years by all means upgrade but its give where it is, everyone in north Scotland no where it is and either choose to ~~live~~ live their or not, as I did, I did not move my family to be near a huge monstrosity of a stadium Schoosa as an 999 shift worker to live well away from the Dons Football circus, and I would like to object on the affect to the city economy ie the Football fans spend money in the city bars, clubs, eatery's shops. Move the stadium the economy of the city centre will suffer. I also object that Mr Milne has already got the Architects working on the Flats he is

5

Proposing to put on the Pittodrie site. Who gave that permission! I would also like to object on the grounds like most people in the area we chose to move to Cove for no parking restriction and don't want them charged. Cove as an area lacks through unregulated building (I presume) poor amenities and a road system that is already a rat run a learner centre etc I would like to object as 95% of AFC fans live north of Bridge of Dee. You don't have the road system as it is at B. of D. let alone add AFC traffic. That's totally impractical. I don't think in a WIMBY just look at what the south of Aberdeen already has to contend

6

with. Its enough is enough and as for a Rail link to Cove for projected football traffic that is totally unlive to the hard working TAX payers of Cove/Aitons and Kinnearth look at what the south of Aberdeen already has and also remember the proposed ^{Traveler} ~~Aitons~~ site as well. The most practical solution is leave and upgrade Pittodrie or the west of the city is. culls - look at what we already have and look at west city. The planners are being totally unlive to the majority of the people who live south of ABDN. The council have got to be live to all that includes

the hard working tax payers of the south of Aberdeen. I object that you could be totally disregarding my right to live in an area of choice without forcing a huge project on our doorsteps the added traffic, noise, air quality due to increase in traffic, My home might to a work/home life balance could be at risk due to this project.

I also object at the hidden cost to the TAX payer in such hard times. It will cost the tax payer we are not naive enough not to do that. This ~~project~~ project should not even be considered and thrown out without hesitation on any of the above grounds

for once please listen to the voting hard working people who already have to contend with more than its fair share of industrial/retail, projects already in such a crammed part of town, find an area where that's not the case ie Westhill - COLTS will timber to fit with WPR if not leave AFC where it has been the last 100 yrs and everyone is aware where it is and can choose to leave their car not. It's time the council started to think of the people of south Aberdeen Mr Milne already has given rain to do what he wants please for once say NO

Thank you.

45 Redmoss Road

Aberdeen

AB12 3JJ

Planning Reference 101299

Ladies and Gentlemen

My wife and I wish to make the strongest objection possible to the proposed building of a football stadium at Loirston Loch. This is a green belt area which has much wildlife in need of protection. We believe that no right-thinking person would agree to vote in favour of a somewhat fanciful plan with dubious financial implications and which would in effect pollute a loch and at best scare off the existing wildlife. This proposed theft of green belt which would benefit few at the expense of many would not benefit the local community. Access could only be gained by those with transport and quite frankly is merely a means of lining the pockets of developers.

I trust that you are not swayed by the exceedingly biased opinions published by the local press in favour of the development and take seriously the wishes of many thousands of people that Loirston Loch is no place for the building of a stadium.

Yours Sincerely

Graham & Elizabeth Campbell

The noise alone would disrupt the wildlife, leave our Green Belt area.

The area is a nice peaceful site

Where do we find these planners?

Why cant they just stay where they are and demolish the old stadium and rebuild

The new one where it should be!! Stewart Milne has

plenty of ground where he could build a new stadium. I would use that there is plenty at the Barclaycard ground fields and fields of it 562101

RECEIVED
Case Officer
Date
Application Manager
Mrs. E. Donaldson

P101299

Mrs. Fran Donaldson
80 Cairnsdykes Road
Kincorth
Aberdeen

29.08.10. AB125 5RP

This is a letter of strong opposition of the site for the new Don's Stadium.

I protest against it being built at this site because

There is a nature reserve and lots of wildlife in that area, Swans, fozes duers deer and a couple of others has been spotted, different species of birds egrets have been spotted, kestrels too frequent the area.

Plus the influx of an already traffic congestion, Our Road is already a rat run we don't want any more thank you.

P101299

Tel

36 Redmoss Road

Aberdeen

email

AB12 3JN

27 August 2010

Aberdeen City Council Planning & Infrastructure
St Nicholas House
Broad Street
Aberdeen
AB10 1AQ

Dear P & I,

Planning Reference No 101299

I wish to object to the granting of planning permission for the construction of a football stadium at Loirston Loch.

Not being privy to Aberdeen Football Club's hidden ambitions, I depend on local newspapers to keep me informed. Newspaper reports have indicated that central to Aberdeen Football Club's future hopes is that Cove Rangers Football Club will build a stadium on the adjacent Calder Park to give AFC a convenient practice ground: it is to be noted that the AFC proposed stadium has no training area within the site, so use of Cove's facilities is central to the project. Cove Rangers FC did indeed propose to build such a stadium at Calder Park some ten years ago, but the planning permission for that proposal will have long lapsed. Since no new planning application has apparently been made by Cove Rangers, it is clear that the present application cannot be decided in isolation. Until Cove Rangers FC do reapply for permission to build at Calder Park, the present application by AFC must be set aside so that both can be considered together.

While the above situation is crucial to the application, the application should be rejected on other grounds. The proposed stadium is monstrous and totally out of place in an area that is still largely open land. Two previous attempts to build housing and other building around the Loch have been rejected in the past on amenity grounds. The environmental statement, at least the summary version, one reads with incredulity: it gives no indication by whom it was written, and seems determined to give the proposal a clean bill of health, declaring "The designers have sought to integrate the development into the site making best use of the existing vegetation, woodland, dykes & topography". Really? Making use of existing vegetation - what on earth does that mean? Making use of woodland - what woodland? Making use of dykes - using the stones to build the stadium? Topography? - looks pretty flat to me. The only significant adverse effect detected is to wintering waterfowl on the Loch, but that is apparently acceptable - would the geese agree?

Yours sincerely,
Angus Aitken

P101299

Michael Gordon

29th August 2010

20 Lochinch Gardens
Aberdeen AB12 3RG
Tel: (

e-

**Aberdeen City Council
Planning & Infrastructure
Broad Street
Aberdeen
AB10 1QA**

PLANNING REFERENCE-101299- AFC STADIUM

I wish to object to the above Planning Development Application for the following reasons.

- * Increased traffic congestion including problems on the wider road network.
- * Inadequate road network to cope with additional traffic.
- * During match times access for emergency vehicles to surrounding area will be impeded.
- * The Western Peripheral Route may never be built.
- * Insufficient parking will result in overspill into adjoining housing.
- * The use of other park and ride sites by spectators will be at the expense of other users.
- * The proposal is contrary to the Council's objective of reducing traffic.
- * The development is not accessible by rail or readily accessible by bus, cycle or on foot.
- * Noise and nuisance arising from crowds, PA systems and light pollution.
- * The impact on the landscape setting of and the approach to the city.
- * Introduction of urban development into the green belt and the loss of farmland.
- * The scale of development, particularly the size of the stadium.
- * The impact on wildlife and birds in the area.
- * Impact on air quality.
- * Impact on drainage and sewage systems.
- * The proposal may be contrary to the Development Plan and National Planning Policy Guidance.
- * Difficulties in policing fans in and around stadium for concerts.
- * Disturbance from possible use of stadium for concerts.
- * The proposed modification to the Structure Plan is for a stadium only.
- * Insufficient facilities on site, such as pubs, for fans.
- * Impact on the recreational value of the area.
- * Impact of property values.
- * Loriston has been chosen for financial reasons only.

Regards,

PI - FW: planning reference 101299

P101299

From: Malcolm Boyes <
To: <pi@aberdeencity.gov.uk>
Date: 30/08/2010 22:37
Subject: FW: planning reference 101299

From:
 To: pi@aberdeen.gov.uk
 Subject: planning reference 101299
 Date: Mon, 30 Aug 2010 20:42:39 +0000

To the planning department,

I would like to take this opportunity to object to the planned development at Loirston Aberdeen, (reference above 101299).

The proposed development is being quoted as a community project incorporating, "community use", of the Stadium facilities, however this project seems to be a method of allowing a profit making company, Aberdeen FC, to receive priority planning and probable council funding for a project which will benefit only the profit making company and not to any benefit of the local residents of the Loirston area.

The compounding and extremely confusing additional concern, especially as this is being quoted as a community facility, is the proposal for a second stadium for the benefit of another profit making company, mainly Cove Rangers FC.

If this Stadium is for community use, then why would the single stadium not be a shared facility?

I am a fully qualified and active football referee, and know of no requirement nor restriction within the Laws of football nor the Scottish football association which would prevent the sharing of this proposed, "community facility". Numerous examples of stadium sharing, both domestically and internationally exist, even Football and Rugby teams sharing the same ground, so why is this "community facility", not being used by these two teams, (and profit making companies).

Again, as a local taxpayer I am very concerned regarding the potential for council monies, ie taxpayers money being diverted into this project, which in reality would be handing council tax monies to support two local profit making companies, money which Aberdeen council should not have available with respect to their well documented financial mismanagement in recent years, which has seen the Scottish government finance Minister, Mr John Swinney, giving public rebuke.

The development is proposed on ground which is a nature reserve, and the proposal of the additional request for a very large number of houses surrounding the stadium development seems to be very similar to the same development plan which has been refused planning permission frequently in recent years, is the stadium proposal a method of gaining access to the green belt site by some of the major local house builders?

This site is the home to many species of plant and wildlife, many bird species, some indigenous, and some migratory, the development will totally ruin the habitat.

The area is used frequently by the local community for walking etc within the nature reserve area, this will also be impossible with this development.

If the development goes ahead, there are numerous concerns regarding the additional problems with traffic volume and we do not believe that the traffic and football fans will adhere to the suggested access routes, and we are convinced that this will result in illegal and obstructive parking throughout the Redmoss area in particular.

Redmoss road is not suitable for the volume of traffic and the plans suggest a single access route from the dual carriageway, THE PLANNED ACCESS ROUTE SUGGESTS ACCESS FROM THE WESTERN PERIPHERAL BYPASS, WHICH TO DATE HAS NO FUNDING AGREED.

WILL THIS PLAN BE CONDITIONAL ON THE COMPLETION OF THE BYPASS, AND AS SUCH NOT ALLOWED TO BEGIN THE DEVELOPMENT UNTIL THE COMPLETION OF THE BYPASS?

As a resident, I have huge concerns over security of property and local residents during Aberdeen football clubs home games, especially with large numbers of travelling supporters,

There are numerous examples of increases in house breakings by individuals/gangs under the cover of the football crowds.

Redmoss residential area would be the specific local target for such opportunists, and the local police could not be expected to be everywhere during a particularly troublesome match. It is also in recent history that the RIOT POLICE have been deployed at an Aberdeen v Rangers game at the ground. The trouble from which overspilled into the local area after the game. A REPEAT OF SUCH BEHAVIOUR IS NOT UNEXPECTED AND IS VERY LIKELY TO OCCUR IN THE RESIDENTIAL AREAS NEARBY TO THE PROPOSED DEVELOPMENT.

We have had incidents of violence between rival football fans in the local area within the last few years, notably a major incident at the Gordon hotel resulting in numerous arrests and court appearances.

The additional suggestion from the council that the venue could be used to stage music concerts etc would obviously result in unacceptable noise pollution, as any amplified music within a stadium environment would be a major nuisance to the local residents, the suggestion of the stadium being in competition to the currently council supported, major loss making Aberdeen Exhibition and Conference centre is another example of financial madness, again coming out of the public purse presumably.

I object to this proposed plan being granted planning permission.

Thank you for the opportunity to make my objections known.

Regards,

Norma Clark
10, Redmoss Place
Aberdeen AB12 3JQ

101299

PI - FW: planning reference 101299

From: Malcolm Boyes
To: <pi@aberdeencity.gov.uk>
Date: 30/08/2010 22:37
Subject: FW: planning reference 101299

From: pi@aberdeen.gov.uk
 To: pi@aberdeen.gov.uk
 Subject: planning reference 101299
 Date: Mon, 30 Aug 2010 20:41:23 +0000

To the planning department,

I would like to take this opportunity to object to the planned development at Loirston Aberdeen, (reference above 101299).

The proposed development is being quoted as a community project incorporating, "community use", of the Stadium facilities, however this project seems to be a method of allowing a profit making company, Aberdeen FC, to receive priority planning and probable council funding for a project which will benefit only the profit making company and not to any benefit of the local residents of the Loirston area.

The compounding and extremely confusing additional concern, especially as this is being quoted as a community facility, is the proposal for a second stadium for the benefit of another profit making company, mainly Cove Rangers FC.

If this Stadium is for community use, then why would the single stadium not be a shared facility?

I am a fully qualified and active football referee, and know of no requirement nor restriction within the Laws of football nor the Scottish football association which would prevent the sharing of this proposed, "community facility". Numerous examples of Stadium sharing, both domestically and internationally exist, even Football and Rugby teams sharing the same ground, so why is this, "community facility", not being used by these two teams, (and profit making companies).

Again, as a local taxpayer I am very concerned regarding the potential for council monies, ie taxpayers money being diverted into this project, which in reality would be handing council tax monies to support two local profit making companies, money which Aberdeen council should not have available with respect to their well documented financial mismanagement in recent years, which has seen the Scottish government finance Minister, Mr John Swinney, giving public rebuke.

The development is proposed on ground which is a nature reserve, and the proposal of the additional request for a very large number of houses surrounding the stadium development seems to be very similar to the same development plan which has been refused planning permission frequently in recent years, is the stadium proposal a method of gaining access to the green belt site by some of the major local house builders?

This site is the home to many species of plant and wildlife, many bird species, some indigenous, and some migratory, the development will totally ruin the habitat.

The area is used frequently by the local community for walking etc within the nature reserve area, this will also be impossible with this development.

If the development goes ahead, there are numerous concerns regarding the additional problems with traffic volume and we do not believe that the traffic and football fans will adhere to the suggested access routes, and we are convinced that this will result in illegal and obstructive parking throughout the Redmoss area in particular.

Redmoss road is not suitable for the volume of traffic and the plans suggest a single access route from the dual carriageway, THE PLANNED ACCESS ROUTE SUGGESTS ACCESS FROM THE WESTERN PERIPHERAL BYPASS, WHICH TO DATE HAS NO FUNDING AGREED.

WILL THIS PLAN BE CONDITIONAL ON THE COMPLETION OF THE BYPASS, AND AS SUCH NOT ALLOWED TO BEGIN THE DEVELOPMENT UNTIL THE COMPLETION OF THE BYPASS?

As a resident, I have huge concerns over security of property and local residents during Aberdeen football clubs home games, especially with large numbers of travelling supporters,

File://C:\Documents and Settings\R\Vickers\Local Settings\Temp\XPGGrpWise\4C7C32A2ACCDOM4... 31/08/2010

There are numerous examples of increases in house breakings by individuals/gangs under the cover of the football crowds.

Redmoss residential area would be the specific local target for such opportunists, and the local police could not be expected to be everywhere during a particularly troublesome match. It is also in recent history that the RIOT POLICE have been deployed at an Aberdeen v Rangers game at the ground. The trouble from which overspilled into the local area after the game. A REPEAT OF SUCH BEHAVIOUR IS NOT UNEXPECTED AND IS VERY LIKELY TO OCCUR IN THE RESIDENTIAL AREAS NEARBY TO THE PROPOSED DEVELOPMENT.

We have had incidents of violence between rival football fans in the local area within the last few years, notably a major incident at the Gordon hotel resulting in numerous arrests and court appearances.

The additional suggestion from the council that the venue could be used to stage music concerts etc would obviously result in unacceptable noise pollution, as any amplified music within a stadium environment would be a major nuisance to the local residents, the suggestion of the stadium being in competition to the currently council supported, major loss making Aberdeen Exhibition and Conference centre is another example of financial madness, again coming out of the public purse presumably.

I object to this proposed plan being granted planning permission.

Thank you for the opportunity to make my objections known.

Regards,

John Clark
10, Redmoss Place
Aberdeen AB12 3JQ

PI - FW: planning reference 101299

101299

From: Malcolm Boyes
To: <pi@aberdeencity.gov.uk>
Date: 30/08/2010 22:38
Subject: FW: planning reference 101299

From:
 To: pi@aberdeen.gov.uk
 Subject: planning reference 101299
 Date: Mon, 30 Aug 2010 20:37:56 +0000

To the planning department,

I would like to take this opportunity to object to the planned development at Loirston Aberdeen, (reference above 101299).

The proposed development is being quoted as a community project incorporating, "community use", of the Stadium facilities, however this project seems to be a method of allowing a profit making company, Aberdeen FC, to receive priority planning and probable council funding for a project which will benefit only the profit making company and not to any benefit of the local residents of the Loirston area.

The compounding and extremely confusing additional concern, especially as this is being quoted as a community facility, is the proposal for a second stadium for the benefit of another profit making company, mainly Cove Rangers FC.

If this Stadium is for community use, then why would the single stadium not be a shared facility?

I am a fully qualified and active football referee, and know of no requirement nor restriction within the Laws of football nor the Scottish football association which would prevent the sharing of this proposed, "community facility". Numerous examples of stadium sharing, both domestically and internationally exist, even Football and Rugby teams sharing the same ground, so why is this, "community facility", not being used by these two teams, (and profit making companies).

Again, as a local taxpayer I am very concerned regarding the potential for council monies, ie taxpayers money being diverted into this project, which in reality would be handing council tax monies to support two local profit making companies, money which Aberdeen council should not have available with respect to their well documented financial mismanagement in recent years, which has seen the Scottish government finance Minister, Mr John Swinney, giving public rebuke.

The development is proposed on ground which is a nature reserve, and the proposal of the additional request for a very large number of houses surrounding the stadium development seems to be very similar to the same development plan which has been refused planning permission frequently in recent years, is the stadium proposal a method of gaining access to the green belt site by some of the major local house builders?

This site is the home to many species of plant and wildlife, many bird species, some indigenous, and some migratory, the development will totally ruin the habitat.

The area is used frequently by the local community for walking etc within the nature reserve area, this will also be impossible with this development.

If the development goes ahead, there are numerous concerns regarding the additional problems with traffic volume and we do not believe that the traffic and football fans will adhere to the suggested access routes, and we are convinced that this will result in illegal and obstructive parking throughout the Redmoss area in particular.

Redmoss road is not suitable for the volume of traffic and the plans suggest a single access route from the dual carriageway, THE PLANNED ACCESS ROUTE SUGGESTS ACCESS FROM THE WESTERN PERIPHERAL BYPASS, WHICH TO DATE HAS NO FUNDING AGREED.

WILL THIS PLAN BE CONDITIONAL ON THE COMPLETION OF THE BYPASS, AND AS SUCH NOT ALLOWED TO BEGIN THE DEVELOPMENT UNTIL THE COMPLETION OF THE BYPASS?

As a resident, I have huge concerns over security of property and local residents during Aberdeen football clubs home games, especially with large numbers of travelling supporters,

file://C:\Documents and Settings\R\Vickers\Local Settings\Temp\XPGpWise\4C7C32D2ACCDOM4... 31/08/2010

There are numerous examples of increases in house breakings by individuals/gangs under the cover of the football crowds.

Redmoss residential area would be the specific local target for such opportunists, and the local police could not be expected to be everywhere during a particularly troublesome match. It is also in recent history that the RIOT POLICE have been deployed at an Aberdeen v Rangers game at the ground. The trouble from which overspilled into the local area after the game. A REPEAT OF SUCH BEHAVIOUR IS NOT UNEXPECTED AND IS VERY LIKELY TO OCCUR IN THE RESIDENTIAL AREAS NEARBY TO THE PROPOSED DEVELOPMENT.

We have had incidents of violence between rival football fans in the local area within the last few years, notably a major incident at the Gordon hotel resulting in numerous arrests and court appearances.

The additional suggestion from the council that the venue could be used to stage music concerts etc would obviously result in unacceptable noise pollution, as any amplified music within a stadium environment would be a major nuisance to the local residents, the suggestion of the stadium being in competition to the currently council supported, major loss making Aberdeen Exhibition and Conference centre is another example of financial madness, again coming out of the public purse presumably.

I object to this proposed plan being granted planning permission.

Thank you for the opportunity to make my objections known.

Regards,

Sandra Boyes
12, Redmoss Place
Aberdeen AB12 3JQ

PI - FW: planning reference 101299

PI01299

From: Malcolm Boyes
To: <pi@aberdeencity.gov.uk>
Date: 30/08/2010 22:37
Subject: FW: planning reference 101299

From: pi@aberdeen.gov.uk
 To: pi@aberdeen.gov.uk
 Subject: planning reference 101299
 Date: Mon, 30 Aug 2010 20:40:06 +0000

To the planning department,

I would like to take this opportunity to object to the planned development at Loirston Aberdeen, (reference above 101299).

The proposed development is being quoted as a community project incorporating, "community use", of the Stadium facilities, however this project seems to be a method of allowing a profit making company, Aberdeen FC, to receive priority planning and probable council funding for a project which will benefit only the profit making company and not to any benefit of the local residents of the Loirston area.

The compounding and extremely confusing additional concern, especially as this is being quoted as a community facility, is the proposal for a second stadium for the benefit of another profit making company, mainly Cove Rangers FC.

If this Stadium is for community use, then why would the single stadium not be a shared facility?

I am a fully qualified and active football referee, and know of no requirement nor restriction within the Laws of football nor the Scottish football association which would prevent the sharing of this proposed, "community facility". Numerous examples of stadium sharing, both domestically and internationally exist, even Football and Rugby teams sharing the same ground, so why is this, "community facility", not being used by these two teams, (and profit making companies).

Again, I am very concerned regarding the potential for council monies, ie taxpayers money being diverted into this project, which in reality would be handing council tax monies to support two local profit making companies, money which Aberdeen council should not have available with respect to their well documented financial mismanagement in recent years, which has seen the Scottish government finance Minister, Mr John Swinney, giving public rebuke.

The development is proposed on ground which is a nature reserve, and the proposal of the additional request for a very large number of houses surrounding the stadium development seems to be very similar to the same development plan which has been refused planning permission frequently in recent years, is the stadium proposal a method of gaining access to the green belt site by some of the major local house builders?

This site is the home to many species of plant and wildlife, many bird species, some indigenous, and some migratory, the development will totally ruin the habitat.

The area is used frequently by the local community for walking etc within the nature reserve area, this will also be impossible with this development.

If the development goes ahead, there are numerous concerns regarding the additional problems with traffic volume and we do not believe that the traffic and football fans will adhere to the suggested access routes, and we are convinced that this will result in illegal and obstructive parking throughout the Redmoss area in particular.

Redmoss road is not suitable for the volume of traffic and the plans suggest a single access route from the dual carriageway, THE PLANNED ACCESS ROUTE SUGGESTS ACCESS FROM THE WESTERN PERIPHERAL BYPASS, WHICH TO DATE HAS NO FUNDING AGREED.

WILL THIS PLAN BE CONDITIONAL ON THE COMPLETION OF THE BYPASS, AND AS SUCH NOT ALLOWED TO BEGIN THE DEVELOPMENT UNTIL THE COMPLETION OF THE BYPASS?

As a resident, I have huge concerns over security of property and local residents during Aberdeen football clubs home games, especially with large numbers of travelling supporters,

File://C:\Documents and Settings\RVickers\Local Settings\Temp\XPGrpWise\4C7C32B4ACCDOM4... 31/08/2010

There are numerous examples of increases in house breakings by individuals/gangs under the cover of the football crowds.

Redmoss residential area would be the specific local target for such opportunists, and the local police could not be expected to be everywhere during a particularly troublesome match. It is also in recent history that the RIOT POLICE have been deployed at an Aberdeen v Rangers game at the ground. The trouble from which overspilled into the local area after the game. A REPEAT OF SUCH BEHAVIOUR IS NOT UNEXPECTED AND IS VERY LIKELY TO OCCUR IN THE RESIDENTIAL AREAS NEARBY TO THE PROPOSED DEVELOPMENT.

We have had incidents of violence between rival football fans in the local area within the last few years, notably a major incident at the Gordon hotel resulting in numerous arrests and court appearances.

The additional suggestion from the council that the venue could be used to stage music concerts etc would obviously result in unacceptable noise pollution, as any amplified music within a stadium environment would be a major nuisance to the local residents, the suggestion of the stadium being in competition to the currently council supported, major loss making Aberdeen Exhibition and Conference centre is another example of financial madness, again coming out of the public purse presumably.

I object to this proposed plan being granted planning permission.

Thank you for the opportunity to make my objections known.

Regards,

Rachael Boyes
12, Redmoss Place
Aberdeen AB12 3JQ

PI - FW: Planning reference 101299

PI01299

From: Malcolm Boyes
To: <pi@aberdeencity.gov.uk>
Date: 30/08/2010 22:38
Subject: FW: Planning reference 101299

From: ...
 To: pi@aberdeen.gov.uk
 Subject: Planning reference 101299
 Date: Mon, 30 Aug 2010 20:29:03 +0000

To the planning department,

I would like to take this opportunity to object to the planned development at Loirston Aberdeen, (reference above 101299).

The proposed development is being quoted as a community project incorporating, "community use", of the Stadium facilities, however this project seems to be a method of allowing a profit making company, Aberdeen FC, to receive priority planning and probable council funding for a project which will benefit only the profit making company and not to any benefit of the local residents of the Loirston area.

The compounding and extremely confusing additional concern, especially as this is being quoted as a community facility, is the proposal for a second stadium for the benefit of another profit making company, mainly Cove Rangers FC.

If this Stadium is for community use, then why would the single stadium not be a shared facility?

I am a fully qualified and active football referee, and know of no requirement nor restriction within the Laws of football nor the Scottish football association which would prevent the sharing of this proposed, "community facility". Numerous examples of stadium sharing, both domestically and internationally exist, even Football and Rugby teams sharing the same ground, so why is this, "community facility", not being used by these two teams, (and profit making companies).

Again, as a local taxpayer I am very concerned regarding the potential for council monies, ie taxpayers money being diverted into this project, which in reality would be handing council tax monies to support two local profit making companies, money which Aberdeen council should not have available with respect to their well documented financial mismanagement in recent years, which has seen the Scottish government finance Minister, Mr John Swinney, giving public rebuke.

The development is proposed on ground which is a nature reserve, and the proposal of the additional request for a very large number of houses surrounding the stadium development seems to be very similar to the same development plan which has been refused planning permission frequently in recent years, is the stadium proposal a method of gaining access to the green belt site by some of the major local house builders?

This site is the home to many species of plant and wildlife, many bird species, some indigenous, and some migratory, the development will totally ruin the habitat.

The area is used frequently by the local community for walking etc within the nature reserve area, this will also be impossible with this development.

If the development goes ahead, there are numerous concerns regarding the additional problems with traffic volume and we do not believe that the traffic and football fans will adhere to the suggested access routes, and we are convinced that this will result in illegal and obstructive parking throughout the Redmoss area in particular.

Redmoss road is not suitable for the volume of traffic and the plans suggest a single access route from the dual carriageway, THE PLANNED ACCESS ROUTE SUGGESTS ACCESS FROM THE WESTERN PERIPHERAL BYPASS, WHICH TO DATE HAS NO FUNDING AGREED.

WILL THIS PLAN BE CONDITIONAL ON THE COMPLETION OF THE BYPASS, AND AS SUCH NOT ALLOWED TO BEGIN THE DEVELOPMENT UNTIL THE COMPLETION OF THE BYPASS?

As a resident, I have huge concerns over security of property and local residents during Aberdeen football clubs home games, especially with large numbers of travelling supporters,

file://C:\Documents and Settings\RVickers\Local Settings\Temp\XPGrpWise\4C7C32E7ACCDOM4... 31/08/2010

There are numerous examples of increases in house breakings by individuals/gangs under the cover of the football crowds.

Redmoss residential area would be the specific local target for such opportunists, and the local police could not be expected to be everywhere during a particularly troublesome match. It is also in recent history that the RIOT POLICE have been deployed at an Aberdeen v Rangers game at the ground. The trouble from which overspilled into the local area after the game. A REPEAT OF SUCH BEHAVIOUR IS NOT UNEXPECTED AND IS VERY LIKELY TO OCCUR IN THE RESIDENTIAL AREAS NEARBY TO THE PROPOSED DEVELOPMENT.

We have had incidents of violence between rival football fans in the local area within the last few years, notably a major incident at the Gordon hotel resulting in numerous arrests and court appearances.

The additional suggestion from the council that the venue could be used to stage music concerts etc would obviously result in unacceptable noise pollution, as any amplified music within a stadium environment would be a major nuisance to the local residents, the suggestion of the stadium being in competition to the currently council supported, major loss making Aberdeen Exhibition and Conference centre is another example of financial madness, again coming out of the public purse presumably.

I object to this proposed plan being granted planning permission.

Thank you for the opportunity to make my objections known.

Regards,

Malcolm Boyes
12, Redmoss Place
Aberdeen AB12 3 JQ

PI - Re AFC Planning Application No 101299

From: Dave Stewart
To: <pi@aberdeencity.gov.uk>
Date: 24/08/2010 11:28
Subject: Re AFC Planning Application No 101299

Dear Sir / Madam,

Please be advised of my Strong objection to the development of Loriston Loch by AFC the main reasons for my objections are based on:

- a) Environmental considerations
- b) Recreational considerations
- c) Public/ club considerations

Please register my strong objection to this development

Best Regards

Leah Stewart
The Bloo Hoose
Charleston, Nigg
Aberdeen
AB123LL

PI - Re AFC Planning Application No 101299

From: Dave Stewart
To: <pi@aberdeencity.gov.uk>
Date: 24/08/2010 11:28
Subject: Re AFC Planning Application No 101299

Dear Sir / Madam,

Please be advised of my Strong objection to the development of Loriston Loch by AFC the main reasons for my objections are based on:

- a) Environmental considerations
- b) Recreational considerations
- c) Public/ club considerations

Please register my strong objection to this development

Best Regards

Craig Stewart
The Bloo Hoose
Charleston, Nigg
Aberdeen
AB123LL

PI - Re AFC Planning application no 101299

From: Dave Stewart
To: <pi@aberdeencity.gov.uk>
Date: 24/08/2010 11:28
Subject: Re AFC Planning application no 101299

Dear Sir / Madam,

Please be advised of my Strong objection to the development of Loriston Loch by AFC the main reasons for my objections are based on:

- a) Environmental considerations
- b) Recreational considerations
- c) Public/ club considerations

Please register my strong objection to this development

Best Regards

Dorothy Noble
The Bloo Hoose
Charleston, Nigg
Aberdeen
AB123LL

PI - Re AFC Planning Application No 101299

From: Dave Stewart
To: <pi@aberdeencity.gov.uk>
Date: 24/08/2010 11:28
Subject: Re AFC Planning Application No 101299

Dear Sir / Madam,

Please be advised of my Strong objection to the development of Loriston Loch by AFC the main reasons for my objections are based on:

- a) Environmental considerations
- b) Recreational considerations
- c) Public/ club considerations

Please register my strong objection to this development

Best Regards

Mr Harold Noble
The Bloo Hoose
Charleston, Nigg
Aberdeen
AB123LL

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 24/08/2010 18:36
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Kenn Stewart
Address : 22 Lee Crescent North
Bridge of Don
Aberdeen

Telephone :

Email :

type : Objects to the application

Comment : Aberdeen FC or rather Stewart Milne has made a right dogs breakfast of trying to relocate AFC into a new stadium. The new plans look very nice but totally in the WRONG location. So Aberdeen are now playing in my home shire of Kincardine. Next to Loirston Loch reserve and the opposite end of the city to the bulk of their support. The correct location should have been on the Don (the Dons!!) around Dyce next to the rail line for a new station and the new peripheral route, as with the rest of the city the planning mess that is now aberdeen continues. You will have a 21,000 seater half empty.

51 Redmoss Road
Aberdeen
AB123JJ

23/08/2010

Proposed Planning Application Ref.101299

Dear Sir/Madam

I Wish to object to the proposed planning application.
I have lived in Nigg on Redmoss Road for the past 35yrs and it has gone from being a beautiful quiet area to having several industrial buildings which during the week create a substantial amount of noise from varies works. We did not vote to have these but they went ahead.

We thankfully still have Loirston Loch and the surrounding green fields to enjoy along with the wildlife of the area. It is a lovely site and we do not see why it should be taken away from us it being [REDACTED].

The move to destroy a beautiful country park and the last reasonably mature haven for wildlife within the city limits is unthinkable.

There has been little or no consultation about the proposed Aberdeen Football Club and of course the addition of Cove Rangers at Calder Park. We believe neither club want to move to this part of town and we certainly do not want them to. Can I also remind you this area is called Nigg and not Cove so why would we want Cove Rangers here??

We have seen some computer generated images of the new facility and believe lighting is to be installed to give the stadium a red glow which would cause light pollution this along with the noise generated by football fans and the litter is certainly something the residents of Nigg do not want.

We believe the term Community Stadium is misleading
This is a new home for AFC, a commercial business, not a community venture. Aberdeen City Council's report on site selection showed no clear favourite, so why Loirston?"

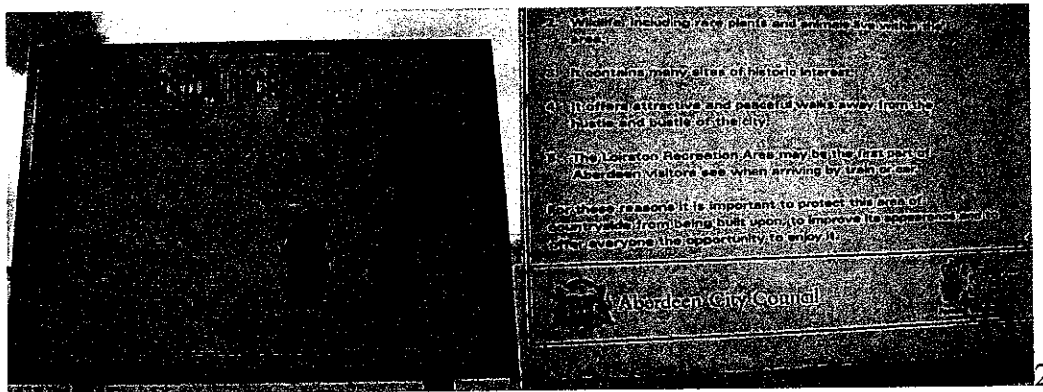
The proposal is against the current Green Spaces- New Places policy and would result in the permanent loss of rural **green belt land**.

I have included a picture of the sign post at the loch put up by Aberdeen City Council

I would be interested in you're comments regarding this.

Yours Faithfully _____

F. Stanbridge(Mrs).



Mr Ross MacKenzie
52 Victoria Street
Aberdeen
AB10 IXA

Tel : ~~01224 231111~~

Dear Sir

Ref : 101237 - Proposed development at 50 Victoria Street , Aberdeen , AB10 IXA
(Demolition of existing garage and replacement with new 2 storey garage extension)

I wish to strongly object to the above proposed development on the following grounds :

Not in keeping with the Area:

The properties in the immediate vicinity in Victoria Street are all B listed buildings with large gardens with appropriate foliage that screen the properties to maintain an appropriate level of privacy.

This proposed development would blight the immediate landscape in its scale with the loss of foliage to accommodate the development and the loss of natural light that would seriously degrade the existing environmental conditions in the adjoining properties.

The floor area and scale of this development has not been fully declared but regardless of this factor it is neither appropriate nor in keeping with the area in its build design , build materials and build proposed usage.

Loss of privacy and light:

The proposed plan shows a 2 storey building the size of a house with velux windows and an external staircase to the rear that would be a total invasion of my privacy and massive loss of natural light both internally to the rear of my property , and externally to our beautiful garden.

No Consultation:

At no time have I been informed or consulted about this new proposed development to build a two storey building overlooking the rear of my property despite several conversations regarding the planning / development of my own property.

Future use:

I have severe misgivings about the intended and future use of this proposed development.

I cannot understand why anyone would undertake such a large investment to install a sauna in a totally separate building at the bottom of a garden.

I firmly believe this development is intended for commercial gain as a business or residential stand alone property.

In summary I strongly object to this proposed development. I previously spent 1-½ years searching for a large sized family home with large garden in the centre of the city and this remaining residential section in Victoria Street has all these attributes so I have purchased and made a considerable investment in my property to restore it in a sympathetic manner having undergone a strenuous planning and approval process.

This proposed development is a new build project for commercial gain with no redeeming restoration content which totally undermines the historical intent and uniqueness of these listed properties.

~~Yours faithfully~~



Ross MacKenzie

Proposed Planning Application Ref. 101299

Sir,

I wish to object to the proposed planning application Ref. 101299 AFC Stadium at Loirston Lock Nigg due to the following reasons as published on the Forestry Authority (Commission) sign posts around the area and as endorsed by Aberdeen City Council.

"Wildlife Including rare plants and animals live within the area."

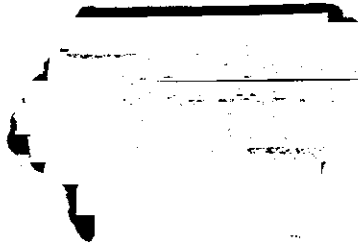
"It contains many sites of historic interest."

"It offers attractive and peaceful walks away from the hustle and bustle of the city."

"The Loirston Recreational Area may be the first part of Aberdeen visitors see when arriving by train or car. "

" For this reason it is important to protect this area of countryside from being built upon, to improve its appearance and to offer everyone the opportunity to enjoy it."

C.N Stanbridge.
51 Redmoss Road
Nigg
Aberdeen
AB12JJ.



-3/8/10

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 25/08/2010 15:46
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Alana Gilbert
Address : 8, Cove Place
Cove
Aberdeen

Telephone :

Email :

type : Objects to the application

Comment : I lodge a personal objection to this proposal on the following grounds:

- a. The local infrastructure is already under great strain and further development will only make this worse. The proposed changes to local junctions look unlikely to significantly alleviate the problem.
- b. The proposed development will destroy an established local nature reserve.
- c. Having previously lived close to Pittodrie, I know from personal experience that the football stadium will lead to problems related to car parking in nearby residential areas. This both from parking restrictions whereby residents had to find alternative parking places on match days, and also from an increase in vehicles from outwith the local area looking for space to park. Why should the people of Cove and Nigg, who bought/rented their residences before the stadium was proposed, be subjected to this?
- d. There have been reports in the press of the intention to have the stadium glow red at night. Do we really need this pointless light pollution?

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 21/08/2010 21:32
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Derek Dunn

Address : 34 Redmoss Road

Aberdeen

AB12 3JN

Telephone :

Email :

type : Objects to the application

Comment : Traffic access is inadequate off the wellington Road

loss of greenbelt land in the south of the city

Movement of stadium outside city is not majority of supporters choice.

loss of amenity in the loch area and impact on fishing

impact on local environment and on local wildlife

impact on local residents in area with potentially 20,000 supporters attending area

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 21/08/2010 21:35
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Lynda Dunn

Address : 34 Redmoss Road

Aberdeen

AB12 3JN

Telephone

Email

type : Objects to the application

Comment : Traffic access is inadequate off Wellington Road. Loss of greenbelt land in the south of the city

Movement of stadium outside city is not majority of supporters choice.

loss of amenity in the loch area and impact on fishing

impact on local environment and on local wildlife

impact on local residents in area with potentially 20,000 supporters attending area

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 21/08/2010 21:46
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Marie Flett

Address : 14 Cameron Street

Aberdeen

AB23 8QB

Telephone :

Email :

type : Objects to the application

Comment : Traffic access is inadequate off Wellington Road. Loss of greenbelt land in the south of the city

Movement of stadium outside city is not majority of supporters choice.

loss of amenity in the loch area and impact on fishing

impact on local environment and on local wildlife

impact on local residents in area with potentially 20,000 supporters attending area

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 21/08/2010 21:39
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Michael Dunn
Address : 5 Forsyth Road
Balmedie
Aberdeenshire
AB23 8YW

Telephone :

Email :

type : Objects to the application

Comment : Traffic access is inadequate off Wellington Road. Loss of greenbelt land in the south of the city

Movement of stadium outside city is not majority of supporters choice.

loss of amenity in the loch area and impact on fishing

impact on local environment and on local wildlife

impact on local residents in area with potentially 20,000 supporters attending area

From: DAVID ALLAN <
To: <pi@aberdeencity.gov.uk>
Date: 20/08/2010 14:30
Subject: Fw: AFC Stadium Planning Ref No 101299

--- On Tue, 17/8/10, DAVID ALLAN < > wrote:

From: DAVID ALLAN <
Subject: AFC Stadium Planning Ref No 101299
To: pi@aberdeen.gov.uk
Date: Tuesday, 17 August, 2010, 20:03

Sir/Madam

I wish to register my objection to the proposed development of a new stadium for Aberdeen F.C. at Loiston.

This is the only remaining green belt area in the south of the city and an area I frequent often with my grandchildren.

There are many more detrimental affects a development like this would bring to this quiet residential area.

Regards David Allan
41 Redmoss Road
AB12 3JJ

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 21/08/2010 21:43
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Christopher Dunn
Address : 34 redmoss road
Aberdeen
AB12 3JN

Telephone :

Email :

type : Objects to the application

Comment : Traffic access is inadequate off Wellington Road. Loss of greenbelt land in the south of the city

Movement of stadium outside city is not majority of supporters choice.

loss of amenity in the loch area and impact on fishing

impact on local environment and on local wildlife

impact on local residents in area with potentially 20,000 supporters attending area

DEAR SIRS

IAN BAIN
47 REDMOSS ROAD
NIGG.

I REFER TO A RECENT PLANNING
APPLICATION THAT HAS BEEN
SUBMITTED TO YOURSELVES

PLANNING REFERENCE NO 101299

I WOULD LIKE TO HIGHLIGHT THE FOLLOWING
TRAFFIC CONGESTION,
ALSO THAT ITS THE ONLY REMAINING
GREEN BELT AREA, LEFT IN THE SOUTH
OF THE CITY.

ALSO A ARTICLE IN THE EVENING EXPRESS
DATED 12/08/10 A "GLOW OF RED"
THIS LOCATION IS NOT SUITABLE. AND
I THIEFORE STRONGLY "OBJECT"
TO THE APPLICATION PROPOSALS

Regards.

47 REDMOSS ROAD
NIGG
AB12 3JJ.

From:
To: <pi@aberdeencity.gov.uk>
Date: 19/08/2010 13:42
Subject: Planning Reference - 101299

I strongly object to Aberdeen Football Club's plans to build their new stadium at Loch of Loirston. This is the only green belt area left in the South of the City, you will affect not only the beautiful landscape but the nature that lives in this area. There is plenty of other locations that Stewart Milne can build on that would be more suitable than this location. Get the bypass built first before even thinking about this proposal.

Please register this email as an objection against the planning application

Kind Regards
Jacqueline Shaw
12 Clerk Maxwell Crescent
Aberdeen
AB12 5RZ

From: _____
To: <pi@aberdeencity.gov.uk>
Date: 19/08/2010 12:28
Subject: PLANNING REF NO. 101299

Dear Sirs

I wish to lodge my objection to the above application.

Sheena McVean

Sheena McVean

Ashleigh Property Consultants Limited

Wellpark Cottage

Cultercullen, Udny

ELLON

Aberdeenshire

AB41 6QQ

TEL: _____

FAX: /

EMAIL: /

City Development Services Letters of Representation	
Application Number	
RECEIVED	20 AUG 2010
Dev. (North)	Dev. (South)
Case Officer initials:	
Date Acknowledged:	

13 Redcross Park
Aberdeen.

13/8/10

Aberdeen City Council			
City Development Dept. F&SD		F&SD	
Ack	10/29	Corp Dir	
Reply	20 AUG 2010	Assist. Dir.	
Imp		Admin	

Dear Sir

I wish to object to the planning application of 10/299 for the new AFC stadium. The area round ~~Loirston~~ ~~Park~~ should be left undisturbed for the sake of the wildlife in the area. The general view for people coming into Aberdeen from the south will be destroyed and I do not think that AFC really need a new stadium at this time.

Yours sincerely

PI - Fw: Planning Ref 101299

From: Jennifer Milne
To: <pi@aberdeencity.gov.uk>
Date: 18/08/2010 16:11
Subject: Fw: Planning Ref 101299

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

From: jmilne
To: pi@aberdeen.gov.uk
Cc: suebruce@aberdeencity.gov.uk ; begga@parliament.uk ; ncooney@aberdeencity.gov.uk ; nicol.stephen.msp@scottish.parliament.uk
Sent: Tuesday, August 17, 2010 8:28 PM
Subject: Planning Ref 101299

As residents of the Redmoss area of Aberdeen for many years we must register objections to the proposed planning application for AFC Stadium and surrounding area.

The scale of the development appears to have grown "arms and legs" over the last few weeks and the proposed plans appear radically different from the feasibility study undertaken in 2009.

This is the only remaining green belt area in the south of the City and therefore it is imperative that it remains so.

My understanding is that this greenbelt /green grass important wetlands site is included in the Councils Local Plan.

The loch and adjacent area is used by numerous species of birds and wildlife e.g. deer, squirrels, badgers, migrating geese and swans to name a few.

Fishers enjoy their time spent on the loch. School children benefit from their time spent at the Interpretation farm.

The loch is the iconic emblem to the gateway of Aberdeen for visitors, all be it slightly blighted with the untidy yard of Balmoral site which remains unscreened by trees etc.

Nigg Community Council in conjunction with the local Ranger service and many volunteers planted in excess of 3 thousand trees three years ago to enhance Calder Park for locals and visitors and not with football spectators in mind.

Consultation with local residents has been very poor especially when discussion between AFC & ACC has been ongoing for 5 years.

I agree that there may be support for a new Pittodrie but disagree that Loriston Loch is the correct venue.

I trust you will consider my comments.

Regards

Jennifer & Alistair Milne

PI - AFC STADIUM

From: ([redacted])
To: <pi@aberdeencity.gov.uk>
Date: 18/08/2010 17:28
Subject: AFC STADIUM

wish to record my objection to the plan for Aberdeen Football Stadium to be built on the the last remaining green belt land in he south of the city. It will destroy the environment there, be a complete eyesore and cause massive traffic congestion on the already busy Wellington Road. AFC should remain in the centre of the town at Pittodrie where it can be readily accessed by ans from all over.

June Wemyss, 35 Redmoss Road, Aberdeen AB123JJ

10 Rosewood Avenue
Aberdeen AB12 3DE

14th August 2010

Dear Sir

I wish to object most strongly to Planning Application Ref 101299 for AFC Stadium. This is the only remaining Green Belt Area in the south of the city. Everything seems to be thrown to the south. The majority of people living in Altens Cove Redmoss and Kincorth have voiced their objections to this outrageous plan. Has anyone actually monitored the horrendous traffic in this area. I would suggest looking at sites in Westhill Cults or Bieldside after all we are all citizens of Aberdeen only some areas are favoured more than others. Thank goodness we have the Nigg Community Council who do their best to look after the citizens of South Aberdeen. If these plans are passed and they hold concerts what is going to happen to the residents of this once peaceful area. For years we have watched deer and wildlife roam freely and now it is going to be spoiled by rock concerts and football supporters and all the bad behaviour that this will bring.

Yours sincerely

ROBERT AND JUNE MARTIN

P101299.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 12/08/2010 12:44
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Andrew Dalziel
Address : 10 Langdykes Drive
Cove Bay
Aberdeen

Telephone

Email

type : Objects to the application

Comment : I wish to object to this proposal on the following grounds.

1. It destroys a local nature reserve which has a high amenity value for local people and is an important educational resource for the children of the city generally.
2. The local infrastructure is already under severe strain and this will be exacerbated despite the proposed improvements to local junctions.
3. This stadium will lead to car parking issues in local residential areas. The developers have more or less admitted this. Why should local residents have parking restrictions imposed on their streets because of a development which very few local people want?
4. The idea of having this stadium glowing red at night as reported is little more than light pollution. It will simply make the area look even more over developed than it already is.
5. This proposed stadium is only a part of a serious over development of the south Aberdeen area. There has been no attempt to create an overall vision for the area, and this development is another example of the piecemeal approach to planning taken by ACC. No thought has gone into making available local services and facilities.
6. This stadium is all about making money for developers and has nothing to do with local people and their needs. ACC and AFC are simply imposing this on us and the consultations were a sham. The decision on this has already been made!

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 14/08/2010 18:40
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Frank Cruickshank
Address : 7, Redmoss Park
AB12 3JF

Telephone :

Email :

type : Objects to the application

Comment : I object to any building on this green belt area, especially for a project for which there other alternatives.

1 REDMOSS PARK

PLANNING REF NO.
101299

N199

ABERDEEN

AB1 23 JF

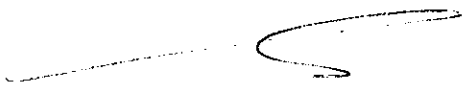
16/08/10

We totally object to the proposed
NEW AFC STADIUM to be in our vicinity -

It is the only remaining GREEN BELT AREA in
the south of the city -

Also we object to CANDOR PARK, as the
new site for COVE RANGERS. WE DO NOT WANT
these football stadiums here in REDMOSS

~~XXXXXXXXXX~~
~~XXXXXXXXXX~~
~~XXXXXXXXXX~~



From: <[redacted]>
To: <pi@aberdeen.gov.uk>
Date: 16/08/2010 15:49
Subject: AFC's Planned new Stadium

PLANNING REF NO. = 101299

Dear Sirs

As residents of Redmoss Avenue Aberdeen for 33 years we wish to record our objections and displeasure to the proposed new AFC Stadium at Loirston Loch.

The new stadium is a monstrosity, a blot on the beautiful green landscape of the southern entrance to our city. How can anyone think this is a suitable area to build such a complex. Very few people who live in the area want it and most of the 'Dons' fans are against the move from their beloved Pittodrie.

How can you destroy the only piece of Green Belt we have left in our area. A haven of tranquility for wild life just off a very busy main artery in to the city. It is unthinkable. Have you considered what you are destroying just so that some very overpaid men can kick a ball around on a Saturday afternoon and others can make a fortune at our and the animals expense. The argument is that it will be a community stadium but most of the community do not want it. There is no transport infrastructure to support it and it is going to make a busy road even busier.

As we said before we have lived here for 33 years and in that time have visited the Loch area on very many occasions first with our children and then with our grandchildren. The abundance of wild life is spectacular and the Ranger service is highly educational.

Surely you can find another site that will not impinge on residents lives and destroy a small housing estate with all the extra cars that will appear on our streets and masses of people trudging through our area.

We implore you do not let this happen to the Loirston area.

Yours faithfully

Irvine and Magdalena Forbes

38 Redmoss Avenue

Aberdeen AB12 3JR

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 17/08/2010 15:28
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Jane Lund
Address : 5 Cove Close
Cove Bay
Aberdeen

Telephone :

Email :

type : Objects to the application

Comment : I wish to object to this proposal on the following grounds.

1. It destroys a local nature reserve which has a high amenity value for local people and is an important educational resource for the children of the city generally.
2. The local infrastructure is already under severe strain and this will be exacerbated despite the proposed improvements to local junctions.
3. This stadium will lead to car parking issues in local residential areas. The developers have more or less admitted this. Why should local residents have parking restrictions imposed on their streets because of a development which very few local people want?
4. The idea of having this stadium glowing red at night as reported is little more than light pollution. It will simply make the area look even more over developed than it already is.
5. This proposed stadium is only a part of a serious over development of the south Aberdeen area. There has been no attempt to create an overall vision for the area, and this development is another example of the piecemeal approach to planning taken by ACC. No thought has gone into making available local services and facilities.
6. This stadium is all about making money for developers and has nothing to do with local people and their needs. ACC and AFC are simply imposing this on us and the consultations were a sham. The decision on this has already been made!

From: Jim Allison
To: <pi@aberdeencity.gov.uk>
Date: 16/08/2010 16:29
Subject: Fw: PLANNING REF 101299

Sirs

Both my wife and I wish to register our objection to the above planning application, particularly in reference to the destruction of the only green belt in the South of Aberdeen.

Jim and Renee Allison
9 Redmoss Terrace
Aberdeen
AB12 3JU

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 16/08/2010 13:57
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Kevin Robertson
Address : 11 Langdykes Drive
Cove Bay
Aberdeen
AB12 3HW

Telephone :
Email :
type : Objects to the application

Comment : Not enough parking is being provided, so everyone will park in the surrounding housing estates.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 17/08/2010 13:35
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : John Melville
Address : 5 Charleston Avenue
Cove
Aberdeen
AB123QE

Telephone :
Email :
type : Objects to the application
Comment : I would like to object to the proposal outlined in 101299 on the following grounds.

This would impact on current traffic conditions in the area which are at present (IMHO) managed very well, part of the attraction to this side of the City is quieter traffic conditions. This would easily transform the South of Aberdeen into the chaos that afflicts residents to the north of the city.

Most Aberdeen city fans reside in the town and enjoy a social Saturday spent in and around the city center with their neighbours before descending on Pittodrie for an afternoons football spectacle, this would of course change the dynamics of the fan base. I see no reason why there is seen to be a need to move the Stadium away from these die-hard and tested fans.

I would also guess that the site could double as a venue for events and conferences. surely the struggling AECC doesn't need this kind of competition.

I conclude that this kind of development would only lead to a rise in commercial interest in this area that could lead to the disappearance of what is for most a quiet peaceful haven from the bustle of city life and surely a better site can be found

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 18/08/2010 09:01
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Martin Ingram
Address : 17 Cove Close
Cove Bay
Aberdeen
AB12 3QN

Telephone :

Email :

type : Objects to the application

Comment : Not enough parking will be provided meaning people attending the stadium will park in the local surrounding housing estate.

This is unacceptable!!!

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 18/08/2010 08:58
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Sarah Brown
Address : 17 Cove Close
Cove Bay
Aberdeen
AB12 3QN

Telephone
Email

type : Objects to the application

Comment : I am objecting to this proposal because a proposed 21000 seat stadium with only 1200 available parking spaces, where will the other 19800 park?????????????

This is a nature reserve area used by quite a lot of people!!!!!!!!!!!!

NOT happening in my area

P101299

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 06/09/2010 13:55
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : JIM BURNETT
Address : 12 SLAINS ROAD
BRIDGE OF DON
ABERDEEN
AB22 8TT

Telephone

Email .

type : Objects to the application

Comment : POOR LOCATION FOR SUPPORTERS TRAVLING FROM THE CITY.INVIRONMENTAL
DAMAGE TO AREA.POOR TRAFFIC INFRASTRUCTURE

P101299 Rose Cottage

299

Nicky
Aberdeen

FB12 3LL.

Sir/Madam,

Re the planning application
in the A.F.C Stadium beside the station
. I strongly object to this plan it is
by remaining open belt area left
to of the city. Devastation to wild
creating more traffic problems, lack
rough parking space. As for local
deaths, noise levels and general disturbance
nightmare. Do not spoil this last green

Yours sincerely

From: "Wendy Suttar" <>
To: <pi@aberdeencity.gov.uk>
Date: 26/08/2010 10:34
Subject: Planning Application 101299

Regarding this application, I wish to express my objection to the plan to site a football stadium at the Loch of Loirston.

This is not only a green belt area, but also a haven for many many wild birds as a District Nature Reserve. We should be doing our very best to maintain such areas, as without these the natural habitats for so much wildlife will be lost, and species will be put at risk of extinction.

There are other areas in Aberdeen which could be utilised without causing such a drastic impact on the ecological balance of the region, and these should be given serious consideration if, in fact, it is necessary for the football stadium to be resited.

Wendy Suttar
10 Muirton Cresc, Dyce

I am using the Free version of [SPAMfighter](#).
SPAMfighter has removed 388 of my spam emails to date.

Do you have a [slow PC](#)? Try free scan!

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 26/08/2010 18:53
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Mr D Leiper
Address : 28 Cormorant Brae
Cove Bay
Aberdeen
AB12 3WH

Telephone :

Email :

type : Objects to the application

Comment : Moved to Cove from Jute St. Aberdeen in '97 to escape the chaos of illegal parking/crowds/noise and hooliganism that was every other Sat in the football season. Not only will we have to suffer this again but also will lose the open green space and nature trails that is Loirston Loch which my family and several others in Cove use regularly at weekends.

PI - Objection to Planning Application 101299 New Stadium

From: "Alistair Birnie"
To: <pi@aberdeencity.gov.uk>
Date: 26/08/2010 23:56
Subject: Objection to Planning Application 101299 New Stadium

Planning Application 101299

Dear sir,

We wish to object to the above application on the following grounds:

Light pollution

Noise pollution

Destruction of Green Belt

Loss of recreational amenity

Nuisance caused by parking away from designated car parks in surrounding streets such as ours which is as near to the proposed stadium as places currently used on match days are to Pittodrie stadium

Yours faithfully

Alistair and Hilary Birnie

1 Boyd Orr Walk

Aberdeen

AB12 5SE

P101299

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 26/08/2010 22:59
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Jason Brownhill
Address : Flat 1
207 Great Western Road
Aberdeen
AB10 6PS

Telepi:

En:

type : Objects to the application

Comment : The Planning Application contravenes the City's own current Aberdeen City Local Plan (2008) which designates the land as Green Belt (GB 28)

The stadium is not compatible with neighbouring land usage, namely Loirston Loch District Wildlife Site and Kincorth Hill Nature reserve.

The application is not in line with Scottish Government SPP21 Green Belts.

P101299

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 26/08/2010 22:53
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Myles Brownhill

Address : The Lodge

Chalreston

Nigg

Aberdeen AB12 3LL

Telepho

Emai

type : Objects to the application

Comment : The planning application contravenes Aberdeen City's current Aberdeen Local Plan (2008) which designates the land as Green Belt GB 28.

The stadium is not compatible with neighbouring land usage particularly the Loirston Loch District Wildlife Site and the Kincorth Hill Nature Reserve.

The plan is not inline with SPP21 Green Belt Policy

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 26/08/2010 22:47
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Sandra Brownhill

Address : The Lodge

Charleston

Nigg

Aberdeen AB12 3LL

Telept

Email

type : Objects to the application

Comment : The plan is against the existing Aberdeen City Local Plan (2008) which designates the plan land area as Green Belt (GB28).

The plan is not compatible with neighbouring land usage, especially the Loirston Loch District Wildlife Site and the Kincorth Hill Nature Reserve.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 26/08/2010 22:42
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : James Brownhill

Address : The Lodge

Charleston

Nigg

Aberdeen AB12 3LL

Telephon

Email

type . Objects to the application

Comment : The planning application contravenes the City Council's own existing Aberdeen Local Plan 2008 which designates the area as Green Belt and should not be approved.

The plan is not compatible with the other land usage particularly the adjacent District Wildlife Site of Loirston Loch and the Kincorth Hill Nature Reserve.

PI - OBJECTION TO AFC PROPOSAL

From: Susan Baxter <pi@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 26/08/2010 20:39
Subject: OBJECTION TO AFC PROPOSAL

AFC STADIUM PROPOSAL

I write to object to the above proposal for the Loch of Loirston site. I think it is the wrong area for this and should remain in the centre of the town for easy access to all. Not only will it be an environmental disaster but the traffic problems in the Cove area will be even worse and the bus service at the moment is bad enough without hundreds of football fans trying to get on them!

I also object because of the noise especially if music concerts are on the proposed agenda. Please move to an area which is already suited for this build.

Susan Baxter
34 Dunlin Road
Cove
Aberdeen
AB12 3WD

P101299

27 SEAL CRAIG GARDENS

ABERDEEN, AB12 3 SH.

25th August 2010.

Planning & Infrastructure
Aberdeen City Council.

Dear Sir/Madam,

PROPOSED ABERDEEN FOOTBALL CLUB STADIUM AT LOCH OF LOIRSTON

With reference to your Main Issues Report, I have to agree with the objections contained in it and do not think it is possible to compromise and try to please everyone. This area is a well loved local recreation area for fisherman etc. and haven for wildlife and the natural fauna. Its natural attractiveness should be protected not destroyed.

The residents in Kingswells did not want a football stadium in their area either and I am angry that they then pointed in our direction. Also, A.F.C. is a private company but they seem to be disguising it as a "community stadium".

Without doubt a stadium in this area will increase the traffic problem, noise pollution, litter and light pollution and probably car parking problems. Therefore this is terrible planning. The department should do the right thing and throw this idea out. There is already a concentration of too much in Nigg and Loch of Loirston should be protected.

Yours sincerely.

PI - Fw: AFC Stadium Planning Ref No 101299

From: BERNARD SMART
To: <pi@aberdeencity.gov.uk>
Date: 26/08/2010 19:16
Subject: Fw: AFC Stadium Planning Ref No 101299

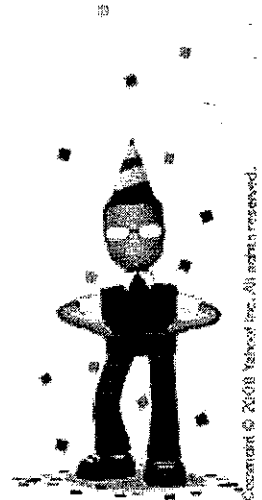
----- Forwarded Message -----

From: BERNARD SMART
To: pi@aberdeen.gov.uk
Sent: Monday, 16 August, 2010 18:37:35
Subject: AFC Stadium Planning Ref No 101299

With reference to the proposal to build a Stadium for Aberdeen Football Club at Loiriston Loch I strongest possible objection to this . This is the only remaining Green Belt we have left as I have use Brown Field and not designated green belt to build this Stadium please could you send Rece planning ref no is 101299 Than-you Mr B Smart .

Mrs Doreen Smart

p;



P101299

From: Sue Bruce
To:
CC: Neil Cooney, Margaret Bochel, Ciaran Monaghan
Date: 26/08/2010 23:22
Subject: Re: AFC Stadium Planning Ref No 101299

Dear Mr Smart

Thank you for your email outlining your strong objections to the Stadium Planning Application.

I apologise for the delay in replying to your email which had been erroneously missed. I will have our system reviewed to avoid this type of omission in future.

Your objections to the Application are noted and I have referred your email to Dr Margaret Bochel, Head of Planning to be included in her considerations.

Thank you for drawing your concern to our attention.

Apologies once again for the delay in replying.

Yours sincerely,

Sue Bruce

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

From: BERNARD SMART
To: Sue Bruce <SueBruce@aberdeencity.gov.uk>

Sent: 18/08/2010 19:20:29
Subject: Fw: AFC Stadium Planning Ref No 101299

----- Forwarded Message -----

From: BERNARD SMART
To: suebruce@aberdeencity.gov.uk
Sent: Wednesday, 18 August, 2010 19:17:41
Subject: Fw: AFC Stadium Planning Ref No 101299

----- Forwarded Message -----

From: BERNARD SMART
To: pi@aberdeen.gov.uk
Sent: Monday, 16 August, 2010 18:37:35
Subject: AFC Stadium Planning Ref No 101299

With reference to the proposal to build a Stadium for Aberdeen Football Club at Loirston Loch I wish to voice the very strongest possible objection to this . This is the only remaining Green Belt we have left as I have said in the past

they should use Brown Field and not designated green belt to build this Stadium
please could you send Receipt of this E/ Mail Again the planning ref no is
101299 Thank-you Mrs D Smart .

P101299

Mr Ronald William Polson BSc MIHT
28 Carnbee Crescent
Liberton
Edinburgh
EH166GF

25th May 2010

Dear Sir / Madam,

RE : Aberdeen football clubs proposed new stadium

I write to express my utter dismay at the ludicrous proposal to relocate Aberdeen Football Club. As an Aberdonian, born and bred, now residing in Edinburgh, I have been watching in amazement and embarrassment, the media coverage of Mr Milnes pipe dream, of getting richer at the expense of the people of Aberdeen, gaining momentum, to the point where I feel drastic action must be taken. I would be grateful if you could take the time to address some of my concerns as detailed below.

Pittodrie has been the home of AFC since 1899 and will always be the home of AFC even after Mr Milne and the rest of the Aberdeen councillors who are in his pocket are long gone. The stadium in its current form is a proven multi use venue i.e. ground share venue for ICT, international fixtures, rugby matches, concerts, evangelical speeches and has a number of firsts to its credit such as being the first all-seater stadium in the UK with a capacity of 22,199. Currently the fourth biggest stadium in Scotland.

Therefore can some one explain to a practicing civil engineer how after one hundred and eleven years a structure can suddenly become unsuitable for development? Was this the case in 1993 when the beach end was redeveloped to a two tier, Dick Donald stand? At the cost of £4.5 Million, paid to guess who? The Stewart Milne Group, no conflict of interests there then! And if the stadium is doomed, why was an electronic stadium entry system installed in 2006 and at what cost? Also, how is Hibernian, able to upgrade Easter Road, in its current location, which is an older site than Pittodrie having been first used in 1892?

If the reason for building a new stadium is to "clear some of the clubs debt" how is the cost of the build, £35 million, not going to increase the clubs debt? And how many decades of lack of funds for players will this new debt result in before being paid? It is my understanding that a football club generates revenue by ticket sales, television rights and merchandise sales which are directly proportional to the performance on the pitch. Is the role of a board of directors not to realise this and direct investment to existing debts and the playing squad and not to their own pockets? May I remind you that AFC have just finished ninth in what is the least competitive SPL in living memory? There has never been a better chance of success yet not even top six finish

or a hope of European football, to generate ticket sales. Why do we need a new stadium if the current one is never more than half full?

The proposed site for the new stadium, unbelievably, is in the vicinity of Loriston Loch. Aberdeen's only fresh water loch and a protected green belt area. Green belt status means no development. How is an organisation's need to clear debt a justifiable reason to destroy a nature reserve, forever? This area of outstanding natural beauty and importance to the environment belongs to the people of Aberdeen and should remain so for future generations to come. **It is not free!** And is not a possession that Aberdeen City Council can gift to their favourite son Stewart Milne Group!

Why are the plans for the footprint of the new stadium completely devoid of; associated training facilities, new housing developments, requisite new infrastructure, pedestrian routes and car parking that will no doubt be required, shown on the proposals? Do the public not have a right to know that once a small part of a green belt is developed, the rest is fair game? Who will get the contract for the new stadium and mega development? Stewart Milne Group by any Chance? Who will buy the Pittodrie site for a bargain price? Stewart Milne Group by any chance?

Aberdeen football fans responding to a questionnaire on the proposal from Aberdeen Supporters Trust oppose the building of the new stadium on this site. Amongst 10% of the Aberdeen fans who replied. 81.2% were against the location of the new stadium, that the second site of Kings Links adjacent to the existing Pittodrie would be their first choice. 62.8% said they would attend less matches if the move goes ahead. How will the issue of less fans turning out be addressed?

I trust you will do me the courtesy, as a proud Aberdonian and a life long Aberdeen football fan, of responding to all of the questions, at your nearest convenience.
PLEASE TELL ME I'M NOT THE ONLY ONE WHO SEE'S THROUGH THIS EVIL PLAN.

Yours faithfully

R W Polson BSc MIHT

24 August 2010

4 Redmoss Place

Nigg

Aberdeen AB12 3JQ

Dear Sir / Madam

Planning ref No 101299 AFC Stadium

I wish to strongly object to the above application. The proposed area is currently green belt and threatens the wildlife Reserve.

It also goes against Aberdeen City's own existing plan for the area.

This is a residential area and the proposed stadium is far too close to not effect those of us who live in the area. Not to mention the devaluation of our properties.

Yours faithfully



owner / occupier

I Mrs Mary Beattie
Residing at 44 Redmoss Road,
I strongly object to Aberdeen
Football Club Moving to
Redmoss Area. It is a green
belt Area. The people of
Westhill dont want it there,
Why should we accept it
in our area. It would
bring down the price of
the property. Who would want
to buy in this Area should
I want to sell. If it does
come to be. I shall expect
a cut in my Council Tax

PI - Objection To building plans concerning Loriston Loch and surrounding area -Your Planning No. Re. 101299 (I believe)

From: _____
To: <pi@aberdeencity.gov.uk>, <begga@parliament.uk>, <yallan@aberdeencity.gov.uk>
Date: 25/08/2010 14:24
Subject: Objection To building plans concerning Loriston Loch and surrounding area -Your Planning No. Re. 101299 (I believe)

Dear Sir or Madame

set out below my objections to any proposed building at the land set aside for the people (according to the sign at the park's opening signed by ACC, the Shire and Scottish Enterprise) at Loriston Loch, whether for a 'community stadium', housing or any other purpose.

Firstly, I would like to object at the difficulty in locating the information on the Aberdeen City Council website: searching the planning site for 'Loriston' does not show up the planning applicaiton! This is a serious oversight which may well lead to people not being aware of the plans and not knowing the plan reference number. Note: if i am not using the correct number, 101299, I confirm that the plans I object of concern any building on the site whatsoever, and specifically for any kind of stadum and housing. Objections include:-

Objections to building a 'community stadium' on Loriston Lock

The following objections are based on the document "Scottish Planning Policy SPP3: Planning for Housing: Consultative Draft". While this document mainly pertains to housing, the principles below pertain to Scottish Government guidelines for Planning, and the proposal for building on Loriston Loch is contrary to these tenants, and my objection relevant to Loriston is listed after each tenant:

Efficient use of land and buildings

56. The settlement pattern is the product of generations of investment in physical infrastructure, social and cultural facilities and public amenities. Planning authorities should promote the efficient use of land and buildings within existing settlements to make effective use of existing infrastructure and service capacity, and reduce energy consumption, while ensuring the creation of quality residential environments.

Specific Objection: : The most efficient solution is to use the existing structure at Pittodrie and to either do fabric maintenance or a rebuild. This will involve far less disruption and less C02 emmisisions in the construction phase

Accessible locations

58. To contribute to the reduction of greenhouse gas emissions, The Scottish Government is committed to the effective integration of land use and transport. Patterns of development should seek to reduce the demand for travel and reliance on the private car, and help to reduce energy consumption generally.

Specific Objection: The infrastructure is in the town centre. Traffic creation to and from the proposed stadium inevitably involves more greenhouse gas creation than the current situation in which stadium attendees do not have to travel out of town to get to the stadium; locals and travellers can use public transport which is sufficient to handle the demands.

Objections re. wildlife, environment, pollution, conservation, C02 emmissions:

I have read the 'environmental impact' statement prepared by Aberdeen City Council; it is not comprehensive, it uses statistics for bird populations that do not appear either to be properly referenced or checked with environmental agencies. The stakeholders including the local residents and those concerned with the environment such as the RSPB have either all objected to the proposal or have not been properly consulted. In any event, losing the only fresh water loch in the area and the only greenbelt south of the city is a permanent loss. The loss of habitation and of 'stopping over' land for coastal wildlife will be permanently detrimental, especially to the

dwindling seabird population. The Council's 'Summary of Assessment' document acknowledges that rare birds depend on the loch. However, the Summary attempts to mislead by saying that only .29% of some species use Moriston; this figure is not quantified or sourced. The RSPB and other conservation groups which have for years monitored the bird population should be fully consulted, and their more reliable figures analysed and taken into account.

do not accept that the Aberdeen Football Club's current attendance figures support a stadium of this size or anything near it.

note that the Council's 'Summary of Assessment' document also notes that concerts will be held at the stadium. In my understanding, we already have a concert venue funded by taxpayers which is in the red in the form of the AECC. I also understand that using public money for a business which would detract from an existing business as building a second stadium would do, is against Government competition principles.

No animals would be likely to remain in a football stadium area. This loss is irreplaceable. When the Park at Moriston was established, ACC, Aberdeen Shire, and Scottish Enterprise all put their logos on a sign saying that the land should not be built on and should be held for the people to enjoy as it is – this founding concept is far more important than building a stadium.

In the current economic climate when schools are being closed, council workers jobs are at risk, and vital services are being cut or stopped, the idea of getting rid of unique, important greenbelt land to erect a stadium – which would create more pollution and CO2 emissions in its construction and use – is economically and morally wrong.

Before the Council spends any further public money on this or any other building scheme, it must consolidate its own precarious financial position. It should also be noted that the objectors will appeal this decision to the highest UK and European levels; perhaps the Council should avoid this expenditure and legal exposure.

Finally, there will be accidents and fatalities in due course if people are driving to and from this proposed stadium: those who put this plan forward will be directly responsible, and possibly even legally responsible.

Yours faithfully

Suzanne Kelly
204 Victoria Road
Aberdeen AB11 9NP

Aberdeen City Council
Planning & Infrastructure Dept
St Nicholas House
Broad Street
Aberdeen
AB10 1AQ

3 Redmoss Avenue
Aberdeen
AB12 3JR
Tn 872514
26th August 2010

Dear Sirs

PLANNING APPLICATION REFERENCE - No. 101299

I refer to the above planning application by Aberdeen Football Club Ltd to erect a stadium at the loch of Loirston Country Park in Aberdeen.

I wish to register an objection to this application in the strongest possible terms.

The Loch of Loirston and its environs is an area of natural beauty and is used by a large number of Aberdeen's citizens for assorted recreational purposes. It is also home to the Lochinch Interpretation Centre staffed by local Rangers. The whole area is also home to large numbers of various species of animal and bird life.

There is a fairly large sign at the Loch, erected by Aberdeen City Council, displaying a map of the area and carrying a statement as to the purpose of the area, listing five of the many reasons why the area is important and finishes with the statement – **"For these reasons it is important to protect this area of countryside from being built upon, to improve its appearance and to offer everyone the opportunity to enjoy it"**. I have enclosed a photograph of the sign.

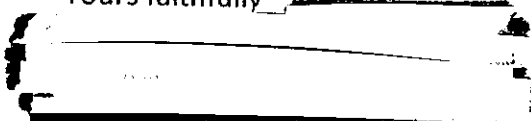
I also feel that the biased reporting by the Evening Express newspaper is worthy of mention. At no time have they mentioned any of the negative or detrimental aspects of this project and have published articles worded in such a manner as to direct public opinion to favour the scheme.

They have even likened the proposed stadium to that of Bayern Munich which has a capacity of 69,100, encompasses the largest parking structure in Europe with space for 11,000 cars and 300 buses and draws support from the Munich Metropolitan area which has a population of around 6 million people. A ludicrous comparison.

The proposed stadium is going to have an adverse effect on the local area in general. The size of the parking area is far too small and will result in cars being parked in inappropriate places throughout the area. There is also the problem of possible litter pollution and if bridges are built over the Loch the possibility of litter polluting the water.

The entire proposal is an environmental nightmare and I would therefore lodge an objection to the planning application in the strongest terms.

Yours faithfully



LOIRSTON RECREATION AREA

LOIRSTON RECREATION AREA
The Loirston Recreation Area is a large area of open space in the Loirston area of the City of Aberdeen. It is a valuable asset to the community and provides a wide range of recreational facilities for all ages and abilities. The area is well served by public transport and is easily accessible from the city centre. The Loirston Recreation Area is a popular destination for families and friends looking for a day out in the fresh air. It offers a wide range of recreational facilities including a large grassy area for picnics and sports, a playground for children, and a tennis court. The area is also home to a variety of trees and plants, providing a pleasant environment for all to enjoy.



LOIRSTON RECREATION AREA
The Loirston Recreation Area is a large area of open space in the Loirston area of the City of Aberdeen. It is a valuable asset to the community and provides a wide range of recreational facilities for all ages and abilities. The area is well served by public transport and is easily accessible from the city centre. The Loirston Recreation Area is a popular destination for families and friends looking for a day out in the fresh air. It offers a wide range of recreational facilities including a large grassy area for picnics and sports, a playground for children, and a tennis court. The area is also home to a variety of trees and plants, providing a pleasant environment for all to enjoy.

Aberdeen City Council



1974

126 baiesdykes Road
Kincorth
Aberdeen AB12 55X

Ref No 101299

26th Aug. 2010

Dear Sir

I strongly object to the proposed football stadium planned for Foriston.

Council know this is Green Belt land and should not be developed.

bove, Nigg, Redmoss, Kincorth, and other surrounding districts, will suffer pollution from noise, lights, and traffic. Foriston Park and Loch joining this development abounds with wild life, and the loch is a nesting place for swans and waterfowl.

I therefore object to this development

Yours faithfully,

39 Redmoss Road,
Aberdeen,
AB12 3J5

Aberdeen City Council
Planning & Infrastructure,
St. Nicholas House,
Broad Street
AB10 1AQ.

26th August 2010

Dear Sir / Madam,

Re Planning Ref No. 101299

I am writing to you to express my total opposition to the proposed project development of the AFC stadium at Calder Park.

My family has lived in Redmoss Road for thirtyseven years and has enjoyed the advantages of living within a green belt area. Now it seems "green belt" counts for nothing if developers see a means of increasing their profits, regardless of the local

2.

Residents opposition.

Surely the ground where the present stadium stands, together with the adjoining land, could be developed in the same manner as the Calder Park proposal. I can see no advantage for the fans in having a new stadium at the southern tip of the city away from train and bus transport.

Yours faithfully,

(Mrs.)

29-08-10.

GOWANLEA
CHARLSTON
NIGG
ABERDEEN.

To whom it may concern.

PLANNING REF NO. 101249

I wish to object to every aspect
of the above planning application

This area is very special and it
is the last remaining green belt
area in the south of the
city.

Yours sincerely

27-8-10.

17, REDMOSS ROAD.

ABERDEEN

AB12 3JD.

ABERDEEN CITY COUNCIL
PLANNING & INFRASTRUCTURE,
ST. NICHOLAS HOUSE,
BROAD STREET,
ABERDEEN
AB10 1AQ

Dear Sir

PLANNING REF No 101299

I write to object to the application by AFC. for a new stadium at Hoirston Loch, Nigg, Aberdeen. This area is the last greenbelt to south of Aberdeen, and is rich in wildlife. Badgers, deer, foxes, various species of birds, which would all disappear if the stadium were to be built. The plan to build a bridge across the loch for cars to enter the stadium would spoil the aesthetic beauty of the area.

The roads infrastructure is not in place to handle the volume of traffic, and until it is fans will not travel to the loch site. I therefore ask the granting of this application be refused.

Yours faithfully

J.S. BRUCE

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 30/08/2010 21:47
Subject: Planning Comment for 101299

Comment for Planning Application 101299
Name : James Wilson
Address : 6 Redmoss Place, Aberdeen

Telephone :

Email :

type : General Observation on the application

Comment : I object to the proposal. Very, very, very wrong location, it is being described as a community stadium?? no where near any community. This is the middle of the country! Only one access road. Commuters by rail or bus will need to go into town first and then get another bus out to the stadium. 100 buses could maybe transfer 4,000 people, 21,000 stadium? Has any one done an environmental impact on all the additional buses that need to be laid on to fulfill this task?? Only 1400 car parking spaces?? at 4 per car = 5,600 max. Supporters coming to the match in private cars will park in Cove, Nigg and Kincorth and then walk to the stadium. What about staff parking?? Dangerous.. people walking from Cove will have to cross a busy dual carriageway to get there. Even worse if Calder park becomes the new home for Cove rangers...two football stadiums within .25 miles of each other..mad. The present location of Pitodrie or Kings Links is the best place for the stadium the infrastructure is in place to support it and it would be in the heart of the community where it belongs. .

Aberdeen City Council
Planning & Infrastructure Dept
St Nicholas House
Broad Street
Aberdeen
AB10 1AQ

3 Redmoss Avenue
Aberdeen
AB12 3JR
Tn 872514
26th August 2010

Dear Sirs

PLANNING APPLICATION REFERENCE - No. 101299

I refer to the above planning application by Aberdeen Football Club Ltd to erect a stadium at the loch of Loirston Country Park in Aberdeen.

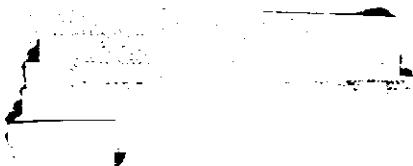
I wish to register an objection to this application in the strongest possible terms.

The Loch of Loirston and its environs is an area of natural beauty and is used by a large number of Aberdeen's citizens for assorted recreational purposes. It is also home to the Lochinch Interpretation Centre staffed by local Rangers. The whole area is also home to large numbers of various species of animal and bird life.

The proposed stadium is going to have an adverse effect on the local area in general. The size of the parking area is far to small and will result in cars being parked in inappropriate places throughout the area. There is also the problem of possible litter pollution and if bridges are built over the Loch the possibility of litter polluting the water.

The entire proposal is an environmental nightmare and I would therefore lodge an objection to the planning application in the strongest terms.

Yours faithfully



Aberdeen City Council
Planning & Infrastructure Dept
St Nicholas House
Broad Street
Aberdeen
AB10 1AQ

3 Redmoss Avenue
Aberdeen
AB12 3JR
Tn 872514
26th August 2010

Dear Sirs

PLANNING APPLICATION REFERENCE - No. 101299

I refer to the above planning application by Aberdeen Football Club Ltd to erect a stadium at the loch of Loirston Country Park in Aberdeen.

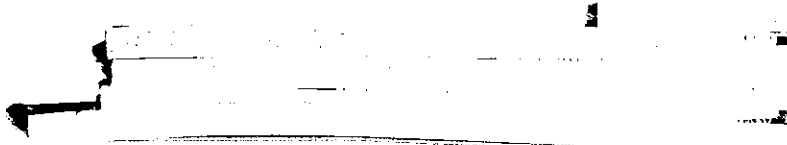
I wish to register an objection to this application in the strongest possible terms.

The Loch of Loirston and its environs is an area of natural beauty and is used by a large number of Aberdeen's citizens for assorted recreational purposes. It is also home to the Lochinch Interpretation Centre staffed by local Rangers. The whole area is also home to large numbers of various species of animal and bird life.

The proposed stadium is going to have an adverse effect on the local area in general. The size of the parking area is far to small and will result in cars being parked in inappropriate places throughout the area. There is also the problem of possible litter pollution and if bridges are built over the Loch the possibility of litter polluting the water.

The entire proposal is an environmental nightmare and I would therefore lodge an objection to the planning application in the strongest terms.

Yours faithfully



Aberdeen City Council
Planning & Infrastructure Dept
St Nicholas House
Broad Street
Aberdeen
AB10 1AQ

1 Bruce Walk
Aberdeen
AB12 3LX
Tn 872588
26th August 2010

Dear Sirs

PLANNING APPLICATION REFERENCE - No. 101299

I refer to the above planning application by Aberdeen Football Club Ltd to erect a stadium at the loch of Loirston Country Park in Aberdeen.

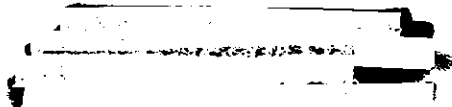
I wish to register an objection to this application in the strongest possible terms.

The Loch of Loirston and its environs is an area of natural beauty and is used by a large number of Aberdeen's citizens for assorted recreational purposes. It is also home to the Lochinch Interpretation Centre staffed by local Rangers. The whole area is also home to large numbers of various species of animal and bird life.

The proposed stadium is going to have an adverse effect on the local area in general. The size of the parking area is far too small and will result in cars being parked in inappropriate places throughout the area. There is also the problem of possible litter pollution and if bridges are built over the Loch the possibility of litter polluting the water.

The entire proposal is an environmental nightmare and I would therefore lodge an objection to the planning application in the strongest terms.

Yours faithfully



1 Cove Close
Cove
Aberdeen
AB12 3QN

ABERDEEN CITY COUNCIL PLANNING & INFRASTRUCTURE
St. NICHOLAS HOUSE
BROAD STREET
ABERDEEN
AB10 1AQ

24 August 2010

SUBJECT PLANNING REF No.101299

Dear Sir/Madam

I am also writing to you regarding the proposed new AFC STADIUM. I wish to **object** to this proposed planning application.

I grew up in this area and I have not long moved to Cove but it is very sad to see that Lochinch Country Park and the gramps as they are known, are going to be built on or surrounded by yet more buildings. This is a lovely peaceful area that yet again is going to be spoilt, it seems like if there is an area with grass it has to get built on. Considering that every generation now has to do their bit for the environment and the council keep pushing for people to be more green by promoting them to use public transport (which is overpriced to say the least) and by recycling, this seems a complete contradiction when the council are prepared to build on the last remaining bit of greenbelt on this side of the city. I am 26 years old and even I have concerns about what the council is trying to do to the Southside of the city, this is not exactly helping to promote how precious the environment is to my generation. We have had constant battles in this area which has put my family and others in the community under unnecessary stress, to name but a few the WPR, the proposed incinerator, the continuous travellers, the list goes on.

I have concerns that this site has been targeted because of the small number of residents in the area therefore, this means fewer objections for the council and therefore what a surprise it has no problem in being passed. The Aberdeen football stadium is barely filled to capacity as it is when a match takes place, I speak to season ticket holders who state it is a joke because at most weekends you are lucky if the place is half full, this is to do with the team and not the fact the stadium is getting a bit older. I appreciate they may need a new stadium but one as big as this and the only place it could be put was on the last bit of greenbelt REALLY?! I feel that the area will be littered with rubbish and this whole area will start to deteriorate. It is sad that it seems that a short-term financial view point is being taken over the longer term damage to the area, I say short-term as I cannot see how the stadium will get any fuller than it is when AFC plays.

This is opening the floodgates because once one bit of greenbelt is built on how can you decline any other proposals. This has already been proven by the fact it started off as just the Stadium but now there are plans for houses to be built by Muir homes as they previously tried to apply to build here but it was declined because it was greenbelt. Aberdeen is grey enough as it is we need all the greenery that we can get. Also, there is not the road infrastructure which again the solution is we will just build suitable roads and again this eats further into the area near people's homes and again going against the whole policy of trying to protect the environment and think ahead for future generations.

I also do not feel that the councillor in the area is representing what the community truly thinks of this development. This is very disappointing and unfortunately in the long run it is going to be the residents that suffer. If the golf course was to be put at the Southside of the city I think that would have been welcomed more than the proposals that have been put forward to date, least it has an element of class to it.

Yours faithfully

Natasha Crolla

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 28/08/2010 01:47
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Sophie Banks
Address : 20 Creel Avenue
Cove
AB123BY

Telephone :

Email :

type : Objects to the application

Comment : I spent a lot of money to move here, where there protected open land to rear of my house, it is peaceful, quiet and trouble free. A stadium for football and events will do nothing but the opposite. The area will deteriorate just as it has where the stadium stands now. Cove is one of the last places close to the City Centre of Aberdeen which isnt built up with industrial estates, shopping centres and the like, please keep it that way.

Aberdeen City Council
Planning & Infrastructure Dept
St Nicholas House
Broad Street
Aberdeen
AB10 1AQ

1 Bruce Walk
Aberdeen
AB12 3LX
Tn 872588
26th August 2010

Dear Sirs

PLANNING APPLICATION REFERENCE - No. 101299

I refer to the above planning application by Aberdeen Football Club Ltd to erect a stadium at the loch of Loirston Country Park in Aberdeen.

I wish to register an objection to this application in the strongest possible terms.

The Loch of Loirston and its environs is an area of natural beauty and is used by a large number of Aberdeen's citizens for assorted recreational purposes. It is also home to the Lochinch Interpretation Centre staffed by local Rangers. The whole area is also home to large numbers of various species of animal and bird life.

The proposed stadium is going to have an adverse effect on the local area in general. The size of the parking area is far to small and will result in cars being parked in inappropriate places throughout the area. There is also the problem of possible litter pollution and if bridges are built over the Loch the possibility of litter polluting the water.

The entire proposal is an environmental nightmare and I would therefore lodge an objection to the planning application in the strongest terms.

Yours faithfully



P101299

27 SEAL CRAIG GARDENS

ABERDEEN, AB12 3SH.

27th August 2010.

Planning and Infrastructure
Aberdeen City Council.

Dear Sir/Madam, OBJECTION – LOCHINCH DEVELOPMENT

I strongly object to the Lochinch development to turn it into a football stadium. This area is a place of recreation and the only green belt that this side of the town has left. This council is going to give it away to a private developer to build Aberdeen Football Club's new stadium. This is our green belt and it should be used for recreation not to be covered in concrete.

What I would really like to know is where is the protection for the green belt if councillors can just give it away when multi-millionaires snap their fingers. Who runs this city private developers or the ordinary people who pay their rates? Lochinch can be used for many things e.g. community allotments.

Aberdeen Football Club is a private company and all the profits go to them and its directors. The council only gets the rates from it. If A.F.C. is tired of Pittodrie it is not the council's problem.

Yours sincerely,



R. Napier

Mr Ronald Scott Polson
2 Bruce Walk
Redmoss
ABERDEEN
AB12 3LX

25 August 2010

Dear Sir / Madam

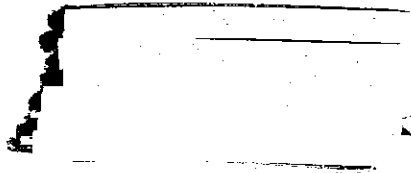
Planning Ref no: 101299

I wish to record my objection to this application in the strongest way possible for the following reasons as has already been submitted to the planners by both myself on 9 May 2010 and my son on 25 May 2010. (copy letters attached)

I have already pointed out many detailed specific objections in these attached letters, all of which are in my view still valid. The recent publications in the local press a couple of weeks ago indicating that AFC and Cove Rangers had already signed an agreement to add to these proposals by including Calder Park (not in the original proposal) as well makes one wonder if these objections are going to be properly considered or are merely a futile exercise.

Even more worrying is the fact that little mention is being made of the main target for the developers behind this proposal, significant details of the huge new village which they intend to build alongside which in my view is **unethical** to say the least. Surely if you are asking the public to agree or otherwise any development the full extent and consequence of it needs to be fully understood and not just the first phase!

Yours faithfully

A large rectangular area of the document has been redacted with black ink, obscuring the signature and any text that might have been present below the 'Yours faithfully' line.

Attached letters

9 May 2010 R S Polson
25 May 2010 R W Polson

Mr Ronald William Polson BSc MIHT
28 Carnbee Crescent
Liberton
Edinburgh
EH166GF

25th May 2010

Dear Sir / Madam,

RE: Aberdeen football clubs proposed new stadium

I write to express my utter dismay at the ludicrous proposal to relocate Aberdeen Football Club. As an Aberdonian, born and bred, now residing in Edinburgh, I have been watching in amazement and embarrassment, the media coverage of this housing developer's pipe dream of getting richer at the expense of the people of Aberdeen gaining momentum, to the point where I feel drastic action must be taken. I would be grateful if you could take the time to address some of my concerns as detailed below.

Pittodrie has been the home of AFC since 1899 and will always be the home of AFC even after Mr Milne and the rest of the Aberdeen councillors who are in his pocket are long gone. The stadium in its current form is a proven multi use venue i.e. ground share venue for ICT, international fixtures, rugby matches, concerts, evangelical speeches and has a number of firsts to its credit such as being the first all-seater stadium in the UK with a capacity of 22,199.

Therefore can some one explain to a practicing civil engineer how after one hundred and eleven years a structure can suddenly become unsuitable for development? When as recently as 1993 the beach end was redeveloped to a two tier Dick Donald stand at the cost of £4.5 Million, paid to guess who? The Stewart Milne Group, no conflict of interests there then! And if the stadium is doomed, why was an electronic stadium entry system installed in 2006 and at what cost? Also why is Hibernian, able to upgrade Easter Road, in its current location, which I may add is an older site than Pittodrie, 1892?

If the reason for building a new stadium is to "clear some of the clubs debt" how is the cost of the build, £35 million, not going to increase the clubs debt? And over how many decades will this debt be paid? It is my understanding that a football club generates revenue by ticket sales, television rights and merchandise sales which are directly proportional to the performance on the pitch. Is the role of a board of directors not to realise this and direct investment to the playing squad and not their own pockets? May I remind you that AFC have just finished ninth in the least competitive SPL in living memory? Not even top six and not a hope of Europe.

Ben and Helen Paken

Aberdeen Football Club's Proposed New Stadium

The Developers

Dear Sirs,

As a resident in the proposed area and an Aberdeen Supporter I would like to express my concern and indeed dismay at this proposal for a whole host of reasons too numerous to put down in print. I have however listed a basic sample of these below, all of which I feel represents genuine concerns which need to be considered and, if at all possible, your response would be appreciated.

- 1 Based on the team performance over more than ten years and the support levels achieved, there would appear to be absolutely no justification for any additional seating capacity. (Please produce figures to prove otherwise)
- 2 With the current support levels at Pittodrie and indeed for the foreseeable future, it should be perfectly feasible to carry out redevelopment of the two remaining stands, i.e. The Main Stand and Merkland Road Stand over a period of two or so closed seasons if it is seating capacity that is required.
- 3 This whole proposal seems to be based on nothing other than the obvious objective of Mr Milne whose main aim would appear to be securing the Construction contract of this massive new development and likewise the subsequent redevelopment of the Pittodrie site into housing.
- 4 This proposed location with its proximity to the Loch is fraught with danger where it could easily be envisaged high jinks of all sorts and heaven forbid drowning.
- 5 Supporters are highly likely when arriving by car or even by bus to park all over the Kincorth housing estate, hike over the Gramps and take all sorts of shortcuts via peoples gardens etc. to get to the ground.
- 6 The final whistle is likely to create mayhem while exiting onto Wellington Road, disrupting all traffic entering and leaving the city via the coast route.
- 7 I can also see this otherwise pleasant Loch becoming the repository for all sort of rubbish in the form of beer cans, cartons and other unmentionables and who is going to be responsible for the clean up The wide range of wildlife and wildfowl presently living on the Loch and surrounding area would likely be dispersed by the activities.

Yours,

9th May, 2010.

The proposed site for the new stadium I am lead to believe is in the vicinity of Loriston Loch, Aberdeen's only fresh water loch and within a green belt area. Green belt status means no development. How is an organisations need to clear debt a justifiable reason to destroy a nature reserve forever? This area of outstanding beauty and importance to the environment belongs to the people of Aberdeen and for future generations to come It is not a possession for the Council to gift to their favourite son Stewart Milne Group! Also can some one explain to me why the associated training facilities and new housing developments complete with the requisite new infrastructure and car parking is not shown on the proposals? Do the public not have a right to know that once a small part of a green belt is developed, the rest is fair game? Also the majority of fans responding to a questionnaire on the proposal from Aberdeen Supporters Trust oppose the building of the new stadium on this site. Amongst 10% of the Aberdeen fans who replied. 81.2% were against the location of the new stadium, that the second site of Kings Links adjacent to the existing Pittodrie would be their first choice. 62.8% said they would attend less matches if the move goes ahead. How will the issue of less fans turning out be addressed?

I trust you will do me the courtesy of responding to all of the points raised at your nearest convenience.

Yours sincerely

R W Polson BSc MIHT

Margaret Clyne 164 Gardiner Drive, Kincorth AB12 5SA

Planning Application Ref No 101299

The first discussion of a new stadium by Aberdeen City Council, was an all purpose sports stadium where football could be played. Now it appears to be a replacement stadium for a private limited company owning Aberdeen Football Club, thus releasing the Pittodrie site for redevelopment. I believe this to be inappropriate use of Council land.

Objections:

- 1 It is contrary to the Local Plan
- 2 It threatens a public right of way
- 3 It will affect a site of scientific interest
- 4 The parking provision is inadequate
- 5 The approaches from North and West will add to the major traffic problems in the City centre and discourage people from coming down to the city centre on match days
- 6 No consideration appears to have been looked at the traffic for football matches, that could now take place either Friday, Saturday or Monday. (Television contracts dictating playing time). midweek matches can take place on any evening during the week
- 7 No consideration to the detrimental effect on centre city shopping.
- 8 Traffic problems will also exist on the Stonehaven dual carriageway, Market Street and Torry Bridges and could lead to gridlock.
- 9 Residential and industrial areas in the vicinity will require zoning, so that residents and companies can buy their own parking space.

Another consideration to be taken into account, should be the effects on the AEC and loss of business to that area. Although not a planning issue the loss would put additional strain on finances on an already highly subsidised project. Which is needed for the oil conferences

However should the Planning Committee decide for the application, proper provision for buses should be included within the area. Also the Committee should also ensure that the Stadium should be completed before any other buildings are considered.

Finally I wish my objection to be circulated with associated planning papers and not part of a folder released just prior to the meeting.

28 Slessor Drive
Kincorth
Aberdeen
AB12 5LN

Re planning application Ref. 101299

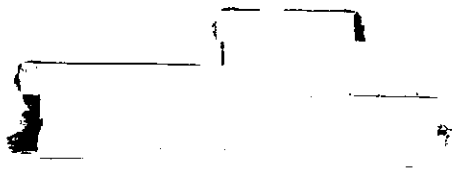
I wish to register my objection to the above planning application for a new AFC stadium on the grounds that it will.

Destroy a valuable piece of green belt and have a detrimental effect of the areas of green belt around it.

Generate unacceptable traffic congestion and pollution.

Create noise and light pollution.

Have an adverse effect on wild life in and around the Loch of Loirston and the Kincorth Hill local nature reserve.



Shona Sangster

28 Slessor Drive
Kincorth
Aberdeen
AB12 5LN

Re planning application Ref. 101299

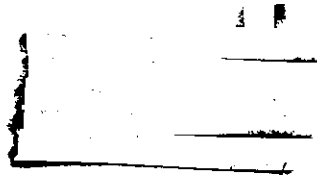
I wish to register my objection to the above planning application for a new AFC stadium on the grounds that it will.

Destroy a valuable piece of green belt and have a detrimental effect of the areas of green belt around it.

Generate unacceptable traffic congestion and pollution.

Create noise and light pollution.

Have an adverse effect on wild life in and around the Loch of Loirston and the Kincorth Hill local nature reserve.



George Wilson

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 28/08/2010 06:05
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Brett Snowdon
Address : 20 Creel Avenue
Cove
Aberdeen
AB12 3BY

Telephone :

Email :

type : Objects to the application

Comment : I object to the above proposal because of the noise, traffic congestion, and the problem of parking local residents may face on match days, Also I believe that fans of Aberdeen football club would prefer it to be north of Aberdeen as that is where the majority of there fan base live.

Aberdeen City Council
Planning & Infrastructure
St. Nicholas House
Broad Street
Aberdeen AB10 1AQ
Ref No 101299

William Morrison
24 Redmoss Avenue
Nigg
Aberdeen
AB12 3JR
24/08/2010

I wish to lodge my objection, to the application by Aberdeen Football Club to build a stadium at the area covered by the Loch of Loirston. This is a green belt site and one of the few natural areas left in the city. There is a large concentration of wild life in the area, which A.F.C. seems either ignorant of, or otherwise unwilling to acknowledge the impact this proposal will have on them and their natural habitat.

There is a recognized right of way, from Wellington Road to Redmoss Road across the proposed development which would be blocked off to public use.

The present road system will not be fit to handle any large volume of traffic if this stadium is built. The dual carriage way just completed would require a vast flyover network at a cost which should not come from City Council funds or the Council Tax as this is supposed to be a private venture.

The noise and pollution and the "red glow at night" that will accompany this development would seem to be at odds with the Global Warming policy which this Council switches on and off to suit their ill thought out schemes for which they appear intent on using our taxes to finance (the Marischal College refit and Union Terrace Gardens redevelopment to name just two).

I have absolutely no faith in this council; they appear totally unwilling to listen to the majority of citizens. I expect this development will be a done deal, just like the "Withering Heights" on Queen's Road, another vile carbuncle on the face of this once beautiful city.

Yours, one very irate Council Tax Payer.



William Morrison

JOHN McINTYRE
5 INGRAM WALK
REDMOSS
ABERDEEN
AB12 3JS
28.08.10

Dear Sir,

RE: AFC STADIUM

I object to the proposed development for the AFC stadium on the following grounds:-

1. A right of way from Redmoss Road to Wellington Road will be lost.
2. About a quarter of the Loch of Loirston will be lost as an amenity to the general public. This includes bird watchers, fishermen and, potentially, sailors. Included in the part of the loch surrounds to be taken for the stadium is the site of a former SSI which was created to protect, among other items, a particular orchid.
3. A large, if spasmodic, increase in traffic. The proposed access will seriously interrupt the flow of traffic on Wellington Road which is the reason that houses on this road were denied access when the road was dualled. About 90% of the traffic to the stadium will come from the city out to the south across already seriously congested bridges. A high proportion of the support for AFC comes north of the city.
4. It seems wrong that a large part of the green belt to the south of the city should become a car park covered in tar macadam. Clearly Green Belts are not green belts after all.

I am,

Yours sincerely,


John McIntyre

32 Redmoss Road
Nigg
Aberdeen
AB12 3JN

26th August 2010

Aberdeen City Council Planning & Infrastructure
St Nicholas House
Broad Street
Aberdeen
AB10 1AQ

Dear Sir

Proposed AFC Stadium Development beside the Loch of Loirston, Aberdeen
(Planning Ref Nr 101299)

We wish to strongly object to the above proposed development for the following reasons:-

1. The whole site lies within a designated Green Belt area.
2. Loirston Loch is a significant feature, the largest natural body of fresh water in the vicinity of Aberdeen. Allowing this huge development will completely spoil its natural setting and block the excellent westward view over the loch towards Deeside, a view much appreciated by travellers approaching the City from the south.
3. The loch and its environs is an important wetlands site, home to many species of birds and other wildlife. A development on this scale will destroy this natural habitat.
4. The area around the loch (Loirston Country Park) is traditionally and currently enjoyed by many Aberdonians for walking, cycling, fishing and bird watching. A football stadium on this scale will urbanise the area, rendering it no longer attractive for these outdoor activities.
5. Geographically, the most appropriate site for this stadium is at or close to the existing ground at Pittodrie. The Beach/Kings Links area has become an established sports venue due to its existing infrastructure and ease of access from the city centre (none of which could be said for the Loirston site). A president has been created beside the beach with the current football stadium, the golf range, Transition Extreme, the Beach Leisure complex, the ice rink and the Sports Village.

In conclusion, Aberdeen City must not give up this last area of precious open countryside south of the Dee for a commercial enterprise which will only benefit a small percentage of the population. A stadium could be constructed elsewhere within the city but this last remaining bit of green belt is unique.

Yours faithfully



Anne & Greg Strange

From: Craig Anderson
To: <pi@aberdeencity.gov.uk>
Date: 03/09/2010 15:28
Subject: stadium proposal

Dear sir/madam

I am writing to you regarding the development proposal for a new stadium in Aberdeen. I am of the understanding that the funding for this development is in the majority not to be sourced from Aberdeen F.C but from other sources including council and governmental. The public funding towards this development is to be justified by the fact that the facility will provide opportunities and be of importance to the city of Aberdeen and the north east of Scotland as a whole

However looking at the current design and development proposal for a 21000 all-seater facility, it is difficult to see what opportunities and facility that it will provide which Pittodrie does not already. In fact the historic and cultural significance of the current stadium over the new development may in fact make Pittodrie of greater importance to the city than the current new proposal.

The current outlined design of 21000 all-seater facility will with respect to sporting events provide no greater facility than Pittodrie, with Aberdeen F.C and Scotland U21 fixtures being the most significant events it is likely to host. In addition due to its similar capacity would provide no greater facility for public events in the north east either.

I recognise the necessity for Aberdeen F.C to move for the purposes of their own funding but I would propose that in order to justify the public funding which I understand to be being put into this development, an alternative design is necessary, one which would open new sporting opportunities over the current stadium and provide new opportunities to the greater community of the north east as a whole.

When you look at most purpose built stadia which are designed to serve as a community stadium they are usually designed for municipal use and include a running track. However a running track is not included in the current proposal. A development proposal for a stadium between 25-30k all seater with the potential to expand with temporary seating to 40,000, would provide the city of Aberdeen and the north east of Scotland as a whole with a facility which could host "major events". It could for example potentially go on to host a carling nations cup and could play a vital role in any future ability for Scotland to host a European Championships, with the stadium being able to meet a 40k criteria with its temporary seating.

I would suggest that the city council, the Scottish government, the universities, perhaps Cove Rangers whom are also looking for a new home, and the wider community should come together to create a proposal which genuinely opens up new opportunities to the north east and serves a wider section of the community than just Aberdeen F.C. Aberdeen F.C are unlikely to move again in the near future so the opportunity to build a true community facility will also not come again soon. If the current development proposal goes ahead, that opportunity I would suggest will not have been used properly.

I am interested to hear some of your thoughts on the suggestions I have made and would be very grateful to any insight or response you could give me.

Yours faithfully

Craig Anderson

14 Findon Place
Findon
Aberdeen
AB12 3RS

1 September 2010

Head of Planning and Infrastructure

Aberdeen City Council
8th Floor
St. Nicholas House
Broad Street
Aberdeen AB10 1GY

Dear Sirs

Subject: Application Reference: 101299
Local Authority Reference:

Proposal Description: Proposal for 21,000 capacity sports & leisure stadium, incl. assoc. car parking, access arrangements & landscaping Application type: Detailed Planning Permission.

Aberdeen Football Club
Pittodrie Stadium
Aberdeen
AB24 5QH

I wish to make a Representation and objection to the above Planning Application.

I have an interest in community developments that have impacts to erosion of Greenbelt, biodiversity, and scenic intrusion, which I consider as unsuited to its location.

I believe this Application goes against the above interests for the following reasons;


- The Application is contrary to the City's own and current Aberdeen Local Plan 2008 which designates the area around Loriston Loch as "GB28" (GB=Green Belt).
- The Applicant's Plan appears to indicate that a significant part of the Loriston Loch is built over, thus reducing the size and amenity of the Loch.
- Visual intrusion will be very significant eliminating a fine view across the Dee valley and beyond.
- Visual intrusion owing to foundation development and steep height and floodlight pylons, will also arise given that the highest building first seen when approaching the Aberdeen City limits will be the stadium. Is this really the best landmark feature that can be offered to visitors and residents of Aberdeen? This indicates an inappropriate development for the location.

- The feature of having a wild life habitat, (on the edge of a major city) and observatory will be devastated for much of the year and for a prolonged period during and after construction. Further, the associated impact on the amenity of this area with high density of persons, cars, noise (crowd behaviour), traffic congestion, in an area that is already highly congested is entirely inappropriate.
- The nature of high volumes of traffic movement both before and after Stadium use, given the compact nature of the area will lead to driver frustration and ensuing road safety issues.

Finally, given that the proposal is entirely incompatible with the defined and planned use for this area and apparently has no area precedent such to intimate that the Application might be appropriate – **it is in my opinion an entirely unsuitable development for the location.**

I request the Aberdeen Council to make note of my comments and please reject this Application.

Thank you for your consideration of this letter.


Philip Ash
Home owner.

14 Findon Place
Findon
Aberdeen
AB12 3RS

1 September 2010

Head of Planning and Infrastructure

Aberdeen City Council
8th Floor
St. Nicholas House
Broad Street
Aberdeen AB10 1GY

Dear Sirs

Subject: Application Reference: 101299

Local Authority Reference:

Proposal Description: Proposal for 21,000 capacity sports & leisure stadium, incl. assoc. car parking, access arrangements & landscaping Application type:

Detailed Planning Permission.

**Aberdeen Football Club
Pittodrie Stadium
Aberdeen
AB24 5QH**

I wish to make a Representation and objection to the above Planning Application.

The Application is contrary to the City's own and current Aberdeen Local Plan 2008 which designates the area around Loriston Loch as "GB28" (GB=Green Belt).

The Applicant's Plan appears to indicate that a significant part of the Loriston Loch is 'built over', thus seriously reducing the size and amenity of the Loch.

Visual intrusion - steep height of structure and floodlight pylons, will also arise given that the highest building first seen when approaching the Aberdeen City limits will be the stadium. Is this really the best landmark feature that can be offered to visitors and residents of Aberdeen? This indicates an inappropriate development for the location.

The feature of having a wild life habitat, (on the edge of a major city) and observatory will be devastated, (if not destroyed) for much of the year and for a prolonged period during and after construction.

The nature of high volumes of traffic movement both before and after Stadium use, given the compact nature of the area will lead to driver frustration and ensuing road safety issues.

Finally, I consider the proposed design features and suggested tenor of distinguishing design, branding, and day and proposed 'night display', is contrary to good environment and human practice and wellbeing.

I request the Aberdeen Council to make note of my comments and please reject this Application.

Thank you for your consideration of this letter.

Mrs. Bernadette Ash
Home owner

Mrs Claire Lawrie
71 Dunlin Road
Cove Bay
Aberdeen, AB12 3SD

30th August 2010

To whom it may concern,

I am writing to you to state my absolute disgust at the possibility of the building of the new AFC football stadium at the Calder Park site near Cove Bay.

This proposal has been made with no regard whatsoever to the residents of Cove Bay and how this will affect them.

I have first- hand experience of what it is like to live near a football ground on match days, having got family who live in Pittodrie Place, Aberdeen.

There are several issues that I am not happy with which I will detail as follows:

1. The volume of traffic that this will create in Cove on weekends.
2. Parking, my street is one of the first streets that people will park in.
3. Due to the parking issues, it will restrict my ability to go out on match days as if I do I will probably not be able to park anywhere near my house when I return!
4. I have two young children, there are numerous safety and moral issues I have regarding this
 - a. Increased traffic, meaning I cannot let them outside to play.
 - b. Parked cars (not being able to see past them in order to cross the road safely)
 - c. Drunk individuals wandering around a quiet residential area, potentially causing trouble.
 - d. Use of bad language.
 - e. Possible fighting.
5. Devaluation of my house.

In short if this development is granted approval you will not only devalue property within the Cove Bay area but all place the children of Cove Bay at risk from both physical and moral injury as well as restrict the movement of all Cove Bay residents.

Yours faithfully



Claire Lawrie

2

perhaps I've spoken to, could I ask you again to please look at what is being allowed to happen or even being proposed to happen to such a beautiful area at the gateway to our city? If all the reports we have read, so far, were to be believed, I fear we would be ashamed to have this area monstrosity (read glass and all) at the gateway to our city.

Yours Sincerely

The Clark Family

Office of Chief Executive
Aberdeen City C. Ind. ¹¹
REDROSS PL.
N/GG.
ABERDEEN
R/S/R 23JR

RE PLANNING- 24 AUG 2010
REF No. 10/299

Dear Ms Briggs, 20/08/10

I last wrote to you some time ago to express my concern over the planned 'destruction' of the only remaining green belt area surrounding the Lawston Loch. Does such an area deserve to have 2 stadiums built on it? The only reason to build the AFC stadium there was to keep it within the City. There was an alternative site on offer at Duffhill, but because that was embraced the 'Shire' it was ignored. So please could you explain why this is the case when the City were with the slogan Aberdeen City and Shore. Doesn't make a lot of sense to most

23/4

BMC

Our ref. ara260810

Your ref.



The Scottish
Parliament

Brian Adam MSP
Aberdeen North

Ms. Maggie Bochel
Planning Department
Aberdeen City Council,
St. Nicholas House,
Broad Street,
Aberdeen
AB10 1FY

26 August 2010

Dear Ms. Bochel,

Aberdeen F.C. Proposed Stadium Parking

I would like to highlight the issue of parking in the recently lodged planning proposal for the new stadium at Loirston. As I understand it, the current plans included in the proposal provide for one space per fifteen seats at the new stadium as per interpretation of paragraph 172 of Scottish Planning Policies. I would suggest that such a figure should be used only based against the full potential capacity of the stadium (30,000) and not against average attendances or the regular capacity. I also note that from the recent letter we both received from the Scottish Government's chief planner that such guidelines must be used with best efforts to adapt to local circumstances. The proposed stadium will in fact be in a rural and not particularly urban area. It has been indicated that this planning proposal is not likely to be taken in by Ministers for consideration.

The other issue which is troubling is the reliance, with insufficient official parking, on a currently non-existent public transport infrastructure. Clearly the area is not well served currently by sustainable transport modes. It seems unlikely to me that such a high volume of people (at least 6000 for a modest Premier league game) will take to Park & Ride schemes to arrive at the stadium, or that these schemes could cope with such numbers over the traditional short build up time to the kick off. Given the extra journeys to such park & ride terminals, the environmental benefits are also surely diminished. I would like to know how many cars the council thinks would be reasonably tolerated in the vicinity out with the designated spaces at the stadium for example in the industrial estates.

Aberdeen North Constituency Office
SNP Parliamentary Office
825 - 827 Great Northern Road
ABERDEEN
AB24 2BR
Tel 01224 789457
Fax 01224 695397

Parliament Headquarters
The Scottish Parliament
EDINBURGH
EH99 1SP
Tel 0131 348 5692
Fax 0131 348 5735

Email: Brian.Adam.msp@scottish.parliament.uk
Website: brianadammsp.blogspot.com

Fighting for Aberdeen North – Working for You

Our ref. ara260810
Your ref.

**Brian Adam MSP
Aberdeen North**

Ultimately I hope that the club, and the city council can work together to re-think the current proposals for parking at the new stadium. It will be an important and well used facility in the region, and the current number of on-site parking spaces in my view is insufficient for the area's needs.

Yours sincerely,

PA. Brian Adam MSP
Aberdeen North

LETTER OF
REPRESENTATION
P101299

City Development Services Letters of Representation	
Application Number: 101299	
RECEIVED - 2 SEP 2010	
Dev. (North)	Dev. (South)
Case Officer Initials	ADP
Date Acknowledged:	06/9/10

Aberdeen North Constituency Office
SNP Parliamentary Office
825 - 827 Great Northern Road
ABERDEEN
AB24 2BR
Tel 01224 789457
Fax 01224 695397

Parliament Headquarters
The Scottish Parliament
EDINBURGH
EH99 1SP
Tel 0131 348 5692
Fax 0131 348 5735

Email: Brian.Adam.msp@scottish.parliament.uk
Website: brianadammsp.blogspot.com

Fighting for Aberdeen North – Working for You

LOCHINCH CROFT
CHARLESTON, NIGG
ABERDEEN AB12 3LL

Tel. 01224 811111

31st August 2010

ABERDEEN CITY PLANNING DEPT
ST. NICHOLAS HOUSE
BROAD STREET
ABERDEEN

Dear Sirs

CHARLESTON ESTATE
PLANNING FOR FOOTBALL STADIUM

Reference the above - I have been reading of all your grandiose planning details for the above and am surprised at many of the issues. Until recently no development was allowed round here in the green belt and now it is being disbanded.

As I live on the Charleston Estate (our family have been here about 120+ years I am rather concerned of the outcome.

I trust the access has been well thought out – as at present we have great difficulty accessing the A956 and A90 at busy times - and if there is to be 'football crowds' etc., we will have to be provided with the necessary access to allow us to continue with our lives as normal. I certainly would not appreciate a 'red light' glowing in the area at all times.

I also note that the ground at Cove Rangers is to be developed for housing – who from the village of Cove is going to walk up to Charleston in the winter nights for the facilities that are normally provided in the village? Where will the access be as I certainly would not appreciate having to walk on a bridge over the loch on cold windy days – have you realised the wind factor that there is in this area?

This is a definite vote against the stadium at Lochinch/Loirston and also a plea that the total development around be well considered and not bulldozed through with little thought.

Yours faithfully



Mrs. M. Leiper

22 Dunlin Road
Cove Bay
Aberdeen
AB12 3WD

Aberdeen City Council Planning & Infrastructure
St Nicholas House
Broad Street
Aberdeen
AB10 1AQ

Monday 30th August 2010

Dear Sirs,

Planning Ref No. 101299


As a Cove Bay resident I wish to register my objection to the proposed development at Nigg to house the new AFC stadium.

The proposed development is to be built on the only greenbelt area left on the south side of Aberdeen - an area which offers delight to local residents and visitors alike as it is rich in a wide variety of wildlife.

The anticipated volume of construction traffic and the subsequent football traffic would have a devastating effect on the indigenous wildlife in the limited area which has to date withstood the onslaught of recent industrial and residential developments.

A new football stadium at Nigg is not a suitable alternative to the green belt area.

Yours faithfully,



Julie Flynn

18, Redmoss Road,
Nigg,
Aberdeen AB12 3JN

Dr. M. Bochel
Aberdeen City Council
Planning & Infrastructure
St. Nicholas House
Broad Street
Aberdeen

Date:- 28th August 2010

Ref. **Planning Application P101299**

Dear Dr. Bochel,

We wish to object to the New AFC stadium being proposed for Loirston Nigg. The basis for our objections are as follows :-

- A) The proposal goes against the current Aberdeen Local plan.
- B) The proposal is against the City Councils "Green Spaces – New Places" policy.
- C) The intended stadium will destroy part of the Green Belt.
- D) The intended development would decimate the Wildlife surrounding Loirston Loch.
- E) The proposal would destroy part of the area known as Loirston Country Park.
- F) The proposal of a 21 thousand seat stadium, would generate unknown traffic congestion in this quiet area.
- G) The possibility of increased noise, litter, disturbance and vandalism by fans walking to the proposed stadium.
- H) The site selection report, shows no clear reason why Loirston was determined as the preferred site for a new stadium when other sites were shown to be equally viable.

Cont.

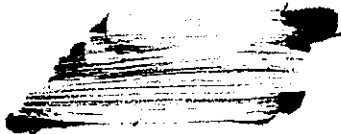
Cont.

- I) Having been residents in this area for over 25 years, the peace and tranquillity which we have enjoyed during that time, will be destroyed if this project were to be approved.

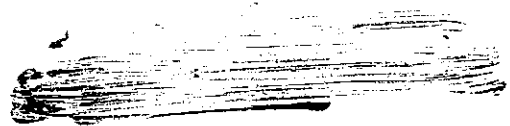
We believe, that this proposal goes **against our human rights** for clean air and freedom to access green space, and if approved, would have a severe detrimental effect not only on our quality of life, but that of all other residents in the area who have enjoyed the open space for decades.

It is our wish, that Planning permission for this proposal be **"REFUSED"**

Yours faithfully,



Mr. Alan Strachan



Mrs. Margaret Strachan

cc: ~~Ms. Sue Bruce~~ (Chief Ececutive)
Mr. G. McIntosh, (Corp. Director)

PI - Aberdeen Football Stadium

From: JENNY GALL <jenny.gall@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 31/08/2010 11:13
Subject: Aberdeen Football Stadium

strongly object to Aberdeen Football Club's plans to build their new stadium at Loch of Loirston. This is the only green belt area left in the South of the City, you will affect not only the beautiful landscape but the nature that lives in this area. The noise and pollution would greatly affect the whole area. We have a nature reserve in the gramps and the area around the Loch and surrounding area is supposed to be allocated as a country park - nature and football do not mix. There is plenty of other locations where the stadium can be built that would be more suitable than this location. We need a city by pass not more traffic congestion.

Please register this email as an objection against the planning application
Gordon Gall

PI - Aberdeen Football Stadium

From: JENNY GALL
To: <pi@aberdeencity.gov.uk>
Date: 31/08/2010 11:31
Subject: Aberdeen Football Stadium

Please note my strong objection to Aberdeen Football Club's plans to build their new stadium at Loch of Loirston. This is the only green belt area left in the South of the City and to even contemplate losing what could be a more beautiful nature reserve is preposterous. Perhaps Aberdeen City Council should look at the past plans for the area and move more toward nature and nurture than pollution and noise. The wild life around the Loch and surrounding areas would suffer greatly if these plans went ahead. We have a nature reserve in the gramps and the area around the Loch and surrounding area was supposed to be allocated as a country park - nature and football do not mix. Perhaps the developers are blind to seeing the country side without pounds and pence flashing in front of their eyes but to the majority we see the beauty of our country park. There is plenty of other locations where the stadium can be built that would be more suitable than this location.

I might point out that we bought our house in this location for peace and tranquility - we did not want to live in an estate or near football grounds. Had this been our wish that is where we would have bought a property.

We need a city by pass not more traffic congestion.

Yours faithfully

Jenny Gall

PI - Fw: Aberdeen Football Stadium

From: JENNY GALL <[redacted]>
To: <pi@aberdeencity.gov.uk>
Date: 31/08/2010 11:35
Subject: Fw: Aberdeen Football Stadium

----- Forwarded Message -----

From: JENNY GALL <[redacted]>
To: pi@aberdeencity.gov.uk
Sent: Tuesday, 31 August, 2010 11:31:14
Subject: Aberdeen Football Stadium

Please note my strong objection to Aberdeen Football Club's plans to build their new stadium at Loch of Loirston. This is the only green belt area left in the South of the City and to even contemplate losing what could be a more beautiful nature reserve is preposterous. Perhaps Aberdeen City Council should look at the past plans for the area and move more toward nature and nurture than pollution and noise. The wild life around the Loch and surrounding areas would suffer greatly if these plans went ahead. We have a nature reserve in the gramps and the area around the Loch and surrounding area was supposed to be allocated as a country park - nature and football do not mix. Perhaps the developers are blind to seeing the country side without pounds and pence flashing in front of their eyes but to the majority we see the beauty of our country park. There is plenty of other locations where the stadium can be built that would be more suitable than this location.

might point out that we bought our house in this location for peace and tranquility - we did not want to live in an estate or near football grounds. Had this been our wish that is where we would have bought a property.

We need a city by pass not more traffic congestion.

Yours faithfully

Jenny Gall

OBJECTION to Planning application Ref No 101299 for AFC STADIUM near LOIRSTON LOCH
To Aberdeen City Council Planning & Infrastructure, St. Nicholas House Broad St. Aberdeen

I WISH TO RAISE THE STRONGEST POSSIBLE OBJECTION TO THIS PROPOSAL.

If Aberdeen Football Club must have a new stadium? Surely there has to be a better location in the city with better access for both AFC fans and visitors, this location has no nearby infrastructure to cater for the volume of visitors expected on match days, so construction of the stadium will only be the tip of the iceberg as everything required to support the stadium and the fans will have to be built.

Additional junctions for access from Wellington Road to the proposed site will also cause disruption to traffic flow as this is the main route from the south into Altens, Aberdeen Harbour, East Aberdeen, and on to Bridge of Don and north, this is already a very busy route causing a regular tailback from the roundabout at Southerhead Road back to the Charleston flyover during rush hours.

The proposed development will encroach on wildlife in and around the Loch, so the greenbelt should be retained.

The area around Loirston Loch was until recently a protected site of 'Special Scientific Interest', but this protection has now been removed, Why was this protection removed? I suspect it has to do with economics as it will be more profitable to sell this land for development rather than protect the last remaining greenbelt area in the south of the city.

There is an abundance of wildlife living in and around the loch, on the nearby Lochinch Farm, and the Gramps, including Roe Deer and Foxes, if development of this area is approved it will continue to grow as more support services and buildings will be required and deemed necessary for success until the open land is reduced in size and will force this wildlife to move away and be lost from the area.

Apart from the fish and amphibians the Loch is home to a variety of water fowl, including Ducks, Coots, Swans, GreyHeron, Snipe and Oyster Catchers, these all nest and raise their young on and around the loch.

Cormorants are regular visitors to the Loch and can be easily seen standing on a rock with wings extended to dry in the morning sun.

The loch is also a regular stop-over for migrating geese, noise and lights originating from the proposed stadium will make it unsafe for them to land, and due to their timid nature they will be scared off.

There is a series of footpaths for nature walks starting from the car park at Lochinch Farm Interpretation Centre, run by Aberdeen City Council, these paths lead around the fields and alongside the loch past two hides set up for bird watching the waterfowl on the loch. The proposed stadium will be far too close for these birds, so bird watching at the loch will also be lost as the birds move away.

I truly hope the greenbelt area at Loirston Loch is protected from development and another more suitable site can be allocated for the new AFC Stadium.

Yours sincerely

Alfred A Gall Lochinch Cottage, Charleston Nigg Aberdeen.

PI - FW: Planning REF101299

From: "Steven" <[redacted]>
To: <pi@aberdeencity.gov.uk>
Date: 31/08/2010 10:38
Subject: FW: Planning REF101299

Please find below email from my mother, she cannot send it to you so I am forwarding it on her behalf.

Thank You

From: M Bisset [mailto:[redacted]]
Sent: 30 August 2010 13:43
To: Louise & Steven
Subject: Planning REF101299

Dear Sir/Madam

I strongly object to the Planning Application by Aberdeen Football Club to develop Loirston Loch and surrounding area for their new stadium the reasons are: Loirston area was gifted to the people of Aberdeen and is the only green belt land south of the city.

There is an abundance of wildlife also lovely walks for our grandchildren to enjoy. The only option is for Aberdeen Football club is to re-develop pittrodie and keep the football club within the City as the infrastructure is already in place.

Mrs Bisset
132 Caiesdykes Road
Aberdeen

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 31/08/2010 14:10
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Gene Abel
Address : Nigg House
Abbotswell Crescent
Aberdeen
AB123DD

Telephone :
Email :

type : Objects to the application

Comment : I object very strongly to this development and would appeal to the planning committee to reject this application for the following reasons.

The Loirston country park is one of the last green and natural oases areas within the city with lots of wildlife enjoying the natural surroundings with large numbers of geese swans ducks etc overwintering there with buildings to observe them and a path strategically placed around the park , along with council signs detailing how sensitive and special this area is.

As a resident of over 36 years who uses the park weekly I have seen the conception and gradually the erosion of this wonderful asset. Imagine if the lady who donated the Duthie Park had not had the foresight to do so.

You as elected members representing the community have a duty to create an environment that is pleasant to live in now and for future generations.

To this end I urge common sense.

The Council on one hand want to plant a tree for every person in Aberdeen to show their commitment to the environment. How then can they willfully allow the destruction of this wonderful loch and surroundings for a football stadium.

There are plenty of brown field sites ex industrial that would be better suited to this type of project. I also see the local residents of Kincorth and Redmoss having cars littering their streets, you dont need to be a graduate to see that.

I attended the consultation meetings set up at the Altens Thistle hotel by the developer and to say the least was left angered and not impressed. At that time there was even a plan for a causway dissecting the Loch for access, what nonsense.

The place to put such a stadium is on the new peripheral route say for instance next to the park and ride white elephant car park at Kingswells where if the council was to charge a £2 per car fee they would soon recoupe the 7 million build cost, not that Aberdeen is struggling for money !

This would also make sure most of the traffic could exit on to the new peripheral route in all directions and not come near the city at all and further add to an ever increasing traffic problem.

Surely the councillors recognise that football is nowadays a problem sport and not what it was in their younger days and Loirston Country Park is definitely not the place to put it.

Just to remind you there are large numbers of new houses planned for the east side of Wellington Road which when occupied the loch would further enhance.

I would urge the committee to honestly think very carefully before allowing this eyesore to destroy such a tranquil area, the thought of supporters buses disturbing that peaceful place puts a shiver down my back.

A very angry and concerned resident.

Gene Abel.

30 Redmoss Road
Nigg
Aberdeen
AB12 3JN
Tel: _____

Gordon MacIntosh
Aberdeen City Council
Planning & Infrastructure
St Nicholas House
Broad Street
Aberdeen AB10 1AQ

31st August 2010
Ref. Planning Application No. 10/1299 -
AFC to site new stadium at Loirston Loch, Nigg, Aberdeen.

Dear Sir,

I wish to object to the above application on the strongest possible grounds that this application should be refused because Loirston Loch is situated in the **green belt** and is an important wildlife site for many, many animals and birds. It is the only loch in the City of Aberdeen and as such is very, very important to preserve for future generations.

I will not go into the many reasons why this should be refused I should imagine you probably know these already. What really makes me very angry indeed is the way this application has been handled by the City. It is said to be a 'done deal'. Having already had a feasibility study into the siting of a new stadium it has already been approved by the council.

There is no earthly reason why the stadium at Pittodrie cannot be modernised, other clubs have done this. It would appear that the main reason for moving the stadium is so that a property developer can build houses on the site and thereby make even more money!

All the nearby Community Council's have said we do not want the stadium on this site. What is the point in having a community council if we are to be totally ignored in this way?

Aberdeen City Council seem hell bent on destroying every asset the city has.

Yours sincerely


Jan Harby (Mrs)
Treasurer Nigg Community Council

30 Redmoss Road
Nigg
Aberdeen
AB12 3JN
Tel

Gordon MacIntosh
Aberdeen City Council
Planning & Infrastructure
St Nicholas House
Broad Street
Aberdeen AB10 1AQ

31st August 2010
Ref. Planning Application No. 10/1299 -
AFC to site new stadium at Loirston Loch, Nigg, Aberdeen.

Dear Sir,

I wish to object to the above application on the strongest possible grounds that this application should be refused because Loirston Loch is situated in the **green belt** and is an important wildlife site for many, many animals and birds. It is the only loch in the City of Aberdeen and as such is very, very important to preserve for future generations.

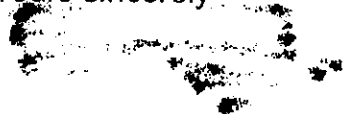
I will not go into the many reasons why this should be refused I should imagine you probably know these already. What really makes me very angry indeed is the way this application has been handled by the City. It is said to be a 'done deal'. Having already had a feasibility study into the siting of a new stadium it has already been approved by the council.

There is no earthly reason why the stadium at Pittodrie cannot be modernised, other clubs have done this. It would appear that the main reason for moving the stadium is so that a property developer can build houses on the site and thereby make even more money!

All the nearby Community Council's have said we do not want the stadium on this site. What is the point in having a community council if we are to be totally ignored in this way?

Aberdeen City Council seem hell bent on destroying every asset the city has.

Yours sincerely



Jan Harby (Mrs)
Treasurer Nigg Community Council

PI - AFC Stadium

From: free cycle
To: <pi@aberdeencity.gov.uk>
Date: 31/08/2010 17:05
Subject: AFC Stadium

Dear Sir,

I have been advised by Nigg Community Council that they are continuing to make the strongest objection to this planning application, in order to maintain the wildlife environment of the Loirston Loch District Wildlife Site and the neighbouring Kincorth Hill Nature Reserve, which will also be adversely affected, should this huge development be allowed to proceed!

I agree with Nigg Council and personally consider it to be an act of Major Vandalism, that this project should even be considered, especially as it contravenes the City Councils' original plans for this, our last remaining Green Belt Area in the South of the City.

It would make much more sense to create this monstrosity half way around the Western Peripheral Route, where access for Football Fans from ALL directions would be much simpler, including those within the City.

Yours faithfully

D.D. Mackenzie

40 Charleston Crescent
Cove Bay.
Aberdeen AB12 3FD

Dr Margaret Boehl
Head of Planning & Sustainable Development
8th Floor, St Nicholas House
Broad Street
Aberdeen AB10 1G4

PROPOSED DEVELOPMENT AT LOIRSTON LOCH - REF P101299.


I write to complain most strongly at the proposal to build a football stadium at Loirston Loch.

It is understood that 11000 parking places are to be provided at the stadium. Has any thought been given to where the other thousands of cars will be parked? Has any consideration been given to the disruption and inconvenience that will be caused to the residents of Cove and Charleston when their streets are crowded by the cars of people attending events at the proposed stadium. Since no thought seems to have been given to the problems this will cause I must point out that the streets in these areas are quite narrow and not at all suitable for street parking.

I trust that due consideration will be given to the difficulty this would cause the residents, especially the elderly of whom there are quite a number.


THOMAS M. MELVILLE 31/8/201

PI - AFC stadium

From: "Abe Davidson" 
To: <pi@aberdeencity.gov.uk>
Date: 14/01/2011 11:16
Subject: AFC stadium

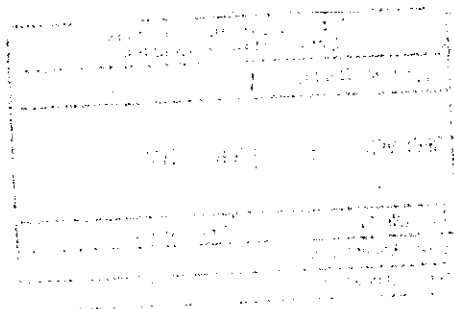
-ii,

I strongly object to the location of the Aberdeen F.C. proposed stadium at Loirston. There are many documented reasons for his location, traffic etc. but my main objection is that AFC chairman Stewart Milne / company is/are first and foremost property developers and he/their main concern is the development of the Pittodrie site. To maximise profit on this site, the development will need to look on to the golf course. this means any stadium has to be located away from Pittodrie site area. With that being the case, the Kings Links site (the most obvious choice to most all other Aberdonians) was not going to happen. This man / company will not tolerate stadium on his "backyard" at Pittodrie site but will dump it on others (loirston) just to maximise their profit. As a planning dept please be strong and instruct S.Milne & Co to either revamp Pittodrie or place the stadium where it should be in the Pittodrie area (Kings links)

Thank you for the chance to put my view over

Regards

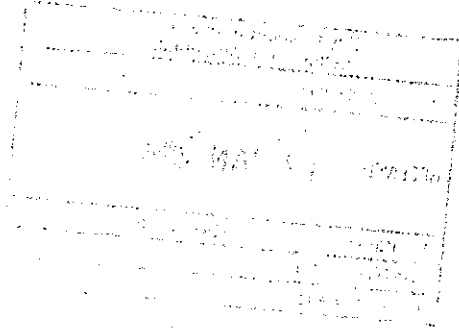
Albert Davidson



PI - Aberdeen Football Club New Stadium at Loriston Loch

From: [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 16/01/2011 15:32
Subject: Aberdeen Football Club New Stadium at Loriston Loch

object to this stadium being built as for the following reasons
The site is supposed to be a Green Belt area
Wild life as in deer rabbits birds fishing on the loch and all the other smaller creatures that live in this area
For instance take Swans they take about 200 mts to take off so a 50 mts zone from the stadium they would crash into it
Acces road off Wellington Road would cause a lot of conjection also pedestrians crossing this busy trunk road
Noise polution not only on football days or nights aswell , also if there were concert bands playing etc EDDIE DUNCAN



P101299

Mr I Hopley
53 Redmoss Road,
Nigg,
Aberdeen.
AB12 3JJ

29th August 2010

Dear Sir,

Planning Ref. No. 101299, Proposed AFC Stadium

I am writing to voice my strongest objections to the above-proposed development. I have a number of individual objections to different aspects of the stadium proposal. Despite voicing these concerns at our community council meetings, the Aberdeen Local Development Plan Main Issues meeting and the public consultations organised by the developer, many of my concerns remain unanswered.

Green Belt Area

Under the current Local Plan (2008), the land is identified as GB28, i.e. Greenbelt land. Although the new Aberdeen Local Development Plan reschedules this land as available for mixed use, that plan is not yet in force and is subject to further public consultations and possibly a public enquiry before it can be adopted. I don't understand how this planning application can be allowed to go ahead before the Aberdeen Local Development Plan is adopted. This area is the last remaining green belt area to the south of the city. Given the plans of Aberdeenshire to develop up to the City boundaries I believe it is more important now than ever to protect this green space. I object the proposal on the grounds that it is being made on greenbelt land.

Environmental Impact Survey

I believe the area around the proposed stadium is classed as a 'District Wildlife Reserve'. I am gravely concerned that this development will have considerable impact on the wildlife that thrives in this area. My main concerns are contamination of the loch, loss of habitat around the loch, damage and disturbance to the wild otters that live around the loch and noise and light pollution.

Having read the environmental impact survey I am disappointed to note that it fails to identify and assess the impact of the proposal on the pair of Peregrine Falcons that nest on the large mast within the BBC's transmitter site. These Falcons have been native to this area for at least two years and probably longer. This seems, to me, a significant omission on the part of the survey and calls into doubt the accuracy of the data that the rest of the survey contains. The Falcon's nest is within 1100 metres of the proposed stadium, and only 370 metres from the edge of the proposed car park. The lands surrounding the BBC compound and the loch form the natural hunting ground for this pair of birds, yet no mention of them is made in the survey. As a

protected species they deserve the same protection and consideration as any other species surrounding the loch. I object to the proposed stadium on the grounds that the Environment Impact Survey is inaccurate and has not been carried out to the standard that it should have been.

Infrastructure

The recently published 'Infrastructure Requirements for Master plan Zones' document identifies that;

Water – Invercarnie and Mannofield WTW

There are currently no service reservoirs in the vicinity that will serve these developments with adequate water pressure. The supply will need to come from Clochandighter Service Reservoir. New large trunk mains would need to be dedicated to these developments.

A Water Impact Assessment will be required.

Waste – Nigg PFI

All these developments will go to Nigg PFI for treatment. There is currently no sewer infrastructure in this area. A Drainage Impact Assessment will be required to determine what network upgrades will be required. Disposal of surface water may cause issues for developers.

I object to the proposed stadium on the grounds that there is insufficient infrastructure to support the proposal. The detailed planning documents fail to identify the infrastructure requirement above. If the current infrastructure fails to meet the needs of the proposed 1500 new homes under the Aberdeen Local Development Plan, then I can't see how they are supposed to be able to support up to 21,000+ supporters and staff on a match day.

Use of the stadium for events other than football

I object to the use of the stadium of purposes other than football matches. Although the number fixtures at the stadium would limit noise and traffic issues during the football season, the use of the stadium for concerts and conferences would lead to an increase in the amount of noise pollution in the area. This would lead to further unacceptable disturbance to the surrounding wildlife, traffic congestion and noise. I also fail to see why Aberdeen council could support such use of the stadium as the City already has an excellent venue at the AECC at Bridge of Don. The AECC has already had to have major debts written off and appears to be struggling financially. I don't see how the increased competition from use of the stadium as a venue will help, and may even threaten the future of the AECC and its employees.

Carbon Footprint

In a time where everyone is being made aware of the importance of protecting the environment and emphasis being made on carbon footprint, the proposed stadium intends to install under pitch heating and red illumination around the building at night. When we are all being urged to make savings, cut down our car journeys, switch off electrical appliances etc I find myself dismayed by the fact that Aberdeen Football Club want to waste energy so irresponsibly. For that reason I object to any form of external lighting or under pitch heating.

Although many other issues, such as traffic, transport, landscaping etc seem to have been addressed by the consultations, the above issues remain unanswered and significant, and until they are correctly addressed I will continue to object to any proposed football stadium.

Yours faithfully,

Ian Hopley

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 30/08/2010 09:33
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Barry Forbes

Address : Seaville

Old Inn Road

Findon

Aberdeenshire

AB12 3RT

Telephone : —

Email

type : Objects to the application

Comment : I object to the this application on the following grounds:

Increase in traffic.

The impact on wildlife and natural habitat.

Noise and light pollution.

Impact on locals.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 30/08/2010 09:26
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Herbert Graeme Forbes

Address : Seaville

Old Inn Road

Findon

Aberdeenshire

AB12 3RT

Telephone :

Email :

type : Objects to the application

Comment : I object to this application on the following grounds:

1. Noise levels and inconvenience to locals
2. Impact on wildlife
3. Traffic congestion - the roads in this area are already extremely busy at weekends

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 30/08/2010 09:22
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Susan Forbes
Address : Seaville
Old Inn Road
Findon
Aberdeenshire
AB12 3RT

Telephone

Email

type : Objects to the application

Comment : I would like to object to this application because of the impact it will have on the wildlife and natural habitat in the area, as well as the noise and disturbance to locals who chose to live in and around this area because of it's quiet situation.

P101299

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 27/08/2010 12:38
Subject: Planning Comment for 101299

Comment for Planning Application 101299
Name : sarah richardson
Address : 57 Langdykes Drive
Cove
Aberdeen

Telephone : .

Email :

type : Objects to the application

Comment : It is appalling that the council is even considering selling off a nature reserve to allow Stewart Milne to build his football stadium.

While most other councils now recognise the importance of green open spaces, it would appear Aberdeen city takes the opposite view and only see them as a way of making money.

How can you justify the enviromental vandalism that will take place when it is passed.

Think of all the damage that will be done to the Loch when this concrete mass is built, it will lose species that will never come back and we will all be poorer for that.

Build the stadium on brown field areas not beside green belt and actually on top of a nature reserve.

If you care about the city and want to do the best for it say no to this tacky and unwanted white elephant.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 30/08/2010 09:45
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Scott Forbes

Address : Seaville

Old Inn Road

Findon

Aberdeenshire

AB12 3RT

Telephone :

Email :

type : Objects to the application

Comment : I would like to object to this application as follows:

1. This is a designated green belt area.
2. There will be devaluation of nearby private dwellings.
3. Noise and light pollution.
4. Impact on wildlife
5. Increase in traffic
6. Inconvenience during construction, especially during commuting hours.

AFC objection

Dear Sir/Madam

I Ian Dunbar of 160 Gardner Drive, Kincorth, Aberdeen strongly object to the building of Aberdeen Football Club proposal of building a new football stadium at Nigg/Calder Park area as in planning ref. no.101299

This is due to this is a Green Belt Area, There is nothing wrong with the area AFC Stadium is situated at Merkland Rd. You Have Loch Loirston which is a nature reserve & owned by AAA for fishing & don't Tell me that the environment pollutions wont have a effect on the Loch of Loirston & the surrounding areas & if the council cant figure out which enviromental pollution this is then even worse, as it shows you that you are in a very sad state of affairs.

Kingswells never wanted the stadium in there area & Stewart Milne even owned the agricultural land. So How come he think he can build on worse which is a green belt area & nature reserve.

The whole City knows that he is dying to build flats on top of property on top of Pittodrie, even the Dick Donald Stand was adapted so it could be altered to be converted to flats without total demolish-en.

AFC also cant even fill Pittodrie to full capacity so what is the point of building a new complex. Also they have just finished a sports center at Chris Anderson Stadium which is not even old & has all the state of art technology in its complex.

So why waste Time & money on a Council which is so Bankrupt. That cant even put gritters on the roads in winter time or repair the roads & you might find it will help to pay off you over budget Marshall Collage new office Building & Dont say your usual stories saying that it is different departments, YOU ARE STILL ABERDEEN COUNCIL!!!

Best Regards
Ian Dunbar,
160 Gardner Drive,
Kincorth, Aberdeen,
Scotland.
AB12 5SA

PI - Aberdeen Football Club Stadium Proposal

P101299

From:
To: <pi@aberdeencity.gov.uk>
Date: 27/08/2010 12:11
Subject: Aberdeen Football Club Stadium Proposal

Dear Sirs

wish to object to the above proposal, I believe that it is detrimental in terms of the reduction in accessible green field area within Aberdeen , he increased traffic on already busy roads, noise pollution not only with the football matches but also with the music concerts that have been nooted to occur, to say nothing of the litter that such a stadium will generate.

There will also be a reduction in the local wildlife with the Loirston area.

Gordon Miller
34 Dunlin Road
Cove Bay
Aberdeen
AB12 3WD

Important Note: This message contains confidential information which is intended to be received by the addressee only. We acknowledge that e-mail is not an entirely secure medium of communication and you should be aware of this when replying. If you have received this email in error, please advise the sender of this at the earliest opportunity. We take all reasonable steps to ensure this email is free from any malicious content, but cannot provide any guarantee that this is the case. The company's email and internet traffic is also monitored under the provisions of the Regulation of Investigatory Powers Act 2000. Wenaas UK Ltd is a limited company registered in Scotland, under company number 32062. Registered Office : Unit 1 Hareness Circle, Altens, Aberdeen, AB12 3LY, United Kingdom

PI - Fwd: Planning Ref No 101299

101299 .

From: Helen Thomson
To: <pi@aberdeencity.gov.uk>
Date: 27/08/2010 14:44
Subject: Fwd: Planning Ref No 101299

----- Forwarded message -----

From: Helen Thomson
Date: Tue, Aug 24, 2010 at 3:17 PM
Subject: Planning Ref No 101299
To: pi@aberdeen.gov.uk

With reference to the above subject I wish to object most strongly to the planning application. This application contravenes the existing Aberdeen City Local Plan. It is also an unacceptable development within the greenbelt. I also believe that the average football supporter does not wish to have to commute outwith the city centre to watch their local team. Local bars and shops will miss out on passing trade if the stadium moves. Traffic leaving and entering through the Bridge of Dee will increase dramatically causing further delays to an already busy road system. Local wildlife will be affected as well as noise pollution affecting many people both close by and at a distance from the site. Seems like the most inappropriate location for a public amenity. Please record my objection.
Helen Thomson
14 Mackie Place
Elrick
Aberdeenshire

PI01299

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 27/08/2010 20:20
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : David McKay
Address : 40 Redmoss Road
Aberdeen
AB12 3JN

Telephone :

Email :

type : Objects to the application

Comment : I strongly object to this proposal

PI01299

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 29/08/2010 20:23
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Edith Kellas
Address : 1 Devanha Gardens South
Aberdeen
AB11 7UG

Telephone :

Email :

type : Objects to the application

Comment : I do not think this is a suitable location for this development. This is a lovely area - Aberdeen is lucky to have such an area which I use for walking the dog. The size of the development and the impact of cars, buses etc will have a detrimental effect on the area. I am also an Aberdeen Football supporter and think this is in the wrong location as so many people currently walk or take public transport to matches. Many more people come from the north of the city and this does not make sense as it will add to the traffic on Anderson Drive, Bridge of Dee, Wellington Road etc. Why spoil this area needlessly?

101299

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 28/08/2010 11:11
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Michael Dunn
Address : 5 Forsyth Road
Balmedie
Aberdeenshire
AB238YW

Telephone :
Email

type : Objects to the application
Comment : Loss of greenbelt land
Site of stadium inaccessible for large section of supporters
Access inadequate off Wellington Road
Local transport links inadequate

PI - Planning Ref No 101299

From: "Steven" <[redacted]>
To: <pi@aberdeencity.gov.uk>
Date: 29/08/2010 20:12
Subject: Planning Ref No 101299

P101299

Dear Sir/Madam,

would like to record my objection to the above planning application.

I strongly object to this application going ahead, this is the last green belt land in the south of the city and me and my family regularly spend time in and around Loch Inch Centre and Loirston Loch. To lose this space would be a tragedy and I will continue to object until the application has been thrown out for good. Aberdeen Football Club must stay at its present location. There is no infrastructure in and around the Loirston area to support these plans let alone the road structure or transport systems. This area is teeming with wildlife and should stay this way.

would like to be kept abreast of the situation.

With kind regards

Louise Bennett
22 Redmoss Place
Aberdeen
AB12 3JQ

PI01299

From:
To: <pi@aberdeencity.gov.uk>
Date: 29/08/2010 17:46
Subject: Planning Ref 101299

Dear Sir,

I have been advised by Nigg Community Council that they are continuing to make the strongest objection to this planning application, in order to maintain the wildlife environment of the Loirston Loch District Wildlife Site and the neighbouring Kincorth Hill Nature Reserve, which will also be adversely affected, should this huge development be allowed to proceed!

I agree with Nigg Council and personally consider it to be an act of Major Vandalism, that this project should even be considered, especially as it contravenes the City Councils' original plans for this, our last remaining Green Belt Area in the South of the City.

It would make much more sense to create this monstrosity half way around the Western Peripheral Route, where access for Football Fans from ALL directions would be much simpler, including those within the City.

Yours faithfully

AT Mutch

P101299

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 29/08/2010 17:23
Subject: Planning Comment for 101299

Comment for Planning Application 101299
Name : David, Dorothy, Jillian, Jemma, Joanna Muckersie
Address : 10 Redmoss Avenue
Nigg
Aberdeen
AB12 3JR

Telephone :
Email :

type : Objects to the application

Comment : This email represents 5 separate objections by the people listed below(who all live at the address given) to the siting of a new stadium for AFC in the Loirston Loch area.

Our objections are as follows:-

1. The application is in conflict with Aberdeen City's own and current 'Aberdeen local Plan (2008)'
2. The siting of the stadium will have an adverse effect on access, parking and road safety in the Nigg area.

Reasons for this are as follows:

In addition to the much increased traffic expected around the area, if regular/cheap public transport is not made available to/from the stadium, then people will use thier own transport. If - as expected - parking spaces at the proposed site will be limited, then those who cannot park at the stadium will try and park in the surrounding areas, i.e., Nigg, Cove, etc.

Regards,

David Muckersie
Dorothy Muckersie
Jillian Muckersie
Jemma Muckersie
Joanna Muckersie

P101299

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 29/08/2010 14:52
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : P Macari
Address : 18 Queens Road
Aberdeen
AB15 4ZT

Telephone :

Email :

type : Objects to the application

Comment : This application breaches various relevant policies in the FLP. Also the land in question is conservation status/green belt and Dee Valley conservation status. The area is also a nature reserve. There is no point in having a FLP if the policies are not adhered to.

Further any suggestion that it is "recreational" or "sports" related is not pertinent as it is not accessible to the general public.

It should be refused.

PI - P101299

P101299

From: Claire Adam
To: <pi@aberdeencity.gov.uk>
Date: 29/08/2010 12:16
Subject: P101299

I am writing to express my objection to the plans for the AFC Stadium at Loirston Loch. I can supply full details on why - please let me know if you require these. I do not want to take the trouble to type them out if this is simply a paper exercise and the decision has already been made.

Regards
Claire

P101299

Lochlee,
Loch of Loirston,
Nigg,
Aberdeen, AB123LJ.
UK.

27.08.2010

Dear Sir/Madam,

I am writing to object to the Planning Reference 101299 for the AFC Stadium at Loirston Loch.

I am disgusted that the plans have managed to get this far based purely on the incestuous relationship between the AFC Chairman (the developer), the planners and Cove Rangers. The developer will gain the prestigious site at Pittodrie with sea views (ideal for flats) and will also gain Allan Park. The councillors, who would normally be the first port of call for support on this type of local issue, are already in bed with the Cove Rangers Committee who stand to benefit from the new pitch. I therefore cannot rely on them to accurately represent me, as their loyalties lie elsewhere.

There is serious conflict of interest here and people are naive to think otherwise. I have not been able to find any back up plans for the development, which leads me to believe that there aren't any. This implies that the project will be going ahead, no matter what objections are raised. I am shocked and disappointed that Aberdeen Council would disregard the opinions of so many people just to benefit a few individuals at the top.

This proposal does not only damage one of very few remaining green belt areas left south of the Duthie Park, but will also set a precedent for building on green belts in the future. This area is not just a green belt; it is also a nature reserve, which is a sanctuary to a vast wildlife population. There are migratory geese that land on this loch each year - not in their hundreds but in their thousands - and it is also a breeding ground for toads. It is not satisfactory to say the situation will be mitigated because if the development goes ahead the changes to ecosystem which support this wildlife will be irreversible. There are also other important species in the area such as bats, newts, badgers, deer, foxes, buzzards, sparrow hawks, and owls and that I frequently see in my garden.

When presented at the Thistle Hotel the proposals were branded as a community project. I do not understand how this counts as a community project, as I have yet to see anyone within the Nigg and Cove/Altens community that support it, that are not connected to the Council or the board of Cove Rangers Football Club. At the Thistle viewing the best thing the planners could suggest to benefit the community was an "after school home work club". Not only is there a dual carriageway as an obstruction, but the last people you want interacting with the children are footballers when it comes to education. There is nothing community about this project, other than for the tight knit group of people who are set to gain from it. There are numerous existing community buildings that are underused due to the lack of money available to support them. Surely these would be a better investment?

Having looked at the plans and various supporting documents online I was concerned to see the spelling error in more than one title. This does not bode well for the final execution of the project. If those involved cannot even spell the word 'statement' then their competence should surely be investigated.

I look forward to hearing back from you,

Yours Sincerely

Ewen Adam

PI - Planning ref No. 101299

p101299

From: _____
To: <pi@aberdeencity.gov.uk>
Date: 28/08/2010 13:39
Subject: Planning ref No. 101299

I am sending this email to object to all aspects of the proposed AFC Stadium, planning ref no. 101299. My wife and I live in the area and have enjoyed the surrounding area and its amenities. The wildlife around us is wonderful as is the loch. I do not want any of this spoiled. The traffic would be dreadful for residents of the area. We have the only remaining green belt area in the south of the city and we do not want to lose it.

Derick Anderson

101299

49 Boyd Orr Avenue.
Craighill
Aberdeen.
Tel. 01224 555516
Mob. 0777 111111

Aberdeen City Council
City Development Services
Planning Authority

31st August, 2010

Dear Sirs

Planning Reference 101299 AFC Stadium

Having viewed the plans for Aberdeen Football Stadium, I would like to object to this being built in the Loch of Loirston for the following reasons.

Firstly, and I think most important, is the affect this will have on the wildlife which use the Loch. AFC Football Stadium being built there would have a great impact on the wildlife of the area, which is home to a variety of birds as well as deer.

On match days, householders would be subjected to and unacceptable level of noise during matches itself, from crowds arriving and departing and from the PA system.

Another concern is the effect the proposed development will have on traffic. From the images, there appears to be around 1200 parking spaces – for a 21,000 capacity stadium. This will encourage supporters to park in residential areas nearby the stadium, causing inconvenience for these residents as well as safety issues regarding increased traffic where there are a lot of young children.

Yours sincerely

Scott & Debra McDonald

PI01299

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 30/08/2010 21:29
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Colin Cane
Address : 23 Boyd Orr Ave
Aberdeen
AB12 5RG

Telephone :

Email

type : Objects to the application

Comment : Quote

Loirston Recreational area is important for many reasons

- 1 - It is one of the few areas of high ground around Aberdeen
- 2 - Wildlife, including rare plants and animals live within the area
- 3 - It contains many sites of historic interest
- 4 - It offers attractive and peaceful walks away from the hustle and bustle of the city
- 5 - The Loirston recreation area may be the first part of Aberdeen visitors see when arriving by train or car

For these reason it is important to protect this area of country side from being built upon, to improve its appearance and to offer everyone the opportunity to enjoy it

This was the promise made by Aberdeen City Council in 1990 and the sign is still there for all to see. Why now has Aberdeen City Council decided to allow the development of houses and stadiums in this area. I object strongly to this development as this will be a major loss of green belt land on the south side of the city and the further destruction of rare plants and animals to allow greedy developers to line their pockets at the expense of the people of Aberdeen. Aberdeen City Council must not be allowed to change the rules to suit themselves when developers want to build on protected area.

We lost green belt land in the south of Aberdeen for the development of RGU, please don't let more green belt areas disappear in the south of Aberdeen.

P101299

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 30/08/2010 18:56
Subject: Planning Comment for 101299

Comment for Planning Application 101299

Name : Gary Taylor

Address : 25 Redmoss Avenue

Aberdeen

AB12 3JR

Telephone :

Email

type : Objects to the application

Comment : This development is on a green belt area. There are many more appropriate sites which do not require the destruction of such a haven of wild life.

p101299

49 Redmoss Road
ABERDEEN
AB12 3JJ

30th Aug 2010

Aberdeen City Council
Planning & Infrastructure
St Nicholas House
Broad Street
ABERDEEN
AB10 1AQ

Dear Sir/Madam

REF 101299

We would like to strongly object to the above planning application for the AFC Football stadium planned at Nigg.

We cannot quite understand why this is even being considered on what is the last piece of 'greenbelt' land at the south of the city. If we as individuals owned a piece of green belt land and wished to build on it would that be acceptable or even considered by the planning dept?? We have on more than one occasion read in the local press plans being rejected by your dept for that very reason, why then is this OK on this occasion.

We would also like to object to the design of the building which is in itself a monstrosity to be constructed in what is a picturesque location near Loriston Loch. We also object to the bright colouring on the façade.

We live in a lovely quiet area and do not want this to change. We can imagine what it will be like on match days or concerts – worst nightmare. Keeping this aside we are sure there must be sites within the city/shire set aside for this type of development rather than destroying a 'green belt' area.

Please rethink and consider if you as individuals would like this at the end of your street to replace what is a lovely green open space with a loch which is frequented often by various wildlife.

Yours faithfully

Barbara & Brian Simpson

P101299

42 Charleston Crescent
Cove
Aberdeen
AB12 3FD

Tel: _____

Email: _____

29th August 2010

Aberdeen City Council
Planning & Sustainable Development,
8th Floor,
St Nicholas House,
Broad Street,
Aberdeen,
AB10 1GY

Dear Sir,

ABERDEEN FOOTBALL CLUB DEVELOPMENT OF LAND AT LOIRSTON LOCH, WELLINGTON ROAD
ABERDEEN

Application reference number P101299

I wish to register my objection to the building of the new Aberdeen Football Stadium at Loirston Loch, Wellington Road, Aberdeen. My objection is in regard to the Transport Assessment and also to the lack of Amenities within the local area to cater for large gatherings of people.

TRANSPORT

Stadium Car Parking

Only 1400 car parking spaces being reduced to 900 for Rangers and Celtic Matches with a proportion of the car parking spaces being allocated for 1650 hospitality guests occupying corporate boxes catering for 2 – 3 spaces per hospitality box. Therefore no parking for the average football supporter.

Travel

Currently 72% of "home" supporters travel to Pittodrie by car. In an era when people will not get out of their cars to travel by public transport no evidence that this will change has been shown and this appears to be a flaw in the fundamental changes to travel behaviour envisaged.

Traffic getting to the Stadium from the south should have little trouble arriving whether by coach or car, however traffic coming from the North, West or even East of the new stadium have only two access roads ie Wellington Road or Great Southern Road. The old Bridge of Dee is a key trouble spot with well known traffic problems at South Anderson Drive with the retail park congested at weekends and no consideration seems to have been given to the additional traffic that comes in to the city from October to December for Christmas Shopping, the same period that the football

4 2, 12

stadium will be active. The Makro store on Wellington Circle will also be extremely busy during the same Christmas Shopping period.

The Charleston flyover is an accident black spot particularly in the darker days of winter. The immediate turnoff to the left of the flyover on the old A92 (by Fedex) leading to Redmoss Road and the rear of the new stadium is an accident problem area as cars come off the flyover from the south and cut across vehicles that have come up the slip road from the Bridge of Dee.

The AWPR appears to be a significant change to the transport plan if it ever gets off the ground. However, the Charleston Junction will remain a problem area for traffic to the stadium as travellers from the North and West may use it, but they will link with the travellers from the South and the city supporters who will still be travelling via the Bridge of Dee and who are not affected by the AWPR. All will join Wellington Road at Charleston, so making a three way junction where they will also meet queuing traffic.

Travelling from King George IV Bridge via West Tullos Road and city centre traffic coming from Queen Elizabeth II Bridge via Wellington Road will join a bottleneck at Hareness Roundabout and from there to the new stadium queuing traffic can be expected.

The impact with all the additional traffic will seriously inconvenience residents living in the area who wish to travel to/from the city centre, whether by car or by public transport, due to the traffic congestion in the area, and public transport users will be inconvenienced with overcrowded buses and rowdy fans. Segregation of fans on public transport would be required for those visiting fans arriving at Aberdeen Joint Railway Station and travelling to/from the Stadium.

Car parking near the stadium

The industrial sites of Altens and the Gateway Retail Park could be utilised for car parking away from the residential streets of Cove, Charleston, Redmoss and Kincorth but parking restrictions must be put in place and policed.

Additional housing planned for West Cove and Redmoss needs to be considered. The number of additional vehicles that these two residential sites will generate will be substantial and requires to be brought in to the equation when considering future traffic trends.

Local Amenities

A great number of supporters and particularly travelling supporters require the use of local amenities whether this be restaurants, fast food outlets and public houses and of course toilet facilities. In the area around the planned stadium there are few facilities of this nature and certainly not enough to cater for a large football crowd.

Conclusion

I do not believe the Loirston site to be the appropriate site from either a travel or local amenities perspective. A football stadium in a venue near to the current Pittodrie Stadium would be more advantageous. From a travel perspective Pittodrie stadium is like a hub. Traffic comes in from the North along King Street; from the West, along Lang Stracht, Queen's Road, North Deeside Road and Great Northern Road; from the south along Great Southern Road and Wellington Road.

The Loirston option has only two options, either Great Southern Road or Wellington Road.

The City Centre has all the amenities required by all supporters, ie restaurants, fast food, public houses, toilet facilities and a public transport service.

In comparison with travel and amenities available at Loirston, a stadium venue within the city is a stronger option. There are too many uncertainties in the Loirston travel plan which relies on fundamental and yet unproven changes in travel behaviour and for those reasons I am opposed to the AFC Development at Loirston.



Alexander Elrick

3/08/2010 Mrs MAUREEN I RONSIDE
28 Whitehills Rise
P101299 COVE ABDN
AB12 3UH

Dear Mr Prentice,

With regards
to the proposed Football stadium
south of ABDN,
I as an 999 worker thought
long and hard where I was going
to settle my family i.e. Noise
when I'm on shifts - I sleep at
different times, schools and
other young family as I have
children. I did not choose
to live near what is proposed
to be A.F.C. I had accepted
that COVE Rangers would cause
some restrictions on match
day, I did not pay lots of
our hard earned money

2

to live close to AFC. If that had been the case I would have bought a house round the seaton area of town. Cove is ~~wholly~~ mainly a family community with mostly young families. It is very unfair to even consider south of ABBN for this venture. We already have far more in the area than the area can cope with. e Surrounded in industrial estates unofficial traveller sites. COVE Rangers F.C. - COVE Thistle F.C.

I also object at the lack of consideration that has taken for the fans, which I am one. Statistics have shown that 75% of AFC fans come from Aberdeen e the North of Scotland

3

and you are expecting the fans to try and get to a match over a 500yr old bridge that can't cope already with the volume of traffic at the bridge of Dee. We don't have the infrastructure to cope with this venture. The impact on the local economy on match days will also be affected, if fans travelling from the south are not entering abdn city the cost to the local economy will be vast. This plan is wrong on so many levels I expect the council to fully investigate all options for the privately funded project. The best being leave AFC where it is and upgrade and ask Mr Milne to put his plans for the proposed Flats on Pittodrie.

4

site and build else where.
The impact on this proposal will affect the lives and area for many people who chose carefully when spending their hard earned money and bought houses in an area which gave locals minimal restrictions on parking ability for the children to grow up away from the football fan's. Cove already has more than its bare share of busy through traffic from the surrounding industrial estates, this proposal will cause parking restrictions and increased traffic through a family area. This proposal is unfair to the majority of locals. We already have a football stadium please don't impact our area further. For all concerned except

5

Mr Milne don't do this.

The environmental damage to area would be a disgrace. Stop pandering to the money men and please for once listen to the hard working family's who all chose not to ~~live~~ live near such a stadium. Lonsien lock and Kincoth hill are important areas this stadium would without a shadow of a doubt destroy these areas of natural habitat and buty. Please think of the majority of hard working people who go home at evenings and weekend for some work/ life balance time without the traffic, noise disruption, I'm very angry that you as a council are even considering this. Please of chose not to live near A. F. C.

b

for so many reasons - yes I had a choice - Please don't take that choice away.

Please consider the locals, the publicans in city centre, the shops city centre that all benefit from on match days

Pittodrie stadium has stood where it is for over 100yrs and it worked until Mr Milne wanted to build Flats there (which he is advertising) its a local Landmark don't win it. Up grade Pittodrie don't move it.

thankyou for your consideration

From: Ray Harby
To: <pi@aberdeencity.gov.uk>
Date: 20/08/2010 16:45
Subject: AFC objections
Attachments: ABERDEEN_F_C.pdf; Part.002

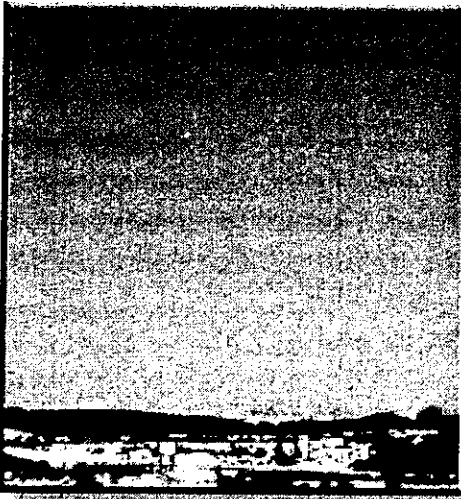
LORISTON COUNTRY PARK

An Area OF Natural Beauty

A wild life sanctuary, so close to Aberdeen, so available for all to see.

A lovely very Scottish entrance to Aberdeen city.

A **GREEN BELT** area giving a much needed breathing space in this rapidly developing industrial and housing complex, of Cove and Altens.



views of Loch- na-gar [over 49 miles away] can be seen from the suggested site

Loch Loriston viewed from the main Aberdeen Road



- The wilderness is another world from Aberdeen and is available to everyone through the seasons. It is the home of a wide variety of Wild life. Deer, Badgers, Hedgehogs, Stoats, Weasels, Mice, Rabbits, Birds such as Swans, migrating Geese and Ducks Sky Larks, Yellow Hammers, Woodpeckers, finches, Swifts, Swallows, Buzzards, Herons. All these and more can be seen on the proposed site. It is Aberdeen's last remaining **Green Belt** on the South side of the city. Aberdeen's children will not thank us if this wild life gem is turned into a noisy concrete complex, which I am sure will destroy the present habitat and it's inhabitants.
- Loch Loriston was until recently a SSSI, a Site of Special Scientific Interest [which was down graded against a tremendous amount of opposition].



Even now the carnage of wild life in the area goes on, speeding [RatRun] motorists kill deer, birds, and many small mammals.

Above is a Badger killed on the on the roadside at the proposed site.



Volunteers from Nigg and the surrounding area are deeply interested in the site, this picture shows volunteers, men women and children planting over 2000 trees to enhance the area for them and the wild life. this was over 5 years ago. It is a long standing love affair with the area.

Our community is **proud of that area of GREEN BELT.**

Why is the council bent on destroying the Green Belt to provide the AFC, a private company, to build a stadium for a relatively small section of the community when there are other sites available including their existing stadium!

Why is Aberdeen council is sacrificing the Green Belt for just 90 minutes per week, so that the players can earn more money in a week than most of its supporters earn in a year.

Why has Cove Ranges (Who have a perfectly good site at Cove) been given a new site on the Green Belt in the NIGG area by cash strapped Aberdeen Council for a Pepper Corn rent of just £1.00 per year. Yes that's One Pound per year. Cove rangers is a private money earning company. Why wasn't the Nigg Community Council informed of this Deal???

What is going on!!!!

I oppose the plans of any development on Loriston Country Park Green Belt
Ray Harby 30 Redmoss Road Nigg Aberdeen

Planning Ref No. 101299

Ray Harby
30 Redmoss Road
Nigg
Aberdeen

Attached is my objection to the proposed AFC Football Stadium to be built at Nigg on the Loriston Country Park. Also of the proposed plans for Cove Rangers.

Surely these are a very important issues [building on Green Belt Land]. I would have thought that these proposals would have been given much more time for the general public consider them?

Ray Harby

Aberdeen City Council Planning & Infrastructure
St Nicholas House
Broad Street.
Aberdeen AB10 1AG.

INGRAM
6 Ingrams Walk
Feddross
Aberdeen
AB12 3JS
24/08/10

Planning Reference No 101299

Would again like to state our very strong objections to the development of a new AFC stadium at Figg.
As has been stated many times, we already have industrial and business properties situated on our doorstep which, in turn, leads to horrendous traffic congestions and long queues of traffic ~~at peak times~~ ~~in the area~~ despite is at weekends when there is less traffic using the area. With the AFC being situated here, Saturday etc football matches and concerts etc taken place will result in large traffic flows. The traffic flow in this area is difficult enough without adding to it, with what has been planned.

This being the only remaining green belt area south of the city, it is a great sin to develop it as being planned. Aside of our traffic problems, this small area is greatly appreciated and enjoyed by local residents and people out with the area, walkers, joggers + cyclists, many from the surrounding offices + firms at lunch time. The wildlife and good walking ways on the "Lyamps" is like living in a rural area and enjoyed by many, a very popular spot.

We have noted that although you have support from some of the public there are many who are not happy with the site earmarked, having to travel much further to attend matches etc.

greatest consideration should be taken before commitment is taken to desecrate this area with rail flags.

There must be other suitable venues outwith the city limits to build the stadium which, looks stunning in the flags, but please not here, spare the area and our precious green belt.

(MAS) _____ (MR)

City Development Dept	
Licensing of Res	
Application No	101299
RECEIVED	31 AUG 2010
Date reported	
Case Officer	GDP
Date Admin	31.8.10



Objection to planning application 101299

Proposed new Aberdeen Football Club stadium

Thursday 9th September 2010

1 Introduction

- 1.1 We wish to **object** to the application by Aberdeen Football Club plc for planning approval to construct a new stadium at Loirston Loch, Nigg.

2 The proposal is in conflict with Scottish Planning Policy 168 (transport)

- 2.1 SPP §168 states, *inter alia*:

Planning permission should not be granted for significant travel generating uses in locations which would encourage reliance on the private car and where:

- *direct links to walking and cycling networks are not available or cannot be made available,*
- *access to public transport networks would involve walking more than 400m,*

- 2.2 We take the view that the proposal fails against these two tests set by the Scottish Government, lies in opposition to Scottish Planning Policy, and as should not be consented.

3 The proposal is poorly located for sustainable transport access

A football stadium is a major traffic-generating development. Yet the proposed site is:

3.1 Inaccessible by rail

- 3.1.1 There appears to be no future prospect of the site being served by rail. Given that Aberdeen City Council has achieved no progress in implementing the Aberdeen Crossrail scheme, and nor does it seem likely that the project will move forward in the foreseeable future, we are not convinced by claims that the site could become retrofitted with rail access from a new station at Cove.

- 3.1.2 We accept that the current Pittodrie Stadium site also lacks a direct connection to the rail network yet the main rail station is (i) within reasonable walkable distance, and (ii) connected to the stadium by a high frequency and high quality bus service.

3.2 Poorly located for local bus services

- 3.2.1 It is widely understood that local bus services have difficulty in serving edge-of-town sites. This is especially the case in terms of orbital services.

- 3.2.2 The proposed location contrasts strongly with the Pittodrie site which lies beside one of the major high quality, high frequency bus routes in Aberdeen (bus services 1/2).

3.3 Inaccessible on foot

- 3.3.1 We would expect modal share access by foot (or bicycle) to the proposed site to be almost zero.

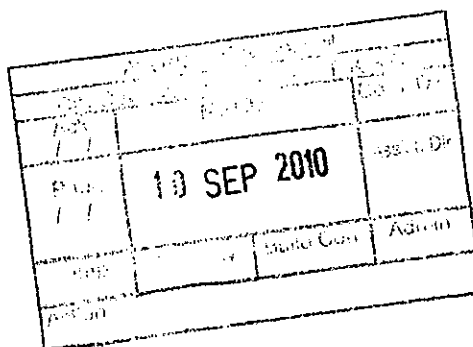
- 3.3.2 This contrasts strongly with the current Pittodrie site which is readily accessible on foot from the city centre & surrounding areas.

3.3.3 It is to be expected that the proposed location would lead to a significant reduction in the modal share of access to AFC's stadium by sustainable modes of transport. This runs counter to the policies of Aberdeen City Council and the Scottish Government which prioritise modal shift towards – not away from – sustainable modes.

4 The proposal will be a major generator of unsustainable transport

- 4.1 With provision for 1400 car parking spaces, the development is heavily car-based. The development would shift the relative balance between public and private transport yet further away from public transport.
- 4.2 The development is of the type (capacity increase on the edge of a congested urban area) noted by SACTRA (HMSO 12/94) as being most likely to lead to traffic generation, contrary to Government policy to restrict traffic growth.
- 4.3 At a time when Scotland has committed itself to drastic reductions in its carbon footprint, the relocation to Loirston would inevitable lead to vastly increased car use and hence increased carbon dioxide emissions.

.....



Transform Scotland is the national sustainable transport alliance, campaigning for a more sustainable and socially-just transport system. Our membership includes bus, rail and shipping operators; local authorities; national environment and conservation groups; consultancies; and local transport campaigns. Transform Scotland Limited is a registered Scottish charity (SC041516).

Transform Scotland
5 Rose Street, Edinburgh, EH2 2PR
t: 0131 243 2690

e: <info@transformscotland.org.uk>
w: <www.transformscotland.org.uk>

via fax

Mr R. Watson and Mrs I. Watson
48 Redmoss Road
Aberdeen
AB12 3JN

Aberdeen City Council
Planning Department
9 September 2010

Dear Sir,

Re. App. ref 101299. Proposal for 21,000 capacity sports & leisure stadium, incl. assoc. car parking, access arrangements & landscaping – detailed planning permission.

We live on Redmoss Road in close proximity to the proposed new development by Aberdeen Football Club.

We wish to register our objection to this development for a number of reasons which are detailed below. In summary, we submit that this proposal for major development in the greenbelt is, in fundamental terms, not in accordance with development plan policy and that there no (or no sufficient) material considerations which outweigh that clear conflict with development plan policy. For those reasons, this application should properly be refused by the local planning authority.

Before addressing the details of the application, there are a number of other relevant matters that we wish to raise in relation to this application.

Registration of application and consultation.

At the outset, we wish to make clear that we are dissatisfied with the manner in which this application has been registered by the local planning authority. It is clear from the Council website that the application was registered prior to the submission of several key documents which form part of the application; and several of those documents have only recently been available for public inspection on the website.

This is an application of great significance and complexity, comprising a number of detailed studies and reports. The local residents have had little opportunity to digest and consider this complex material within a proper and reasonable time frame; and we query the decision by the local planning authority to register this application at a time when it appears clear that it was incomplete in several material respects.

Clearly, as a result of this failure by both the applicant (to submit a complete application) and the local planning authority (to register an incomplete application), the proper consultative process of this application has been compromised and curtailed.

We therefore invite the local planning authority to (a) reconsider its decision to register this application for planning permission, and (b) resolve that the application was not properly

registered in light of the significant omissions from the original submission, and (c) only to consider the re-registration of the application when it is properly satisfied that the application has been properly submitted in a complete fashion so as to enable proper consultation to take place within an appropriate time scale for an application such as this. We submit that anything less than this approach will not enable the local planning authority to conclude that there has been a lawful consultation exercise in relation to this application.

In the event that the local planning authority does not adopt the course that we have proposed, we hereby give notice that, in the event of a grant of planning permission, an application for judicial review will be advanced on the basis of the procedural deficiencies in the handling of the consultation on this application.

Further, in the event that the local planning authority proceeds to determine this application in light of the current inadequate consultation, we will closely examine the extent to which the material within this application has been properly and fully examined and considered by the local planning authority. Clearly, any such inadequacies will also be relevant to any claim for judicial review.

The pre-application consultation exercise.

The pre-application consultation exercise is inadequate in a number of material respects. It is very far from being the "comprehensive consultation exercise" which is referred to in the "Aberdeen Community Arena – Options Appraisal and Site Selection" report ("the site selection report") at section 3.3.

In particular, the "Feedback" form, which was distributed to members of the public and was available to download, was constructed in such a way that it did not properly facilitate expressions of the opinion as to whether proposed development is appropriate in this specific location. Rather, the Feedback form set out a series of specific questions which were peripheral to the core issues with regard to this proposed development. The opportunity for individuals to submit any view which might be contrary to the interests of the developer is limited to the generality of "any further comments" at the end of the Feedback form. The Feedback form does not enable a true and accurate reflection of the public opinion to be expressed.

However, even accounting for those inadequacies, it is clear that a very significant proportion of responses by means of the feedback form were

opposed to the development (29.1%) and that a significant proportion of those who objected did so on the basis of location (as will be seen below, the issue of alternative locations has not been properly addressed in light of this consultation response). Further, 32.6% of the feedback forms were undecided. It is abundantly clear that there is no significant support for this proposal in this location; the application has failed to readdress and substantiate the selection of this site for the proposed development upon the basis of this consultation response. Indeed, the CBRE consultation report wholly fails to address the issue of location, despite acknowledging that there were many objections based upon location. Those objections are all the more compelling given that the feedback form did not include a specific entry or "tick box" for location.

environment. Consistent with the adopted local development plan, the Structure Plan also identifies the King's Links site for a community stadium. The Structure Plan is specifically silent as to which of the two sites is the preferred location. It is our considered view that when the alternative potential sites are considered by reference to Structure Plan Policy, the site which is clearly more in keeping with development plan policy is the King's Links site. Further, on a proper interpretation, the Structure Plan envisages that the preferred location, as between the sites identified within the Structure Plan, will be identified as part of the now emerging local development plan process (as is set out in detail below, we submit that this application for planning permission is premature and should be refused on such grounds).

In summary, if the proposed application is to be properly determined in accordance with the development plan, it should be refused. There are no, or no sufficient, material considerations which militate in favour of this development so as to displace the clear infringement of policy and obvious harm that this development would cause.

Site selection.

There are no very special circumstances which have been identified which would support proposed development at Loirston. Indeed, the "Aberdeen Community Arena – Options Appraisal and Site Selection" is singularly lacking in any clear evidential basis for preferring Loirston to any other potential site.

In fact, a proper analysis of the SIAS Transport Feasibility Study (prepared as a comparative exercise) reveals that the King's Links is a better location for the stadium in transport terms. This is the case, even without taking account of certain failures in the SIAS report e.g. the overstatement of number of people within walking distance of the Loirston site (which includes large sections of Kincorth with no suitable pedestrian access across the privately owned farm land on the south side of Kincorth Hill).

In any event, as the SIAS report makes clear, when compared with the King's Links site, the Loirston site is remote; it has a significantly lower catchment in material categories; it will place additional stress on the already congested Wellington Road; it depends upon the construction of the AWPR, which is presently far from assured in light of existing and lengthy legal proceedings; and it will require significantly greater public transport investment.

Of course, there is the further point that location of the site at the King's Links is a known quantity (in that there will be little difference in transport terms between the current use of Pittodrie and that which would transpire if the nearby site King's Links site were developed). The Loirston site, on the other hand, is very much an unknown quantity, and there is no guarantee that the current transport assessment is sufficiently accurate to provide assurance that the transport implications of this proposal might not be worse than is presently predicted (detailed criticism of the assessment submitted with the application is set out below). There are, of course, good recent examples of development within the city where the transport consequences have proved to be far worse than were originally predicted at the time planning permission was granted.

In this material respect the consultation exercise was inadequate; further the response to the consultation compounds this inadequacy by failing to address and justify the selection of this site for the proposed development; and especially so when a clear preference has been expressed for other locations within the city (and, indeed, when such alternative locations are identified in the local plan).

Further, the consultation exercise with the local community councils consisted, in our opinion, of an abbreviated and condensed exercise which sought to give the appearance that proper consultation had been undertaken, but without any real engagement in the actual issues. The forum with Nigg Community Council was abbreviated at short notice because of double booking of a similar session with the Cove Community Council. This is not an appropriate way in which to conduct community consultation.

These inadequacies are all the more worrying when one considers that this a major proposed development on green belt land, and thereby constitutes a very significant departure from existing development plan policy. For experienced advisers to consider that this is an appropriate way in which to conduct a consultation exercise in relation to such a development is a worrying state of affairs. It is a matter which the local planning authority should not endorse by the grant of planning permission. Adopting a recently coined but very apposite expression, what has occurred in this case is not a consultation but a "nonsultation".

In light of what we submit has been a self-evident failure to engage in the real issues with regard to this proposed development, it is our view that this proposed application has failed to have any, or any proper regard, to the relevant views of local residents and the wider population of Aberdeen.

The proposed development – contrary to the development plan.

The proposed development is contrary to existing adopted local plan 'Green Spaces - New Places' 2008 in fundamental and widespread respects. We do not propose to list every relevant policy which the development is contrary to, save to observe that it is contrary to a raft of relevant policies. For present

purposes it is sufficient to observe that the site is currently designated as green belt. The significance of this designation cannot be understated. Indeed, the conclusions of the Reporter at the previous development plan inquiry made clear the importance of preserving this "effective wedge of green belt".

The adopted local development plan identifies the King's Links site as the only location for a community arena. It is a site that "received significant public support" (consistent with the pre-application consultation in relation to this application). In development plan terms, there is a clear preference for the community stadium to be located at this alternative Kings Link site.

Whilst it is accepted that the Structure Plan identifies the Loirston site as a "potential community stadium" location, such development would conflict with other policies in the Structure Plan which are designed, for example, to ensure sustainable development and the quality of the

harmful. Further, the present application wholly fails to present any, or any convincing case, for the selection of this site in preference to others.

Other matters relevant to site selection.

In relation to other considerations relevant to site selection, no clear case for the Loirston site has been demonstrated. In terms of land assembly, the King's Links site may be more problematic (although this is not particularised), but there is no evidence to suggest that any such problems would be insuperable. Advice from leading Counsel has not suggested that Common Good issues are a real obstacle – on the contrary, the considered and senior legal opinion confirmed that there was no difficulty presented by that issue.

Although mention is made in the ES of size limitations in relation to the Kings Link site, this is wholly unparticularised and unsubstantiated.

Further, no case has been made to suggest that the existing uses at the King's Links site could not be relocated elsewhere. Even if the development of the King's Links would be more prolonged than the development of the Loirston site, there is no evidence to suggest that the differential would be significant (the Aberdeen Community Arena – Options Appraisal and Site Selection suggests that it would take an extra year to complete the King's Links site – see para 12.0). In terms of site costs, the difference between the costs of the two sites is marginal (circa 10%); it has not been demonstrated that the extra expense of the King's Links site makes it impossible to deliver. Nor has it been demonstrated that the present site at Pittodrie is on the verge of imminent collapse – it has a lifespan of at least another 5 years.

Further, whilst it is clear that the applicants propose an edge of city stadium development, it does not appear that the logical consequence of this approach has been fully analysed. If it is considered that an edge of city site is appropriate, it is difficult to see why consideration should not be given to more appropriate locations in Aberdeenshire. It appears that the developer invites fundamental conflict with existing green belt policy without exploring more suitable sites which are, in real terms, no worse in terms of their location and environmental impact.

In summary, the decision in relation to site selection has been arrived at when there are preferable sites in terms of planning, environmental and transport considerations; the only features which appear to militate in favour of the Loirston site is that it is cheaper (by a marginal amount) and can be delivered sooner (by a marginal period). These are wholly inadequate material considerations (even allowing for the concession that they amount to lawful and legitimate material considerations) and they do not displace the clear conflict with development plan policy which is at the heart of this application. In any event, wholly inadequate consideration has been given to this issue in the ES submitted in support of this application.

Cumulative Impacts.

The ES contains very little by way of detail in relation to cumulative impacts (see para 3.4.6). Given that there is an ongoing emerging plan process it is more appropriate for the issue of the

location of the stadium to be determined within the context of the emerging local plan process. It is submitted that this lends significant weight to the prematurity issue set out below.

Landscape & Visual Impact.

Table 6.3 of the ES makes clear that the landscape impact of the proposed development will be in the Moderate to Major Adverse category; those are ratings which are defined as significant and it is clear that the development would therefore be harmful in terms of landscape impact. Indeed, it is accepted in the conclusions to Chapter 6 of the ES that "both Loirston LCA and Kincorth and Tullos Hills LCA are predicted to experience significant adverse impacts after mitigation measures are taken into account. Loirston LCA will be directly affected by the replacement of open agricultural land with the Arena development."

As regards visual impact, the position is equally bleak (again, see the conclusion to Chapter 6 of the ES): "of the nine viewpoints assessed, seven are predicted to experience significant adverse long term impacts for at least one of the receptor types at each of the seven locations."

It is accepted that there will be significant landscape and visual harm; it follows that the proposal is clearly contrary to development plan policy.

Noise.

It appears that no noise analysis has been conducted with regard to the impact of the proposal upon existing farming activities in close proximity to the stadium, including Parkhead Farm. There are concerns that cattle may be subject to harm.

Bats – Habitats Directive.

Despite conclusions in the ES which would tend suggest the contrary (see Chapter 8) we are aware that bats frequent the Loirston Loch area. We are able to make this assessment having lived in the area for decades. We understand that bats have the highest degree of protection under the Habitats Directive. We have also been informed that a recent case before the Court of Appeal (R (on the application of Morge) v Hampshire County Council) confirms that interference with the flight path of bats contravenes the European Habitats Directive. In our view, the ES gives inadequate attention to this aspect of the development and the mitigation measures are inadequate to address the harm that will flow from the proposed stadium.

Transport assessment.

The Transport Assessment (TA) submitted as part of the application is deficient in a number of significant and material respects.

Firstly, the TA is posited on the basis that the AWPR will be constructed. There is currently a legal challenge in relation to the AWPR and there is doubt as to realistic delivery of this major transport project which is considered to have major impact upon accessibility to the proposed

stadium at Loirston (it should be noted that this is a further factor in support of the prematurity argument set out below).

Secondly, the TA is advanced on the basis that given the restricted parking spaces at the proposed site there will need to be an utterly unrealistic modal change i.e. that 72% of supporters currently travel to Pittodrie by car, but that this will reduce to 26% travelling by car to the Loirston site. Such a complete change in the transport habits of supporters extremely unlikely in our view. We specifically request the Council to enquire whether there is any comparative data which suggests that such a change has been achieved at any similar stadium development in the short to medium term. It is also pertinent to note that, although there will be restricted parking at and around the development site, there are any number of large private business sites in reasonable proximity to the site which will no doubt offer parking facilities on match days. Of course, the availability of such ad hoc private parking arrangements does not appear to have been considered in the TA when

assessing the traffic impact of this development. Obviously, the Council will have little if any ability to control the availability of such ad hoc private parking.

Thirdly, and perhaps most significantly, the model which has been used to determine the projected traffic of the proposal (see TA part 7) is accepted as being inadequate in fundamental respects (see TA paragraph 7.1.4). It is of grave concern that Council officers appear to have connived or consented in the production of the TA traffic modelling assessment in relation to this proposal when it is conceded that the model used is outdated. In particular, the model takes no account of the effect of committed future significant developments in the vicinity. The TA concedes (at paragraph 7.1.5) that despite the efforts of the experts, it has proved impossible to account for the effect of those committed development.

Further, the TA goes on to observe (at paragraph 7.1.6) that there are profound traffic issues associated with the Brig O'Dee. Indeed, the TA states that there are "... no agreed set of mitigation measures resulting in sufficient improvements in this part of the network capable of accommodating the wider impacts of even the phased implementation of the committed developments in advance of the implementation of the WPR."

As result, on the basis that the wholly spurious conclusion that Brig O'Dee is considered "sufficiently remote" from the proposed development, the TA proceeds on the basis that the up to date impact upon the Brig O'Dee will simply be ignored for the purposes of the TA (see paragraph 7.1.7 of the TA). It is, we repeat, of grave concern that this inadequate approach appears have been endorsed by the Council officers.

In our submission, such a state of affairs is wholly unacceptable for a development of such significance, where the traffic impact of the proposal is one of the key features under consideration and where the proposal demands a complete change in modal transport choices in order to operate without significant harm to the existing stressed traffic system. Of course, the concession that the model being used to determine the traffic impact of the proposal is inadequate calls into serious question all of the data and estimates produced by application of the model. Clearly, we will expect the Council, in the consideration of what is conceded to be an

inadequate TA, to demonstrate that very close scrutiny has been applied to this key aspect of the TA. At present, Council officers seem prepared to condone an analysis which is based upon no more than a leap of faith.

What is also evident is that more accurate and up to date modelling data will be available by 2011 (see TA paragraph 7.1.4). The availability of such data within the very near future lends further significant weight to the prematurity argument set out below. In summary, given the parlous state of the TA, based as it is on an inadequate model, the appropriate course is for this application to be refused and for the issue of the location of the stadium to be addressed in the proper context of the emerging local plan process and considered in light of up to date modelling data.

Fourthly, it is clear that a significant factor in the proposed transport strategy contained within the TA is the use of Park and Ride facilities. It is proposed that these would account for almost one third of home supporters (i.e. nearly 5,000 individuals) at Old Firm games (see Table 6-5 of the TA). It is to be observed that current use of Park Ride facilities are estimated to attract 1.9% of supporter (i.e. a maximum of 380 individuals at full capacity games). It is, with all due respect to the experts, wholly incredible that there will be a 20 fold increase in the use of such facilities.

This is especially the case when one considers the availability Park and Ride facilities. The TA is based upon the availability of four sites (TA table 5-1), which are not in existence. There is no guarantee that any of these sites will be developed in time for the opening of stadium; indeed, it is unlikely that any progress will be made in relation to those site until the AWPR decision is positively resolved. Of course, those "hoped for" P & R sites account for 60% of the available P & R capacity (i.e. 2,500/4,100) upon which the TA relies in seeking to achieve a transformational change in modal transport habits. In blunt terms, it is wholly unrealistic. Once again, these are matters best determined and addressed within the context of the emerging local plan and lend further weight to the prematurity argument set out below.

Fifthly, as residents of Redmoss Road, we have significant concerns about the use of Kincorth Hill by young fans attempting to get to the stadium from Kincorth. This seems to us to be very likely and will involve them trespassing on private property (Parkhead Farm in particular). This is an existing problem which will be seriously aggravated on match days if the development proceeds. The TA fails to address this very real concern.

Finally, we would observe that the TA proposes an extremely widespread area of parking restriction; it is difficult to see how this will be properly enforced across such a wide area. Additionally, it will cause widespread inconvenience for the friends and family of local residents in the area.

In summary, the TA submitted as part of the application suffers from fundamental inadequacies. There is the clear and obvious risk of significant harm to the existing traffic system as a result of this proposal and, on that basis, it is contrary to planning policy and should be refused. The proper course of action is for the stadium to remain in its present location in the short term until traffic impact can properly be assessed as part of the emerging local plan process and the outcome of other proposed development (such as the AWPR).

"Call in" by Ministers.

We submit that this application for planning permission should be "called in" in accordance with the circular 3/2009. We understand that the local planning authority retains an interest in the proposed development site. Further this proposal amounts to a significant departure from development plan policy. In

any event, this application should not be determined without a local hearing at which local residents and interested parties can state their case to the council.

Comparisons with other stadia.

It is appropriate to note that a number of new stadia have been held up by the developer as examples of development which is said to be similar to the Loirston proposal. It is submitted that those analogies are wholly inappropriate. By way of demonstration, the Aberdeen Community Arena – Options Appraisal and Site Selection contains reference to the following stadia:

- * KC Stadium, Hull – built on a previous athletic track within walking of the city centre and the mainline city station.
- * Ricoh Aren, Coventry – built on a former gasworks.
- * Liberty Stadium, Swansea – built on a former copper works.
- * Madejski Stadium, Reading – built on a former household waste dump.

Patently, the planning history for none of these stadia provides any support for what is proposed at Loirston. On the contrary, they demonstrate the obvious: that a green belt site is wholly inappropriate for development of this type, when other options are available.

It is not unreasonable to observe that the developer should know this, given that their professional advisers were involved in the development of at least one these other stadia which are referred to in the Appraisal document.

Prematurity.

The emerging local development plan is at an important stage and is soon to be the subject of examination. The submission of this proposed application at this stage in the emerging local plan process will run the clear risk of pre-empting the proper consideration of the possible location of Aberdeen community arena as part of the local development plan process (especially when the existing local plan identifies the King's Links site as the appropriate location for this development).

There have been a series of local 'drop in' sessions held around the city, including Cove, to which local residents were invited and positively encouraged by the City Council to express their views on various developer bids. Residents and representatives of Cove CC and Nigg CC

participated in that process and made representations to the City Council in relation to various development bids within their areas. Those representations were generally resistant to any form of development in the Loch Loirston area.

Approval of the current planning application would be 'premature' to the finalisation of the local development plan in that it would prejudice the legitimate rights of land owners, local residents and other affected parties in

the determination of the site selection for the new community football stadium. It is understood that there are a number of possible alternatives for a community football stadium, including land at Duffs Hill to the south of the City boundary, as well as the King's Links site identified in the current local plan (OP51).

It is clear from the various appraisals referred to above comparing the suitability of the Kings Links site and Loch Loirston sites that, at the very least, no definite conclusions were arrived at regarding the relative planning merits of the sites, save that Kings Links was more appropriate.

It is an essential element of natural justice that local residents and other affected parties, including any competitor land owners, should have the opportunity to present their case for and against various potential sites within the context of a local plan process.

It is clear that the proposed application in this case would have the effect, if it were permitted, of pre-determining the outcome of the local plan process in relation to one of the single most significant site specific issues which will need to be (and should properly be) addressed as part of the local plan process. For that reason alone this application should be refused on the grounds of prematurity.

Conclusion.

In summary, when proper consideration is given to this application, it is clear that the proposal is in fundamental conflict with local development plan policy and there are no very special circumstances which militate in favour of development in Loirston. The application should be refused.

Yours faithfully



Mrs Isabel Watson

PI - Planning response - application for a new AFC stadium 101299

From: Gregor's < >
To: Planning & Infrastructure <pi@aberdeencity.gov.uk>
Date: 09/09/2010 10:56
Subject: Planning response - application for a new AFC stadium 101299

Dear Sir/Madam,

I am writing on behalf of Aberdeen Friends of the Earth in order to lodge a response to planning application 101299, the proposed new AFC stadium.

First Impression

Our first instincts are to be concerned that the stadium is likely to move to an out of town setting, possibly leading to a reduced spend in the city centre on match days and more car traffic to the site. This will be addressed later in the response, but we do recognise that there are limitations on redevelopment of the current site and the other option at the beach.

We also note that so far fans and the community seem reluctant to accept a change of site, which is perhaps to be expected due to the historic links to the current home and their desire to warm for the match in city centre pubs and restaurants.

Perhaps the main question would be, has Loirston been chosen due to the ability to provide 1,400 parking spaces? We hope not.

Ecology

We would expect that others will go into more detail on the ecological impact of this development, and would hope that in particular construction and maintenance would be arranged to reduce the impact of run off from the roads and buildings and litter amongst other issues. Some indication is found in the documents that this would be at least partially tackled, but there would need to be particular care to ensure the valuable wildlife refuge of loch area remained useful. Sadly, the development pressure on the surrounding area may well limit some wildlife corridors leading to and from the area but care would allow this still to be an attractive area for residents and wildlife.

Parking

We note that a maximum parking number of 1,400 is quoted in documentation, but that there is already some political pressure to increase this allocation. This must be resisted as neither the local transport network nor the environment can endure the congestion and pollution generation that comes with excessive car parking provision. As a group that supports sustainable transport and efforts to cut air pollution and climate change emissions it would be remiss of us not to indicate that we would be pleased to see a reduction in the parking allocation and tight parking controls in the surrounding areas.

There are positive examples of new developments elsewhere in the country that started from the principle of providing limited access to private vehicles, putting the emphasis on public transport, walking and cycling. There are some welcome indications of shuttle bus services on match days, but we would like that changed in any agreement of 'match days and concert/event days' given the highly likely event that gigs would be held on site.

Regular public transport routes

Shuttle buses on key event days answers one side of the site impact, but this would need to be timed such as to allow the many staff attending to work at the site to get there by public transport as well. Staff buses should be considered.

It may be necessary to re-work the routes covering Cove and possibly add new ones that provide a gain to the local community in increased 7 day bus service provision along this key development corridor. It would be expected that eventually there would be 7 day coverage past the site by whatever P&R sites are eventually developed to the South and around the city. The completed P&R network could be key to lifting a lot of pressure off the road network and tackling air pollution in conjunction with parking controls and other measures around major trip attractors.

AQMA

It is noted that there are a lot of variables outwith the control of the developer, and that these include the lack of clear financial commitment to funding the AWPR, Bridge of Dee roundabout upgrades and other pinch point action plans.

There is a risk that the AWPR which is assumed to go ahead will not be funded and completed prior to the opening of any new stadium. Likewise it is currently unclear whether the P&R network would be complete. There is a lot of pressure on the road network from developments on greenfield sites that look likely to come forward in the coming years, and it is essential that a high proportion of journeys to these locations are made on more sustainable modes.

This needs some integrated transport planning for all the new developments to gain the best results.

As it stands it looks likely that there will need to be further expansion of the AQMA areas around the city, and that if we conclude that traffic will be using the current road network in the absence of the bypass or Bridge of Dee works here will be considerable problems in terms of congestion on event days.

Conclusion

If this development is to proceed the traffic impact analysis should include an option indicating what will be done if the bypass, P&R site development and Bridge of Dee works are further delayed as might seem possible in the current economic environment. It is foolish to assume the bypass will open on time and the P&R sites will be delayed as a result unless temporary sites are allocated.

Parking controls will be key and consideration should be given to reducing rather than expanding parking provision on or near site. We must plan developments for the real world where tackling climate change, ensuring clean air and protecting health are more important than parking provision.

It would be useful to see some indication of what power saving and power generation kit the developer plans to integrate into the site. Combined Heat and Power and solar may be attractive at this location although wind turbines would not be appropriate close to the loch.

There is no mention noted of a rail halt for Cove as part of these plans, but we feel this should be given serious consideration with the weight of development pressure on the corridor.

We hope that if this site proceeds, that it will produce the greenest possible new stadium for Aberdeen Football Club. One that is well served by regular and dedicated public transport, walking and cycling links.

Regards

Gregor McAbery
 Communications Officer
 Aberdeen Friends of the Earth
 394E Holburn Street
 Aberdeen
 AB107LJ
 Phone
 Mobile
 e-mail: