



# Planning Development Management Committee

**Proposed residential development including mix of private, affordable and retirement housing consisting of approximately 44 homes with associated access roads and landscaping**

**Site OP51 Off Cornyhaugh Road  
Peterculter**

Planning Permission in Principle  
190314/PPP

# Location



Application Site



Application Site Boundary

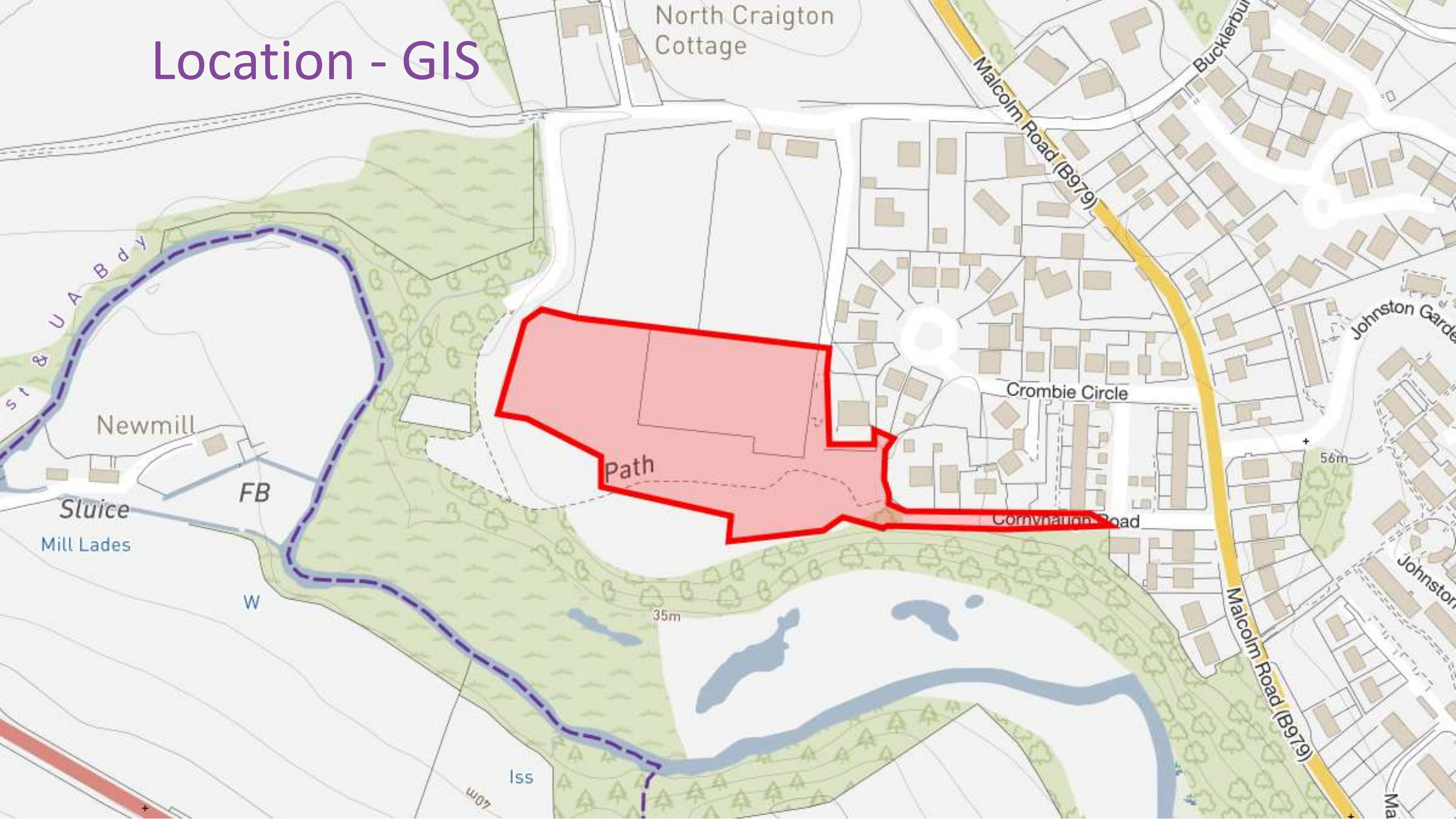


Land also in the ownership - control of applicant

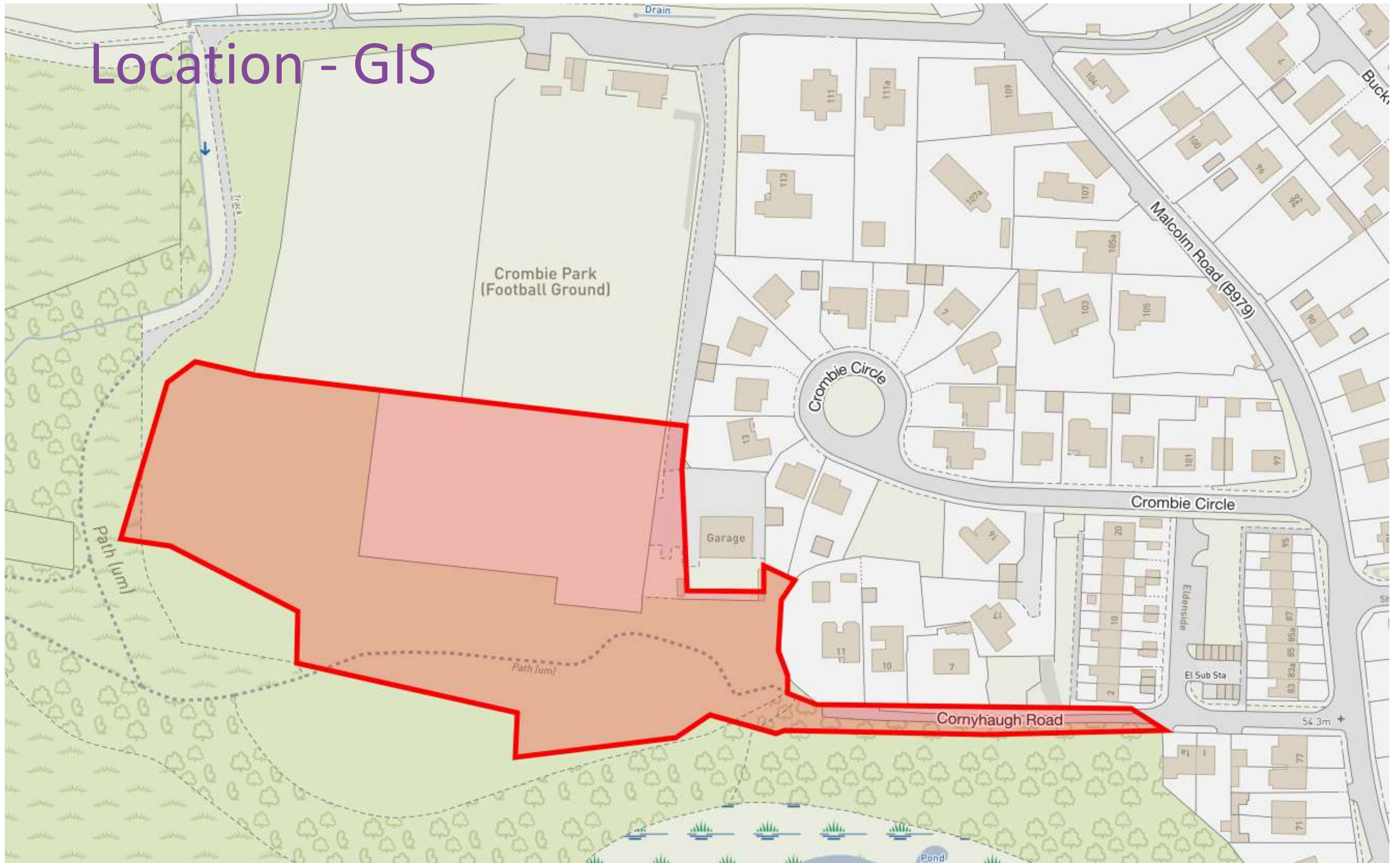
Site Location 1:2500

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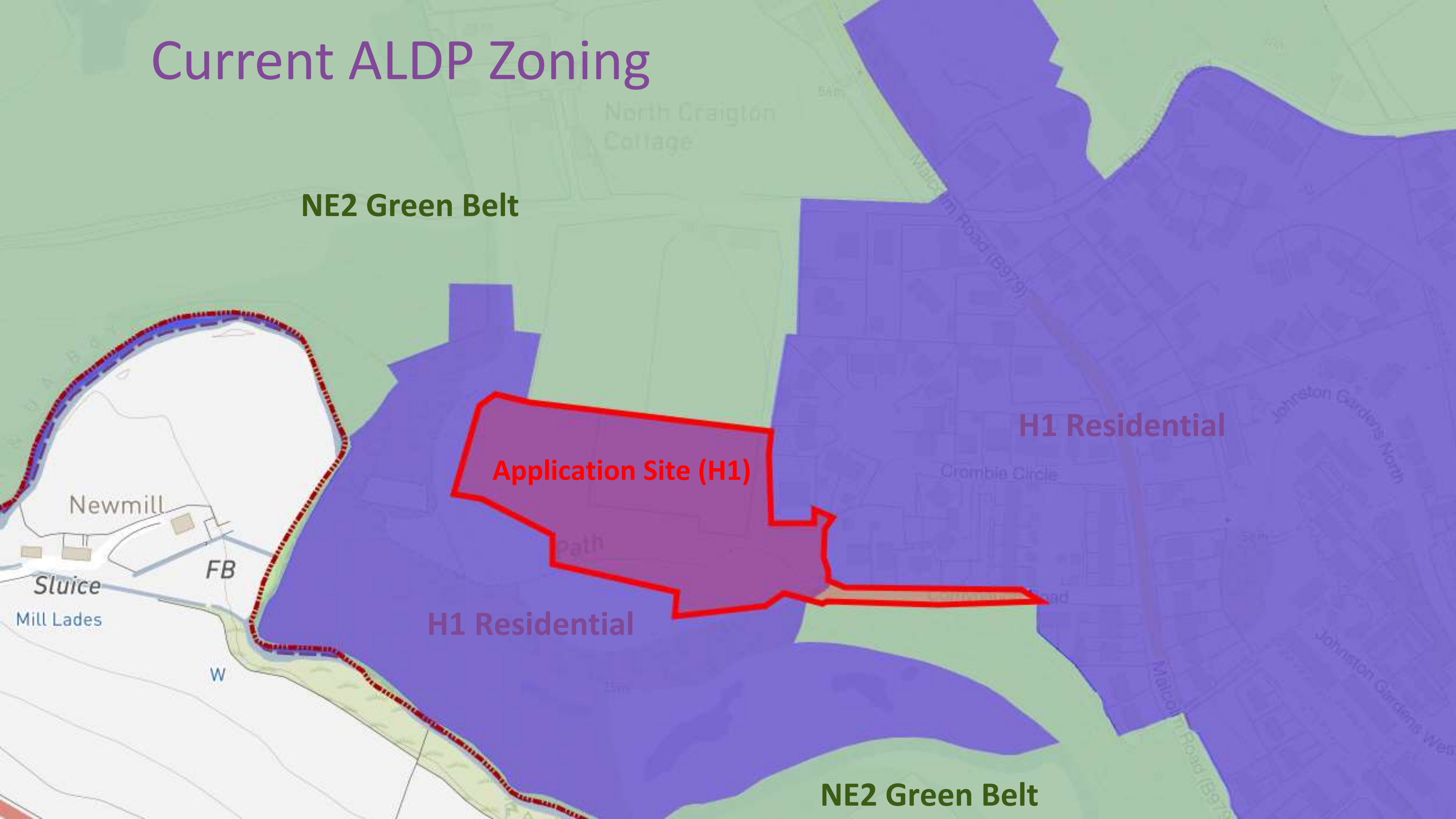
# Location - GIS



# Location - GIS



# Current ALDP Zoning



**NE2 Green Belt**

**H1 Residential**

**Application Site (H1)**

**H1 Residential**

**NE2 Green Belt**

North Craighton  
Cottage

Newmill

Sluice

Mill Lades

FB

W

Crombie Circle

Johnston Gardens North

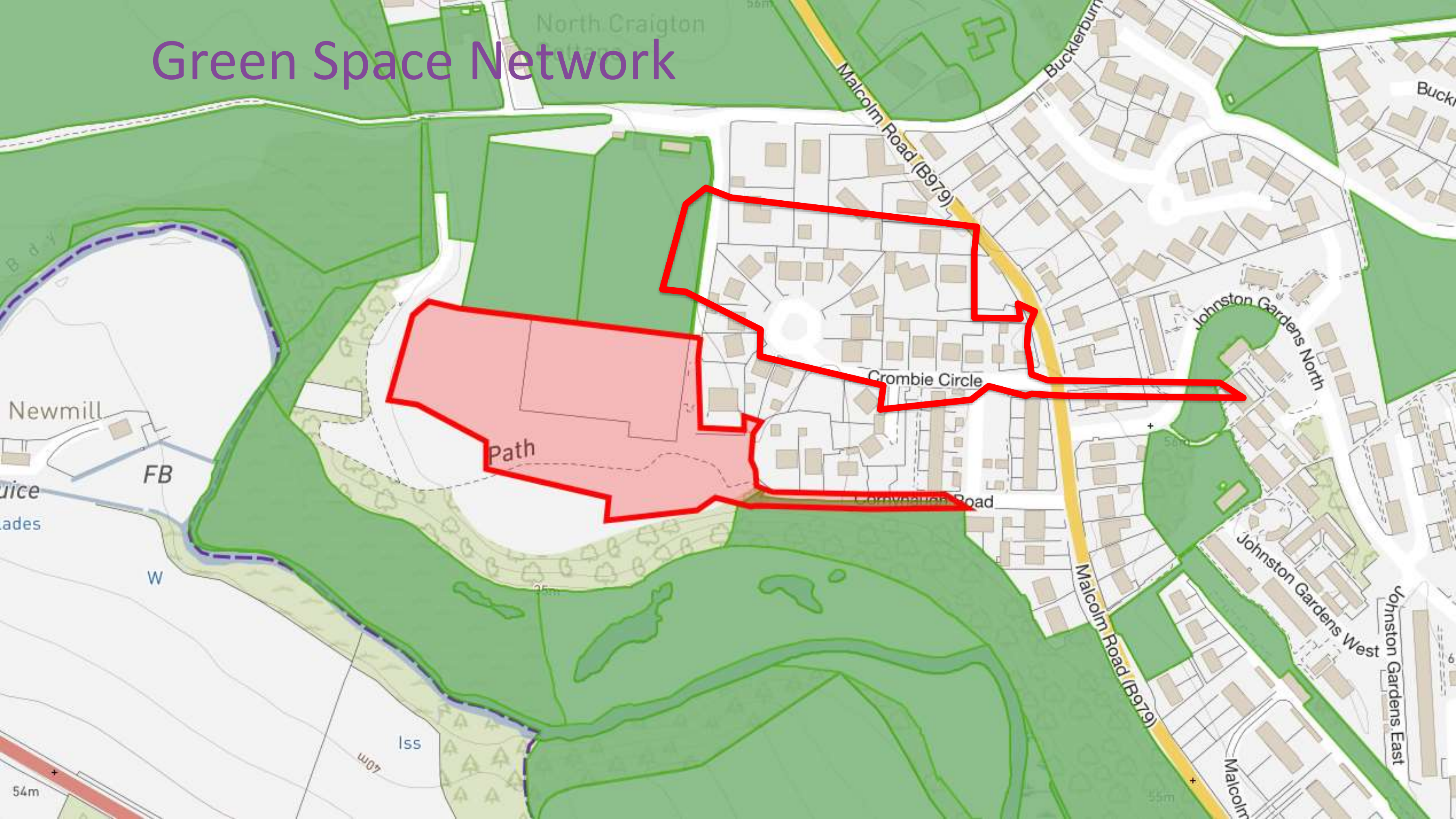
Johnston Gardens West

Malcolm Road (B979)

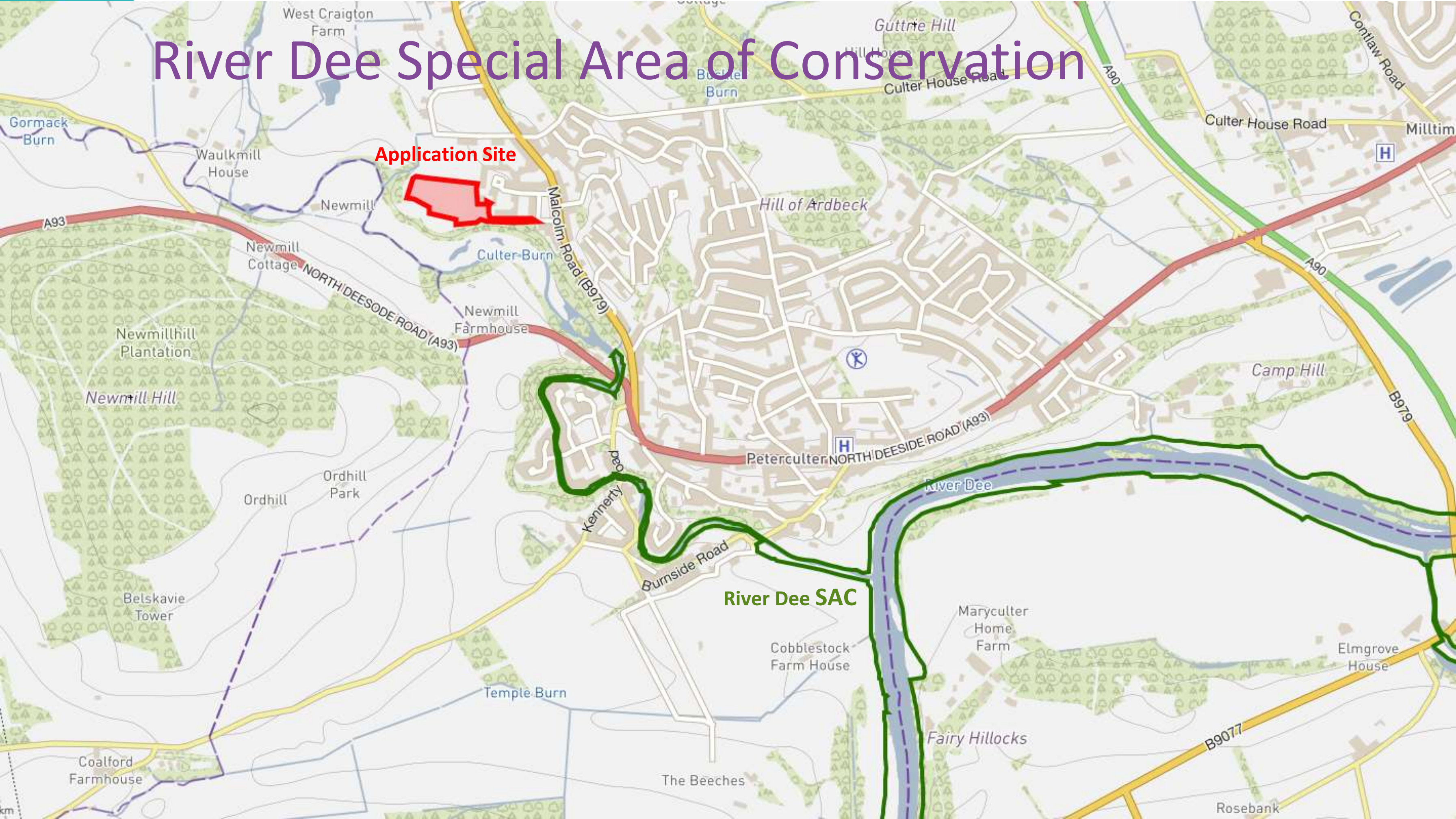
Malcolm Road (B979)

path

# Green Space Network



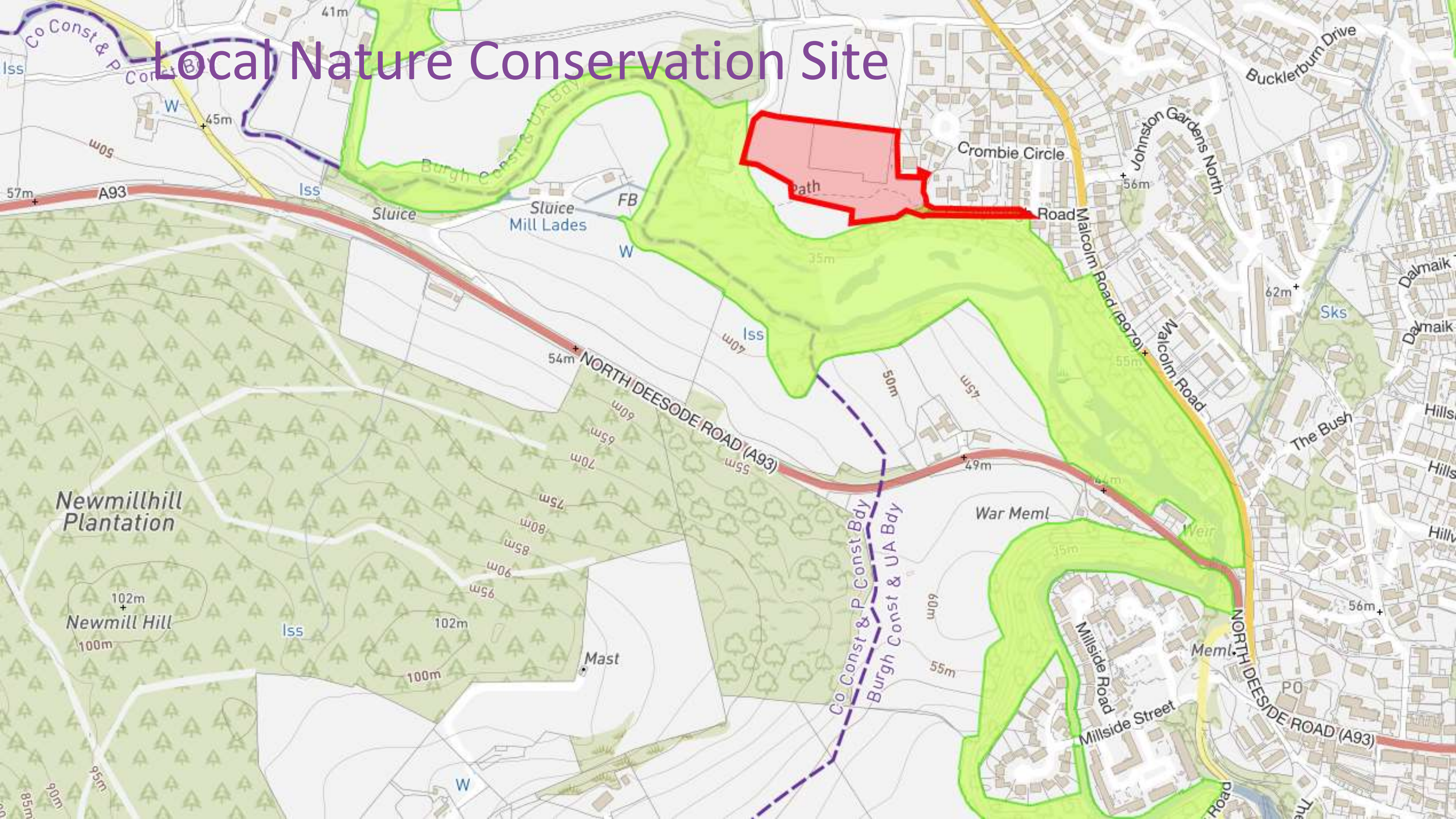
# River Dee Special Area of Conservation



**Application Site**

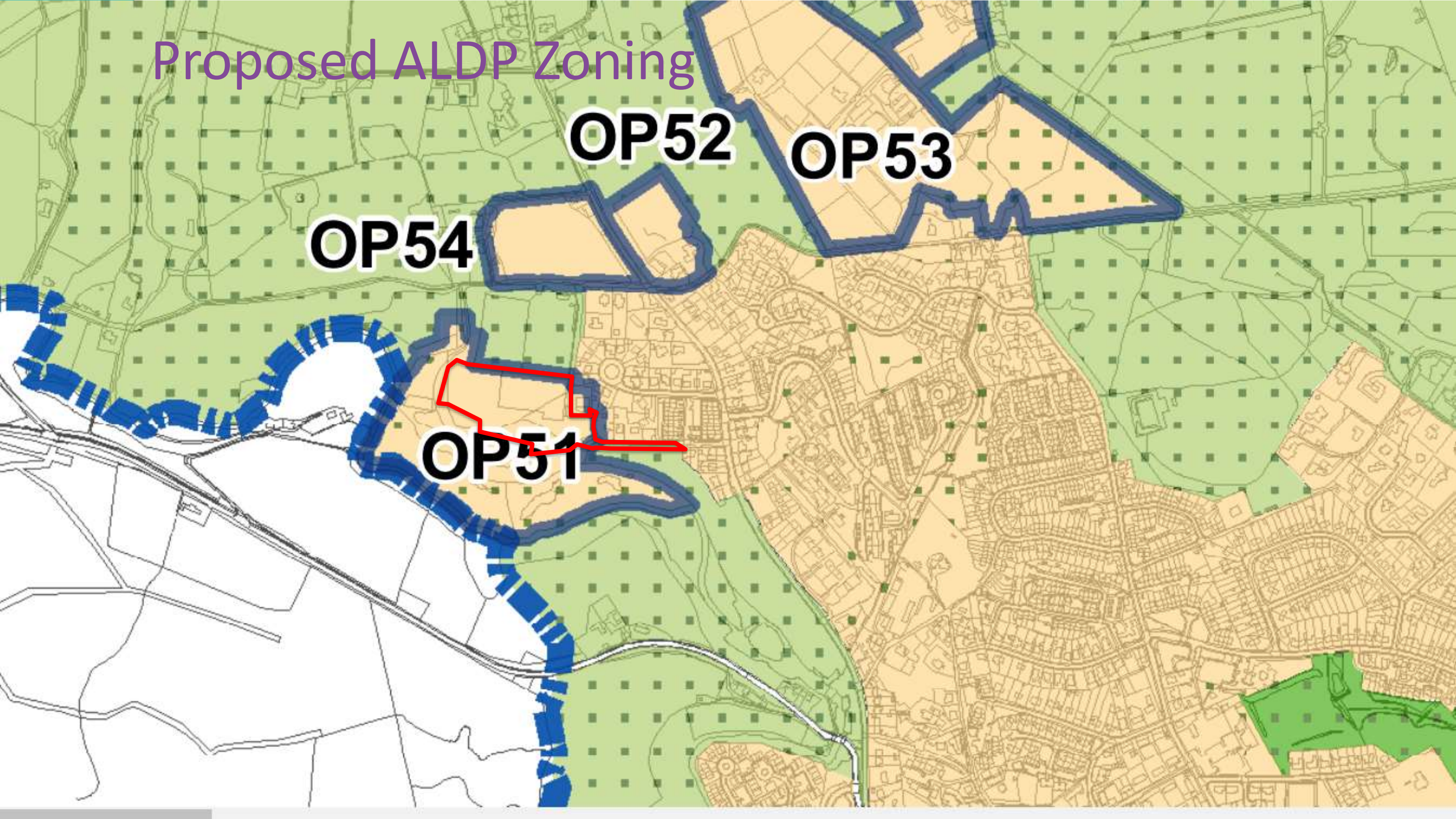
**River Dee SAC**

# Local Nature Conservation Site





# Proposed ALDP Zoning



**OP54**

**OP52**

**OP53**

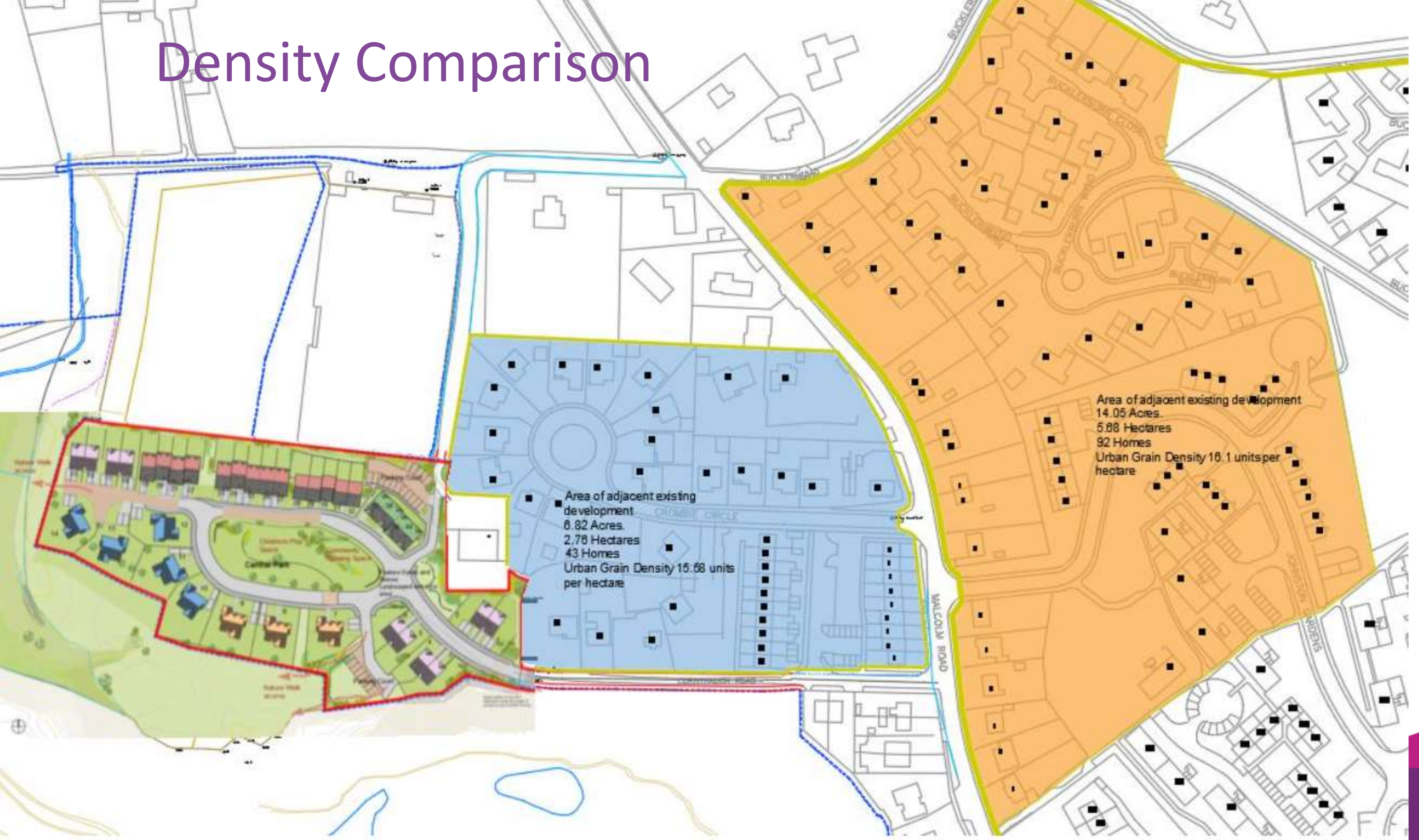
**OP51**

# Proposed Illustrative Site Plan



- 3 storey flats
- 2+1/2 storey terraced townhouse
- 2 storey terraced semi-detached
- 1+1/2 storey detached
- 1 storey bungalow

# Density Comparison



# Aerial Images



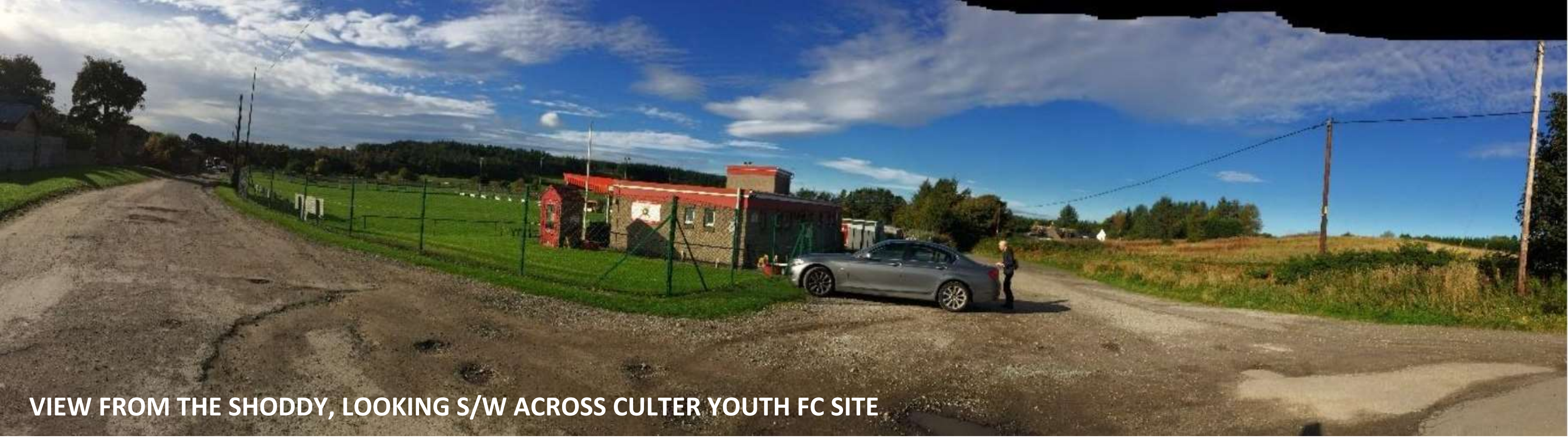
# Aerial Images



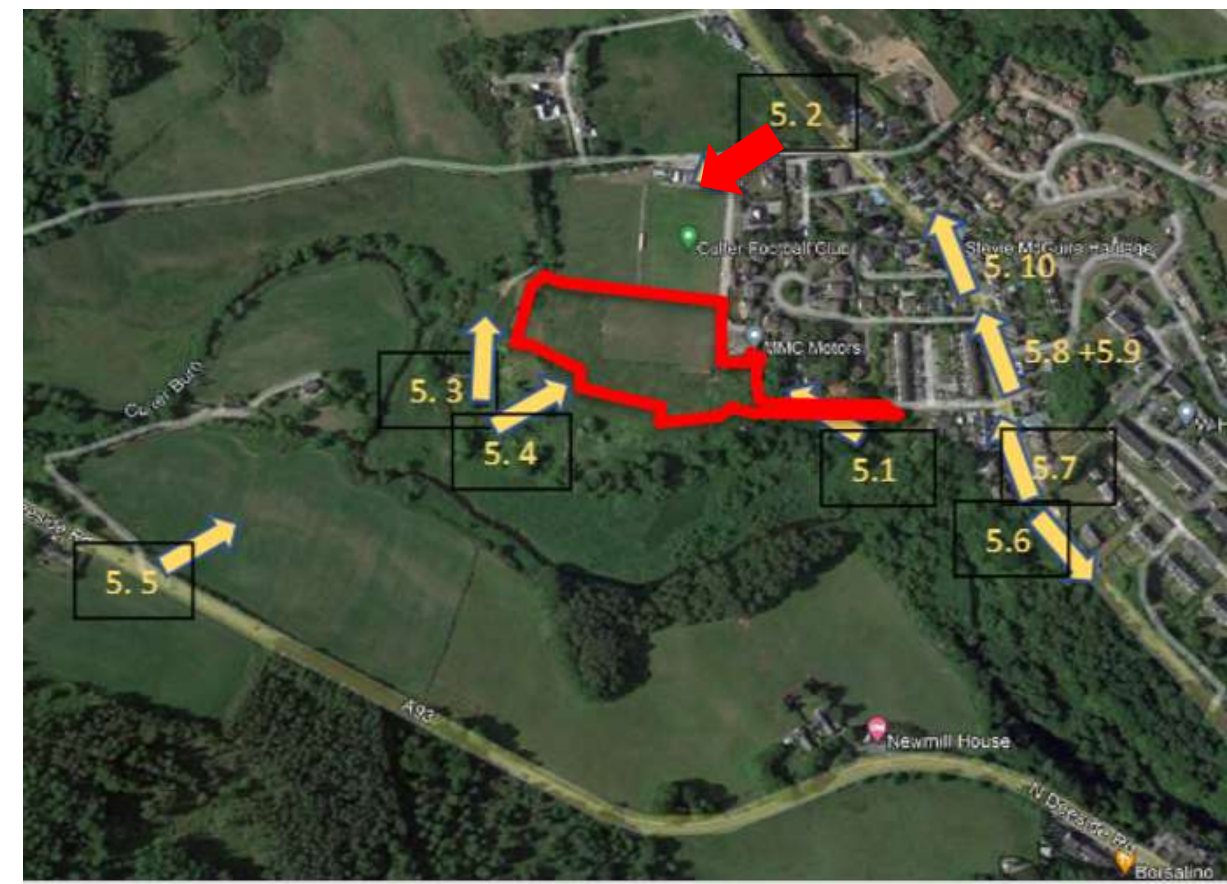


WESTERN END OF CORNYHAUGH ROAD, LOOKING WEST





VIEW FROM THE SHODDY, LOOKING S/W ACROSS CULTER YOUTH FC SITE





LOOKING EAST ACROSS SITE TOWARDS CROMBIE CIRCLE





VIEW FROM A93 NORTH DEESIDE ROAD, LOOKING EASTWARDS ACROSS  
CULTER BURN AND APPLICATION SITE, TOWARDS CROMBIE CIRCLE



