52 South Anderson Drive,
Aberdeen
AB10 7HJ

Ref 120107

Dear Sir or Madam,

I am writing to object to the proposed development in Ruthrieston Rd at the rear of our house. The main objection is the height of the building, which was the main objection of the last planning application. Parking spaces are totally inadequate and no access path for wheelie bins to be left at Ruthrieston Rd. Finally what view we have at the moment, would be completely ruined by this building.

Yours sincerely

Ref Application Number 120107

36 South Anderson Drive
Aberdeen
AB10 7HJ.

I am concerned about the height of the flats as on Ruthrieston Terrace ~~is~~ it is 2½ and 1½ storys buildings.

I am also concerned about the traffic in the lane going to the flats as it is a narrow lane.

24 RUTHRIESTON TERRACE
ABERDEEN
AB10 7UG
14TH FEB 2012

REF APP NO 120103

DEAR SIR/MADAM,

I WISH TO OBJECT TO PROPOSED DEVELOPMENT OF FLATS IN PLACE OF THE VACANT COUNCIL DEPOT ON RUTHRIESTON ~~TERRA~~ RD.

I OBJECT TO THIS HEIGHT I.E. 3 STOREY DEVELOPMENT WHICH IS HIGHER THAN ANY OTHER BUILDINGS IN THE AREA ESPECIALLY RUTHRIESTON TERR

THE HEIGHT OF THE PROPOSED FLATS WILL SUBSTANTIALLY REDUCE NATURAL LIGHT FOR RESIDENTS OF RUTHRIESTON TERR.

THE LANE LEADING TO HEATH COTTAGE IS UNSUITABLE FOR ANY TRAFFIC ESPECIALLY ANY LARGE VEHICLES SUCH AS DELIVERY VANS REMOVAL VAN ECT. THE THOUGH OF THIS PUTS A SHIVER DOWN MY SPINE AS REGARDS ANY PEDESTRIANS WALKING NEARBY, AS NO SUFFICIENT WALKWAY OR LIGHTING IS PROPOSED.

THE NOISE AND DISRUPTION THESE FLATS WILL CREATE WILL SPOIL A QUIET AND PEACEFUL AREA AND IS TOTALLY OUT OF PLACE.

YOURS SINCERELY,

STEPHEN FYFE.

50 South Anderson Dr.,
Aberdeen. AB10 7HJ

14th February, 2012.

APPLICATION NUMBER 120107
Proposed Development - Ruthrieston Road, Aberdeen

Dear Sir / Madam,

As owners of the above flat we would like to object to the flatted development proposed in place of the vacant Council Depot building on Ruthrieston Road as undernoted and trust these points will be considered as part of your review process.

(1) The proposed houses, we think, are still too high compared to the other houses in Ruthrieston Road.

(2) Regarding the access lane which we have used for over 20 years and which we have noticed is a lot narrower than what it is at present, is only suitable for one car coming up or down the lane and also notice that the pedestrian walkway shown only comes halfway up the lane. A full length walkway is required as the lane is so narrow that vehicles will not be able to pass each other, which will be dangerous if pedestrian access is not controlled.

Yours faithfully,

NB RE WIDTH OF LANE, I HAVE JUST WATCHED WINDOW CLEANERS CLEANING WINDOWS ON THE

69 Ruthrieston Road
Aberdeen
AB10 7JR

14th February 2012

Ref. Application Number 120107

Dear Sir/Madam,

Please find below my objections to the proposal for new flats at the nearby vacant council depot.

In my view, the height of the flats is out of keeping with the area, and is far higher than the depot it replaces.

My main objection is that the access lane is not the one shown on the original site plan.

I feel very strongly that the designated lane further up Ruthrieston Road should provide access to and from the proposed flats.

The lane behind the nearby flats at Ruthrieston Terrace is directly opposite the exit from fourteen garages which could be dangerous.

In addition, the plans show that traffic cannot pass on this lane, as it is to become narrower, and therefore would have to reverse onto Ruthrieston Road, thus becoming a danger to both other vehicles and pedestrians.

There appears to be no provision made for increased lighting or a pedestrian walkway on the lane, which has been used as a right of way for many years by local residents, many of which are elderly.

I trust you will bear these facts in mind when making decisions

Yours faithfully,

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 09/02/2012 20:59
Subject: Planning Comment for 120107

Comment for Planning Application 120107
Name : Sarah-Louise Smith
Address : 16 Ruthrieston Terrace
Aberdeen
AB10 7UG

Telephone :
Email :
type :
Comment : I would like to make the following objections to the current planning application:
The overall design of the property is not in line with the neighbouring buildings which are all much more traditional in both sytle and materails used.
Given the number of flats, I would expect there to be a minimum of 2 parking spaces per flat. Parking on Ruthrieston is already a problem which will only get worse with the extening the bus lane on Holburn Street, forcing more cars to park on the street during the day.
From the plans it would appear that the residents would be responsible for getting their bins to Ruthrieston Road. I am greatly concerned that residents will not endeavour to do this each week and that this would lead to vermin and pest issues.

Heath Cottage
Ruthrieston Road
Aberdeen
AB10 7JR

13th February 2012

Ref. Application Number 120107

Dear Sir / Madam,

Please find below my objections to the flatted development proposed in place of the vacant council depot building on Ruthrieston Road.

I trust these points will be considered as part of your review process.

Height of Development:-

A 3 storey development is out of keeping with the other properties on Ruthrieston Road.

Immediately adjacent to the site are $1^1/_2$ and $2^1/_2$ storey buildings.

A precedent has been set with Ruthrieston Terrace which occupies an area more than double that of the depot, where building was limited to $2^1/_2$ and $1^1/_2$ storey buildings.

Access Lane:-

The proposed development should use the designated access road to the site as the proposed increases traffic noise and visual pollution observed directly outside the windows of the flats adjacent to driveway.

The access lane proposed is the only means of access to my house Heath Cottage, to ensure access is maintained at all times, (especially emergency vehicle access), parking must be prohibited on the lane due to its narrow width.

The lane is used for pedestrian access from Heath Cottage and several houses from South Anderson Drive, the pedestrian walkway shown is insufficient as it only provides access half way up the lane.

A full length pedestrian walkway is required especially as the lane proposed is so narrow that vehicles will not be able to pass each other. This will lead to reversing on the lane which has the potential to be a dangerous activity if pedestrian access is not controlled.

Adequate lighting is required along the full length of the lane given the volume of vehicular and pedestrian traffic.

The 4.5 metre lane width proposed is narrower than the current lane width of 5.6 metres. Given the increased volume of traffic this is unacceptable.

A dedicated turning point is currently located midway up the lane which facilitates safe access to Heath Cottage. A turning point is required to avoid having to reverse the length of the lane.

Ruthrieston Road:-

Vehicular access up Ruthrieston Road can be severely restricted due to extensive parking on both sides of the road by residents and local business's, (dentist, garage, kitchen outfitters and a wholesaler).
This parking effectively leads to Ruthrieston Road being a single carriageway often extending beyond the proposed site access.
Parking restrictions will be necessary to ensure safe vehicular access.

Daylight:-

The outlook for the residents of Ruthrieston Terrace currently overlooks a single storey building which allows daylight into their buildings.
To modify this to a 3 storey building will substantially reduce the amount of natural light especially early evening.

Yours Sincerely

George Burnett

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 15/02/2012 09:10
Subject: Planning Comment for 120107

Comment for Planning Application 120107
Name : David Macdonald
Address : 3 Ruthrieston Terrace
Aberdeen
AB10 7UG

Telephone :
Email :
type :
Comment : I object to this proposed development on the following grounds.

The hight of the proposed development will restrict the amount of natural daylight to the existing buildings,this is already at a premium especially in the early evening and as mentioned in a previous objection part of a tree was removed by the council for this very reason.

The proposed access road to the development will cause increased noise, and be a hazard to the existing buildings and residents due to possible accidents, crash barriers should be placed on the side closest to the houses, further more I recommend that the original access to the council yard be used rather than the one to Heath Cottage, this would reduce the noise, pollution, and potential risk of accident to properties and residents in Ruthrieston Terrace.

Parking is an issue as the number of vehicles that currently park on Ruthrieston Road restrict the movement of traffic. I note from the submitted plans that no provision has been made for visitor parking at the new development,this will lead to further congestion on Ruthrieston Road.

Yours sincerely,

David Macdonald.