

ROSEMOUNT & MILE-END COMMUNITY COUNCIL

Head of Planning & Infrastructure  
Planning Dept  
Aberdeen City Council  
Marischal College  
Broad Stret  
Aberdeen

29 February 2012.

Dear Sir,

PLANNING REFERENCE; 120126  
Former Oakbank School Midstocket Road Aberdeen AB15 5XP.

It is noted that an additional planning application has been submitted in respect of the site of the above mentioned development

This application relates to the re-siting and increase in size of the existing electricity sub-station. The need for this change is questioned as surely this aspect was addressed at the initial planning stage and when given approval. The motive for this late change is viewed with suspicion.

I hope therefore that the Planning Department will take account of the impact such a change will have on the residents adjacent to the proposed new site but moreover double the initial size.

We have become aware of the trend for developers to submit ammended plans for sites / developments which have already been given approval and commenced building work. This is an unhealthy trend as more often or not the local residents are not aware of such changes. Indeed during February I note that two further applications have been submitted by the developer for the same site for alterations to the proposed properties.

The change in size and re-siting of the sub-station is of serious concern to the residents and also the manner in which it is being contrived. In the circumstances the Rosemount & Mile-End Community Council would ask that further consultation take place before any further action is pursued by the developer.

Yours faithfully,

G A Duncan  
Rosemount & Mile-End Community Council  
( 19 Beechgrove Place Aberdeen AB15 5HF )

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Reniv / /	05 MAR 2012		Assist. Dir.
Imp	Strategy	Build Con	Admin
Action			

VR

JC

DM

City of Aberdeen Services Letter Representation
Application Number: 120126
RECEIVED 01 MAR 2012
Dev. (North) Dev. (South)
Case Officer Initials:
Date Acknowledged:

Mrs Rachael Patterson  
137 Mid Stocket Road  
Aberdeen  
AB15 5LY  
24 February 2012

**OBJECTION TO PLANNING REQUEST FOR RE-SITING AND INCREASING TO DOUBLE SIZE OF EXISTING SUBSTATION AT OAKBANK SCHOOL, MIDSTOCKET ROAD, ABERDEEN AB15 5XP (Ref: 120126)**

I refer to the above proposal and would ask you take the following into account during the consideration of the application. I do not object to the principle of the development of the former Oakbank School, however, I have concerns over the location of the proposed substation. The approved site plan for the wider development did not clearly show the location of the proposed substation, therefore I did not object to this original application. It is not understood however, why the substation is to be relocated from its existing location and why it has to substantially increase in size, as no justification has been provided with the application. An alternative and more advantageous site for the substation prevails – where it is currently situated. I also question why the substation is proposed to double in size from the original proposal.

No noise impact assessment has been submitted with the application and no statutory consultee responses are yet available, therefore it is unclear if this information is to be requested by the planning authority. I would request that this assessment is undertaken in order to evaluate potential noise pollution caused by the substation. Policy 40: Residential Areas in the Aberdeen Local Plan states that new development should “cause no conflict with, or any nuisance to the enjoyment of the existing residential amenity”. No consideration has been given in relation to minimising the visual impact the proposed re-siting would have on my parents’ property, for example screening of the substation. There has been a lack of any public consultation with local residents specific to this application.

I would wish to highlight findings from a study carried out by Sims & Dent, Oxford Brooks University (2005) which found that the close presence of a substation could reduce the number of potential buyers by up to 63% depending on size and visibility of substation, concluding that substations close to the house make a property harder to sell. There is an alternative to moving the substation, and that is, to leave it where it is currently situated. However, this would have a detrimental affect on two of the substantially sized new builds, planned in the near vicinity, hence moving it as close to my parents’ property as possible.

I also have significant concerns regarding the exposure to a higher level of electric and magnetic fields as a result of closer vicinity to the proposed substation. Electromagnetic fields are associated with health problems and whether substantive or perceived, they nevertheless have a negative impact on the people who live closest to the source.

The Stakeholder Advisory Group on ELF/EMFS (SAGE), recommend that reasonably practicable efforts should be made to site new substations away from homes. Given the size of this development, it would have been reasonably practicable to re-site the substation further away from my parents' home and garden.

In order to ensure that there is no detrimental impact on my parents' property or quality of life, I would request that analysis is undertaken to address my concerns over the impact that this substation may have on their property.

Thank you for your consideration of the above issues I have raised in relation to this planning application.

Yours sincerely,



Rachael Patterson

**PI - Substation at Oakbank School**

**From:** \_\_\_\_\_  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 01/03/2012 21:11  
**Subject:** Substation at Oakbank School  
**CC:** \_\_\_\_\_ To \_\_\_\_\_

Dear Sirs,

56 Woodstock Road  
 Aberdeen  
 AB15 5JF  
 1st March 2012

**OBJECTION TO PLANNING REQUEST FOR RE-SITING AND INCREASING TO DOUBLE SIZE OF EXISTING SUBSTATION AT OAKBANK SCHOOL, MIDSTOCKET ROAD, ABERDEEN AB15 5XP (Ref: 120126)**

We refer to the above proposal and would ask you take the following into account during the consideration of the application. We do not object to the principle of the development of the former Oakbank School. However, we have concerns over the proposed relocation of the substation. The approved site plan for the wider development did not clearly show the location of the proposed substation, therefore we did not object to this original application. It is not understood why the substation is to be relocated from its existing location and why it has to substantially increase in size. No justification has been provided with the application.

No noise impact assessment has been submitted with the application and no statutory consultee responses are yet available, therefore it is unclear if this information is to be requested by the planning authority. We would request that this assessment is undertaken in order to evaluate potential noise pollution caused by the substation. Policy 40: Residential Areas in the Aberdeen Local Plan states that new development should "cause no conflict with, or any nuisance to the enjoyment of the existing residential amenity". There has been a lack of any public consultation with local residents specific to this application.

The Stakeholder Advisory Group on ELF/EMFS (SAGE), recommend that reasonably practicable efforts should be made to site new substations away from homes. Given the size of this development, it would have been reasonably practicable to re-site the substation further away from all homes and gardens.

Thank you for your consideration of the above issues we have raised in relation to this planning application.

Yours sincerely,

Gillian and David Rose

Mrs A Buchan  
49 Woodstock Road  
Aberdeen

AB15 5EX  
29<sup>th</sup> February 2012

**OBJECTION TO PLANNING REQUEST FOR RE-SITING AND  
INCREASING TO DOUBLE SIZE OF EXISTING SUBSTATION AT  
OAKBANK SCHOOL, MIDSTOCKET ROAD, ABERDEEN AB15 5XP  
(Ref: 120126)**

I refer to the above proposal and would ask you take the following into account during the consideration of the application. I do not object to the principle of the development of the former Oakbank School, however, I have concerns over the location of the proposed substation. The approved site plan for the wider development did not clearly show the location of the proposed substation, therefore I did not object to this original application. I do not understand, however, why the substation is to be relocated from its existing location and why it has to substantially increase in size, as no justification has been provided with the application. An alternative and more advantageous site for the substation prevails – where it is currently situated. I also question why the substation is proposed to double in size from the original proposal.

No noise impact assessment has been submitted with the application and no statutory consultee responses are yet available, therefore it is unclear if this information is to be requested by the planning authority. I would request that this assessment is undertaken in order to evaluate potential noise pollution caused by the substation. Policy 40: Residential Areas in the Aberdeen Local Plan states that new development should “cause no conflict with, or any nuisance to the enjoyment of the existing residential amenity”. No consideration has been given in relation to minimising the visual impact the proposed re-siting would have. For example would there be screening of the substation? There has been a lack of any public consultation with local residents specific to this application.

I would wish to highlight findings from a study carried out by Sims & Dent, Oxford Brooks University (2005) which found that the close presence of a substation could reduce the number of potential buyers by up to 63% depending on size and visibility of substation, concluding that substations close to the house make a property harder to sell. There is an alternative to moving the substation and that is to leave it where it is currently situated. However, it would appear that the main reason to move it is that it would have a detrimental affect on two of the substantially sized new builds planned in the near vicinity but this surely should have been a consideration in the original

plan. Moving it closer to other houses which have been there for a considerable amount of time without consultation would appear to be favouring the new builds.

I also have significant concerns regarding the exposure to a higher level of electric and magnetic fields as a result of closer vicinity to the proposed substation. Electromagnetic fields are associated with health problems and whether substantive or perceived, they nevertheless have a negative impact on the people who live closest to the source.

The Stakeholder Advisory Group on ELF/EMFS (SAGE), recommend that reasonably practicable efforts should be made to site new substations away from homes. Given the size of this development, it would have been reasonably practicable to re-site the substation away from any houses.

I would request that analysis is undertaken to address these concerns over the impact that this substation may have on properties nearby

Thank you for your consideration of the above issues I have raised in relation to this planning application.

Yours sincerely,

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Alison Buchan

58 Woodstock Road  
Aberdeen  
AB15 5JF

Aberdeen City Council  
Planning Department

28<sup>th</sup> February 2012

To whom it may concern

**Application No: 120126 – Oakbank Site, Midstocket Road, Aberdeen**  
**Objection to planning request for re-siting and enlargement of existing substation.**

I received your Neighbour Notification Notice dated 12th February 2012 and am writing to object to the Application by Carlton Rock proposing to re-site and enlarge to double the size the existing substation on the Oakbank School site.

So far I have had no indication of any plans to move or increase the substation, this has not been highlighted on any mapped correspondence previously received and no reasons for this request were given on your Neighbour Notification Notice.

My main objections are as follows:

**1. Visual Impact**

With the removal of so many trees (more than expected and, I suspect, authorised), this will be a most unpleasant sight to look at every day and markedly impair the view from our property and neighbourhood.

**2. Noise Pollution**

No impartial and professional Noise Impact report has been provided to us or appears to be readily available. I imagine if the substation is to increase in size, it will hold more electrical equipment and, therefore, noise levels will increase.

**3. Health Concerns**

Electromagnetic fields produced by substations have been associated with health issues such as cancer, miscarriage, dementia, heart problems etc. Multiple papers have been written and published by individuals and organisation with expertise in this area and, as a mother of two young children, having the substation moved closer to our garden where they spend considerable time is substantial cause for alarm. Larger substations are associated with higher EMFs.

**4. Property Value**

Also well published is the effect nearby substations have on property values. Sally Sims of Oxford Brooks University (and several others) have conducted extensive research which shows that, where a substation is in close proximity to property, public perceptions of health risks (whether substantiated or not) **'have a real and very negative effect on the value of that property and its desirability'**. My own research into this area covering public forums and property agent sites leaves me in no doubt this will be an issue should I wish to sell my property in the future.

**5. General**

I have owned my property for 11 years and in that time, the sheltered side of the substation has been used by passing pedestrians/teenagers as a convenient urinal, a shelter for underage drinking, smoking and couples. My children have been terrified on a several occasions by those 'hanging about' the substation approaching them over our fence while they play in the garden. I have no wish to have this problem closer to my property or my children.

For some time, and most recently in the SAGE 2 report, it has been recommended to the Government and local planning authorities that 'the bigger the substation, the further away it should be from residential property'. In accordance with that, I note the existing substation is considerable distance from the old Governor's Lodge and where the accommodation building was. I feel it is reasonable to expect that my home should be given the same consideration of distance.

I purchased my property at significant cost as a long term home in which to raise my children. Recent appraisals put the current value of my property on a par with the top end home Dandara plan to build on the site. I see no reason why, as an existing resident, that my property value should be threatened when there is ample space to re-house a larger substation;

- at the Midstocket entrance way to the left of the old Lodge where there are enough trees remaining to screen it, or,
- in the heart of the development it is being enlarged to accommodate within the green site area where it can also be screened.

Although I have no issue with the site being developed as residential, my understanding was that consideration would be given to the existing residents. Now it appears that in addition to losing privacy at the rear of my house (where we spend most of our time indoors and out) to a 3 storey apartment block on the right, they now wish to add a hideous (given the existing eyesore is to be enlarged) health concern on the left.

My neighbours and I should not suffer upset, concern or financial loss in Carlton Rock's/Dandara's development of the Oakbank Site.

I would be grateful if you could consider my strong objection to this application given all of the above points.

Regards

Sue Austin

City Development Services Letting of Representation	
Application Number	120126
RECEIVED	29 FEB 2012
City (Print)	City (Sign)
City (Print)	JCH
Date	29/02/12



Mr Christopher F Sedgwick  
60 Woodstock Road  
Aberdeen  
AB15 5JF  
24 February 2012

**OBJECTION TO PLANNING REQUEST FOR RE-SITING AND  
INCREASING TO DOUBLE SIZE OF EXISTING SUBSTATION AT  
OAKBANK SCHOOL, MIDSTOCKET ROAD, ABERDEEN AB15 5XP  
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I refer to the above proposal and would ask you take the following into account during the consideration of the application. I do not object to the principle of the development of the former Oakbank School, however, I have concerns over the location of the proposed substation. The approved site plan for the wider development did not clearly show the location of the proposed substation, therefore I did not object to this original application. It is not understood however, why the substation is to be relocated from its existing location and why it has to substantially increase in size, as no justification has been provided with the application. An alternative and more advantageous site for the substation prevails – where it is currently situated. I also question why the substation is proposed to double in size from the original proposal.

No noise impact assessment has been submitted with the application and no statutory consultee responses are yet available, therefore it is unclear if this information is to be requested by the planning authority. I would request that this assessment is undertaken in order to evaluate potential noise pollution caused by the substation. Policy 40: Residential Areas in the Aberdeen Local Plan states that new development should “cause no conflict with, or any nuisance to the enjoyment of the existing residential amenity”. No consideration has been given in relation to minimising the visual impact the proposed re-siting would have on my property, for example screening of the substation. There has been a lack of any public consultation with local residents specific to this application.

I would wish to highlight findings from a study carried out by Sims & Dent, Oxford Brooks University (2005) which found that the close presence of a substation could reduce the number of potential buyers by up to 63% depending on size and visibility of substation, concluding that substations close to the house make a property harder to sell. There is an alternative to moving the substation, and that is, to leave it where it is currently situated. However, this would have a detrimental affect on two of the substantially sized new builds, planned in the near vicinity, hence moving it as close to my property as possible.

I also have significant concerns regarding the exposure to a higher level of electric and magnetic fields as a result of closer vicinity to the proposed substation. Electromagnetic fields are associated with health problems and whether substantive or perceived, they nevertheless have a negative impact on the people who live closest to the source.

The Stakeholder Advisory Group on ELF/EMFS (SAGE), recommend that reasonably practicable efforts should be made to site new substations away from homes. Given the size of this development, it would have been reasonably practicable to re-site the substation further away from my home and garden.

In order to ensure that there is no detrimental impact on my property or quality of life, I would request that analysis is undertaken to address our concerns over the impact that this substation may have on our property.

Thank you for your consideration of the above issues I have raised in relation to this planning application.

Yours sincerely,

Christopher F Sedgwick

Mr Graeme Sedgwick  
60 Woodstock Road  
Aberdeen  
AB15 5JF  
24 February 2012

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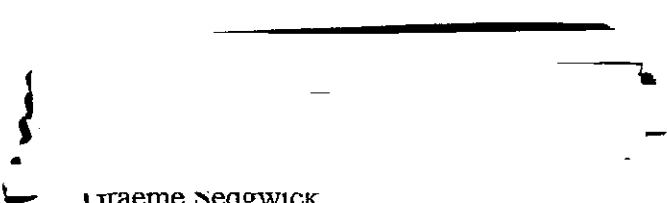
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Yours sincerely,

  
Graeme Seagwick

Mrs Karen Sedgwick  
60 Woodstock Road  
Aberdeen  
AB15 5JF  
24 February 2012

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In order to ensure that there is no detrimental impact on my property or quality of life, I would request that analysis is undertaken to address our concerns over the impact that this substation may have on our property.

Thank you for your consideration of the above issues I have raised in relation to this planning application.

Yours sincerely,

Karen Sedgwick

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Application Number:	
RECEIVED 01 MAR 2012	
Dev. (North)	Dev. (South)
Case Officer Initials:	
Date Acknowledged:	

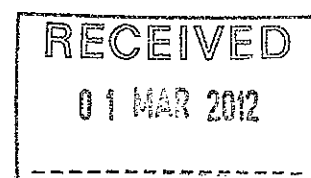
Mr John Patterson  
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I would wish to highlight findings from a study carried out by Sims & Dent, Oxford Brooks University (2005) which found that the close presence of a substation could reduce the number of potential buyers by up to 63% depending on size and visibility of substation, concluding that substations close to the house make a property harder to sell. There is an alternative to moving the substation, and that is, to leave it where it is currently situated. However, this would have a detrimental affect on two of the substantially sized new builds, planned in the near vicinity, hence moving it as close to my parents’ property as possible.



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In order to ensure that there is no detrimental impact on my wife's parents' property or quality of life, I would request that analysis is undertaken to address my concerns over the impact that this substation may have on their property.

Thank you for your consideration of the above issues I have raised in relation to this planning application.

Yours sincerely,

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John Patterson