<webmaster@aberdeencity.gov.uk>

To:

<pi@aberdeencity.gov.uk>

Date:

23/04/2012 18:02

Subject:

Planning Comment for 120490

Comment for Planning Application 120490

Name: Mike Grav

Address: 28 Bon Accord Terrace

Telephone
Email:
type:

Comment: We object to this planning request for the following reasons:

• This change of use will increase the patronage of the club. The current customer traffic levels already create significant noise directly outside our house which is within 30 feet of the frontage of the club! It should be recognised that there is considerable domestic usage in the immediate vicinity of the club. The original change of use of this former church was as a restaurant /bar, not a nightclub opening to 3 am.

Presently 100 - 200 individuals will congregate outside the club at 3 am creating considerable noise and safety issues as they spill en-masse onto the road. On Friday (Friday 20th April) we were considerably disturbed at closing time. Even with the presence of police controlling a skirmish in the crowd, dispersal still took 45 minutes before the street quietened!

Recently, on a 'response call', I understand the police were delayed by the crowd owing to its complete lack of concern and unwillingness to move off the street to let the police vehicle through.

We have protested to the management of the club with regard to the noise created by their patrons. Their position is they have no control over their patrons once outside the club, and disclaim any responsibility. As a consequence, immediately 'last orders' have been called, customers are ushered as quickly as possible out of the club and onto the street where they are left to their own devices. The gates of the club are closed and the management ignore any resulting anti-social behaviour. Request to the club's management to pay for a 'Police' presence to deal with the issue, (in the same way as they do at a football match) have fallen on deaf ears. Direct approach and requests by me to the club's patrons to move on, have ended in dangerously aggressive situations. As a result these noisy and often 'worse for wear' patrons of the club will take upwards of 60 minutes to disperse.

• Furthermore, we are concerned that the internal structural changes will reduce the 'dampening' effect on the music from the nightclub. We already experience intermittent levels of noise with the opening and closing of the doors in the lower level of the club. The proposed change will now see a second exit/entrance, this time directly from (what I believe) would be the noisiest part of the club. This disturbance escalates and becomes more intrusive in the early hours of the morning as the background vehicle noise etc. drops off.

I can understand a request for a beer garden in a bar/restaurant environment where food is served within normal licensing hours, but in a nightclub environment where the patrons can at best be considered as rowdy, seems questionable. Outdoor areas of recreation in a nightclub opening until 3 am in a residential area would seem inappropriate for the planning commit to approve.

I look forward in hear your opinion on our objections.

<webmaster@aberdeencity.gov.uk>

To:

<pi@aberdeencity.gov.uk>

Date:

30/04/2012 17:13

Subject:

Planning Comment for 120490

Comment for Planning Application 120490

Name : Chris Curtis Address : Flat 2 70 Langstane Place

Aberdeen

Telephone:	
Email :	
tyne ·	

Comment: I'm not sure if this would be a particularly good idea for the area. There has been continued very loud noise made by people around the club since it became Bad Apple, and it still has the reputation of Charlies it seems. There has also been a continued police presence. In terms of creating an outside area I feel this would further worsen the noise situation which makes it very difficult to sleep before 3am on a Friday/Saturday night. I wouldn't imagine the Raddison owned Park Inn across the road would be very pleased about a rooftop nightclub terrace across the road from their hotel either but I suppose that's their business. From my observations its quite a young crowd that go to the club and the place isn't short on trouble already, this would potentially just bring the issues outside rather than keep them contained in the club. This is a totally different issue to having a beer garden in a pub " which is a great thing for the area" as this closes at a respectable 12-1am and the atmosphere in a pub terrace is significantly different to that of a nightclub terrace.

"Rochow Stuart

To:

"pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>

Date:

04/05/2012 11:02

Subject:

2 Justice Mill Lane

I strongly object to the above development proposal on the basis of close proximity to residential areas. I have children who have upstairs bedrooms and their sleep will be disturbed from noise coming from an elevated open nightclub area. There are already a considerable number of bars in the vicinity and this proposal seems to me to be 'over the top', excuse the pun! I suspect there will be considerable oposition from other residents and I sense there may be a collective desire to oppose this development more openly.

yours faithfully

Dr Stuart Rochow 36 Bon Accord Terrace Aberdeen AB11 6DU

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SUSAN ZANI

To:

"pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>

Date:

15/05/2012 09:26

Subject:

application number: 120490

Dear Sir/madam,

I wish to object to the above planning application on the following grounds:

- The premises already cause major disruption and inconvenience due to their customers urinating and vomiting in the garden and entrance to my home.
- There appears to be no control of the drunk customers exiting their premises and those of their related business at Amicus Apple and any efforts by their doormen to guide them away from the residential area appears to be to no avail.
- Our street is littered with debris from the exiting customers.
- Our gardens are littered with debris, bottles, glasses.
- Our street is a focus for smoking and as it is not so well lit as Langstane Place it is ideal for all kinds of suspect activity.
 - Blaring music from the premises until 1am.
 - Increased vandalism to our cars.

All the above have increased dramatically since the opening of Bad Apple and Amicus Apple .

In addition we have the noise and at times distressing scenes just outside our homes frequently till 3/4 in the morning by arguing drunk individuals who seem to have decided to bed down for the night as they are too drunk to move on.

Any extension to the premises is merely going to increase this and cause more inconvenience and expense as we are left to clean up the disgusting vomit etc left on our carss, in the garden and entrance to our homes.

Please consider this when you review the application.

Thank you.

Yours faithfully,

Sue Zani 32 Bon Accord terrace, Aberdeen AB11 6DU

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City Development of weeks - F & S.D.		
Ack / /	27035	Corp. Oir.
Reply	15 MAY 2012	Assist. Dir
imp	Strategy Build Co.	Admin
Action	A	OW.



413 Union Street Aberdeen AB11 6DA Our Ref RF/FM

Your Ref

Direct Dial

26th April 2012

DX AB 46 LP1 ABERDEEN 1

Aberdeen City Council Planning & Sustainable Development Marischal College **Broad Street** Aberdeen

Dear Sirs

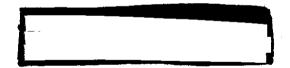
PROPOSED DEVELOPMENT AT 2 JUSTICE MILL LANE, ABERDEEN AB11 6eq PLANNING APPLICATION NUMBER: 120490 DATE OF NOTICE: 18TH APRIL 2012

We have recently been served Notice for Planning Application for a proposed roof terrace at 2 Justice Mill Lane, Aberdeen.

As proprietors of adjoining premises 413 and 415 Union Street, Aberdeen we would wish to lodge an objection to the proposed roof terrace which will directly overlook our premises and will incur a significant risk of injury or damage to pedestrians and vehicles using the rear access to our property immediately underneath the proposed roof terrace. In addition we would anticipate that the noise levels emanating from the roof terrace would be disruptive to the office workers in our premises and to our clients.

We would accordingly ask that this application be rejected.

Yours faithfully





<webmaster@aberdeencity.gov.uk>

To:

<pi@aberdeencity.gov.uk>

Date: Subject: 29/04/2012 20:31 Planning Comment for 120490

Comment for Planning Application 120490

Name: Rodrigo Rendon

Address: 26 Bon Accord Terrace

Telephone

Email:

type:

Comment: Aberdeen City Council and its Planning Authority should seriously consider the Safety,

Health and Environment implications before granting planning permission to this project.

SAFETY

- 1.- At the junction of Justice Mill Lane and Bon Accord Terrace there is already a risk of a pedestrian being run over by a car or of a serious car crash. A video illustrating this risk has been posted on youtube (http://youtu.be/4krnHVj3WZk). This video was taken on April 28, 2012 just before mid-night. It shows the high level of traffic on this junction even at this time of the evening. It can be clearly observed how pedestrians walk on the street right in front and in-between cars. The street is narrow and cars could approach the junction from four different directions. As the night goes on, the number of people walking on the street multiplies. Compounded with substantial alcohol abuse, this is a serious risk of a pedestrian being run over. The video also shows how cars have to invade the opposite side of the road in order to avoid pedestrians, creating a serious risk of a vehicle crash with cars coming out of Bon Accord Terrace or Hardgate and turning into Justice Mill Lane. The proposed renovation on this planning application clearly aims at increasing the patronage currently attending the night club venue located at 2 Justice Mill Lane, thus increasing the number of people on the street at this junction and the chances of a safety incident that could hurt or kill someone.
- 2.- Another safety risk of granting planning permission to this renovation is the one of empty crystal bottles, lighted cigarettes and/or drinks being thrown from the proposed roof terrace into the street and seriously harming pedestrians or private property.

HEALTH

3.- Residents in the area have highlighted the health hazard of people urinating and/or vomiting on the street or inside private property as they leave the social venues in the area late at night and under substantial alcohol influence. The objective behind this planning application is to increase the business of the night club venue located at 2 Justice Mill Lane (more people attending and more people consuming), therefore increasing the number of times that residents have to find urine or vomit right outside our doors.

ENVIRONMENT

4.- The area around Bon Accord Terrace and Justice Mill lane is increasingly becoming a residential area. Significant number of flats exist in Bon Accord Terrace and a new hotel was just built in Justice Mill Lane. When people leave the night club venue in 2 Justice Mill Lane at 3am the crowd does not disperse quickly or quietly. The noise level is significantly above what is reasonably acceptable for residents and it is certainly above the nose level guidelines set by Aberdeen City Council Environmental Services.

For the above reasons, a serious objection is put forward for consideration.