

MEMO



ABERDEEN
CITY COUNCIL

To	Robert Forbes Planning & Infrastructure	Date	03/01/2013
		Your Ref.	P120723 (ZLF)
		Our Ref.	TR/AM01/51/2
From	Roads Projects		
Email			
Dial			
Fax			

Roads Projects
Enterprise, Planning & Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen AB10 1AB

Planning application no. P120723
Land to South of Shielhill Rd., Dubford, Bridge of Don
Proposed residential development (550 Units)

In light of the additional information provided on the above planning application I have the following observations:

1 Development Proposal

- 1.1 I note that the applicant plans to develop the site at Dubford, part of the OP25 allocation contained in the Aberdeen Local Development Plan, to create 550 homes, 25% of which will be affordable housing, plus an element of convenience retail, 500m² GFA.

2 Walking & Cycling

- 2.1 Following discussions with the applicant proposals for the sites pedestrian and cycle network have been provided. Key shared cycle track facilities have been shown running east/ west parallel to Shielhill Road, north/ south following the line of the current public right of way and heading east from the site to provide connections to the adjacent site and the B999 beyond. These tracks must be 3m wide, provide priority to cyclists and pedestrians at road crossings and be constructed to an adoptable standard.
- 2.2 The formal facilities are complemented by a proposed network of informal paths through the site, these should be provided at a minimum of 2m width.

- 2.3 In order to achieve adequate connectivity for the site a number of the proposed paths require links to be formed outwith the site. It is understood that the applicant has reached agreement with Planning Gain Officers to provide funding for the implementation of these links and other path works. The following links are deemed critical to the adequate connectivity of the site and funding should to ring fenced within any agreement:
- Link to and between Dubford Grove and Gardens;
 - Link to and between Dubford Gardens, Cypress Grove;
 - Link to Seaview Place; and
 - Link from southeast corner of site to B999.
- 2.4 It is anticipated that the above walking and cycling infrastructure within the site will be provided as adjacent phases are developed however, a suitable condition is requested to provided greater certainty as to the delivery of individual elements and associated phases.
- 2.5 Information has been provided on the likely routes to school for primary and secondary school pupils. Bridge of Don Academy lies outwith convenient walking distance making cycling a more convenient alternative. The applicant must agree to create a shared cycle track to be alongside Scotstown Road including the upgrade of crossing facilities at the Parkway to Toucan standard to enable secondary school children to travel to school more safely by bike.
- 2.6 It is anticipated that the above Scotstown Road cycling infrastructure will be provided as part of the first phase of development and that this should be secured by condition and legal agreement.

3 Public Transport

- 3.1 I note and welcome proposal to extend Dubford Road through the site and provide a new terminus to the north allowing existing services to be continued into the development. I also note the further potential for services to exit from the site onto Shielhill Road and continue eastwards to service existing industrial areas. However, additional detail is still required on the proposal including:
- when the services will be extended in relation to the number of completed residences;
 - commitment to support the extended service; and
 - commitment to maintain and improve current service frequency.

A suitable condition is requested to secure the provision of adequate public transport for the development.

4 Parking

- 4.1 Prior to development details with regards to the provision of cycle, motorcycle and car parking associated with the development of each phase should be submitted for approval.

5 Local Road Network

- 5.1 The operational performance of a number of junctions within the Bridge of Don road network has been assessed. The assessment indicates that a number of junctions will require works to mitigate the impact of the development.
- 5.2 Revised proposals for the Shielhill Road/ B999 junction; the proposed realignment of the B999 is acceptable addressing the capacity and safety issues associated with the development's impact on the existing junction.
- 5.3 Shielhill Road/ B997 junction; the proposed new location for this junction is acceptable addressing the safety issues associated with the development's impact on the existing junction. It should be noted that any new carriageway provided should be 6.5m in width and that the width of the B997 within the extents of the existing junction should remain consent at 6.5m.
- 5.4 B999/ Denmore Road junction; the proposal to mitigate the development's impact at this junction through the installation of a ghost island arrangement is the Roads Authority's preferred option. However, further design and assessment is required to prove a satisfactory solution is achievable. As a minimum I would anticipate that lane widths on the B999 should be increased to 3.5m and the Denmore Road exiting radius to 15m with flare.
- 5.5 Shielhill Road will provide the principal route for vehicle access to the development. The roads current geometry and condition have been assessed for this function. I note and agree the proposal to lower the speed limit on Shielhill Road to 40mph in order to improve road safety. However, information provided on forward sightlines shows that even at lower speeds there is a length of the road where forward visibility is very limited due to a high wall and embankment to the north. The applicant must agree to provide funds to the Roads Authority to undertake visibility improvements over the affected length of Shielhill Road; this should be secured legal agreement.
- 5.6 The applicant is still to present an acceptable proposal with regards to the delivery and implementation schedule of the required mitigation works. Until this have been provided and agreed the Roads Authority cannot support this application.

6 Drainage Impact Assessment

- 6.1 Following review of the additional information provided the drainage proposals for the site are satisfactory.

7 Strategic Transport Fund Contribution

- 7.1 As the proposed development is within an area allocated for housing within the Aberdeen City Local Development Plan a contribution will be required to the Strategic Transport Fund (STF). The granting of planning approval should be conditional on an appropriate legal agreement with the applicant being in place, in regards to payment of the STF contribution.

8 Conclusion

- 8.1 Subject to the provision of suitable conditions and legal agreement with respect all the above comments and those provided in earlier correspondence including the delivery of sustainable transport measures, bus gate enforcement, off site works, Travel Plan and Strategic Transport Fund I have no objection to this application.

Alan McKay
Senior Engineer

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 10/06/2012 14:44
Subject: Planning Comment for 120723

Comment for Planning Application 120723
Name : Bridge of Don Community Council
Address : 39 Broadfold Drive
Bridge of Don
Aberdeen
AB23 8PJ

Telephone : [REDACTED]
Email : [REDACTED]
type :

Comment : The Bridge of Don Community Council have been pleased with the public consultation with regard to this planning application. We have reservations with regard to the traffic that will be generated by this site as the traffic in Bridge of Don is already congested. We hope that the WPR will be in place before this site is completed. We hope that the comments and suggestions made by the local residents will be taken into consideration especially the fact that they want the road through the site to be for buses only and not a road that can be used as a short cut for other vehicles.

City Development Services Letters of Recommendation	
Application Number: 120723	
RECEIVED 11 JUN 2012	
Dev. (North)	Dev. (South)
Cases Officer Initials: REF	
Date Acknowledged: 13/06/12	

From: PETER GOSHEV [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 15/06/2012 16:03
Subject: Objection to proposed development

Hi,

Thank you for the notice received.

I like to rise the next objection against this proposed development, application number 120723. The reason for my objections in the past, present and in the future are:

- Less green area
- No plan for new improved infrastructure available.
- Heavier traffic and respectively less safety for pedestrians
- No more privacy and quite place of leaving
- This developer

Please advice if this e-mail will be counted and registered as an official objection or I have to log in to weblink as well.

I strongly believe that my voice as a part of local community will be taken into account. This developer shall comply with all requirement posed by all neighbouring.

Regards,

Petar Goshev

27 Seaview Place
 Bridge of Don
 Aberdeen

27342		F & S.D.
Reply	18	Corp. Dir.
	17 JUN 2012	Asst. Dir.
Map	Strongly	Admin
Action	RF	DM

Aberdeen City Council
Planning Reception
Planning & Sustainable Development
Marischal College
Broad Street
ABERDEEN

ARDBRECK
MUNDURNO
BRIDGE OF DON
ABERDEEN
AB23 8BJ

14 June 2012.

Dear Sirs,

**APPLICATION FOR PLANNING PERMISSION
APPLICATION NUMBER 120723
LAND TO SOUTH OF, SHIELHILL ROAD, DBFORD, BRIDGE OF DON,
ABERDEEN
PROPOSED RESIDENTIAL DEVELOPMENT (550 UNITS)
SCOTIA HOMES LTD**

I refer to the Neighbour Notification Notice concerning the above-mentioned proposed development and wish to object for the following reasons :

(1) TRAFFIC INCREASE

Having lived in this area for almost 30 years, the increase in traffic has risen dramatically. This is due not only to the rise of population of Bridge of Don itself, but also to the many satellite residential areas which have expanded to the north of the city. To agree to the building of further houses (and so many) with the inevitable rise in even more traffic would be ridiculous without an improved transport system being put in place to meet the heavier demand.

(2) IMPROVED INFRASTRUCTURE REQUIRED

More houses require more facilities to meet the demands of the growing population and this is something that is lacking in Bridge of Don. It is expected of the Local Authority to form a sensible planning brief to ensure that any area of the city is properly managed. In Bridge of Don, there has been a proliferation of houses built over the years without sufficient facilities or infrastructure to complement such increase. The situation should not be allowed to worsen by the addition of even more houses especially given the scale of the proposal.

Members of the Committee, please be sensible and refuse this application. Additional housing in Bridge of Don should only be approved once a balanced community can be developed and the building of even more houses such as contained in the application before you will certainly not do that.

Yours faithfully


ERIC WJ ANDERSON

From: "Bob Taggart" [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 12/06/2012 16:40
Subject: Application Ref No's 120722 & 120723
Attachments: Dubford Planning Application.pdf

Dear Sirs,

With reference to the above planning application numbers, I attach a copy of my representations on the subject.

Thank you

Kind Regards

Bob Taggart

BME UK Ltd

Aberdeen

Tel: [REDACTED]

Mob: [REDACTED]

Fax: [REDACTED]

[REDACTED]

11th June 2012

Aberdeen City Council
Planning Reception
Planning & Sustainable Development
Marischal College
Broad Street
Aberdeen
AB10 1AB

Mr. R W Taggart
27 Dubford Gardens
Bridge of Don
Aberdeen
AB23 8GP

Dear Sirs

Subj: Planning Application Reference Numbers 120722 & 120723 (Scotia Homes)

I refer to the above planning application reference numbers for the proposed residential development on land to the south of Shielhill Road, Dubford, Bridge of Don.

The area of land has been under consideration for development for many years and I have always opposed any further enlargement of the area until proper infrastructure are provided such as, the provision of a decent road system and local amenities. The fact that access to the new development will be from Shielhill Road, and no access will be allowed from Dubford Road allays one of my main concerns.

However, I am also a realist and it is most unlikely that we shall be able to withstand at least some scale of development forever. Therefore, I have to consider the impact the development, if the planning application is successful will have on my own home.

The first Dubford Master Plan Display held at the Parkway Function Suite in November 2011, was from my own perspective not as bad as I feared because there was a reasonable green buffer between the existing neighbourhood and the new development.

Unfortunately, the amended Dubford Master Plan rolled out at the AECC, during February and April 2012, was changed considerably from the draft plan. The green buffer area between the two developments had been reduced in size and houses were being built literally adjacent to the existing gardens. This, despite the developers stated criteria for the development and I quote

(2)

"Leave natural buffer to houses south of the site & Provide reasonable green buffer against existing neighbourhood"

Regretfully, the amended plan does not comply with the planning applicants stated intentions. Nor do I want houses built so close to my own, which will have a detrimental effect on me and, I would imagine the other residents in the area, although it is not my intention to comment on behalf of other residents who will have their own views on the planning application.

I therefore submit an objection to the development plan as currently proposed and await your further correspondence on the success or otherwise of the planning application.

Yours faithfully,



Mr R W Taggart

City Development Services Letters of Representation	
Application Number:	120722
RECEIVED 13 JUN 2012	
Dev. (North)	North
Cases Officer Initials:	REE
Date Acknowledged:	13/06/12

4 Seaview Avenue
Aberdeen AB23 8RJ

4th June 2012

Planning Authority
Aberdeen City Council
Aberdeen

Dear Sir/ Madam

Planning Applications Nos 120722 and 120723

I should like to register strong objections to the above applications as this development will cause further transport congestion on roads which are already heavily used particularly at rush hours. Presently, Ellon Road/King Street and access to the Persley Bridge via the Parkway suffer lengthy delays at peak times and also, the access to Scotston Road from Dubford Road. Also I am not reassured that the entrance from Dubford Road into the development will only be used by buses and emergency vehicles.

Until the City Council becomes more pro-active in providing a third crossing across the Don and there are improvements made at the Haudagin Roundabout, it seems inappropriate to build more houses in Bridge of Don - the infrastructure is poor enough at the present time.

Yours faithfully


Mrs Alexis Darg 

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 12/06/2012 13:59
Subject: Planning Comment for 120723

Comment for Planning Application 120723

Name : Teresa Collie
Address : 30 Dubford Grove
Bridge of Don
Aberdeen
AB23 8GQ

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I have serious concerns about this development, as I do not believe that Bridge of Don has the infrastructure to sustain more housing and therefore considerably more traffic on the roads. Greenbrae Drive is already a dangerous rat-run, which will only be worsened by drivers coming from the Shielhill side to get through to the only supermarket in the Area (Asda on Jesmond Drive). The junction with the B997 Scotstown-Parkhill Road with the Shielhill Road is already extremely dangerous - this will become a lot worse when there are cars coming from the new housing onto the Shielhill (another rat run) and trying to go either to Dyce or Bridge of Don. Getting to Dyce or into Aberdeen from Bridge of Don is already extremely difficult and I spend approximately 45 minutes most days just to travel the 6 mile commute to Dyce. There are very few shops in the area. Getting an appointment with the local Doctor is also extremely difficult because they are so busy. I do not see any intentions by the Council to increase the facilities for residents in the Dubford area.