

22 May 2012

ABE/56/77 - EFB/RMcK/VB

**Paul & Williamsons LLP**  
Solicitors

Union Plaza  
1 Union Wynd  
Aberdeen  
AB10 1DQ  
DXAB35

Head of Planning and Sustainable Development  
Aberdeen City Council  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

Dear Sirs

**Aberdeen Football Club**

**Planning Application Reference: 120640 for Demolition of Existing Buildings and the Erection of 104 Flats with Associated Car Parking and Landscaping at 105-107 Urquhart Road, Aberdeen Barratt East Scotland**

We are instructed by Aberdeen Football Club ("the Club") to submit a representation in connection with the above noted application for the demolition of the existing building and erection of 104 flats with associated car parking and landscaping at Urquhart Road, Aberdeen. Public comment is invited up until 30 May 2012. This letter of representation is therefore timeous.

The Club generally welcomes the proposals to redevelop the site. However, the Club has concerns about the impact of the development on the existing infrastructure in the vicinity of the application site.

A Design and Access Statement has been submitted with the application. This Statement does not go into any detail in connection with the traffic impacts of the proposed development, however the only access point to the site is via Urquhart Road as recognised at paragraph 8.1 of the Planning Brief for the site which was prepared by Ryden LLP in June 2010. The section within the Design and Access Statement headed "*Connectivity*", recognises that Urquhart Road and Park Road (which are noted as "Local Access Roads") will be the key access routes to the site. It is clear therefore that the traffic generated by the development travelling to and from the site will impact upon the Urquhart Road and Park Road junction.

The Club has a willingness from the Council to grant planning permission in principle for the redevelopment of Pittodrie Stadium, Pittodrie Street which includes the demolition of the existing stadium and the erection 350 residential units comprising of townhouses, apartments and duplex units on the site (Application Reference P101517). The obligations to be secured under a Section 75 Agreement include, amongst other things, the installation of traffic signals, with a pedestrian crossing facility, at the junction of Urquhart Road and Park Road plus a contribution towards the maintenance of the signals.

In discussions over the terms of the legal agreement, the Club sought to share the cost of providing the signals with other developments in the area which would impact on the junction, including 105-107 Urquhart Road, which is owned by the Council. This proposal was rejected by the Council on the basis that whichever development proceeds first will require to fund the costs of the signals.

Accordingly, since the proposed development at Urquhart Road is anticipated to be wholly reliant on the Urquhart Road and Park Road junction, the Club would expect to see an obligation also being imposed upon Barratt to install the aforementioned traffic lights and pay a commuted sum for the maintenance of the lights. This is consistent with the Planning Brief which notes at paragraph 8.7 that the "*development should mitigate any adverse traffic impact it may bring about.*"

We trust that this matter will be taken into account in determining the current application. We look forward to receiving confirmation as to how this application will be determined.

Kindly acknowledge safe receipt.

Yours faithfully

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 29/05/2012 21:38  
**Subject:** Planning Comment for 120640

Comment for Planning Application 120640

Name : David Marshall  
Address : 132 Urquhart Road  
Aberdeen  
AB24 5DN

Telephone :

Email :

type :

Comment : I would like to object to the planning application for 105-107 Urquhart Road on the following basis:

I live in the Old City Hospital residential development which is opposite the proposed site. This development is offset from the road by approximately 30m and has car parking and gardens in front of the buildings. In contrast the proposed development would have buildings butting directly onto the road. This is out of keeping with the Old City Hospital and I feel that this will significantly alter the visual appearance of the local area.

The Old City Hospital is a 2 storey development and faces onto the proposed site. In contrast the plan is to build 4 storey flats in the new development. Again, I believe that this development plan is out of scale compared to the neighbouring properties and will be detrimental to the appearance of the local residential area.

Due to the size of the development I am also concerned about the additional traffic that will be introduced to Urquhart Road. The junction between Urquhart Road and Roslin Street is already extremely busy and dangerous and increased traffic will only exasperate the issue.

In conclusion, I believe that the planning application is not in keeping with the existing residential developments and therefore I would ask that the application is refused.

In addition, I would like to state that the developer has not done a particularly good job at engaging the local community in the pre-application consultation process and I believe that this is evident in the number of attendees to the event (4). Postal invitations were not provided and advertising in the local area was sparse. I also believe that the comments provided at the pre-application consultation process have been taken out of context and do not represent what was submitted. I was surprised to see that the original documents/text was not included as part of the documentation that was submitted to Aberdeen City Council.

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 11/05/2012 10:50  
**Subject:** Planning Comment for 120640

Comment for Planning Application 120640  
Name : Steven Bedford  
Address : 63-65 The Green  
Aberdeen  
AB11 6NY

Telephone :

Email :

type :

Comment : Another bland development! A site of this size needs more architectural thought and should be built with lasting more than 30-40 years in mind!

City Development Services Letters of Representation	
Application Number:	120640
RECEIVED	14 MAY 2012
Dev. (North)	Dev. (South)
Case Officer Initials:	MEA
Date Acknowledged:	15/05/12