

KJ TAIT

ENGINEERS

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Email: [REDACTED]

Our Ref: A0912-0001-SO-KC

17 December 2012

Planning Trainee (Development Management)
Planning and Sustainable Development
Enterprise, Planning & Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

For the attention of Jennifer Chalmers

Dear Sirs

**HILL OF RUBISLAW, RUBISLAW QUARRY
PROPOSED OFFICE DEVELOPMENT OF 10,840SQM OF OFFICE ACCOMODATION WITH
ASSOCIATED NEW ACCESS ROADS, CAR PARKING AND LANDSCAPING.
APPLICATION REF: P121692**

I note the submission of a Planning Application for the above noted development.

KJ Tait Engineers is providing professional Mechanical & Electrical Engineering and Sustainability & Energy Consultancy services as part of the design team for the development.

Our approach to this development is based on tried and tested low energy design techniques, developed over a long and successful track record of major office construction projects. In addition to the design of low energy engineering services, we have provided significant input to the general design of the building and its sustainability and energy credentials. This includes computer modelling and detailed consideration of the facade design, building materials, air tightness and other characteristics to ensure that the building will meet and surpass current energy regulations.

BREEAM assessments provide a structured technique to appraise, develop and recognise the energy and wider environmental characteristics of construction projects. KJ Tait Engineers' BRE Accredited professional BREEAM Consultants are closely involved with the development of the design to ensure that the BREEAM credentials of the building are fully considered and optimised.

I wish to formally register my support for this Planning Application, and I am confident that once approved the development will provide an admirable and much-needed addition to the office portfolio in Aberdeen.

Yours faithfully
for KJ Tait Engineers

[REDACTED]
Stephen Osborne
Director
Email: [REDACTED]

Chartered Building Services Engineers

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From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 27/12/2012 10:16
Subject: Planning Comment for 121692

Comment for Planning Application 121692
Name : Simpson Buglass
Address : Graham + Sibbald
21 Carden Place
Aberdeen
AB10 1UQ

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : We act for ConocoPhillips which occupies Rubislaw House and Royfold House, the two nearest (and most affected) office blocks to this proposed development. We would like to record our objection to this development on their behalf; for the following reasons:

• The local road network already operates over capacity; this major development will have a detrimental impact on the existing situation. Unlike the residential development already consented to, the traffic flows will concentrate and exacerbate the existing problem.

• The scale, form and massing of the proposed development appears over-dominant in the site.

• The maximum statutory parking limit for offices is inadequate and additional development of this nature on the Hill will result in increased fly-parking on surrounding unregulated residential streets.

• Due to the extreme physical constraints of the site we cannot see how any development can be constructed on it without causing catastrophic congestion and inconvenience and dangerous safety conflicts for other Hill of Rubislaw office occupiers. We note that the applicant has not supplied a method statement on how effective separation of pedestrian and vehicular traffic is to be managed during the construction period, and we consider this to be a critically absent detail in considering this proposal for a site which affords so little spare site area for normal construction compounds etc. Additionally, as the Hill of Rubislaw internal road network is private (not a public highway), the developer's statutory remedy of a temporary public road closure notice will not be available.

We looking forward to receiving confirmation that our objection on behalf of ConocoPhillips has been noted.