

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 18/04/2013 22:00
Subject: Planning Comment for 121652

Comment for Planning Application 121652

Name : Malcolm Mackenzie

Address : 18 Polo Park

Bucksburn

AB21 9JW

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : There are a number of issue that have now come with what has been proposed versus what was in the public domain prior to the purchase of the house I am in, which i strongly object. Also notification of change was not issued to the address mentioned above albiet it was put into a paper that is no longer distributed to this ward area. Why was it not in the main papers that cover Aberdeen area ??? Was this to deceive the public...

Prior planning showed a sensible approach to the developement of what was a mature woodland area. The woods have now been removed prior to approval been sought or any published revised assessment to the public domain. All prior wildlife has now disapeared, squirrels, roe deer and foxes.

The revised road alignment through what is now Polo Park poses risks to residence and visitors to which is now a busy road with the completion of the estate. I strongly object this proposal. As of the date of this submission the play area is yet to be completed. Even at this stage cars are parked on the road without considering it a throughway for Dandaras development.

The revised road location through the site has changed the previous alignment of the planned houses and the managed woodlands that were detailed prior. This has now resulted in reduced privacy to the houses on Polo Park even without considering the final house design and quantity of floors in the houses.

Taking all of the above into account there is a total lack of control and consideration and duty of care. How is ACC Planning department monitoring the works being carried out against approved planning? Also, how will the unapproved work already carried out be addressed/rectified back to its original state?

Environment and Wildlife.

Planning and building control.

Road and pedestriand risk based on road size and surrounding amenities.

Julie Tumelty
4 Polo Park
Stoneywood
Bucksburn
Aberdeen
AB21 9JW

15/4/13

ATTACHED are -

- 1) DRAFT Environmental Statement
Non-Technical Summary Page I.
- 2) 2 Photographs (Red Squirrels)

Objections/Comments on Planning Application 121652

I want to lodge the following objections/comments regarding Planning Application 121652:

1) Lack of adequate public/neighbour notification

I would like to place a formal complaint that no Neighbour Notification letters were sent to any resident in Polo Park after planning application 121652 was received by the ACC Planning Department on 27/11/2012, thus failing to comply with Neighbour Notification regulation 18 part 4.17, 4.18, 4.19, 4.20, 4.28 (see <http://www.scotland.gov.uk/Publications/2009/07/03153034/7>).

Also, Aberdeen City Council notification in the Aberdeen Citizen rather than the Press & Journal or Evening Express is economical with the spirit of true local/public notification.

I request that future public notification for the Stoneywood Estate Development is placed in the Press & Journal and/or Evening Express considering that the Aberdeen Citizen is no longer distributed in the Dyce/ Bucksburn/ Stoneywood area, and has not been since June 2012. I am aware that the Aberdeen Citizen is an on-line press but not all public may have the equipment or "know how" to access this.

I notified Harry Campbell (ACC Planning Officer) responsible for dealing with application 121652 that neighbour notification letters had not been received. He was reluctant to reopen the public comments stage. It was only after a number of phone conversations and emails, and a reminder of planning regulations, that he decided to reopen the public comments stage and send out neighbour notification letters to Polo Park homeowners so they would be made aware of application 121652 lodged with ACC Planning, and could make their comments. Neighbour notification letters were delivered on 28th March 2013.

2) Environmental Concerns

I have read the Stoneywood Estate Development Framework and Masterplan (May 2011) on the ACC website.

Dandara state in the masterplan (Part 1, p.17) that key assets that need protection and enhancement are:

- Protection of habitats and species as part of development proposals
- Protection and enhancement of established woodland, of landscape, arboriculture or habitat value and enhancing the biodiversity capital on the site.

I see that the masterplan has a section on Woodland Structure and their proposals for it (Part 2, p.21-22).

They state in the masterplan and during planning applications that they will sensitively develop the woodland and landscape, with due regard to environmental considerations (bird nesting season/bats/etc). I was told back in November 2012 during a meeting with Neil MacLeod of Dandara that ecological surveys had been done and he provided me with a DRAFT Environmental Statement Summary (see attached 7532 Non-Technical Summary) and a tree survey.

However, this DRAFT Environmental Statement Summary had no specific details as to what ecological surveys had been done or what they had found (p.4). However, they did state that the mixed woodland habitat was recognised as being of national importance (p.4).

Already areas of woodland that were stated to be retained and managed (see masterplan Part 2, Woodland Structure p.22) have been reduced or removed:

- back of N2 site to the left and right of the woodland path
- W1 area that was to be selectively cleared and thinned has all been removed for the 6 N4a houses that have been built
- nearly all of the woodland area shown as been retained between N4a and N4b sites has been removed, except for a thin tree line of Scot's Pines. This tree line I have serious concerns about regarding its stability during a storm/gale! I discussed this with Ann Smith (Future Forestry) on 10th March 2013 when we were on the N3 site together, and she agreed she had concerns about this as well. She also told me she had raised this with the Director of Dandara the previous week when they were on site.

I want ACC to look into this to ensure health and safety for the public and future homeowners around that site.

In relation to application 121652:

a)

All of the woodland area around G5, and to the right of it, which was to be selectively cleared and thinned to make way for the N4b site has already been totally removed in advance.

The masterplan stated between 4-10 houses were to be on N4a+N4b (Part 2, p.23). N4a has 6 houses approved and built. The actual/proposed houses for N4b is now 10 (see application ref: 130192, ACCPlanning 88280.pdf, received 14/2/13).

This is probably why the whole of that woodland area has been cleared and not selectively cleared and thinned as originally proposed. I have strong objections to the

overdevelopment of area N4b. If 10 houses are approved this will contribute to the traffic concern if Polo Park is approved as the secondary road access route into Dandara sites (which I discuss later).

b)

I realise area W10 was to be removed (masterplan Part 2, Woodland Structure p.21-22). It was removed in March 2013 to make way for N3 development.

However, in March 2013, not only was the W10 area felled but also most of the woodland area (Scots pines and Beech trees) that was stated as being retained and managed behind No.2 and No.4 Polo Park (see Woodland Structure p.22 and application 121652 ACC Planning 83309-1.pdf N3 Design Statement in).

Unfortunately, large chunks of the Northern Stoneywood Estate woodland have now been removed. This has meant large habitat removal for the wildlife that live in and use the area (birds, red squirrel, deer, badger, etc) and a reduction in suitable wildlife corridors for them to move through.

Red squirrels and their dreys are legally protected in Scotland by the Wildlife and Countryside Act 1981 (as amended). This protection was strengthened by the Nature Conservation (Scotland) Act 2004. I know of their existence in the woodland area behind my home (W10, and the core woodland area next to it that was proposed to be retained). Please see attached photographs of red squirrel sightings I made not long after moving into my house in Oct 2012. Tom Simmons (No.2 Polo Park) has also made sightings and has photographs. I made Dandara aware of this in November 2012. I have strong objections that this woodland area was cleared when their existence was known about.

I also have strong objections to the timing of the felling in and around W10 due to nesting and breeding season of wildlife (red squirrels, birds, etc).

I have serious concern and raise objection to the level of felling of mature woodland that Dandara have carried out, and are carrying out, which do not comply with their masterplan statements for the Woodland Structure (p.21-22) or planning applications.

Understandably, grassland areas and areas that previously contained buildings (N5, N2) have been used for housing. However, even though Dandara state that key assets that need protection and enhancement are:

- Protection of habitats and species as part of development proposals
- Protection and enhancement of established woodland, of landscape, arboriculture or habitat value and enhancing the biodiversity capital on the site.

it has become apparent in just a few months of development that their main priority in what were previously woodland areas (N4a, N4b, N3) is to build as many housing units as possible with disregard for the woodland.

I therefore raise objections that Dandara are not sensitively developing woodland, and with regard to wildlife, as they stated they would, and would like confirmation from ACC that they will oversee and guarantee the compliance of these environmental regards from now on. Unfortunately, large chunks of the Northern Estate woodland have now been removed.

c)

In application 121652 the Illustrative Site N3/N5 layout ACC Planning 83314.pdf and Illustrative Site Plan ACC Planning 83310.pdf show an area of existing trees to be protected during construction at the north end of Polo Park (to the side of No.26 which is on the right hand side of Polo Park) and to the left of the new Estate Road to be constructed. These trees have already been cut down.

I wish to raise objections that the application 121652's Illustrative Site N3/N5 layout ACC Planning 83314.pdf and Illustrative Site Plan ACC Planning 83310.pdf lodged with ACC are not correct, and that Dandara are removing existing trees they state they are going to protect during construction.

3) No. 4 Polo Park Houseowner Concern - Drainage

All tree removal has already taken place at the bottom of the garden of my house. Therefore, there are no trees now to help drain water from this area. This will probably apply to other Polo Park residence (No. 2-26).

I request that Dandara install a land drainage trench down the back of these gardens to help drain the area to guarantee that the gardens do not become waterlogged.

4) No. 4 Polo Park Houseowner Concern - Overlooking and lack of privacy

Application 121652 proposes 10 houses for the N3 site (see Illustrative Site N3/N5 layout ACC Planning 83314.pdf and Illustrative Site Plan ACC Planning 83310.pdf shown in application 121652).

I object to the number of houses proposed for the N3 site and their positioning and proximity to Polo Park (No.2-26)

The number, positioning and proximity of the houses proposed will lead to maximum development of a relatively small area that is close to already existing housing which will lead to overlooking and lack of privacy for both Polo Park residence (No. 2-26) as well as the future homeowners of these Dandara houses.

A Hazel House type (see Application 121652, Proposed Layouts and Elevations - Hazel House Type ACC Planning 83319.pdf) is proposed directly at the back of the garden of

my own home. This Hazel House type is numbered 10 on the Illustrative Site N3/N5 Layout ACC Planning 83314.pdf and Illustrative Site Plan ACC Planning 83310.pdf. If you look at the position, proximity, and layout of that house type its French doors, kitchen window on the ground level and bedroom window on the first floor level would coincide with the positioning, and look straight into, my own French doors, kitchen window on the ground level and bedroom window on the first floor level as my house is on an elevated level compared to my garden fence. This would definitely lead to direct overlooking and a total lack of privacy in the downstairs backroom areas and back bedroom, as well as garden, for myself and the future homeowner(s) of that house.

I strongly object to this overlooking and removal of privacy.

I request that the original size of the N3 development site stated in the masterplan be complied with and not extended as Dandara have requested (see application 121652 Illustrative Site N3/N5 Layout ACC Planning 83311.pdf).

I request that the number of house proposed for the N3 site is reduced.

I request that the proposed Hazel House type No. 9 and 10 (see Illustrative Site N3/N5 layout ACC Planning 83314.pdf and Illustrative Site Plan ACC Planning 83310.pdf) are removed and the woodland area that was stated would be retained (see application 121652 Design Statement ACC Planning 83309-1.pdf and masterplan Part 3, 4.7 N3 Design Principles, p. 63) be reinstated and re-planted. This would provide a habitat area and a potential wildlife corridor for the future.

On retention and replanting of this area, I request that The Scottish Wildlife Trust representative in Aberdeen be involved in advising of the plant/tree species to be planted.

Please note that Dandara show on their marketing website, for Stoneywood Estate properties, a tree line between Polo Park (No.2-26) and the houses to be built on N3 (see <http://www.dandara.com/new-houses-aberdeen/stoneywood/summary-20285#PhotoSwipe1364810456446>). This shows Dandara making an attempt to prevent overlooking and provide privacy for their future N3 homeowners, as well as Polo Park homeowners (No. 2-26). Please note that they do not have this tree line on application 121652 (see - Illustrative site N3/N5 layout ACC Planning 83314.pdf and Illustrative Site plan ACC Planning 83310.pdf).

I request that if the N3 site is to have 10 houses then a suitable distance is left between the back boundary of Polo Park (No.2-26) and the back boundary of N3 houses so that a tree line can be introduced. Possibly the N3 houses could be moved forward in position. I request that this area is planted with mature trees. This would help to overcome overlooking and privacy issues.

5) No. 4 Polo Park Houseowner Concern - Secondary Road access to north end Dandara sites

I recognise that the masterplan (Part 4, 4.9 N5 Design Principles) suggests Polo Park as a secondary street to provide access from the south to N5 from Stoneywood Terrace.

If you look at the road layout on application 121652, Illustrative Site N3/N5 Layout ACC Planning 83314.pdf my serious concern is that vehicles from not only the N5 site but from the N4a, N4b and N2 sites will potentially also be using Polo Park to gain access and exit.

The reason I say this is that the proposal in application 130192, PAC Report (received 14/2/13) is to amend the access arrangements for the 6 houses at N4a the northern end of the estate and to allow them to use RJ2 (Stoneywood Terrace junction) as their access as opposed to RJ1. The PAC Report conclusion also states that the creation of a new junction at the northern end of Stoneywood Estate (RJ1) cannot be delivered and is not required (p.7).

This raises serious concerns for traffic flow through Polo Park.

Houses to be built on the northern Dandara sites are: N2 (32 houses approved), N4a (6 houses approved), N4b (10 houses app pending), N5 (37 app pending). Considering most homes have 2 cars this could mean between 85-170 vehicles.

This raises serious concerns for traffic flow through Polo Park.

I object to the approval of planning permission for application 130192 whilst application 121652 is being decided upon because if Polo Park is approved to become a secondary access road to the Dandara northern site the proposals made in application 130192 will directly affect us and we should be given an opportunity to make public comment.

Polo Park has not been designed as a Home Zone area and we have no on-street parking areas which would conflict with free movement of vehicles if traffic flow was increased through Polo Park. We have children and pensioners living in the street. A childrens play area is to be built behind Polo Park (No. 1-21). This raises serious concern for their health and safety whilst crossing the street.

Therefore, I have strong objections to Polo Park being a secondary road access into the N5 site (and potentially N4a, N4b, N2 sites as well).

Dandara should provide adequate access through their own existing and approved Estate Roads for their homeowners who will live in sites N3, N5, N4a, N4b, and N2.

I object to them slowly moving towards, through a series of planning applications (see applications 120622 and application 130192), directioning vehicles from their own sites N5, N4a, N4b, N2 towards Polo Park as the main access secondary route for their residential traffic. Just to guarantee quiet roads for their own residents!

In application 121652 it is proposed to integrate the Polo Park road into the Dandara Northern Estate Road system (see Design Statement ACC Planning 83309-1.pdf, 5.1.2 N3 Design Principle diagram and 5.2.1 Access and Connectivity diagram).

This confirms, that if approved, there will be a high possibility that vehicles from the Dandara N4a, N4b, N2 and N5 sites will use Polo Park as an access and exit route if it is a secondary road access.

I object to Polo Park being proposed as an Estate Drive.

If Polo Park is approved as a secondary road access into the N5 site I strongly object to construction traffic using Polo Park to gain access to the N5 site on health and safety grounds. In application 130192 (received 14/2/13) a Health and Safety letter was received from Dandara which asked for RJ3 to be used as a construction access, reducing the impact on the residents of Stoneywood Terrace. I hope that they will show homeowners of Polo Park the same consideration, when developing site N5, and use the existing Estate Road for their construction vehicles as they are doing at the moment.

6) Community Facilities - Relocation of Football pitch

I am concerned about loss of the football pitch on the N5 site .

Dandara stated that a new football pitch to replace the one at the northern end of Stoneywood will be provided by Dandara at Market Street which will provide a replacement playing field and facilities for the pitches lost (masterplan Part 1, p.7).

They also stated that L7 "Market Street Park" will need to be provided at the start of phase 3 prior to starting development at N5, providing a outdoor sports area for the wider community and a replacement facility for the football pitch at Polo Park (Site N5) (masterplan Part 5, Phasing Strategy, 6.4.3 Phase 3, under Landscape Structure, p.103).

I want a guarantee from ACC they will make sure that this community facility will be constructed (and to a good standard) prior to Dandara starting development at N5.

I object to the start of development at N5 before this facility is provided to the community.

7) Breach of planning control in site N5

Harry Campbell (ACC Planning Officer) responsible for dealing with application 121652, as well as Daniel Lewis and Margaret Bouchel, are already aware of this and have received e-mails and photographs of Dandara excavating a deep "trench" and laying sewage pipes. This work has been carried out March -April 2013 before planning permission has been approved.

I want guarantees from ACC that Dandara will not breach planning control in future and any other breach of planning control will be dealt with.

From: Harry Campbell
To: [REDACTED]
Date: 14/03/2013 11:34
Subject: Area N3 - Loss of Trees

Hello Ms Tumelty

Sorry about the delay in getting back to you regarding this matter. I have now had the chance to look at the various documents and can confirm as follows.

The application for the detailed layout for area N3 (as well as areas N4b and N5) is referenced 121652, which was submitted on 30/11/12. I note that you have not submitted a timeous objection to that application and the time period for the receipt of objections expired on 2nd January 2013. However I have noted your concerns and have provided a detailed response below. I understand you have made similar observations on another planning application (130192) and I will respond to that in a further e-mail.

With regards to the N3 layout -

1. The approved masterplan and development framework identifies the various development blocks on the site and the area behind your house is identified as Block N3. Section 3.4.2 of the masterplan describes N3 as containing between 5 and 10 units with the rationale being "to allow sensitive development in cleared woodland area".
2. The Woodland Structure section of the masterplan identifies the woodland behind your house as Woodland area W10. Section 3.3 2 clearly states that the proposal for woodland area W10 is "removal of plantation with some replanting as part of parkland setting" The key diagram also clearly shows W10 as an area of woodland to be removed.
3. The landscape strategy map (Section 3.7) also clearly shows the area behind your house as being a development block.
4. The maps in Sections 4.1.1 and 4.1.2 entitled "Illustrative masterplan - Ground level" and "Illustrative masterplan - Canopy level" of the masterplan do however show a potential new section of beech woodland behind your house.
5. Section 4.7 entitled "N3 Design Principles" shows the proposed housing on N3 as mainly backing onto the rear gardens of Polo Park but with a small section of woodland behind your house. The key design principles detailed in the table in Section 4.7.1 states "development to back onto Bancon Development" The illustration in Section 4.7.2 entitled "Spatial Definition" again shows trees behind your house and states that "beech woodland edge creates strong containment of space"
6. The approved Woodland Management Plan also shows the plantation woodland behind your house being removed.

Please note that the masterplan does **NOT** propose the retention of the existing plantation behind your house. The trees behind your house have always been considered suitable for removal and potentially replaced with beech trees to contain the space for the houses in N3. The developer has not caused a breach of planning control by removing the existing trees.

Planning application 121652, which includes area N3, remains as yet undetermined. The submitted layout proposes a detached house and garden behind your house rather than new beech planting. I have reverted back to the applicants to see if changes can be negotiated so that the proposal more closely follows the masterplan. I am not yet in a position to give you feedback on this. I would add that the approved masterplan and development framework is not cast in stone and there is an element of flexibility built in to allow for changing circumstances over time. Condition 15 attached to the planning permission in principle requires the details of the development to **generally** follow the principles contained in the masterplan.

I hope this e-mail at least explains how we have come to the position we are in. As stated above I have contacted the developer with a view to achieving an amendment to the submitted layout and I will revert to you once I have received a response.

If you have any further queries please do not hesitate to get in touch.

Yours sincerely,

We are committed to improving the quality of the service we provide and would like to know your views on the service you have received.

By clicking on <http://www.aberdeencity.gov.uk/customerfeedbackselecting> Development Management (Planning Applications Team) and filling out the online feedback form, you will be helping us learn what we need to do better.

Harry Campbell
Team Leader (Development Management)
Planning and Sustainable Development
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
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PI - Objections to planning application 121652

From: Michelle Allardyce [REDACTED]
To: "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>
Date: 16/04/2013 22:23
Subject: Objections to planning application 121652
Attachments: Objections App Ref 121652.docx; Clear Down 340.JPG

Please find attached my objections to planning application 121652.
Object is to be made within 21 days from the 28th March 2013, today being the 16th April.
Please can you reply confirming timely delivery and receipt?

Regards
Michelle Allardyce

(2 Polo Park)

Objections/Comments on Planning Application 121652

I want to lodge the following objections/comments regarding Planning Application 121652:

1. Lack of adequate public/neighbour notification

I would like to place a formal complaint that no Neighbour Notification letters were sent to any resident in Polo Park after planning application 121652 was received by the ACC Planning Department on 27/11/2012, thus failing to comply with Neighbour Notification regulation 18 part 4.17, 4.18, 4.19, 4.20, 4.28 (see <http://www.scotland.gov.uk/Publications/2009/07/03153034/7>).

Also, Aberdeen City Council notification in the Aberdeen Citizen rather than the Press & Journal or Evening Express is economical with the spirit of true local/public notification.

I request that future public notification for the Stoneywood Estate Development is placed in the Press & Journal and/or Evening Express considering that the Aberdeen Citizen is no longer distributed in the Dyce/ Bucksburn/ Stoneywood area, and has not been since June 2012. Or better still using the old fashion notices on lamp posts, this is instantly available to the public without their need to seek it out.

Harry Campbell (ACC Planning Officer), the responsible person for dealing with application 121652 was notified that neighbour notification letters had not been received. He was reluctant to reopen the public comments stage. It was only after a number of phone conversations and emails, and a reminder of planning regulations, that he decided to reopen the public comments stage and send out neighbour notification letters to Polo Park home owners so they would be made aware of application 121652 lodged with ACC Planning, and could make their comments. Neighbour notification letters were delivered on 28th March 2013.

2. Environmental Concerns

I have read the Stoneywood Estate Development Framework and Master plan (May 2011) on the ACC website.

Dandara state in the master plan (Part 1, p.17) that key assets that need protection and enhancement are:

- Protection of habitats and species as part of development proposals
- Protection and enhancement of established woodland, of landscape, arboriculture or habitat value and enhancing the biodiversity capital on the site.

I see that the master plan has a section on Woodland Structure and their proposals for it (Part 2, p.21-22).

They state in the master plan and during planning applications that they will sensitively develop the woodland and landscape, with due regard to environmental considerations (bird nesting season/bats/etc). We were told back in November 2012 during a meeting with Neil MacLeod of Dandara that ecological surveys had been done, he provided a DRAFT Environmental Statement Summary and a tree survey.

However, this DRAFT Environmental Statement Summary had no specific details as to what ecological surveys had been done or what they had found (p.4). However, they did state that the mixed woodland habitat was recognised as being of national importance (p.4).

Already areas of woodland that were stated to be retained and managed (see master plan Part 2,

Woodland Structure p.22) have been reduced or removed:

- back of N2 site to the left and right of the woodland path
- W1 area that was to be selectively cleared and thinned has all been removed for the 6 N4a houses that have been built
- nearly all of the woodland area shown as been retained between N4a and N4b sites has been removed, except for a thin tree line of Scot's Pines.

In relation to application 121652:

- a. All of the woodland area around G5, and to the right of it, which was to be selectively cleared and thinned to make way for the N4b site has already been totally removed in advance.

The master plan stated between 4-10 houses were to be on N4a+N4b (Part 2, p.23). N4a has 6 houses approved and built. The actual/proposed number of houses for N4b is now 10 (see application ref: 130192, ACCPlanning 88280.pdf, received 14/2/13).

This is probably why the whole of that woodland area has been cleared and not selectively cleared and thinned as originally proposed. I have strong objections to the overdevelopment of area N4b. If 10 houses are approved this will contribute to the traffic concern if Polo Park is approved as the secondary road access route into Dandara sites (see below).

- b. I realise area W10 was to be removed (master plan Part 2, Woodland Structure p.21-22). It was removed in March 2013 to make way for N3 development.

However, in March 2013, not only was the W10 area felled but also most of the woodland area (Scots pines and Beech trees) that was stated as being retained and managed behind No.2 and No.4 Polo Park (see Woodland Structure p.22 and application 121652 ACC Planning 83309-1.pdf N3 Design Statement in).

Unfortunately, large chunks of the Northern Stoneywood Estate woodland have now been removed. This has meant large habitat removal for the wildlife that live in and use the area (birds, red squirrel, deer, badger, etc) and a reduction in suitable wildlife corridors for them to move through.

Red squirrels and their dreys are legally protected in Scotland by the Wildlife and Countryside Act 1981 (as amended). This protection was strengthened by the Nature Conservation (Scotland) Act 2004. I know of their existence in the woodland area behind my home (W10, and the core woodland area next to it that was proposed to be retained). Please see attached photographs of red squirrel sightings. There is a publicly available registry of red squirrels that records sightings of red squirrels and includes recent sightings. I have strong objections that this woodland area was cleared when their existence was known about.

I also have strong objections to the timing of the felling in and around W10 due to nesting and breeding season of wildlife (red squirrels, birds, etc.).

I have serious concern and raise objection to the level of felling of mature woodland that Dandara have carried out, and are carrying out, which do not comply with their master plan

statements for the Woodland Structure (p.21-22) or planning applications.

Understandably, grassland areas and areas that previously contained buildings (N5, N2) have been used for housing. However, even though Dandara state that key assets that need protection and enhancement are:

- Protection of habitats and species as part of development proposals
- Protection and enhancement of established woodland, of landscape, arboriculture or habitat value and enhancing the biodiversity capital on the site.

It has become apparent in just a few months that their main priority in what were previously woodland areas (N4a, N4b, N3) is to build as many housing units as possible with disregard for the woodland/wildlife, somewhat contrary to awards they like to collect!

I therefore raise objections that Dandara are not sensitively developing woodland, and with regard to wildlife, as they stated they would, and would like confirmation from ACC that they will oversee and guarantee the compliance of these environmental regards from now on. Unfortunately, large chunks of the Northern Estate woodland have now been removed.

- c. In application 121652 the Illustrative Site N3/N5 layout ACC Planning 83314.pdf and Illustrative Site Plan ACC Planning 83310.pdf show an area of existing trees to be protected during construction at the north end of Polo Park (to the side of No.26 which is on the right hand side of Polo Park) and to the left of the new Estate Road to be constructed. These trees have already been cut down.

I wish to raise objections that the application 121652's Illustrative Site N3/N5 layout ACC Planning 83314.pdf and Illustrative Site Plan ACC Planning 83310.pdf lodged with ACC are not correct, and that Dandara are removing existing trees they state they are going to protect during construction.

3. No. 2 Polo Park Home Owner Concern - Drainage

With the removal of all the trees on N3 and the high ground water content of the local land there is now a greatly reduced take up of water from the land. This will likely Polo Park residences, and will also affect the properties being built by Dandara on N3.

I request that Dandara install a land drainage trench down the back of these gardens to help drain the area to guarantee that the area does not become waterlogged.

4. No. 2 Polo Park Home Owner Concern - Overlooking and lack of privacy

Application 121652 proposes 10 houses for the N3 site (see Illustrative Site N3/N5 layout ACC Planning 83314.pdf and Illustrative Site Plan ACC Planning 83310.pdf shown in application 121652).

I object to the number of houses proposed for the N3 site and their positioning and proximity to Polo Park (No.2-26)

The number, positioning and proximity of the houses proposed will lead to maximum development of a relatively small area that is close to already existing housing which will lead to lack of privacy for both Polo Park residences (No. 2-26) as well as the future homeowners of these Dandara houses.

A Hazel House type (see Application 121652, Proposed Layouts and Elevations – Hazel House Type ACC Planning 83319.pdf) is proposed directly at the back of the garden of my own home. This Hazel

House type is numbered 10 on the Illustrative Site N3/N5 Layout ACC Planning 83314.pdf and Illustrative Site Plan ACC Planning 83310.pdf. If you look at the position, proximity, and layout of that house type its French doors, ground level and first floor rear windows will provide them with a direct view into my garden and property, and even more easily me to look straight into their houses because of the elevated nature of my garden/home (specifically Polo Park properties 2 – 6 and the 2 or 3 most Southerly planned houses on N3).

I strongly object to this removal of privacy.

I request that the original size of the N3 development site stated in the master plan be complied with and **not** extended as Dandara have requested (see application 121652 Illustrative Site N3/N5 Layout ACC Planning 83311.pdf).

I request that the number of house proposed for the N3 site is reduced.

I request that the proposed Hazel House type No. 9 and 10 (see Illustrative Site N3/N5 layout ACC Planning 83314.pdf and Illustrative Site Plan ACC Planning 83310.pdf) are removed and the woodland area that was stated would be retained (see application 121652 Design Statement ACC Planning 83309-1.pdf and master plan Part 3, 4.7 N3 Design Principles, p. 63) be re-planted. This would provide a habitat area and a potential wildlife corridor for the future.

In relation to replanting, I request that The Scottish Wildlife Trust representative in Aberdeen be involved in advising of the plant/tree species to be planted, so as to provide suitable variety of habitat for the range of wildlife in the local area.

Please note that Dandara show on their marketing website, for Stoneywood Estate properties, a tree line between Polo Park (No.2-26) and the houses to be built on N3 (see <http://www.dandara.com/new-houses-aberdeen/stoneywood/summary-20285#PhotoSwipe1364810456446>). This shows Dandara making an attempt to prevent overlooking and provide privacy for their future N3 home owners, as well as Polo Park home owners (No. 2-26). Please note that they do **not** have this tree line on application 121652 (see – Illustrative site N3/N5 layout ACC Planning 83314.pdf and Illustrative Site plan ACC Planning 83310.pdf).

I request that the N3 site should have a suitable distance left between the back boundary of Polo Park (No.2-26) and the back boundary of N3 houses so that a tree line can be introduced. Possibly the N3 houses could be moved forward in position. I request that this area is planted with mature trees. This would help to overcome overlooking and privacy issues.

5. No. 4 Polo Park Home Owner Concern – Secondary Road access to north end Dandara sites

I recognise that the master plan (Part 4, 4.9 N5 Design Principles) suggests Polo Park as a secondary street to provide access from the south to N5 from Stoneywood Terrace.

If you look at the road layout on application 121652, Illustrative Site N3/N5 Layout ACC Planning 83314.pdf my serious concern is that vehicles from not only the N5 site but from the N4a, N4b and N2 sites will use Polo Park to gain access and exit.

The reason I say this is that the proposal in application 130192, PAC Report (received 14/2/13) is to amend the access arrangements for the 6 houses at N4a the northern end of the estate and to allow them to use RJ2 (Stoneywood Terrace junction) as their access as opposed to RJ1. The PAC Report conclusion also states that the creation of a new junction at the northern end of Stoneywood Estate (RJ1) cannot be delivered and is not required (p.7).

This raises serious concerns for traffic flow through Polo Park.

Houses to be built on the northern Dandara sites are: N2 (32 houses approved), N4a (6 houses approved), N4b (10 houses app pending), N5 (37 app pending). Considering most homes have 2 cars this could mean between 85-170 vehicles.

This raises serious concerns for traffic flow through Polo Park.

I object to the approval of planning permission for application 130192 whilst application 121652 is being decided upon because if Polo Park is approved to become a secondary access road to the Dandara northern site the proposals made in application 130192 will directly affect us and we should be given an opportunity to make public comment.

Polo Park has not been designed as a Home Zone area and we have no on-street parking areas which would conflict with free movement of vehicles if traffic flow was increased through Polo Park. We have children and pensioners living in the street. A children's play area is to be built behind Polo Park (No. 1-21). This raises serious concern for their health and safety, the children will not only be from the Bancon development, but all phases of Dandara's development to the North of Stoneywood Terrace – it is the nearest play area.

Therefore, I have strong objections to Polo Park being a secondary road access into the N5 site (and potentially N4a, N4b, N2 sites as well).

Dandara should provide adequate access through their own existing and approved Estate Roads for their homeowners who will live in sites N3, N5, N4a, N4b, and N2.

I object to them slowly moving towards, through a series of planning applications (see applications 120622 and application 130192), directing vehicles from their own sites N5, N4a, N4b, N2 towards Polo Park as the main access secondary route for their residential traffic. Just to guarantee quiet roads for their own residents!

In application 121652 it is proposed to integrate the Polo Park road into the Dandara Northern Estate Road system (see Design Statement ACC Planning 83309-1.pdf, 5.1.2 N3 Design Principle diagram and 5.2.1 Access and Connectivity diagram).

This confirms, that if approved, there will be a high possibility that vehicles from the Dandara N4a, N4b, N2 and N5 sites will use Polo Park as an access and exit route if it is a secondary road access.

I object to Polo Park being proposed as an Estate Drive.

If Polo Park is approved as a secondary road access into the N5 site I strongly object to construction traffic using Polo Park to gain access to the N5 site on health and safety grounds. In application 130192 (received 14/2/13) a Health and Safety letter was received from Dandara which asked for RJ3 to be used as a construction access, reducing the impact on the residents of Stoneywood Terrace. I hope that they will show homeowners of Polo Park the same consideration, when developing site N5, and use the existing Estate Road for their construction vehicles as they are doing at the moment.

6. Community Facilities – Relocation of Football pitch

I am concerned about loss of the football pitch on the N5 site.

Dandara stated that a new football pitch to replace the one at the northern end of Stoneywood will be provided by Dandara at Market Street which will provide a replacement playing field and facilities for the pitches lost (master plan Part 1, p.7).

They also stated that L7 "Market Street Park" will need to be provided at the start of phase 3 prior

to starting development at N5, providing a outdoor sports area for the wider community and a replacement facility for the football pitch at Polo Park (Site N5) (master plan Part 5, Phasing Strategy, 6.4.3 Phase 3, under Landscape Structure, p.103).

I want a guarantee from ACC they will make sure that this community facility will be constructed (and to a good standard) prior to Dandara starting development at N5.

I object to the start of development at N5 before this facility is provided to the community.

We have received email communication from the Chairman of the football grounds indicating that Dandara seem to be trying to get out of their original agreement regarding the football pitch:

- 1. Originally Dandara said they would gift the land to the club, then it went to a 99 year lease, now it is down to a 25 year lease!
- 2. No storage facility for groundskeeper equipment (tractor, roller, line painter etc)
- 3. No shop facility
- 4. No spectator toilets
- 5. No Dugouts
- 6. No goals and equipment

If points 2, 3 & 4 above are not supplied by Dandara the club will have to pay to get these installed. It is estimated the above would cost in the region of £30,000 if the club had to build it post takeover, but only around £17,000 if Dandara integrated it into the main building. This is down to having to excavate and lay new foundations and run in services! Of course there is no way the club could afford this and we may not be able to play in the Junior Premier League as the facilities would not meet the minimum requirements!

It also seems that Dandara originally erected their show home on the training pitch without first applying for planning permission.

7. Breach of planning control in site N5

Harry Campbell (ACC Planning Officer) responsible for dealing with application 121652, as well as Daniel Lewis and Margaret Bouchel, are already aware of this and have received e-mails and photographs of Dandara excavating a deep "trench" and laying sewage pipes. This work has been carried out March-April 2013 before planning permission has been approved.

I want guarantees from ACC that Dandara will not breach planning control in future and any other breach of planning control will be dealt with.

Harry Campbell has replied to Julie Tumelty saying that no action will be taken for this breaking of the law because the planning application will more than likely be granted in the near future anyway!

P&SD Letters of Representation		
Application Number: 121652		
RECEIVED 17 APR 2013		
Not	<input checked="" type="checkbox"/>	Sou
Case Officer initials:	HAC	
Date Acknowledged:	22/4/13	

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 17/04/2013 07:53
Subject: Planning Comment for 121652

Comment for Planning Application 121652
Name : Jill Barclay
Address : 17 Polo Park
Aberdeen

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

Comment : I Object: Firstly, there was no neighbour notification given when Planning application was first received by the Council and to put ONLY one ad in the Citizen, utter rubbish. Not everyone reads a paper or that particular paper! Dandara have plans to use Polo Park as secondary road to access the N5 site. My concern here is that vehicles from NOT only the N5 site but from the other sites - N4a, N4b and N2 will potentially be using Polo Park to gain access and exit. I understand this is because the council have rejected Dandara use of the North Estate Road - can you advise why? This raises serious concerns for traffic flow taking into consideration most homes have 2 cars this could mean up to another 170 vehicles using Polo Park road, considering there are children and elderly people living in Polo Park! I noticed Dandara have cut down and removed the tree line that was backing their 10 houses on N3 site to nos 2-26 Polo Park? Dandara's website for marketing the properties shows the treeline - any reason for the change? I presume Dandara will be replacing the mature trees they have cut down along with the other woodland they have been cutting down that still retain on their planning application?

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 16/04/2013 21:13
Subject: Planning Comment for 121652

Comment for Planning Application 121652
Name : Jill Barclay
Address : 17 polo park
stoneywood
AB219JW

Telephone : [REDACTED]
Email : [REDACTED]

type :

Comment : I object to the fact we didnt receive Neighbour notification when planning Application 121652 was first received by the council.

I object to Dandarra Construction traffic using Polo Park for access due to the dangers involved for current road users and high voloume of traffic involved.

I Object to Dandarra using Polo Park for access to sites on completion due to high volume of cars that will frequent our street. Polloution and noise being a major factor.

I object to the position of some of the houses proposed for N3 site would cause an invasion of privacy through our street.

I object to the differences from Dandarras Marketing site plan differs from what actually has been cut down and not replanted. enviromental impact and green areas have vanished which is terrible.

Retention and replanting of crucial wildlife areas need to be retained. too many trees are being needlessly cut down which has differed from dandaras Planning Aplication 121652. masterplan shown in marketing suite also differs from application.

11 Polo Park
Stoneywood
15th April 2013

Objection and comments to Planning Application 121652.

Since I lodged my first complaint on this subject on 10th April, I have become aware of further developments.

It has become apparent that Dandara are continuing to change the plans to suit their own agenda.

I have seen the plans that link Polo Park into their road system with our road being the outlet from there N2, N4a, N4b, N5 sites, (85 houses) so we could have up to a 170 extra cars using Polo Park.

I was not informed that Polo Park was a through road, the first I heard about it was the week we moved into the house; at that time I had never seen a Dandara drawing of the area showing the layout of the houses and roads, but having stayed locally for over 30 years I knew the Stoneywood estate had two entrances and assumed they would be used for the Dandara houses.

But now having looked at their drawings I can see Dandara is doing everything to make sure their houses have a minimum of traffic passing there.

I object to being treated as the **poor relations** in this matter, and as I have stated there are two other outlets they can use.

I can't understand how they are allowed to change the plan after it has been approved, is there no control over them?

I have also become aware of a problem with the relocation of the football park that Stoneywood FC. Again changing the rules to suite their own agenda.

Who in the ACC have a say in this? Are they aware of all the changes and why are they not doing anything about it?

Derek Craig



ALREADY HANDLED IN 10 APRIL, 13
NO RECEIPT

11 Polo Park
Stoneywood
Aberdeen, AB21 9JW
10 April, 2013

**Attention ; Aberdeen City Council Planning Dept.
Re Dandara sites at Stoneywood**

I object to the following listed below regarding Dandara :

Was not notified re Planning Application 121652 first received by the Council.

Reject Dandara construction traffic using Polo Park.

Reject access to Dandara sites via Polo Park.

There would be overlooking and invasion of privacy for Polo Park homes No.2 - 26 regarding Dandara housing proposed for N3 site on application 121652.

A tree barrier could be created between these Polo Park homes and Dandara N3 site (suggested on Dandara marketing site plan).

They have pre-empted there change to original drawings getting the go-ahead for this by cutting down all trees in this area.

I was under the impression that a survey on all trees had been carried out with all the trees being tagged; how does this tally with the carnage that had been carried out with the wooded areas.

Retention and replanting of the "Core Woodland" areas that have been removed with mature trees.

This would help to retain the crucial "Wildlife Corridors" that were stated in the Masterplan.

Replace with mature trees those cut down by Dandara which they stated they were still retaining on their Planning Application.

Very concerned if traffic can enter Polo Park to get to other homes Dandara will build as there are children and pensioners staying in Polo Park.

I get the impression they are going to have cars running through Polo Park so as to keep the traffic away from Dandara houses.

They could use the two existing entrances to the estate.

Hope this is all taken into consideration!!!

Derek Craig


From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 18/04/2013 06:51
Subject: Planning Comment for 121652

Comment for Planning Application 121652

Name : Julie Tumelty
Address : 4 Polo Park
Bucksburn
Aberdeen
AB21 9JW

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

Comment : I have been told by email the Planning Officer responsible for application 121652 that the approved drawings of the Estate Driveway (application 120622) shows the northern third of the road as an Estate Driveway and the southern two thirds as a Secondary Street.

The specifications for these two types of street can be found in section 3.6.4 of the masterplan, which can be viewed on the council's website. The core streets key on page 28 shows the section of road behind your house as an estate driveway at its southern end, branching off a secondary street at its northern end.

Certain adjustments have had to be made to the masterplan road layout to the north of Stoneywood Terrace to take account of the fact that, due to land ownership issues, a junction could no longer be provided, as originally proposed, onto the Stoneywood Road at the north west corner of the Dandara site. The planning authority did not consider that this change fundamentally altered the development concept or the intentions of the masterplan and found the proposals acceptable.

It was always previously planned in the masterplan for a secondary road to run from Stoneywood Terrace up through the northern end of Stoneywood Estate then becoming a single track road in the last third northern part near site N4a.

My query is why is the road running in front of the N3 site now a single track road with passing places (see application 121652/illustrative Site N3/N5 layout ACC Planning 83314.pdf)? Especially when it was always proposed that the last 2/3 of the woodland estate drive was supposed to be secondary in nature to the estate drive leading in front of Stoneywood House.

Having the estate drive in front of N3 as a Secondary Road makes more sense because Dandara are then providing adequate access through their own Estate for their homeowners who will live in sites N3, N5, N4a, N4b, and N2.

I realise that it was proposed that northern drive leading passed N4a onto Stoneywood Road was proposed to be just an emergency access but why has the southern end of the road running in front of the N3 site now become single track and passing places?

I object to this because this directions traffic from N4a, N4b, N2 down through Polo Park as the wider secondary road and therefore creating traffic issues for us!

From: Alfie McRobb [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 16/04/2013 21:24
Subject: Application Ref-121652

Dear Sir / Madam,

I write to lodge my objections the the aforementioned Application 121652.

A) Neighbour notification was not given when Planning Application 121652 was lodged with the council.

B) The privacy of homes on Polo Park, nos. 2-26 has been taken away by the amount of trees that have been cut down to make way for the houses to be built on site N3.

C) The increased volume of traffic that could potentially be using Polo Park for access to sites N5 & N4b. Are we also going to see the residents from N2 & N4a as well?

D) Why has planning permission been granted for these homes without proper road infrastructure being put in place to cope with the potential increase of traffic flow? It's not as though the residents will have a choice, their only other option is the single track road in N3, surely that is not sufficient? Or has this option become the short straw for the residents of Polo Park because Dandara initially thought that would have access to the main A947 road via the North Estate Road? Why was this denied?

E) Polo Park's road sign states, no through road and that, as far as I am concerned, is how it should stay. To increase the traffic flow to that extent on, what is, a quiet cul-de-sac, would certainly increase potential safety issues for all residents, their children and cars.

I trust these points will be taken into consideration!

Regards

Alfie McRobb
15 Polo Park
Stoneywood
Aberdeen
AB219JW

Sent from my iPad

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 16/04/2013 21:11
Subject: Planning Comment for 121652

Comment for Planning Application 121652

Name : leon grant
Address : 17 polo park
stoneymood

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object to the fact we didnt receive Neighbour notification when planning Application 121652 was first received by the council.

I object to Dandarra Construction traffic using Polo Park for access due to the dangers involved for current road users and high voloume of traffic involved.

I Object to Dandarra using Polo Park for access to sites on completion due to high volume of cars that will frequent our street. Polloution and noise being a major factor.

I object to the position of some of the houses proposed for N3 site would cause an invasion of privacy through our street.

I object to the differences from Dandarras Marketing site plan differs from what actually has been cut down and not replanted. enviromental impact and green areas have vanished which is terrible.

Retention and replanting of crucial wildlife areas need to be retained. too many trees are being needlessly cut down which has differed from dandaras Planning Aplication 121652. masterplan shown in marketing suite also differs from application.

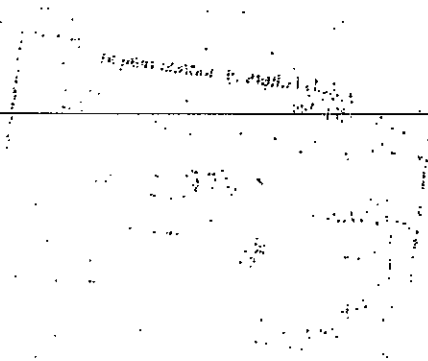
From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 15/04/2013 12:12
Subject: Planning Comment for 121652

Comment for Planning Application 121652
Name : Raymond Collins
Address : FC Stoneywood
c/o 101 Craigiebuckler Avenue
Aberdeen AB15 8PB

Telephone : [REDACTED]
Email : [REDACTED]

type :
Comment : Dandara are not providing a like for like facility for FC Stoneywood Junior football club in the relocation of the football pitch to Market Street. For example, in their proposal there are no provisions for storage of Groundskeepers equipment, public toilets and a snack shop. All these are required under the rules of the North Region Junior Football Association of which FC Stoneywood is a member. Also, Dandara are not providing any basic equipment for the football pitch, i.e. No goals, dugouts etc. If these items are not supplied by Dandara the club will have to pay to get these installed to meet the NRJFA rules. It is estimated the above would cost in the region of £30,000 if the club had to build it post takeover. The club can in no way afford this sum of money and its very future would be in doubt.
They are also limiting the lease of the ground to 25 years, when originally the land was to be gifted to the football club under the proviso it would only be used as a football facility!

Regards
Raymond Collins
Chairman FC Stoneywood Football Club



From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 16/04/2013 19:02
Subject: Planning Comment for 121652

Comment for Planning Application 121652

Name : Jacqueline Mackay
Address : 19 Polo Park
Bucksburn
Aberdeen
AB21 9JW

Telephone :

Email :

type :

Comment : Sir/Madam

I am writing to object to the planning application and proposals submitted by Dandara in relation to the Stoneywood Estate Development.

My principal objection is to the proposed use of Polo Park as an access road to the N5 site and potentially other sites in the vicinity. There are a number of children and families living in Polo Park whose safety and outdoor freedom will be compromised by the increased volume of traffic. My family specifically chose to purchase a property on Polo Park due to its closed-end 'cul de sac' nature, for the safety and peace that this provides for a recognised number of homes. This should not be compromised due to another housebuilders inadequate access provisions.

In relation to this I would seek to object to any use of Polo Park by Dandara construction traffic. This will present significant dangers to residents on what is a compact, residential site nearing its own completion. We are already inconvenienced by Dandara construction traffic on Stoneywood Terrace, but to face the possibility of regular movement of construction vehicles on Polo Park would be unacceptable.

I would also object to the further removal by Dandara of mature trees and woodland and would request that Dandara be required to replace what has been removed to date. Dandara have already removed mature trees that they stated in their application they would retain. This is not in line with the wildlife corridors that have been identified in the Stoneywood Estate masterplan.

The Dandara application is not in line with their marketing material and this provides a false impression of privacy for both current Polo Park residents and future Dandara residents. As per the Dandara marketing site plan on their website, a tree barrier should be created between the Polo Park homes numbers 2 to 26 and the Dandara N3 site. This would further contribute to the required wildlife corridors in the Stoneywood Estate masterplan.

I would also like to register my disappointment that it took campaigning and persuasion by Polo Park neighbours to have the planning comments period opened up. The City Council made a commitment to notify Polo Park residents when this application was made and this commitment was not adhered to. I am however grateful now to have the opportunity to register objections to the Dandara application.

PI - Planning Application 121652

From: Marie Leslie [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 14/04/2013 17:49
Subject: Planning Application 121652

26 Polo Park
Bucksburn
Aberdeen
AB21 9JW

Dear Sir/ Madam

I have recently purchased my new property at the above address and have been approached by my new neighbours with a Neighbourhood Notification Letter, with regards to Dandaras planning application 121652.

I have serious concerns with some of the terms of planning application 121652 my main objection being the flow of traffic through Polo Park, I feel that this would increase substantially due to the fact that there is only a single track road available other than polo park for the vehicles from the occupants of the homes from their N5, N4A, N4B and N4C sites would use Polo Park as their main route. I would like to propose that there be no access to these sites from Polo Park.

I also would like to raise an objection with regards to the 10 Houses Dandara plan to build on their N3 site they are closely backing on to my property and I feel that this would cause overlooking and invasion of privacy for my property, on Dandaras marketing site plan they have suggested a tree barrier between the N3 site and my property but this is not shown on the current plans?

I would also like to object to any of Dandaras construction traffic using Polo Park to gain access when building the proposed sites, this has not happened as yet but my main concern is that in my missives I as part owner of 26 Polo Park is responsible for the maintenance and upkeep of the piece of road in pink lock block outside my property, I would be concerned that the heavy construction traffic would damage this piece of road and I would have considerable financial outlay to repair this with no fault of my own.

I look forward to being kept updated in any further information regarding the above.

Kind Regards

Marie Leslie

11 Polo Park
Stoneywood
Aberdeen, AB21 9JW
10 April, 2013

**Attention ; Aberdeen City Council Planning Dept.
Re Dandara sites at Stoneywood**

I object to the following listed below regarding Dandara :

Was not notified re Planning Application 121652 first received by the Council.

Reject Dandara construction traffic using Polo Park.

Reject access to Dandara sites via Polo Park.

There would be overlooking and invasion of privacy for Polo Park homes No.2 – 26 regarding Dandara housing proposed for N3 site on application 121652.

A tree barrier could be created between these Polo Park homes and Dandara N3 site (suggested on Dandara marketing site plan).
They have pre-empted there change to original drawings getting the go-ahead for this by cutting down all the trees in this area.

I was under the impression that a survey on all the trees had been carried out with all the trees being tagged; how does this tally with the carnage that been carried out with the wooded areas.

Retention and replanting of the "Core Woodland" areas that have been removed with mature trees.

This would help to retain the crucial "Wildlife Corridors" that were stated in the Masterplan.

Replace with mature trees those cut down by Dandara which they stated they were still retaining on their Planning Application.

Very concerned if traffic can enter Polo Park to get to other homes Dandara will build as there are children and pensioners staying in Polo Park.

I get the impression they are going to have cars running through Polo Park so as to keep the traffic away from the Dandara houses.

They could use the two existing entrances' to the estate.

Hope this is all taken into consideration!!!

Derek Craig


14th April 2013,

[REDACTED]
1, Polo Park
Stoneywood
Aberdeen
AB21 9JW
Phone no. [REDACTED]

Objections to Planning Application 121652

I am a pensioner (70yrs)
The Planning applications and Diagrams show
that the main secondary Road Route
through the Dandara sites is down through
Polo Park.

I am really worried about this as because of
the heaviest volume of traffic that this
would lead to flowing through Polo Park, I am
concerned for the safety for myself and
especially for my grandchildren.

One of my grandchildren attends Stoneywood
Primary School and he is here everyday I am
worried about him and my other grandchildren
who also visit regularly and play in the street with
other children.

This is why I object to Polo Park being the only
secondary Road access route. Why is Dandara
not building a secondary road through their own
estate attaching onto Stoneywood Terrace?
Why is the road in front of N3 a single width
Road with passing places

[REDACTED]