

Aberdeen Boat Club,  
New Boathouse,  
South Esplanade West,  
Torry,  
Aberdeen.A119AA  
28<sup>th</sup> August 2013.Dept. The

Department of Planning & Sustainable Development,  
Aberdeen City Council  
Marischal College,  
Broad Street,  
Aberdeen.

Dear sirs,

Application no. 131118

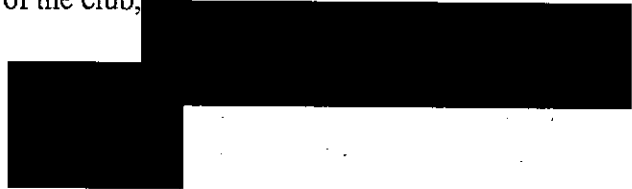
Subjects 34-36 South Esplanade West, Torry, Aberdeen.

Aberdeen Boat Club wishes this application to be refused on the bases that

- (1) the proposal overdevelops the site as the building would be much bigger than those near it;
- (2) the building would be out of character if it were sited as proposed;
- (3) the proposed building would generate a significant amount of traffic in an area already straining to cope with existing traffic;

And(4) the proposed office block would create a large need for car parking with which the proposed provision of parking spaces would not nearly cope.

I am yours faithfully, on behalf of the club,

A large black rectangular redaction box covers the signature and name of the person representing the Aberdeen Boat Club.

**Robert Vickers**

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 30 August 2013 00:07  
**To:** PI  
**Subject:** Planning Comment for 131118

Comment for Planning Application 131118

Name : Liz Dawson

Address : 57 Beechgrove Terrace

Aberdeen

AB15 5DS

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I am a regular member of Aberdeen Boat Club which is situated across the road from the proposed development. We already have enough problems car parking and since the Karate Club started up last year, there is a lot of congestion between the Queen Elizabeth Bridge right down to Cables lane. Along with many members of Aberdeen Boat Club, I object strongly to this proposed development.

**Robert Vickers**

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 28 August 2013 19:40  
**To:** PI  
**Subject:** Planning Comment for 131118

Comment for Planning Application 131118

Name : Colin Wallace

Address: 30 Walker Road

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object strongly to this application as it is not the right development for this area. South Esplanade West is already a busy enough and dangerous enough road with heavy traffic moving at far too fast a speed with no safe crossing points for children headed to the play park and adding more offices will add to the traffic volume and make crossing more difficult.

I also believe that 47 spaces will not be sufficient for an office this size and will make it very difficult for person's such as myself parking nearby to allow my child to play in the park. Enough spaces are already used by people parking here and walking into town.

Most of all, this proposed development is enormously ugly and will look very out of place on this street. Having huge walls of glass with hundreds of seagulls aiming their waste at the shiny glass will leave it looking dirty and tired almost before the window cleaners are finished.

The proposed plans will also create a secluded rear car park area which would be concealed from the road, in the past there have been problems with drug dealing on the street so giving a secluded off street area will only increase the chance of this happening.

I think it is a terrible design, bad for the traffic management of the area and will make it more dangerous for myself, my child and my dogs to cross the road to use the park and recreational ground next to the river.

**Robert Vickers**

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 30 August 2013 08:39  
**To:** PI  
**Subject:** Planning Comment for 131118

Comment for Planning Application 131118

Name : Gordon Wallace

Address : 33 South Esplanade West

Telephone :

Email : [REDACTED]

type :

Comment : Following further thought, I wish to add another objection regarding the lack of parking being provided at the site. Parking is currently very limited and would become dramatically worse even with a two story office block, let alone a four. They have only provided 40 or so spaces which would mean that workers would have to park on the road. We already have single yellow lines at our side of the road which limits spaces until evening for us. This could be very detrimental to our business as we cannot have students without somewhere for them to park. We already adapted by moving our weekend classes to a Sunday as the boat club are often busy on a Saturday and many people received parking fines. The traffic wardens turn up especially for then!

We expected parking on the entire ground floor for something that large.

**PI**

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 15 August 2013 21:32  
**To:** PI  
**Subject:** Planning Comment for 131118

Comment for Planning Application 131118

Name : Gordon Wallace

Address : 33 South Esplanade West

AB11 9AA

Telephone [REDACTED]

Email : [REDACTED]

type :

Comment : I own the building directly next door to the proposed development have some concerns regarding the placement of the property and how it would cause me great expense and create a security problem.

Firstly, the buildings on either side of my premises are fully attached at the boundaries with my property fitting neatly in the middle of both. The plans show that the new build would no longer be attached which would leave me with a wall which has never been seen, suddenly requiring rendering/finishing in some way at great expense to me.

I had never expected to have this problem due to the way the properties have been built on either side and assumed that any future development would be placed similarly.

The second concern is to the security at the rear of the property. The removal of the attached building would mean that there would no longer be a wall against the boundary at the back of our property. This would create access from the proposed car parking area directly into our back door. I would have expected a fence/wall to have been in the plans to separate these areas.

We hope these concerns are taken into consideration.

Thank you in advance  
Gordon Wallace

## Robert Vickers

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 29 August 2013 09:05  
**To:** PI  
**Subject:** Planning Comment for 131118

Comment for Planning Application 131118

Name : Carol Wallace  
Address: 27 Westbank Park  
Oldmeldrum

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : As a user of the Aberdeen Boat House on South Esplanade West, I know how hard it is to park in that area. The provision of 47 places for a 4-storey building in that area is totally inadequate.

Our club has a private car-park which is often abused by commercial interests and another building will only make things worse.

A 4-storey building is also intrusive for the flats on Menzies Road. I appreciate that this building has not been used for ages, but something more in keeping with the area would be appropriate.

**Robert Vickers**

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 29 August 2013 09:16  
**To:** PI  
**Subject:** Planning Comment for 131118

Comment for Planning Application 131118

Name : Fiona Wark

Address: 10 Merkland Road,  
Aberdeen,  
AB24 3HR

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I am a member of Aberdeen Boat Club, who have premises opposite the proposed development, and I have significant concerns regarding the volume of traffic and parking issues relating to this development. The site simply does not seem large enough to accommodate a four storey office with parking adequate for all occupants, and there is therefore a risk that occupants will either park illegally or use our car parking, which is currently private property and for the exclusive use of our members and guests. I trust that these concerns will be adequately taken into consideration when determining the application.

**Robert Vickers**

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 13 August 2013 19:14  
**To:** PI  
**Subject:** Planning Comment for 131118

Comment for Planning Application 131118

Name : Kevin Watt

Address : 70a Menzies Road

Torry

Aberdeen

AB11 9BH

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : This is a planned 4-storey building that will block out light and sunlight from the garden area of our property and will also reduce privacy and have an impact on property value. There are also security implications as well as any noise pollution from building work.



## Robert Vickers

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 12 August 2013 22:14  
**To:** PI  
**Subject:** Planning Comment for 131118

Comment for Planning Application 131118

Name : Fiona Brand  
Address : 70 Menzies Road  
Aberdeen  
AB11 9BH

Telephone :

Email 

type :

Comment : I object to this planning application as the erection of this building space will impinge upon my privacy, not to mention that it will have an impact upon my view of the city. I think that the parking situation in this area is already diabolical and I can only imagine that building a four story office space will make the situation worse.

**Robert Vickers**

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**From:** Karen Elrick [REDACTED]  
**Sent:** 12 August 2013 18:00  
**To:** PI  
**Subject:** Planning no 131118

Further to the notification of Planning permission being sought for the construction of a 4 story office building at 34-36 South Esplanade West, Torry, and (hand delivered to the building between the hours of Sat evening and early Sunday morning (10-11 August 2013)). I write to register our objection of this building taking place.

We live in the ground floor left flat at no 70 Menzies Road and the construction of this building would not only spoil our beautiful view of the river, it would also totally obstruct our light. During the summer months we have the sun from lunchtime until it goes down. We take great pride in our garden and spend a lot of time there. We do not wish to look out of our kitchen window and look straight into a 4 storey building at the bottom of our garden. Where would be our privacy.

We wholeheartedly object to this and will be contacting our local counsellor and community council.

Yours

Brian & Karen Elrick  
Ground Floor Left  
70 Menzies Road  
Torry  
Aberdeen

Sent from my iPad

70 Menzies Road  
Aberdeen  
AB11 9BH

30 August 2013

**DELIVERED BY HAND**

Planning Department (Objections)  
Marischal College

Dear Sir/Madam

**Re: Planning Application No131118**

Please find enclosed a petition with regard to the above planning application. If we had more time, there would have been more signatures.

I have placed my objections online, but also want to point out a few more.

Apart from the obvious - 4 storeys blocking out my view, light and privacy I wish you to take into account the following:-

- This building will in no way be commesurate with the current surroundings.
- There will only be 43 parking spaces in the car park which will not accommodate the amount of employees. Parking is a nightmare for residents in this area as it is.
- There is a children's play park across the road from this proposed building, with the added traffic of the workforce and the building works, this could prove very dangerous.
- How many empty office blocks does Aberdeen need.
- There is also the security issue as presently there is no space between the fish house and our back garden, this will be opened up meaning non-residents would have access to our back garden.

We are extremely disappointed at the prospect of this building being erected. All flats in our building are privately owned. Our neighbours are all hardworking decent people, who use the garden, we have BBQs, hang out washing etc. We would not be happy doing this with people looking in at us. It will be a gross invasion of our privacy.

I hope these points are taken into account when the decision is being made. No-one in the area wants this, we do not want to stand in the way of regeneration, but a 4 storey office block is a disgrace.

Yours faithfully

  
Karen Elrick  
(on behalf of the residents of Menzies Road)

NAME IMIE	ADDRESS ADRES	SIGNATURE PODPIS	DATE DATA
Bob Steadman	68A MENZIES RD		
FRED ADAMSON	68F MENZIES ROAD		
ZYGMUNT KUBSIK	266F MENZIES ROAD		28-08-2013
ALEX STUART	64 MENZIE RD		28.8.13
J. KAZANOWSKA	66 MENZIES ROAD		28.08.13
E. RUIERO	60 MENZIES ROAD		28.08.13
N Falconer	60 Menzies Road		28.08.13
Mowat	60 Menzies Road		28/8/13
A Mowat	60 MENZIES ROAD		28/8/13
J. Styles	58, Menzies Rd.		28/8/13
J. Chan	70 MENZIES RD		28/8/13
S. CRANE	55 NELSON COURT		28/8/13
A. POON	38F MENZIES RD ADELAIDE		
A. FOWLER	40 VICTORIA BAR		29/8/13
E. LEIGHTON	40 VICTORIA BAR		29/8/13
B. GREENWOOD	40 VICTORIA PAR		29/8/13
S. Nicol	53 Mansfield Rd		—
A. LAW	Adelaide		29/8/13
R. Adams	Phyllis Wacker Rd		29/8/13
C. MURISON	215 GIRDLENESS RD		29/8/13
D. FATOGH	93 MANFIELD ROAD		"
C. MCKAY	33B MENZIES RD.		29/8/13
M. GERRARD	62 MENZIES RD		29/8/13
L. KORPAR	62 MENZIES RD		29/8/13
M. Hill	3 VICTORIA ROAD		29/8/13
G. ROBERTSON	21 VICTORIA ROAD		29/08/13
G. Cooper	1 North East Road		29/08/13
JOE DENNY	118 VICTORIA RD		29/08/13
T. Miller	12th Bay St		29/08/13
B. THOMPSON	33 MURRAY WAY		29/08/13
B. STEPHEN	12 MURRAY PLACE		29/8/13
G. CLAW	37 VICTORIA RD		29/8/13
K. W. Jones	82A MENZIES ROAD		29/8/2013





**Robert Vickers**

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 29 August 2013 09:36  
**To:** PI  
**Subject:** Planning Comment for 131118

Comment for Planning Application 131118

Name : Heather McDonald  
Address: 31 Coldstone Avenue  
Kingswells  
Aberdeen  
AB15 8TT

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

Comment : I object to this proposal on the basis of lack of parking currently in this area. I am a member of Aberdeen Boat Club, we have a small private car park which is cheekily being used by parents dropping their children off or waiting to pick them up from the adjacent Karate Club which has no parking. The on-street parking is insufficient and I fear the number of car parking spaces allocated for the proposed 4 storey office block will be insufficient further impacting on the surrounding on-street parking and ABC private car park.

**Robert Vickers**

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 12 August 2013 13:40  
**To:** PI  
**Subject:** Planning Comment for 131118

Comment for Planning Application 131118

Name : john fairley  
Address : 60 menzies road  
aberdeen

Telephone : [REDACTED]

Email [REDACTED]

type :

Comment : i strongly object to this application, it is out of sorts for the area, will block natural light,block the view from my flat, affect the value of my property and as a commercial concern should not be allowed to impinge upon my home life.



**Robert Vickers**

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 13 August 2013 19:56  
**To:** PI  
**Subject:** Planning Comment for 131118

Comment for Planning Application 131118

Name : Karen Elrick  
Address : 70 Menzies Road  
Aberdeen  
AB11 9BH

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I strongly object to this application as it will spoil my beautiful view, stop any light from getting into our garden which we use a lot and take a lot of pride in, would have no privacy and it would seriously affect the value of our property.

PI

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 12 August 2013 08:40  
**To:** PI  
**Subject:** Planning Comment for 131118

Comment for Planning Application 131118

Name : Jane McRitchie

Address : 70F Menzies Road

Aberdeen

AB11 9BH

Telephone : [REDACTED]

Email [REDACTED]

type :

Comment : I object to this. My flat looks onto this area so you will be taking away my view of the river dee and privacy/light from the back. 4 story building is too high

PI

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 15 August 2013 18:23  
**To:** PI  
**Subject:** Planning Comment for 131118

Comment for Planning Application 131118

Name : MARTIN SCOTT

Address : 70 MENZIES ROAD

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : AS A RESIDENT OF 70 MENZIES ROAD I FEEL THAT THIS DEVELOPMENT WOULD RUIN THE VIEW FROM OUR GARDEN