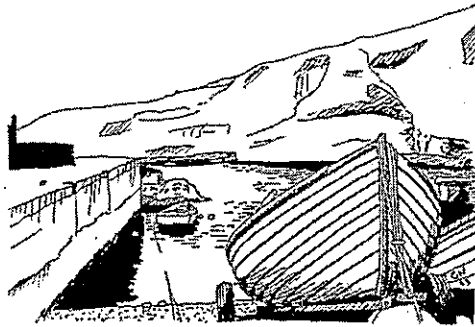


COVE AND ALTENS COMMUNITY COUNCIL

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Mr Matthew Easton
Planner
Planning & Sustainable Development
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Aberdeen City Council
Business Hub 4
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Marischal College
Broad Street
Aberdeen
AB10 1AB

19th November 2013

Dear Mr Easton

Planning Application: Proposed Office Development - Hareness Road, Altens (131312)

Public access to Tullos Hill has been addressed to our satisfaction.

The height and dimensions of the building have been addressed.

Traffic Implications:-

- The increase to 641 car parking spaces from the original submission adds another 42 vehicles to the mix. Will this revised allocation realistically cover parking needs for a building of this size and if not where do those who do not have space park?
- People are more inclined to use their cars as the more convenient and cheaper option to the public transport which currently exists. Local public transport infrastructure is not sufficient to cope with the resulting increased flow.
- This application can not be looked on as stand-alone. The whole question of over capacity on Wellington Road needs to be addressed.
- At present the new and growing Gateway site, new housing at Charleston, the Balmoral development and the development at City View coming on-stream are all feeding onto Wellington Road. Along with the flow from the whole Altens Industrial Estate and the community of Cove. This with the further 1,000+ houses along with community facilities and land zoned for business proposed at Loch of Loirston.

- Traffic already backs up on West Tullos Road and, as mentioned previously, the Coast Road heading north is backed up to the exit from the industrial estate with those trying to bypass the congestion. The resulting weight of traffic also backs up on Victoria Road.
- Notwithstanding the outcome of the Traffic Report, we are the people who live in the area and know only too well the present situation those with vehicles find themselves in trying to get to work and home again.

Yours faithfully

Neil Stewart
Chair
Cove and Altens Community Council