

N I G G C O M M U N I T Y C O U N C I L

A B E R D E E N

Dr. Maggie Bochel,
Head of Planning and Sustainable Development,
Aberdeen City Council,
Marischal College,
Broad Street,
Aberdeen.
AB10 1AB

14th October 2013

Subject :- **"Planning Application 131287"**
(site 17, Craigshaw Drive)

Dear Maggie,

Nigg Community Council wish to object to the above planning application.

We wish to question why, knowing the number of "Blocks" proposed for this site, the original application was not classed as a "Major Development" with one application.

Our objection are based as follows :-

The scale, height and layout on the application is in complete contrast on previous usage. The proximity of the proposed application will have a detrimental effect on neighbouring properties.

The application will overlook, causing loss of privacy to neighbouring properties.

The application will overshadow, causing loss of daylight to neighbouring properties.

Lack of parking spaces will result in indiscriminate parking in nearby residential areas.

Expected increase in traffic volume, will put extra pressure on an area which is currently under strain to cope at present.

I wish to make note, that to date, I have received no response to my email of 24th September, to Jennifer Chalmers, requesting a meeting to clarify matters which residents of Craig Park have raised in respect of the "Boundary" of the site, and the woodland bordering the site.

The above matters would give additional reason for objection if not addressed.

The above, shows clear reasons why a decision on this application should be refused or at least delayed until matters are resolved.

Yours faithful



Alan Strachan (chair)
for and on behalf of Nigg Community Council

Please reply to

Mr. Alan Strachan
Chairman
Nigg Community Council
18, Redmoss Road,
Nigg, Aberdeen
AB12 3JN
Telephone

Mr. James Brownhill
Vice Chairman
Nigg Community Council
The Lodge, Charleston
Nigg, Aberdeen
AB12 3LL
Telephone

Mrs. Jenny Gall
Secretary
Nigg Community Council
Lochinch Cottage, Charleston
Nigg, Aberdeen
AB12 3LL
Telephone

PI

From: webmaster@aberdeencity.gov.uk
Sent: 23 September 2013 17:04
To: PI
Subject: Planning Comment for 131287

Comment for Planning Application 131287

Name : Philip McDonnell

Address : 12 Craig Park

Aberdeen

AB12 3BD

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I wish to object to this planning consent in the strongest possible terms.

I am currently working overseas and found out about this from a third party.

The construction of these buildings will affect the quality of life on Craig park. The street used to be a quiet and respectable residential area. Now it is being blighted by commercial development and parking problems.

I understand the development is being put forward for planning piece by piece, despite the fact I have seen brochures marketing it as one development.

These buildings already seriously affect the standard of living on the street, the developers have no right to touch the land owned by Craig Park, yet this is the second time they have encroached on our land. we will not allow illegal possession of our land.

I also object in the strongest terms to this whole process.

1 Craigpark,
Nigg,
Aberdeen.
AB12 3BD.
9th September, 2013.

Dr M. Bochel,
Head of Planning and Sustainable Development,
Aberdeen City Council,
Planning and Sustainable Development,
Marischal College,
Broad Street,
Aberdeen. AB10 1AB.

Dear Dr Bochel,

**Application Number 131287.
Site 17 Craigshaw Drive,
West Tullos Industrial Estate, Aberdeen. AB12 3BD.
Erection of 2 No. 3 Storey Offices.**

Thank you for the Notice of the Application for planning permission of the above received on 6th September, 2013.

I visited the Aberdeen Planning Reception on the 6th September to inspect the proposed development.

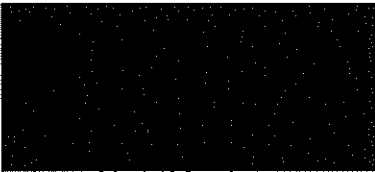
Firstly, I live on the ground floor flat that will be immediately behind one of the proposed block of flats. I must express concern about the proximity of this building as there will be a privacy problem for me as anyone in the office block will be able to look directly into my flat. Looking at the plans there will not be much of a gap between the office block and my flat.

Secondly, I think there is a boundary problem. Behind the flats at Craigpark there is wooden fence. I was told several years ago that this is not the boundary between this building development and Craigpark but a stone dyke which is eight feet beyond the wooden fence. I was told the mature trees would not be touched. If I have not been misinformed about the boundary these trees are within the property boundary of Craigpark and not the office development. Only the trees beyond the dyke would come under the jurisdiction of the Knight Property group. The trees are deciduous and will not provide any screening for the adjacent proposed office block immediately behind my flat.

Thirdly, I see the development is called 'City View Business Park'. Because of the office blocks in front of this proposed building, I can't see how they could have any view of the city of Aberdeen. Perhaps, they should consider putting this office block much further along and forward between the space of Quality Foods, Aberdeen and the second office building in this development and move the parking area to behind the Craigpark flats. This would make the development more private for the Craigpark residents.

I do not expect my concerns and objection to this development to be given much attention. However, so far there has been little or no consideration for the residents at Craigpark. We have been subjected to dirt, dust and noise. The noise at times has been unbearable. A few months ago the grinding of boulders etc went on until 7pm and slightly later. I did record the noise from my window if anyone would like to hear it.

Yours sincerely,

A large black rectangular redaction box covering the signature of the sender.

Jean Abel (Miss).

Posted Recorded Delivery.

To:

Dr. Margaret Bochel
Aberdeen City Council
Planning and Sustainable Development
Enterprise, planning and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen AB10 1AB

From:

Michael Lockhart
2 Craig Park
Nigg
Aberdeen AB12 3BD

Date: 19th September 2013

Planning Application: 131287, 17 Craigshaw Drive, West Tullos Industrial Estate, Aberdeen, AB12 3BE (Phase 3, Building number 5)

Dear Dr. Bochel,

I am writing to lodge my objection to the Phase 3, Building Number 5 proposals of the above noted planning application. I have objected to previous phases on this site in the hope that alternative proposals for the later phases would have been more considerably brought forward to lessen the effects on the residents of Craig Park. It was obvious from the marketing brochures sent out that the overall proposals for this site was a "done deal" and by your planning officers previous admission that it was less onerous for the developer to develop this site in phases rather than having to go through the required consultations had it been classed as a "major development" That aside, my objections to this planning application are as follows-

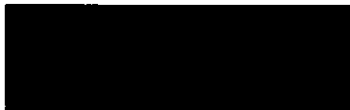
1. Building number 5 is too high, too close and overbearing on the dwellings in Craig Park and will have a seriously detrimental effect on the amenity of residents. The site Sections Plan shows the roof ridge line of the previous building being not much lower than the proposed building. The previous buildings ridge lay in a North/South direction, the proposed building lies in an East/ West direction and being a flat roofed construction three storeys high, there is no realistic comparison to the previous building. The proximity, design and size of this building will seriously impact the amenity and quality of life for the residents and is certainly a material consideration when considering this application.
-

2. Window to window distances do not meet the required standard. There are no proposals in the plans to alleviate the overbearing, overlooking effects of this building on the residents of Craig Park. Again, a material consideration for this application.
3. I object to the boundary lines shown in the plans, they do not conform to the title deeds of the owners of Craig Park and I have contacted my solicitor regarding this and will take matters further should I need to. The developers have already purloined a section of our woodland to enable them to comply with the planning condition for the provision of the cycle way on Wellington Road. This may be considered a civil matter but it is the responsibility of the developer to ascertain the site boundaries.
4. I object to the landscaping proposals, these trees belong to the residents of Craig Park; the developers should revisit their ownership of this strip of land. I am sure the residents of Craig Park would be willing to enter negotiations with them over this "Ransom Strip" to enable them to comply with this proposal.
5. I also object to the proposed parking on site, it does not provide enough parking spaces for the number of employees who will work there. I appreciate that the ethos is to travel to work by public transport but public transport is not currently adequate. We in Craig Park already suffer from the consequences of a lack of on-site parking with workers of nearby businesses parking their cars here and this lack of parking to be provided will again add to the loss of amenity of the residents of Craig Park.

The development of this site is to be welcomed but the lack of consideration and consultation with the residents of Craig Park has been unacceptable.

Please acknowledge receipt of this communication.

Yours sincerely,



Michael Lockhart

Cc'd to Nigg Community Council
Cc'd to x 3 Councillors
Cc'd to Maureen Watt MSP
Cc'd to the P&J
Cc'd Knight Property Group
Cc'd Ryden LLP

PI

From: Joanna Strathdee [REDACTED]
Sent: 24 September 2013 13:33
To: PI
Subject: Planning Application 131287
Attachments: Joannas objection.docx

Please find attached my objection to the above planning application.

Regards
Joanna Strathdee

2 Craig Park
Nigg
Aberdeen
AB12 3BD

21st September 2013

Dr. Margaret Bochel
Aberdeen City Council
Planning and Sustainable Development
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

Planning Application: 131287, 17 Craigshaw Drive, West Tullos Industrial Estate, Aberdeen,
AB12 3BE (Phase 3, Building number 5)

Dear Dr. Bochel,

I am writing to lodge my objection to building number 5 of Phase 3 of this development. It is my understanding that bringing forward the site for development in this piecemeal fashion was to make it less onerous on the developer and this has led to a complete lack of consultation with the community and residents of Craig Park particularly.

I wish the following objections to be taken on board.

1. The site Sections Plan shows the roof ridge line of the previous building being not much lower than the proposed building. The previous buildings ridge lay in a North/South direction, the proposed building lies in an East/ West direction and being a flat roofed construction three storeys high, there is no realistic comparison to the previous building. The proximity, design and size of this building will seriously impact on the amenity and quality of life for the residents of Craig Park.
 2. The plans show that this building has no solid walls facing Craig Park and there are no proposals in the plans to alleviate the overlooking effects of this building on the residents of Craig Park. I feel the proximity of this building to the flats on Craig Park especially with regards to the window to window distance is unacceptable.
 3. The boundary lines shown in the plans do not seem to conform to the title deeds of the owners of Craig Park. This may be considered a civil matter but it is the responsibility of the developer to ascertain the site boundaries.
-

4. I object to the landscaping proposals, these trees belong to the residents of Craig Park; the developers should revisit their ownership of this strip of land. I am sure the residents of Craig Park would be willing to enter negotiations with them over this "Ransom Strip" to enable them to comply with this proposal. Either that or they should move this building further away from Craig Park.

5. The lack of parking to be provided is not nearly enough to accommodate the number of employees who will work there and will mean a loss of amenity and quality of life for us here in Craig Park. We have enjoyed trouble free residential parking for many years until recently. Workers of nearby businesses now park their cars here, it gets worse by the week. This lack of parking provision within the development site will only make things worse and this will be a huge loss of current quality of life and amenity for us.

I believe all of the above reasons are material considerations for objecting to this application.

Please acknowledge receipt of this communication.

Yours sincerely,

Joanna Strathdee
(Mrs Lockhart)

P&SD Letters of Representation		
Application Number: 131287		
RECEIVED 25 SEP 2013		
Nor	Sou ✓	MAp
Case Officer Initials: JCH		
Date Acknowledged: 26/9/13		

PI

From: Jenni Paul [REDACTED]
Sent: 24 September 2013 14:02
To: PI
Subject: Objection to Planning App 131287
Attachments: Objection Planning Application 131287.docx

Good afternoon,

Please find attached my Objection to planning application 131287.

If you require any further information please do not hesitate to contact me.

Thanks and regards

Jennifer Paul

287 Hardgate
Aberdeen
AB10 6AH

22nd September 2013

Aberdeen City Council
Planning and Sustainable Development
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

Planning Application: 131287

Dear Dr. Bochel,

I write to lodge my objection to building no 5 of Phase three of the above development. The size design and siting of this building will have a seriously detrimental impact on the amenity of the residents of Craig Park.

The site Sections Plan is showing that the ridge height of the previous building is almost as high as the proposal, I do not agree with this as the previous building had a roof ridge running North/South. This proposal is higher and does not have a sloping roof and lies in an East/West direction, even if the roof heights were the same, the fact that the proposal is for a 3 story flat roof building it will mean a loss of privacy for the residents. There would be overlooking from the glass windows of the proposed building and the proposed building will severely impact on light and sunshine reaching Craig Park. This will lead to damp, dank and dark living conditions.

I object to the landscaping proposals, the developers have not checked their boundary properly, the existing trees referred to belong to the residents of Craig Park and therefore should not be used as a landscaping buffer for this development. Given that the boundary is closer to the proposed building than is shown, the landscaping proposals are meaningless.

The lack of parking to be provided on site will seriously impact on the residents of Craig Park, I currently have problems parking when visiting relatives in Craig Park due to workers from nearby businesses parking their cars there. This is a new situation but worsens by the week, this proposal will only add to the problem.

Yours sincerely,
Jennifer Paul

PI

From: PAUL, Nicola (WGPSN) [REDACTED]
Sent: 24 September 2013 14:19
To: PI
Attachments: Letter-Nicola Paul.pdf

Please find my attached letter of objection regarding planning application No. 131287

Regards

Nicola Paul
Senior Structural Designer

Wood Group PSN
Zone 25 - Wellheads Crescent
Wellheads Industrial Estate, Dyce
Aberdeen, AB21 7GA

Telephone: +44 [REDACTED]
Website: [REDACTED]

Production Services Network (UK) Limited, registered in Scotland: No. SC293004.
Registered Office: John Wood House, Greenwell Road, Aberdeen, AB12 3AX, United Kingdom

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Nicola Paul
Katoms Cottage
Kirkton of Rayne
Inverurie
Aberdeenshire
AB51 5AH

22nd September 2013

Aberdeen City Council
Planning and Sustainable Development
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

Planning Application: 131287

Dear Dr. Bochel,


I write to object to the proposed building no 5, Phase 3 of this development on several grounds. While I support the redevelopment of this site, it appears to me to have been a very badly thought out development with no consultation or communication with community or the residents of Craig Park.

Building number 5 is to be a flat roof, 3 story construction with windows facing Craig Park, this will lead to a serious loss of amenity for residents. The proposed building by its proximity and siting to Craig Park could not be more intrusive and overbearing. The height of the proposed building with windows facing Craig Park will have an unacceptable detrimental effect on the residents.

The landscaping proposals are misleading and false.. The Southern boundary as shown on the plans is wrong, the trees referred to belong to the residents of Craig Park and should not have been included in any landscaping proposals. If these trees are required to provide a landscaping buffer for this development it goes without saying that this building is too close and too overbearing to Craig park to meet planning policy.

At present I have difficulty parking when visiting relatives and the lack of on site parking to accommodate the employees at this proposal will only worsen the situation, I object to the parking space proposals.

Yours sincerely,



NICOLA PAUL

PI

From: Jennifer Chalmers
Sent: 27 November 2013 08:58
To: PI
Cc: MembersEnquiries
Subject: FW: Cllr Neil Cooney: Objections to Planning Application: ME010658

Councillor Cooney has requested that the below e-mail be recorded as a Letter of Representation for Planning Application P131287.

Members Enquiries – please note that this has now been dealt with under ME010658.

Kind Regards
Jennifer

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

Direct Dial: [REDACTED]

E-Mail: [REDACTED]

It should be noted that the foregoing advice is without prejudice to the outcome of any detailed evaluation of the application carried out at the planning application stage that would be based on more detailed information and take into account the outcome of consultations and neighbour notifications. Pre-application advice does not in any way guarantee the outcome of a planning application and any financial or other commitments made prior to submission are at the applicant's risk.

From: MembersEnquiries
Sent: 22 November 2013 10:02
To: Gale Beattie
Cc: Neil Cooney
Subject: Cllr Neil Cooney: Objections to Planning Application: ME010658

Dear Gale,

Members' Enquiry Ref No. ME010658
Deadline Date for Response: 13 December 2013

Please find attached members' enquiry from Councillor Neil Cooney for action and response. Please respond directly to Councillor Cooney with a copy to [REDACTED] quoting the ref no. in your reply.

Thank you

Kind regards
Lynne

Tel: [REDACTED]

From: Neil Cooney
Sent: 21 November 2013 20:58
To: MembersEnquiries
Cc: [REDACTED]
Subject: Objections to Planning Application

P131287 Craigshaw Drive (site 17)

At this month's meeting of Nigg Community Council, a deputation of residents from Craig Park raised a series of concerns over the above application. I forward them to you, in summary, below.

1. This now clearly amounts to a major development but it has been drip-fed for approval in a piecemeal way. Such a practice does raise understandable suspicions as to the transparency of the Planning process in this instance.
2. The developer has already issued a Marketing Brochure on what will be available to lease on the site, before the application has gone before committee.
3. The main objections from the residents concern issues such as scale, height, shadowing and lay-out. There are claims that this is an over-development. There are also concerns from the available blueprints that the site will spread beyond the original footprint.
4. There are obvious concerns about the loss of view and the detriment to the quality of life of the residents. The perpetual floodlighting of the current phase of the development has caused genuine annoyance.
5. There are concerns about the shortfall in parking spaces. The surrounding area suffers from a shortage: workers from the commercial garages in Wellington road and from the Amec sites park wherever they can find a place among the residential streets. Already workers on this development site are using up precious parking spots and blocking residential access.
6. There are also concerns over increased traffic on Wellington Road where there are already huge air quality issues. Although the opening of the AWPR in 2018 will alleviate that issue, in the intervening 5 years, the plethora of developments in this area will undoubtedly have a cumulative effect on the Air Quality Management Plan.

No doubt the residents will submit their own individual objections as undoubtedly, will Nigg Community Council

Regards
Neil Cooney

P&SD Letters of Representation		
Application Number:		
RECEIVED 27 NOV 2013		
Nor	Sou	MAp
Case Officer Initials:		
Date Acknowledged:		

PI

From: webmaster@aberdeencity.gov.uk
Sent: 16 September 2013 08:53
To: PI
Subject: Planning Comment for 131287

Comment for Planning Application 131287

Name : Malcolm McDonnell

Address : 21 Craig Park

AB12 3BD

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : A posted objection to this development, signed by the residents will follow this online representation. The contents of which are as follows:

The residents of Craig Park object in full to any further development of the City View site. Our objections are based on the following grounds:

1. The process of objection is totally fake and plans for this development appear to have already been approved in secret and without consultation. This is the biggest cause of complaint from the residents.
2. None of the points in our objection to Phase 2 were addressed, no traffic figures put forward, no study about the dire parking conditions in the area, no study on the environmental impact on the most polluted road in Scotland – Nothing!
3. The process is so evidently flawed that a number of residents have not even bothered to open the envelopes inviting such opportunity to object. (these are returned in this objection).
4. Planning permission for phase 2, was granted for a three storey building. The attached photograph shows the building as it now stands. By no stretch of the imagination can this be called a three storey building. It is very clearly four floors with a fifth roof section in the corner. This building is five storeys, what happened to the planning permission for three storeys?
We consider it quite reasonable to have this building reduced to three storeys as in the original planning permission.
5. As a result, how can we expect the planning application for phase 3 to be a true reflection of what is actually proposed?
The parking situation is not resolved. Craig Park is a private development, we will not allow non residents to park in our development. However, now the City View offices are in use, parking, (as predicted in our previous objections), has become a problem in the street. Again, where are the studies that justify the planning decisions?
7. The junction between Abbotswell Road and Craigshaw has been modified with a right hand filter lane. This in turn now causes problems for traffic going in the opposite direction where the two lane approach to the roundabout at Abbotswell and the dual carriageway has been reduced in length and which is now more of a hazard.
8. The ‘improvement’ to this junction was a mitigating factor in the planning application for Phase 1. There is no similar mitigation for phases 2 and 3 given that the increase in traffic was for Phase 1 consideration only. Further development has not been taken into account. Again, where are the traffic studies?
9. We have received no answer on our previous objection with respect to the level of pollution on Wellington Road. Wellington Road was already listed as the most polluted road in Scotland for diesel particulates, where are the environmental studies which justify further traffic pollution, how is this going to be mitigated?
10. Land has been stolen from the residents of Craig Park for the construction of a cycle path, there is no such cycle path, only the footpath has been widened using land which belongs to the residents. We do not approve the theft of this land.
11. The City View development has removed the fence boundary adjacent Craig Park. The original dividing wall was between two fences, one on the city view side and one on the Craig Park side. The developers have assumed ownership of the land on our side of the original wall. The trees belong to Craig Park, you have no right to grant any sort of planning permission on our land and no right to develop so close to a residential boundary.

12. We will not relinquish ownership of our land and therefore we require the developers to re-instate the dividing wall that they have destroyed.
13. This Phase 3 development is too close to our residential properties, the scale of the building will affect the lighting levels in our homes and gardens.
14. The design of the buildings already constructed is ugly and obtrusive and Phase 3 is likely to be similar.
15. These building will become a roosting spot for the seagulls, the fish factory adjacent it already attracts numerous gulls and the problem of seagulls blighting our buildings and cars will only get worse. Again, where are the environmental studies?
16. Finally, this is an absolute objection from ALL the residents of Craig Park, this development is ugly, intrusive, too close to residential property and it has an unacceptable detrimental effect on our health and standard of living.

Yours faithfully,
On behalf of all the residents so of Craig Park.

Malcolm McDonnell

P&SD Letters of Representation		
Application Number: 131287		
RECEIVED 16 SEP 2013		
Nor	Sou	MAp
Case Officer Initials: JCH		
Date Acknowledged: 20-9-13		

Dr Margaret Bochel
Aberdeen City Council
Planning and Sustainable Development
Enterprise, Planning and Infrastructure
Business Hub 4
Ground Floor North
Marischal college
Broad Street
Aberdeen
AB10 1AB

Dear Dr Bochel

Planning Ref 131287
City View Phase 3

I wish to register my objection to the above mentioned planning application on the following grounds:-

1. The amended height of this building does little to alleviate the overbearing influence and will have a detrimental impact on the amenity of the residents of the flats.
2. The distance between the flats and the proposed building has not altered and even with sympathetic glazing will fail to alleviate the overbearing nature and loss of privacy to the residents.
3. This building should have situated where the car parking has been installed where it would not have had such a detrimental impact on the residents.
4. The amended plans do not show any increase in the number of parking spaces provided for employees. This will lead to a substantial loss of amenity to the residents.

I would appreciate acknowledgement of this objection.

Regards

Jennifer Paul



To:
Dr. Margaret Bochel
Aberdeen City Council
Planning and Sustainable Development
Enterprise, planning and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen AB10 1AB

From:
Michael Lockhart
2 Craig Park
Nigg
Aberdeen AB12 3BD

Date: 30th January 2014

Subject: Planning Ref: 131287
Planning Application: 'City View' Phase 3

Dear Dr. Bochel,

I'd like to register my objection to the proposed development at Site 17 Craigshaw Drive
My objections are based on the following grounds:

1. The height of the proposed building is substantially higher than the building previously on site, it also had pitched roofs running downhill away from the flats, this proposed building lies adjacent to the blocks of flats on Craig Park and is a block, flat roofed design. This will severely impact on the amenity of the residents both in terms of overlooking and lack of daylight.
2. The distance between our properties is not sufficient, I note comments about sympathetic glazing but fail to see how this would alleviate the overlooking problem.
3. Why does this building have to be located in line with the existing flats in Craig Park. If building no 5 was located where the car park has been developed, it would have had very little impact on the residents of Craig Park.
4. Lack of sufficient parking spaces to accommodate the workforce in this development will only exacerbate the current parking problems we residents of Craig Park already suffer from employees of nearby businesses parking in the street outside our homes.

I'd appreciate a receipt for this objection

Yours sincerely,

Michael Lockhart

PI

From: webmaster@aberdeencity.gov.uk
Sent: 16 January 2014 16:21
To: PI
Subject: Planning Comment for 131287

Comment for Planning Application 131287

Name : Philip McDonnell
Address: 12 Craig Park,
Nigg,
Aberdeen
Ab123BD

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : There are a number of reasons as to why I object to this Planning Application.

Firstly, the developers have laid claim to a strip of land that is located between Craig Park and the development area and demolished the boundary wall. Due to this, the new developments will not be the specified distance from the actual boundary.

Wellington road is already the most polluted road in Scotland and the additional traffic that will result from the construction of these office buildings is only going to add to the pollution problem as well as contributing to the congestion of peak time traffic.

Parking on Craig Park is already an issue with people other than residents using the private road to park during work hours. I do not believe the parking at the development site will be substantial enough to accommodate all those who will eventually use these buildings as a place of work.

PI

From: Joanna Strathdee [REDACTED]
Sent: 04 February 2014 00:20
To: PI
Subject: Planning ref 131287, City View development
Attachments: Jo Objection Craig park.doc

Please find attached my letter of objection to Planning Ref 131287.

regards
Joanna Strathdee
2 Craig Park
Nigg
Aberdeen
AB12 3BD

2 Craig park
Nigg
Aberdeen
AB12 3BD

3rd December 201

Dr Margaret Bochel
Aberdeen City Council
Planning and Sustainable Development
Enterprise, Planning and Infrastructure
Business Hub 4
Ground Floor North
Marischal college
Broad Street
Aberdeen
AB10 1AB

Dear Dr Bochel

Planning Ref 131287
City View Phase 3

I wish to register my objection to the above mentioned planning application on the following grounds:-

1. The amended height of the proposed building is still substantially higher than the previous building on site. The overbearing block style of this building will have a detrimental effect on the amenity of the residents in the flats in Craig Park. The previous building with pitched roofs was orientated downhill from the flats, this proposed building lies adjacent to the flats and will in effect be a substantial loss of amenity of the residents.
2. The distance between the flats and the proposed building has not altered and even with sympathetic glazing will fail to alleviate the overbearing nature of this building.
3. Had this building been more sympathetically situated, i.e. where the car park has been created it would have had little impact on the residents, especially in a north south direction, why was this never considered?
4. The amended plans do not show any increase in the parking spaces provided for employees. Parking in Craig Park is already a problem with employees from nearby businesses parking in Craig park. I applaud the thinking that to supply fewer parking spaces will lead to people using public transport but the whole public transport system has to be improved before this can happen. People don't just travel from the city centre to this location, they travel from across the North East of Scotland.

5. I have not had any clarification on the boundary of the site which to my mind is still in question, do the trees belong to the developer?

I would appreciate acknowledgement of this objection.

Regards

Joanna Strathdee

P&SD Letters of Representation		
Application Number: 131287		
RECEIVED - 4 FEB 2014		
Nor	Sou	MAp
Case Officer Initials: JCH		
Date Acknowledged: 7-2-14		

PI

From: webmaster@aberdeencity.gov.uk
Sent: 16 January 2014 15:11
To: PI
Subject: Planning Comment for 131287

Comment for Planning Application 131287

Name : Malcolm McDonnell

Address : 19 Craig Park

Nigg

Aberdeen

AB12 3BD

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I wish to object to this amendment in the strongest possible terms, due to:

The outline drawing on the outside of the mailed material incorporates land owned by Craig Park. The residents of Craig Park will not give up this land.

I have approached the land registry of Scotland for details of ownership. Craig park is built on land originally belonging to the Church and was part of the church grounds, the old manse forms part of that development. I live in what used to be the Manse, therefore lay claim to the land originally belonging it which includes the trees and the boundary wall to the North of the Craig Park Properties.

The developer has no right to claim land beyond the originally boundary of the West Tullos industrial estate which was marked by a metal fence and is clearly shown in ordnance survey maps.

Additionally, the proposed building is much too close to our properties, the reduction in height goes a little way to improve the original plan but the structure will still dominate Craig Park and overshadow the residences.

Also, not one of our original objections have been answered - not a single one!

Our original objections to traffic, parking pollution, unauthorised construction of a cycle path, etc. ALL still stand.

Regards,

Malcolm

PI

From: webmaster@aberdeencity.gov.uk
Sent: 14 January 2014 22:46
To: PI
Subject: Planning Comment for 131287

Comment for Planning Application 131287

Name : Allen McIntosh
Address : 22 Craig Park
Nigg
Aberdeen
AB12 3BD

Telephone :

Email : [REDACTED]

type :

Comment : I object to this project in its entirety.

Reducing the height of the building will make no difference to the reduction in living quality for the residents in Craig Park with regard to buildings being built too close to residential buildings that have stood for over 20 years, blocking of a view of the city (spot the irony of the scheme name city view - because it is taking the view of the residents in Craig Park) and the parking problems that the increase in workforce will bring with the lack of parking to accommodate the workforce who will be there.

In addition to this, the scheme has built on the land belonging to Craig Park already at the end of the road, and in developing the "City View" complex, they have again been scraping land/ground belonging to the residents of Craig Park to use it as theirs. This cannot be allowed to happen.

There is something fundamentally wrong if this planning permission is granted. I am all for commerce and not stopping business developments from flourishing - there has to be consideration for other people and their lives though. In this case there has been no consideration for anyone other than the developers plans and profits - and although this planning permission has been put through in pieces, no doubt to get around the feeble council planning processes, the original plans for the scheme were available before the first planning permission was given in steps - and that included this next stage of the development.

If a planning application for the complete scheme had been made at the start for the complete complex that has been applied for in stages, in line with the shiny brochures for this complex that were available before any planning permission was granted, it would have been rejected. Funny then that despite objections from all the neighbours and residents nearby that every single planning permission application has been granted with no compromise or consideration at all for those who will be directly and adversely affected by it and who objected to it.

This change to the planning permission in terms of a reduction in height is no compromise though as the land has already been built up and the location of the proposed building as I understand it is going to be as close to some flats in Craig Park that they will be looking straight in to office windows and that is unacceptable.

In addition this, there are no specific details of the plans on this website or the planning permission document I received in the post - I am therefore unable to see exactly what is being done to lower my standard of living and that could well be a cover up of some kind.