

**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 03 January 2014 16:45  
**To:** PI  
**Subject:** Planning Comment for 131851

Comment for Planning Application 131851  
Name : Mark Duffy  
Address : c/o Bridge of Don Community Council

Telephone :

Email : [REDACTED]

type :

Comment : As planning officer for BoD CC we wish for some clarity in the issues below.

"Off Street Parking for Terraced Houses". There looks to be 37 Terraced houses yet the number of off Street parking doesn't lend itself to people having more than once vehicle or friends visiting. We think there should be much more accommodation for off street parking and an overflow for visitors. Also due to the location of this development it is very likely cars will be the transport of choice, so much more parking is needed, beyond the Councils Guidelines (which has proven inadequate in every development so far, a walk round Seaview shows an average of 2.3 cars per house).

"B999 Reduction to 30MPH". This is a main route into the city, reduction of the speed limit here will only slow things down further. Bridge of Don is infamous for traffic problems, here we have another development which will only add to the problem (solutions are still far away), and a reduction in speed for those who already live here. We ask it remains as it is presently. People moving into these houses should be aware they are living next to a tributary route into the city.

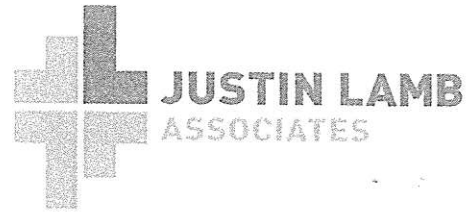
"Development across the road", there is no LDP approval for any development to the North of the B999, so lets not punish those already resident for something that SHOULD NOT be going ahead.

"On Street Parking and Pavements", the whole development position does not lend itself well at all to parking, and the lack of pavements in the "Minor" roads could cause problems for those walking, people on 5m width roads is far from ideal, even at 20MPH.

We know houses will be built, but we can see from the design it won't be long till there are neighbourhood problems due to parking (allocation of parking places, etc).

We hope you agree and asked the developer to put in place pavements through out and off street parking as a minimum (1 space per terrace house) plus overflow.

Regards,



Robert Forbes  
Aberdeen City Council  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

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M

OFFICE:  
2ND FLOOR  
23 CASTLE STREET  
EDINBURGH  
EH2 3DN

26<sup>th</sup> March 2014

Dear Robert,

**(Land South of) Shielhill Road, Mundurno, Dubford**  
**Application Ref: P131851**

We write in relation to recent discussions and correspondence between yourself and Jacquie Forbes, Halliday Fraser Munro in relation to access from the above development site to the land to the west and vice versa.

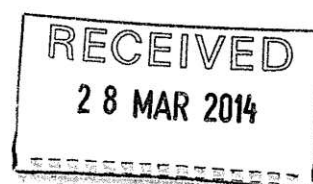
We have discussed the connection points with Scotia and Barratt Homes and there is agreement between the parties that the links are to be formed as shown in the proposed plans. Scotia confirmed that they held discussions with yourself and your colleagues through the Planning and Section 75 process and are committed to ensuring that this connection would take place, and there would be no resistance to this connection. We will be working with Scotia / Barratt to ensure that these links are formed and this is agreed between the parties. Dennis Watt, Scotia Homes is copied in on this letter in order to confirm the position between us and given his previous involvement.

We would appreciate if you could arrange a meeting with a member of your legal team such that we can meet and discuss / agree how the provision of these connections would work in terms of timing of delivery, logistics and on site practicalities. We are keen to ensure like the Council and Scotia/Barratt that the links to the west of our site / east of their development are made in terms of vehicular and pedestrian links and are sure that we can work together to deliver same in a timescale that works for all parties.

If you have any further questions or require any further information at this stage please do not hesitate to contact myself or Malcolm in this regard.

Justin Lamb  
**DIRECTOR**

cc Dennis Watt, Scotia Homes  
Jacquie Forbes, HFM



REF

4 Seaview Avenue  
Aberdeen AB23 8RJ

15<sup>th</sup> January 2014

Planning Authority  
Aberdeen City Council  
Aberdeen


Dear Sir/ Madam

Planning Application No 131851

I should like to register strong objections to the above application as this development will cause further transport congestion on roads which are already heavily used particularly at rush hours. Presently, Ellon Road/King Street and access to the Persley Bridge via the Parkway suffer lengthy delays at peak times. There would be a further increase in vehicles using the road through the industrial area which is heavily used at rush hour and not well monitored regarding the speed limit.

Until the City Council becomes more pro-active in providing a third crossing across the Don and there are improvements made at the Haudagin Roundabout, it seems inappropriate to build more houses in Bridge of Don - the infrastructure is poor enough at the present time.

Yours faithfully

  
Mrs Alexis Darg

Mr & Mrs A Laird  
Danecroft,  
Bridge of Don,  
Aberdeen.

6<sup>th</sup> January 2014

Aberdeen City Council  
Planning Reception,  
Planning & Sustainable Development,  
Marischal College,  
Broad Street,  
Aberdeen.  
AB10 1AB

Dear Sirs,

Application No 131851  
Proposed Development at (land south of) Shielhill Road, Mundurno, Dubford,  
Aberdeen

We refer to the Neighbour Notification Notice received on 30<sup>th</sup> ult.

We would wish to highlight the following and would wish your comments and serious consideration given to following:-

1. Given the current level of traffic in the area and the proposal of yet another 100 new dwellinghouses, serious consideration should be given to the fact that there will be at least another 200/300 additional cars on this road in addition to what you have already agreed with the properties already being presently constructed. The road structure itself cannot cope with the volume of cars presently and the number of unrecorded accidents on this road is a major issue and no doubt has been or should be highlighted to the Council. Bridge of Don is merely becoming to a standstill in the rush hour traffic without further numerous vehicles using same. At this point, we would also mention, as you are aware, that parts of Shielhill Road is subsiding into the burn and is being closely monitored by the Council given the present volume of traffic using same. This obviously is without taking into account the Barratt and Scotia development's under construction with potential use by much further volume of vehicles.
2. Having had our property damaged on more than one occasion, we contacted the Council to be advised by a Senior Roads Official that the road (particularly the very sharp bend alongside our property) is to be repositioned at the costs of the current developer given this would be a proposed planning requirement and confirmed to be completed towards the Autumn of the current year. The plan and the actual link to the development on the Council's website shows no such mention of this. We also have had numerous near misses from traffic coming from both directions when trying to gain entry/exist to our property with the speed

encountered – some vehicles passing as trying to turn right into the driveway. The speed on the roads is becoming more and more dangerous especially that of Shielhill Road which is constantly being used with speed by both cars and a substantial amount of Class 1 and 2 lorries as a fast track through to Dyce. Since moving into the property, it is noted of the vast increase in all types of vehicles, particularly of Classes 1 and 2. The junction into Shielhill Road also poses severe problems due to the lack of turning area.

3. We would also make mention of the mess of the road due to the movement of the existing construction vehicles and this of course can create accidents. Another development will of course undoubtedly increase the condition of the state of the roads.
4. As you are or should be aware, there is a significant problem in the area with invasive Giant Hogweed on all existing/proposed development sites and to that of the area of ground around the small burn adjacent to our property. We had been lead to believe that the land owner was not willing to hand over ownership to the developers to the area of the burn however note from the plan that the developers site appears to include this area within the boundaries. The onus must therefore pass to the developers to ensure that the Hogweed is kept in control as you have been made aware already that this infestation has now passed onto Council property and to that of private properties within the area. We would advise that it also encroaches now onto the Industrial Estate. This is a serious and dangerous problem and of course the Council is or should by now be aware that a 15 year period in which to ensure total eradication must be made by the developers given the destruction it can cause to the ground and in particular to the harm it can cause to persons to include the children in the area.

Surely, in summarizing, severe thought and consideration must be made to the above points and specifically to the volume of traffic as you will appreciate it is not only one car per household, it can be up to three cars for each and every property being constructed and this is a substantial increase in traffic to roads that are already at breaking point in the Bridge of Don.

Yours sincerely,

A large black rectangular redaction box covers the signature area. A small vertical line extends downwards from the bottom center of the redaction box.

PI

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 11 January 2014 21:15  
**To:** PI  
**Subject:** Planning Comment for 131851

Comment for Planning Application 131851

Name : Eric WJ Anderson  
Address : ARDBRECK  
MUNDURNO  
BRIDGE OF DON  
ABERDEEN  
AB23 8BJ

Telephone :

Email : 

type :

Comment : I wish to object to the application number 131851 for the following reasons:

#### DENSITY

The application is for 100 houses. However, in reality this is 100 more houses added to the Bridge of Don conurbation. And it is 100 more houses added to the 450 houses currently being built in the adjacent field. Therefore, if the application is granted it will mean an extra 500+ houses built in the neighbourhood within a period of 2 years. I would consider that this is too many given the location and the dearth of amenities to provide for these houses. If Bridge of Don has to grow outwards it must be allowed to do so with adequate amenities to serve the burgeoning population. This development does nothing but stick up another 100 houses which cannot be right given the location.

#### TRANSPORT

The application forecasts about 254 occupiers. Most will require vehicular transport because of the location. The exit onto the already congested B999 especially at rush hour will add to the detriment to the amenity of the area. It is currently very poor and will require substantial, complementary transport facilities to be introduced in order to prevent even more transport problems in the area. It should be remembered that the growth in the north east of the smaller villages and towns to the north of Aberdeen all contribute to the transport problems. Let the proposals for transport improvements be made a reality before adding to the current problem by building more houses in this location.

#### CONCLUSION

If houses have to be built why do they have to be built in this field? The development is 100 houses in a field and that's it. No amenities nearby so therefore travel will be by car. Exit onto the B999 adds to existing traffic problems. If building is essential then at least wait until transport is improved or until the nearby building project is completed so a proper assessment can be made on the additional impact to the neighbourhood that this development will make. Remember it is the cumulative effect which will be a telling point in the years to come if this proposal is granted. Make the developers provide some amenities - where are the children going to play? Where are the shops? None can be accessed without transport. There may be a desire to build houses but this has to be properly planned. What happens when the good times are ended? We have 100 houses (+the 450) sitting with no nearby facilities or amenities. Building nothing but houses and squeezing them into the field is not good planning for the city. If these suggestions are not acceptable then at least reduce the number of houses in the development and make the developer provide some amenities for their customers. Otherwise the place will end up another urban ghetto. I pity those houses that will be built on the swamp part of the site. Further landscaping should be considered at the north part of the site to cushion the impact of the houses from the neighbouring roadways. Members, visit the site and see for yourself if you have not already done so. Better still refuse the application and wait until you receive a proposal that suits Aberdeen and not the developer.