



**CULTS BIELDSIDE AND MILLTIMBER COMMUNITY COUNCIL**

Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4, Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

24 December 2013

Dear Mr Miller,

**Planning Application 131698: Erection of new house in grounds of 11 Baillieswells Road, Site A**

I am writing on behalf of the Cults Bielside and Milltimber Community Council (CBMCC) to share our views on the proposed building of a new house on site A in the grounds of 11 Baillieswells Road, Bielside. The Community Council objects to the house being built on the basis that the size of the proposed house is detrimental to the amenity and appearance of the location. Referring to history of planning applications for this site, the initial application (91403) to build two houses on the site was refused. The owner subsequently returned with a request to build a single house (101484) and this was granted on appeal. No house has yet been started on the site and this latest application appears to be an attempt to circumvent the original decision to refuse permission to build two houses within the curtilage. Our view remains that it is inappropriate for two houses of the scale proposed to be allowed for this site.

Yours sincerely,

*Peter Roberts*

Peter Roberts

Planning Liaison Officer

Copy to: Councillor Marie Boulton, Councillor Aileen Malone, Councillor Tauqeer Malik

PI

---

**From:** Peter Roberts [REDACTED]  
**Sent:** 24 December 2013 10:11  
**To:** Andrew Miller; PI  
**Cc:** Marie Boulton; M.Tauqeer Malik; Aileen Malone  
**Subject:** Objection Planning Application 131698 for 11 Baillieswells Road  
**Attachments:** 131698 11 Baillieswells Road Planning Application.doc

The Cults, Bieldside and Milltimber Community Council objects to the request for planning permission to build a second house on the site at 11 Baillieswells Road. Please see our letter of objection attached. If you have any questions, I can be reached on Aberdeen [REDACTED] or [REDACTED]

Regards,  
Peter Roberts

3 Baillieswells Drive,  
Bielside,

Aberdeen

AB15 9AS

23/12/2013

Development Management  
Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

Dear Sir/Madam,

Re: Application Number 131698

Proposed development at 11 Baillieswells Road, Bielside

Having had the opportunity to review the above proposal, we would like to object to it on a number of grounds listed below:

Background and Project Brief stated that:

1.1

Given that Hot Properties stated that it is "a Cults based Development Company which specialises in small high quality housing developments often utilising brownfield sites with a view to maximising their potential by careful and thoughtful regeneration. Being local to Cults and Bielside the applicants have a genuine interest in ensuring that their developments make a positive contribution to the surrounding area."

It is difficult to understand that statement when looking at the photographs attached. They show the aftermath of the destruction of the area that was a Greenfield site and an enhancement to the community and what has been left, a proposed development site, now that every single tree on the site has been cut down.

Refer Appendix 1, pictures 1 to 9

1.2

"The application site was previously occupied by a large single house with poor architectural characteristics and an unkempt appearance. The house was badly

located to the rear of the site in close proximity to properties in Baillieswells Drive. The garden had become grossly overgrown with inappropriate shrubs and conifers. In all, the house and its immediate surroundings had an adverse impact on the amenity of the surrounding properties."

A statement that has been shown to be untrue as evidenced by the photos attached in Appendix 1 and the number of letters of objections to the developer over their various development proposals over the last 4 years. Who would know better, a developer who does not live near the site or the house owners adjacent to the site? I was invited both into the house and gardens of 11 Baillieswells Road many times. The picture painted of the plot by the developer is simply not true. This was a beautiful, well maintained Greenfield site of great importance to the amenity of the area. It housed a single story bungalow, not a large single house.

1.3

A misleading statement, the only previous application for 2 houses was rejected both by the council and the Scottish Ministries.

1.4

That report is 3 years old and was written before this application was made, again a misleading statement

1.5

Is the developer agreeing this would create an undesirable precedent?

1.7

### **Public Road Safety**

The developer is referring to a 3 year old report (15 September 2010) as being relevant for this development. The details of this proposed house were not known at the time, so it can no longer be relevant. The proposed house will create an unsafe driveway accessing Baillieswells Road and thus in effect forming a 4 way junction. Opposite the proposed drive way is Cairnlee Terrace which is a key road for 2 schools in the local area, born out by there being the 20 mph signs in place when school's are opening and closing for the day.

Since the report was written, 1000's of extra office workers are now travelling to the new business centres in Dyce, Kingswells and Westhill, with many more to follow next year. Baillieswells Road is a key route for cars on this route. This house and its driveway need to be reassessed in line with safety requirements that must be in everyone's interest.

## 1.8

Interesting that after 4 years the developer is suggesting it is the "misreading of the application drawings". Could it be that the drawings and supporting documents were lacking in detail such that both the council and the Scottish ministries rejected the first proposal for the 2 houses.

## 1.10

What have been omitted from this point were the stringent qualifications the Reporter applied to plot B which was due to the lack of quality documentation of the submission and all the details it failed to put forward. The following conditions were noted:

"subject to appropriate conditions, including the submission of a satisfactory landscaping scheme to supplement the screening on the boundary with 3 Baillieswells Drive, and measures to **protect trees adjacent to the site.**

### Conditions

1. No development shall take place unless there has been submitted to and approved in writing by the planning authority, a detailed scheme of plot boundary enclosures. The house shall not be occupied unless the said scheme has been implemented in its entirety. *Reason: In order to preserve the amenity of the neighbourhood.*
2. No development shall take place unless a scheme of all **drainage works** designed to meet the requirements of Sustainable Drainage Systems has been submitted to and approved in writing by the planning authority, and thereafter the house shall not be occupied unless the drainage has been installed in complete accordance with the said scheme. *Reason: In order to safeguard water quality in nearby watercourses (i.e. the River Dee) and to ensure that the development can be adequately drained.*
3. No development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed. *Reason: In the interests of visual amenity.*
4. No development shall be carried out unless there has been submitted to and approved in writing by the planning authority a detailed scheme of landscaping for the site, which shall **include indications of all existing trees adjacent to the land, together with measures for their protection in the course of the development**, and proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity of planting. *Reason: In the interests of the amenity of the area.*
5. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to

and approved in writing by the planning authority. *Reason: In the interests of the amenity of the area.*

6. **No development shall take place unless a plan showing a scheme for the protection of all trees to be retained adjacent to the site during construction** works has been submitted to, and approved in writing by, the planning authority and any such scheme as may be approved has been implemented.

*Reason: In order to ensure adequate protection for trees adjacent to the site during the construction of the development.*

7. No materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted **within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the planning authority**, and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks. *Reason: In order to ensure adequate protection for trees adjacent to the site during the construction of the development.*

8. **Any tree work which appears to be necessary during the implementation of the development shall not be undertaken without the prior written consent of the planning authority**; any damage caused to trees growing on land adjacent to the site shall be remedied in accordance with British Standard 3998: 1989 'Recommendation for Tree Works' before the buildings hereby approved are first occupied. *Reason: In order to preserve the character and visual amenity of the area.*

9. Before the development commences on site, details of the zero and low carbon equipment to be incorporated into the development and predicted carbon emissions, using SAP or SEM calculations, shall be submitted to and approved by the planning authority, and the completed development shall not be occupied unless the equipment has been installed in accordance with those approved details. *Reason: To ensure this development complies with the on-site carbon emissions objectives outlined in the Scottish Planning Policy (SPP) and the City Council's relevant published Supplementary Planning Guidance 'Reducing Carbon Emissions in New Development'.*

10. The development shall not be occupied unless the driveway hereby granted planning permission has been constructed, drained and laid out in accordance with the plans hereby approved, or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such area shall not thereafter be used for any purpose other than the purpose of the parking/turning of vehicles ancillary to the development and use thereby granted approval. *Reason: In the interests of public safety and the free flow of traffic.*

11. Notwithstanding the provisions of Article 3 and Schedule 1, Parts 1, 2 and 3 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) no extensions, alterations or improvements which materially affect the external appearance of the dwelling house, nor any means of enclosure shall be erected or carried out either on, or in the curtilage of, the dwelling house hereby permitted without a further grant of planning permission from the planning authority. *Reason: In the interests of visual amenity.*

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), no doors shall be inserted at first floor level in the rear elevation of the house hereby

permitted. The proposed handrail around the perimeter of the roof over the ground floor breakfast room shall be omitted. *Reason: To prevent the roof from being used as a balcony, which would be to the detriment of the privacy of the properties to the rear.*"

2 years on nothing more has been heard from the developer in relation to the site that these conditions referred to.

Using those conditions as a reference background in relation to this application, it is clear the developer has once again not answered basic issues.

### **Drainage**

The application is silent on the matter, the site was a single story building set in mature grounds, it had the ability to drain rainfall. The proposal now has over 65% of the site either as housing/garaging/driveways/paths. Where would the protection be to the properties at the rear of the sites? There is a significant slope on this site, but no indication on managing basic drainage.

### **Tree Protection and Amenity.**

Clearly this is an issue that affects all the houses surrounding this application, and the previous ones. In the 2011 appeal, the reporter specifically mentions the trees of 3 Baillieswells Drive ("There is a row of trees within the boundary of 3 Baillieswells Drive, which would help to screen the development when the trees are in leaf. At other times the house would be more prominent in the outlook from that property" ) and again 4 of the conditions on a previous application relate to Tree issues. Can this be because this developer already has taken down every tree on this site and thus severely affected all adjoining houses amenity? This in turn means the trees that are left on adjoining properties have to be protected. It is not clear, and given the developer has already been witness to the unfortunate damaging of protected tree roots of 13 Baillieswells Road on this site, leading to 3 protected trees having to be taken down, how will the proposal protect the tree roots from 13 Baillieswells Road's trees. These trees directly affect my amenity and thus need to be addressed.

On the same subject, during the course of any activity on the site, what will the protection plan be for the trees roots from 3 Baillieswells Drive, the pictures in attachment 1, pictures 8 and 9, show how close the boundary of the overall site is to the tree roots of 3 Baillieswells Drive. The site plan only shows 2 trees adjacent to the garden of 3 Baillieswells Drive, yet there are 3, a worrying omission. Given these 3 trees are mentioned as key to some form of amenity, by having no mitigation as to their protection, this application cannot be passed.

### **Density**

Nothing in this proposal explains how 1 large house in half a plot that used to contain one bungalow is in keeping with the original plot's density. The developers agent's design proposals stating that this development will "ensure privacy for adjacent properties, is simply not true. The development cannot fail to prejudice amenity.

One of the main issues in which this application fails, and it is the second application for a single house on half a plot, which whatever way you add it up, is replacing a small bungalow with 2 high density houses, hopelessly out of character with the design and settings of other houses on the street and neighbouring plots. Is it is, detrimental in character and plot ratio of the existing houses down that side of the road. They are typically good sized houses characterised by their placement on large plots.

This particular site and proposal is to a degree cramming the site, which in effect is contrary to the design and setting of the houses either side, surely the development should be homogenous with its surroundings, basically of the same. Council housing targets is not justification for site cramming either, if there is to be a 2<sup>nd</sup> house here, the plot should be divided in a way which is not out of character with plots either side – e.g. 1 larger house or 2 much smaller houses/larger areas of open space.

The proposal is written with no consideration for any of the properties that have already been so badly affected by what this developer has done so far. It should be rejected on the basis of precedent, density, amenity and safety. If it is passed it will create a dangerous junction for a house that adversely affects the amenity of the area and encourage site cramming.

**Not signed as this was sent as part of an attachment to an e mail.**

Yours

Sincerely

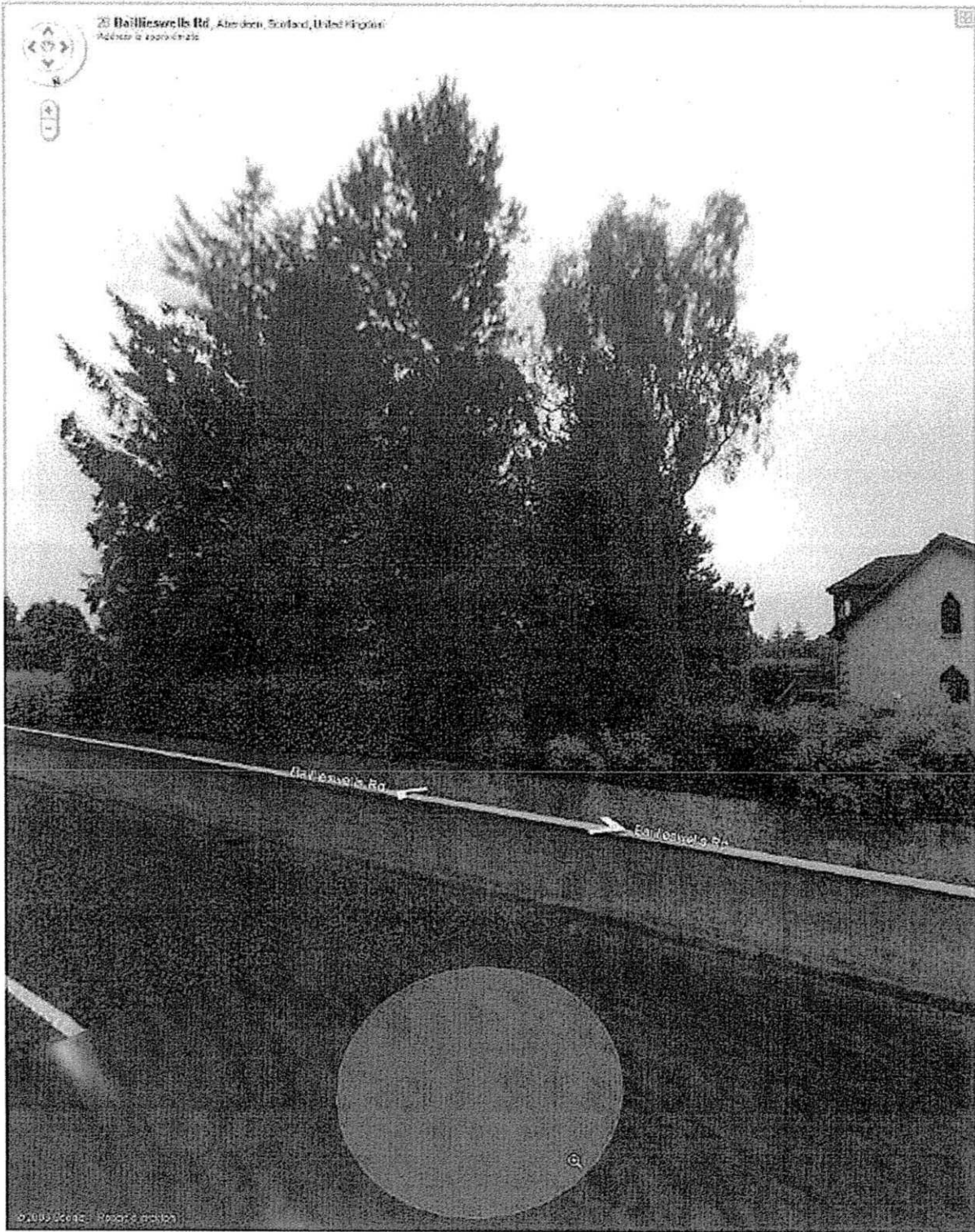
Colin and Lynne Kennedy

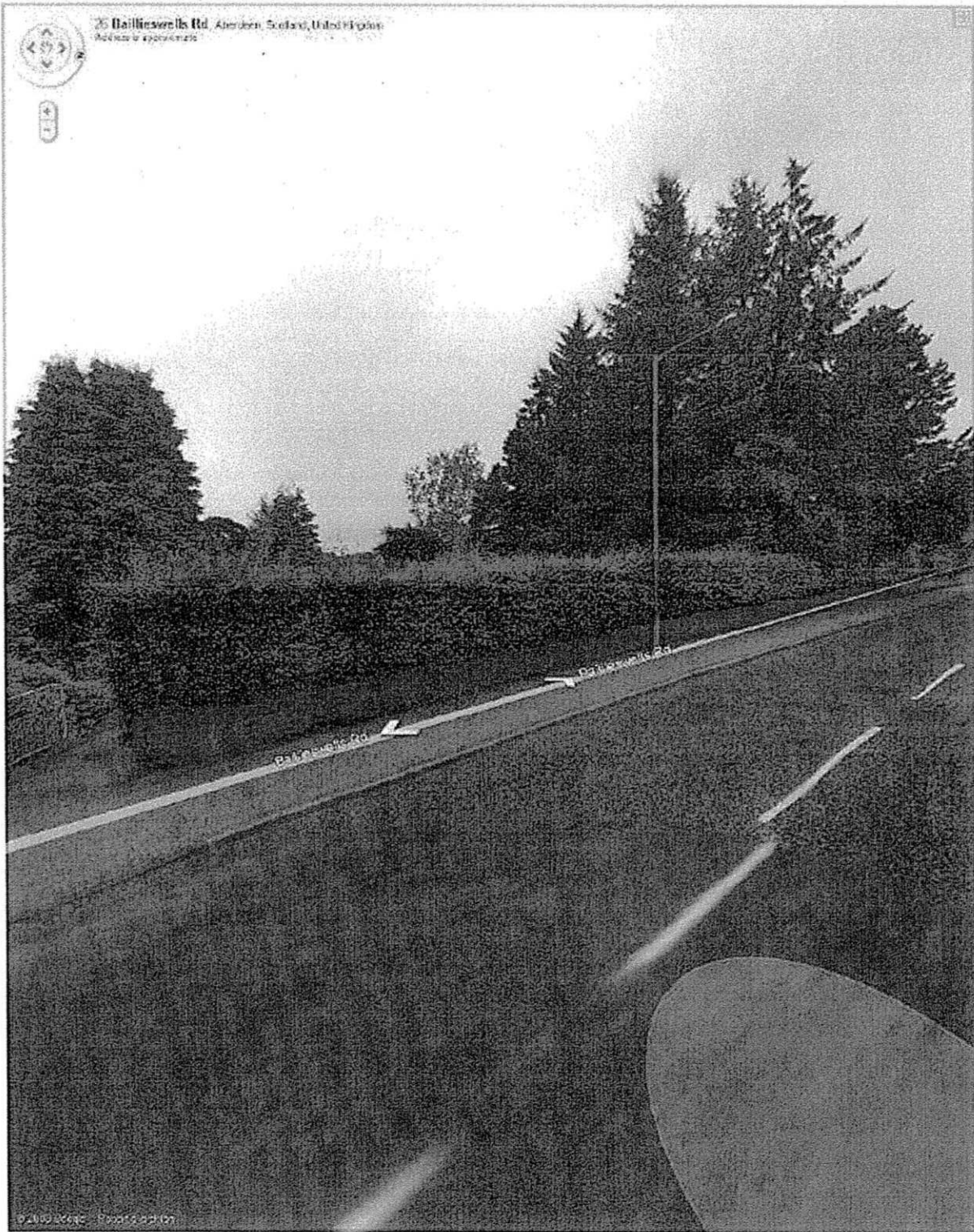




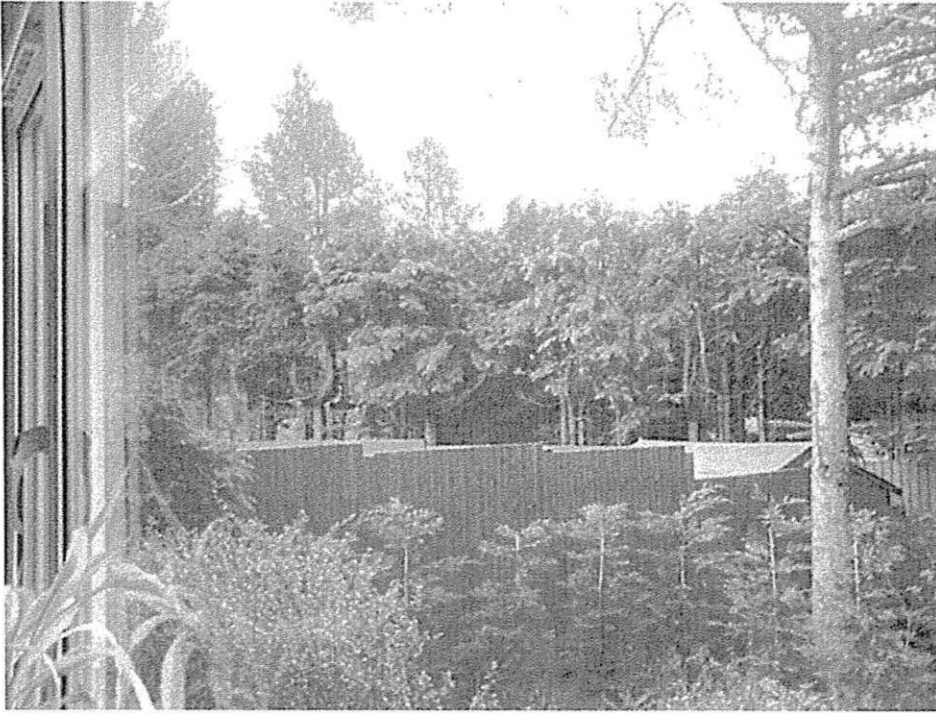
Picture 1 above illustrates the original Green field and the amenity it afforded to surrounding properties. It shows the site site opposite Cairnlee Terrace prior to the developer taking down all the trees and the single story bungalow.

Pictures 2 and 3 below show the original frontage to the plot from Baillieswells Road.

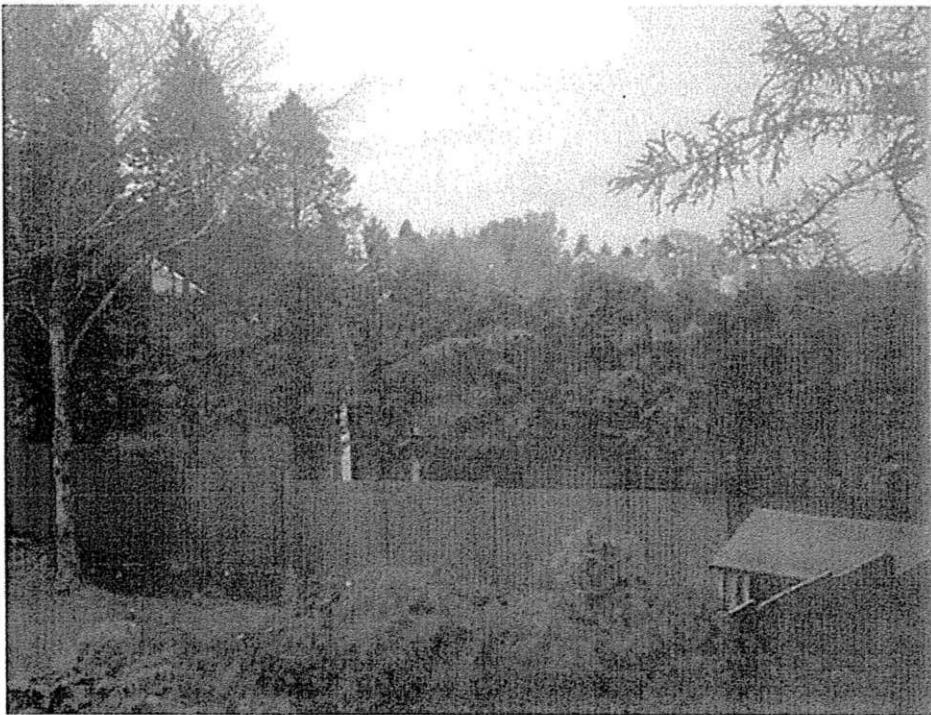




Picture 4 below original view and amenity from 3 Bailliswells Drive



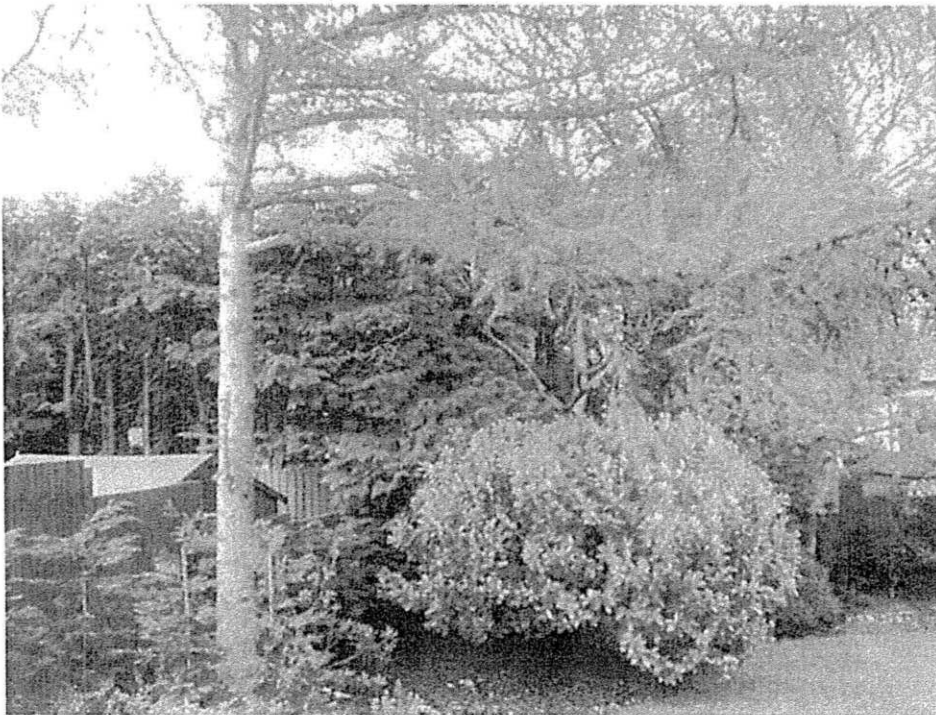
Picture 5 from 3 Baillieswells Drive, overlooking number 4 Baillieswells Drive



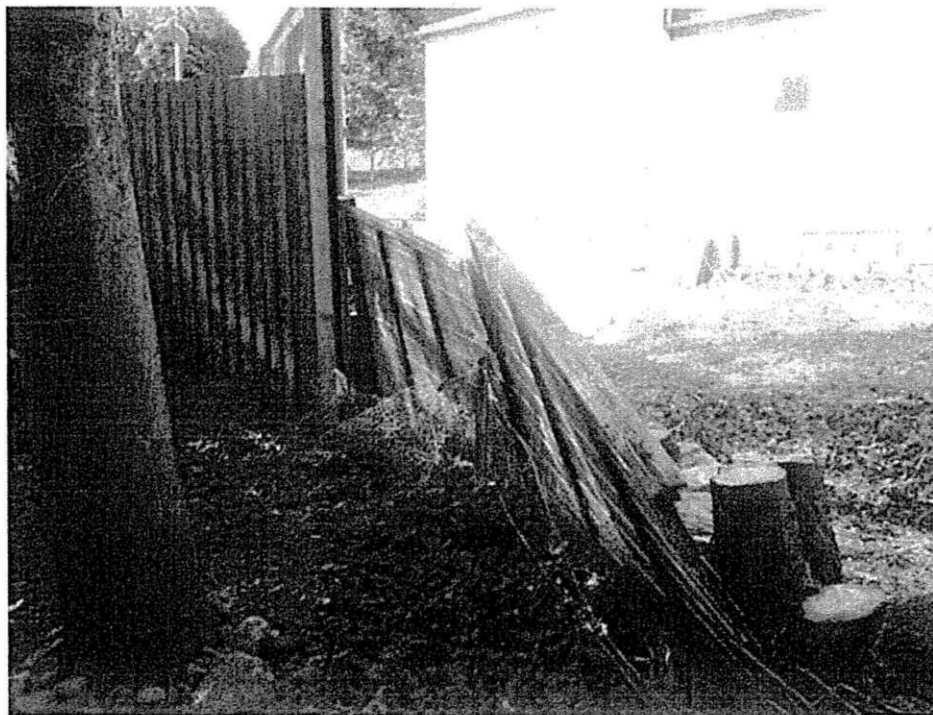
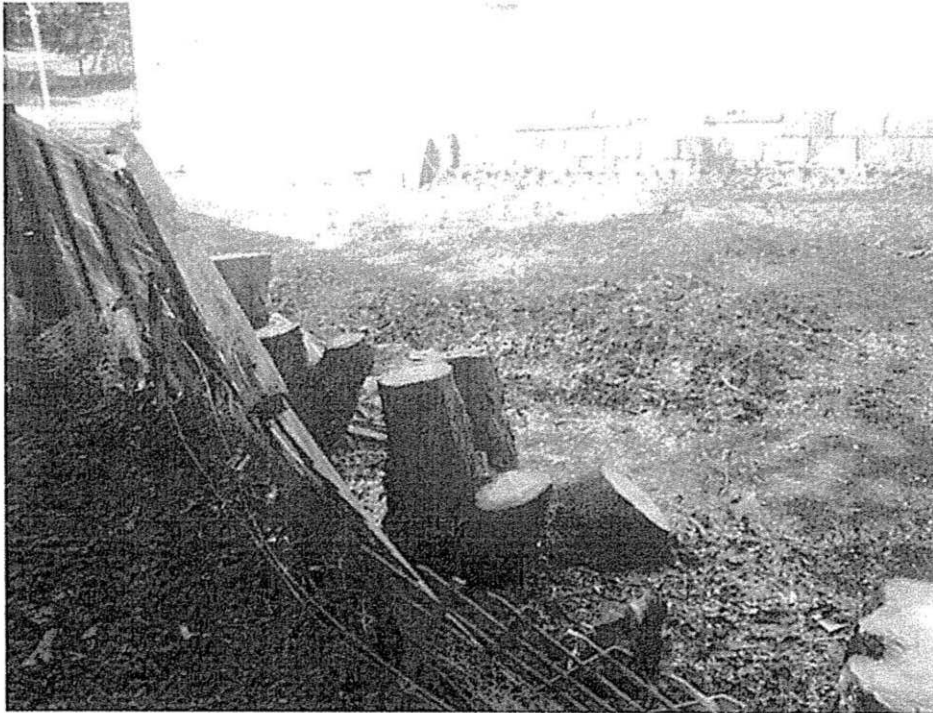
Picture 6 below What is left from the site pictured below.



Picture 7 Original amenity and barrier between 11 Baillieswells Road and 3 Baillieswells Drive



Pictures 8 and 9 how the developer, with no warning, chose to leave no amenity or barrier in place when taking down the trees adjacent to 3 Baillieswells Drive.



|                                |   |     |
|--------------------------------|---|-----|
| P&SD Letters of Representation |   |     |
| Application Number: 131898     |   |     |
| RECEIVED 24 DEC 2013           |   |     |
| Nor                            | Sou <input checked="" type="checkbox"/> | MAp |
| Case Officer Initials: AM      |   |     |
| Date Acknowledged: 24/12/13    |   |     |

9 Baillieswells Road  
Bielside  
Aberdeen  
AB15 9BB

21/12/2013

Development Management  
Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

Dear Sir/Madam,

Re: Application Number 131698

Proposed development at 11 Baillieswells Road, Bielside

I write with regard to the above planning appeal submitted by Hot Property Developments Ltd.

Given the refusal in 2010 of the original planning application for 2 houses on this piece of land, I believe that the developer is attempting to continue his intention to erect 2 houses on the whole plot by submitting one application at a time.

I therefore contend that this is a disingenuous approach to a planning application, which, should this appeal be successful, will:

- Lead to wholly unreasonable over-domination of adjacent houses due to the sheer scale, height and massing of the proposed building.
- Set an unwanted and undesired precedent leading to the deterioration of the existing character and amenity of the area.

Turning to the points made in Hot Property's supporting documents to 11 Baillieswells Road :

1.2 refers to previous house on 11 Baillieswells Road as being, "...badly located to the rear of the site." This is a matter of opinion rather than fact and indeed, before Hot Property demolished the original house on the plot at No.11, both No. 9 and

No.11 complemented each other by being set well back from the main road. This proposal completely ignores the fact that the house that previously occupied the site was a single-storey house and that as it was set back from the road in line with my property at No.9, there were no privacy issues as its scale, height and massing were comparable with No.9, allowing a simple, standard wooden fence to provide privacy to each other. Hot Property's development proposal is of a completely different scale, removing any semblance of privacy. Refer Appendix A.

2.7 states that, "...The scale and massing of the proposed houses at two storeys is very much in keeping with near neighbours (one of which actually extends to three storeys)."

I would contend that this is wishful thinking on Hot Property's part. The original house on the site was a single storey property and as stated above, complemented my property at No.9. There are also numerous single storey properties in the immediate area. What is not the norm in the vicinity, however, are properties that are over-dominant due to their height, scale and massing as exemplified and proposed in this planning application.

In relation to the supporting documents claims:

## 2 Design Proposals

2.1 The proposals have been designed to:

- Ensure privacy for adjacent properties and the proposed new house
- Have a public face to the street and a private face to an enclosed garden
- Provide residents with access to an attractive garden
- Make the most of the opportunities for views and sunlight

2.2 The proposed development does not prejudice the development of adjacent land or adversely affect existing development.

2.4 Due to the generous size of the proposed plots it has been possible to locate the house in a way which does not prejudice sunlight or daylight penetration to adjacent properties.

The above is not correct, the development will have serious and detrimental impact on my property and quality of life; namely: by virtue of the development's sheer scale, height and massing it would over-dominate the surrounding properties causing intrusion to privacy, lead to a serious loss of light and cause a potential and significant increase in noise pollution, particularly with regard to 9 Baillieswells Road. Hot Property omit to make any reference to the detrimental impact their development would have to the front and side of No.9 both in terms of privacy, loss of light and potential increase in noise due to the over-dominance of their proposed building.

## Road Safety

In the Background and Project Brief it states:

"1.7 The Reporter also dismissed the concerns expressed in the second reason for refusal in relation to the creation of a public road safety hazard and adopted the position of the Council's own roads officer in expressing no concerns in respect of road safety."



A totally dismissive statement based on a report that is 3 years old. The developer has to take accountability for the safety of their proposed buildings. Creating in effect a 4 way junction on Baillieswells Road at a time when the road is so busy with the increase in office developments in the city. The Cairnlee Terrace entrance is a main road to a primary and secondary school. This is completely unacceptable on the basis of safety. Refer Appendix A.

In concluding, I would contend that Hot Property's proposal once again totally fails to address the reasonable and justified objections from objectors and officers of Aberdeen City Council over the last 4 years.

As previously stated earlier, this seems like a simple attempt to get both houses from the original rejected application through by submitting them one at a time. This is backed up by references to both plots throughout the submission.

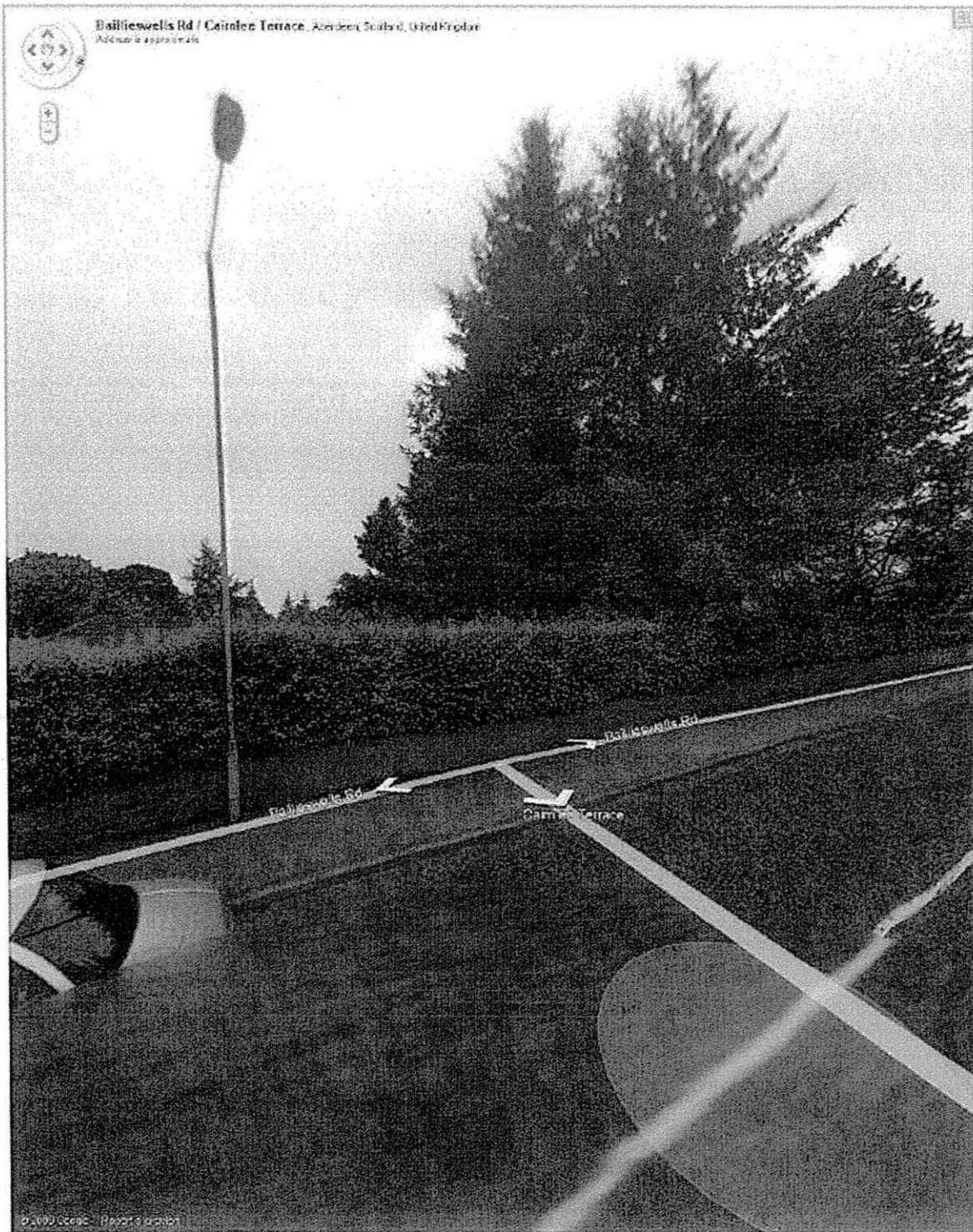
For these reasons I object in the strongest terms possible to this planning appeal.

Yours faithfully,

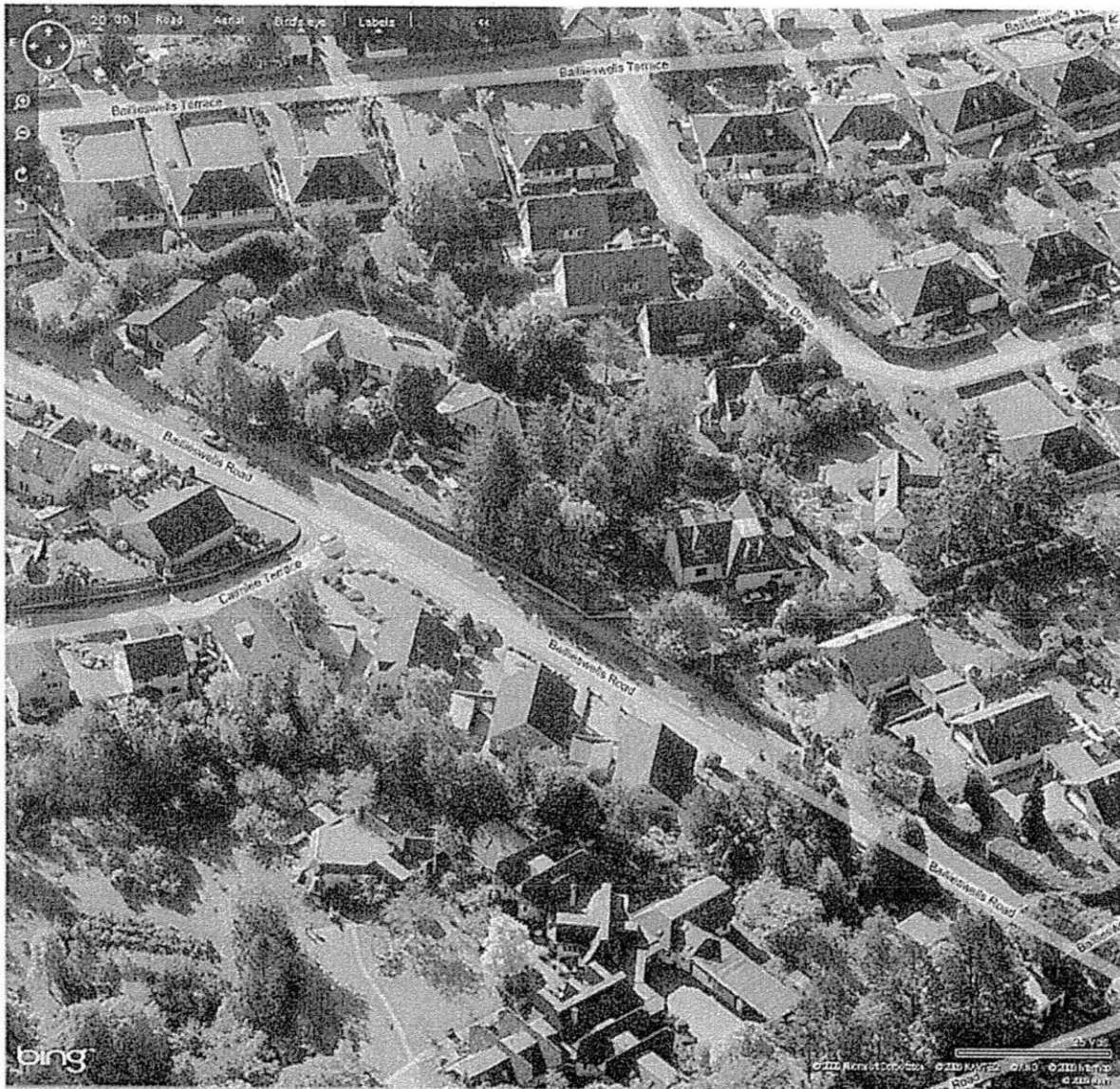
Mike and Morag Tuckwell

Appendix A To Appeal from 9 Baillieswells Road

Original site which shows how good the original amenity was and no entrance opposite Cairnlee Terrace



Appendix A To Appeal from 9 Baillieswells Road



**Inese Paulina**

---

**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 22 December 2013 19:29  
**To:** PI  
**Subject:** Planning Comment for 131698

Comment for Planning Application 131698

Name : Dr T J S Sykes&amp; Ms Anna Porter Address : 7 Baillieswells Road, Bielside, Aberdeen AB15 9BB

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : We object to the application to build as proposed on the site at this address. As with previous applications, the property is to be divided without proper consideration for the local amenity and impact on existing residents.

The proposal states an interest in the local area but the wanton demolition of both the previous house and, in the process, protected trees clearly demonstrates no regard whatsoever. One of the arguments put forward is that the demolished house was 'unkempt' and the garden 'grossly overgrown.' It is a fact that the site was never so unkempt or grossly overgrown as it has been in the last few years that this planning issue has been ongoing and the failure to maintain it shows there is no 'genuine interest in ensuring.....a positive contribution to the surrounding area' (Supporting Statement from proposer) unless it is commercially attractive. The best solution for this site is, therefore, yet to be put forward.

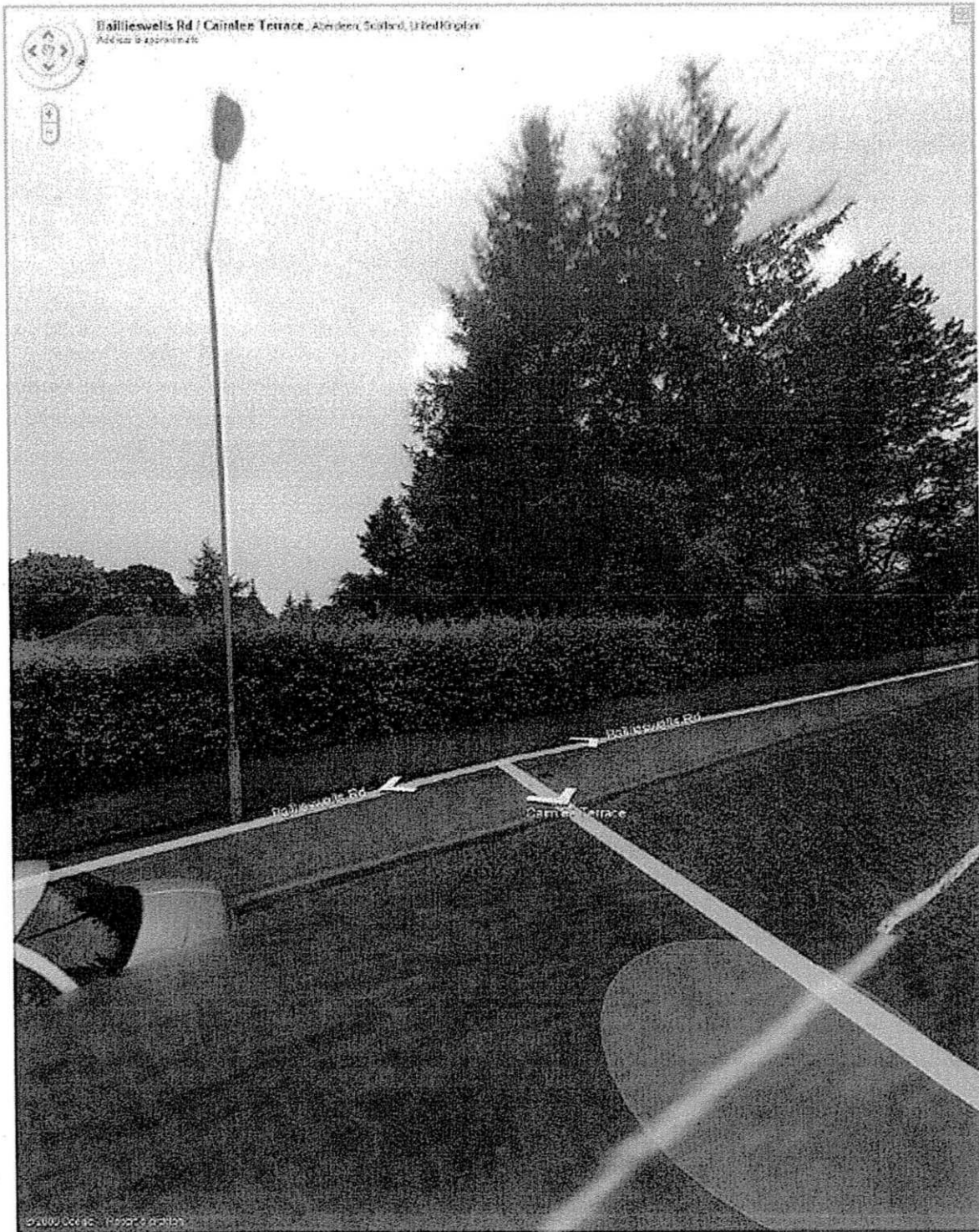
There is an assertion made that the reporter dealing with previous applications is accepting of the placing of two houses on this site. Even if that were the case, the question of scale should be considered by the applicant, not blithely ignored, and common sense applied. The size of the houses proposed is still completely out of proportion with the surrounding properties; they will be shoe-horned into the available space. While there is a mixture of styles of building along Baillieswells Road, the common theme - especially along the part in question - is that of spacious plots, not jarring over-development.

Further down the hill from this site, we have issues with flooding during periods of very wet weather. I am concerned that the situation can only be worsened if the greater proportion of this site is to be built on or tarmacked over as the plans suggest. If passed, this would undoubtedly set a precedent as it has elsewhere in the city and we possibly then begin to see more and more land hard-surfaced, green spaces lost (because, although referred to constantly as brownfield in the proposal, gardens are, by their very nature, green spaces) and flooding worsened.

Despite the reported shortage of housing in Aberdeen (being addressed in part by huge developments just up the road from here), I appeal to the council to disallow this development on the above grounds. Please consider that existing residents want to live here precisely because properties are not highly massed together and that the city council has responsibility to those residents whose interests they represent. It is time for common sense and not profit to prevail.

Appendix A To Appeal from 9 Baillieswells Road

Original site which shows how good the original amenity was and no entrance opposite Cairnlee Terrace



Appendix A To Appeal from 9 Baillieswells Road



4 Baillieswells Drive

Bieldside

Aberdeen

AB15 9AS

Planning and Sustainable Development,

Marischal College

Broad Street

Aberdeen

16 December 2013

Dear Sirs

### **Objection to Planning Application 131698: 11 Baillieswells Road AB15 9BB**

We wish to object to the planning application submitted by Hot Property Developments on 2.12.13. Our prime objection is on the grounds of loss of privacy. We would like to see a house on 11 Baillieswells Road, but this is not an appropriate development for this site.

Site A has never had a building on it before (see Photo 1). The previous bungalow was largely on Site B and the land directly behind our house was part of their mature, wooded garden. Our house was built within this setting without any privacy issues arising. Unfortunately Hot Property Developments removed the 6m high line of trees along the boundary exposing our garden to their site and creating the privacy problem (see Photo 2).

We have looked at the Aberdeen City Council *Supplementary Guidance* document regarding *the sub-division and redevelopment of residential curtilages* (Planning Guidance Note March 2012). We would like to draw your attention to the following:

#### **Privacy**

Your planning guidance note states that there should be a minimum separation of 18 metres between windows however:

3. ... there will be circumstances in which greater distances are appropriate – for instance where there are differences in ground levels or where higher buildings are proposed.

This is just such a circumstance. The distance from our conservatory window to the nearest window (glazed patio doors) of the proposed house is apparently 19.892m. However the ground floor will be 2 meters higher than our ground floor and the existing garden fence will offer little protection from being overlooked by future residents.

The proposal's 'Supporting Statement' suggests: *'The lower ground floor window to the guest bedroom / study is at a distance of 9.5m...'* However the submitted drawings show that the window is in fact a large patio door with two skylights in the roof and the distance to the boundary is stated as 9.32m. Furthermore, stating that the *'closest first floor window on the south west elevation is at 17.1m from the boundary'* is not true as the closest first floor windows must surely be the skylights 9.32m from the boundary. These discrepancies between the statement and the plan should be questioned and investigated.

As you will know, a previous proposal had been submitted for this site by Hot Property Developments on 2.9.09 (no. P091403). This went to appeal and the Reporter, David Buylla, wrote the following in his Appeal Decision Notice (PPA-100-2010):

**4...."in the case of 4 Baillieswells Drive, due to the higher floor level of the house proposed for site A and the lack of any effective tree screening along the boundary, the neighbour's garden would experience a significant reduction in privacy. Substantial landscape planting along the rear boundary of site A could potentially address this issue. However I have no details of this and I am concerned that it would unreasonably obstruct sunlight to the garden of the proposed house."**

The previously submitted proposal was for a house 21.34 metres away from our conservatory window. The new proposal brings the development 1.448 metres closer to our house than the proposal which was refused by the Reporter in 2010.

The privacy of any future residents of the proposed site should also be considered. Our house has four windows, two velux opening roof windows, a large glazed patio door and a glazed conservatory all facing the proposed house. Compared to the privacy enjoyed by houses in the surrounding mature gardens along Baillieswells Drive and Baillieswells Road this is clearly creating a precedent. It is without doubt that any future residents will immediately try to secure some privacy by planting trees along the boundary.

## **Sunlight**

Your planning guidance states:

**3.11 New dwellings should be designed and orientated to make the most of the opportunities offered by the site for views and sunlight in order to provide a pleasant living environment and maximise passive solar gain.**

Unfortunately, because of the severe privacy issues involved with the planning proposal it will be necessary for both ourselves and any future residents of the proposed house to maintain a high screen between the gardens (see Photo 3). We estimate that a line of thick trees would be



required to the height of at least 6 meters to preserve the privacy in our house and garden. Because of the orientation of the site this would mean a significant loss of sunlight for the residents of the proposed house. We would estimate that a vegetative screen of that height would stop sunlight reaching their garden from 10am onwards, and in the winter months, it would even block out sunlight to their rear windows.

### **Density, Pattern and Scale of the Development**

The adjoining neighbours all seem to have large gardens with a high degree of privacy and diversity. Houses are well spaced and people are generally not overlooking each other.

The proposed plan introduces a density and layout which is more frequently seen elsewhere on the Bielside / Cults estates. From the submitted plans it looks as though the distance between the house to be built on site A and that on site B is at a minimum of 2-3metres. It will be just about wide enough for residents to gain access to their back gardens. This 'massing' of buildings will give an overpowering feel to the site. As already stated Site A has never had a building on it before and the area enjoys a low residential density.

If the development is tightly placed onto a plot then the addition of greenhouses and sheds will make it appear even more overpowering over time.

### **Trees and garden ground**

Your Planning Guidance states:

**6.1 Trees make a valuable contribution to the landscape setting of urban areas and the loss of significant trees can be valid reason for refusal of planning permission.**

We wonder whether this point could be applied retrospectively? The developers removed the mature line of 6m high trees which protected the privacy of our site and indeed protected the privacy of their site too. Having created the privacy problem through their initial actions they should not be rewarded with permission to profit from the site at the expense of its neighbours' privacy. It sets a dangerous precedent to allow developers to detrimentally change the amenity of their sites before they seek planning permission.

We are also concerned about the impact of the development on the mature spruce tree growing on the boundary with 13 Baillieswells Drive. The use of a root barrier on such a large tree (with the potential to double its size) could have a significant destabilizing effect. Compromising its roots along its south facing side would surely make it more likely to fall in that direction if high wind conditions occurred.

As already stated, we would like to see a development on 11 Baillieswells Road, but this is not an appropriate development for this site. With its size, aspect and location it deserves to have something good put on it. In our view, one large house, with a garden which extends all the way

around it would best fit in with other houses and gardens nearby, and would probably meet with little resistance from neighbours. The new residents would then have room to make the most of the sunlight and develop their garden and house in an appropriate way to maximize their privacy needs.

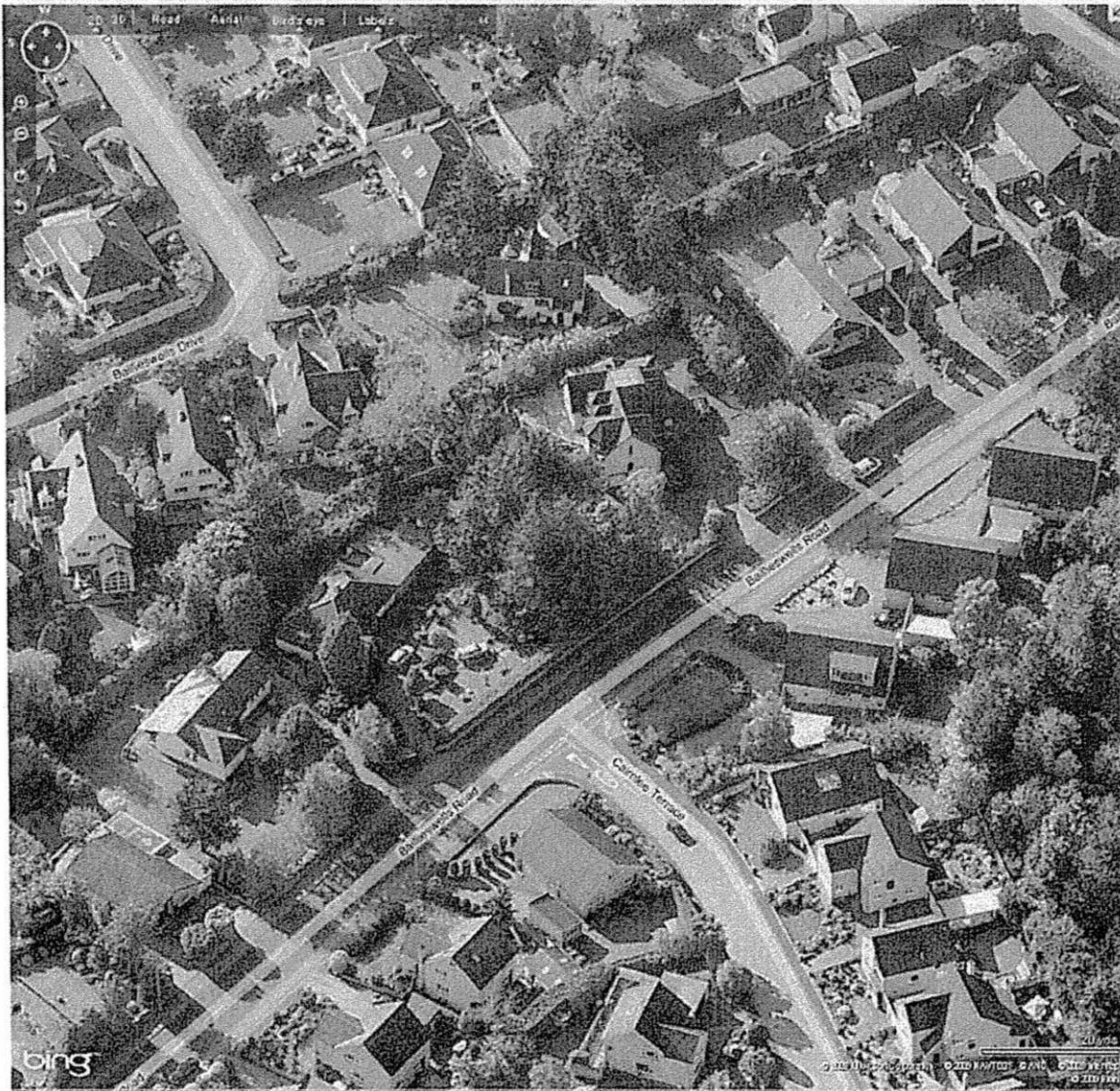
The concluding remarks of David Buylla (Reporter for PPA-100-2010) are just as relevant to this application as they were to the last; which was refused. He said:

**"...the house proposed for Site A would cause an unacceptable loss of privacy to the rear garden of 4 Baillieswells Drive and would be too close to protected trees on the northern boundary. I do not consider that these problems could be overcome by planning conditions."**

If any Council officers or elected representatives would like to view the site from our house or garden they would be welcome to visit. We would urge you to refuse planning permission.

Yours faithfully

Dr and Mrs Highton



**Photo 1 :** This aerial photo shows that Site A was never developed in the past. The bungalow behind 4 Baillieswells Drive was placed on Site B and the two houses were screened from each other by a mature line of trees.



Photo 2. Once the trees and bungalow were removed by the developer a significant privacy problem was created from this sloping site.

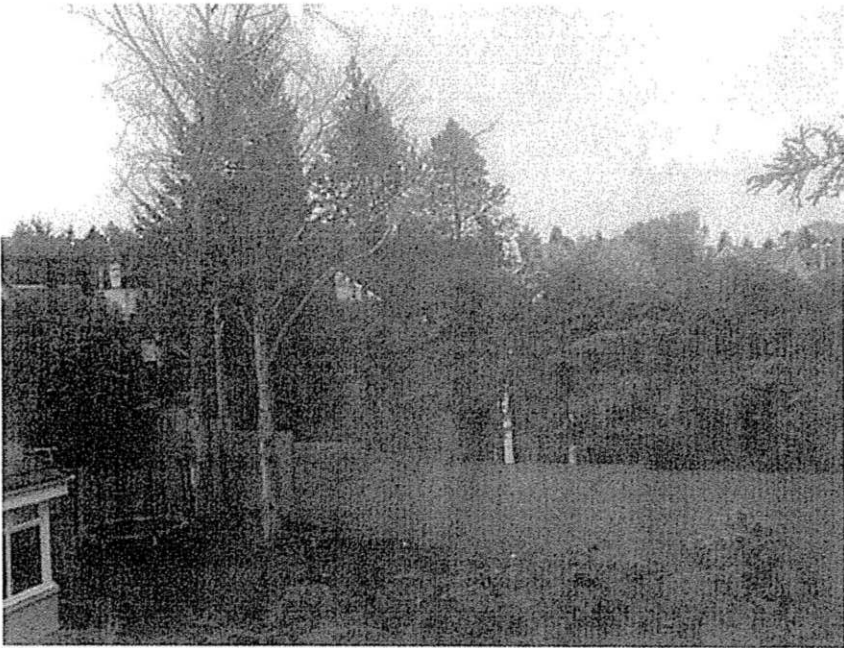


Photo 3. This shows the line of 6m trees which were removed by the developer and which protected the privacy between the gardens. Because of the sloping site this height of vegetative screening would be required again leaving the garden of the proposed house small and heavily shaded.

|                                |     |     |
|--------------------------------|-----|-----|
| P&SD Letters of Representation |     |     |
| Application Number: P131698    |     |     |
| RECEIVED 17 DEC 2013           |     |     |
| Nor                            | Sou | MAp |
| Case Officer Initials: AM      |     |     |
| Date Acknowledged: 20-12-15    |     |     |

**Mr & Mrs M Wood**

24 Baillieswells Road  
Bielside  
Aberdeen  
AB15 9BB

22nd March 2011

Development Management  
Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

Dear Sir/Madam,

**Re: Application Number 131698**

**Proposed development at 11 Baillieswells Road, Bielside**

We are writing in order to object to the above referenced planning application and to request that the application be rejected.

As a general point, we do not feel that the revised plans sufficiently address the concerns we have raised in previous objection letters. In fact even the tone of the objective of the supporting statement continues to be dismissive of the nature of the buildings in the neighbourhood and the continuing disregard for the feelings of the community is evident in the lack of changes being made in consideration of our concerns and in direct contradiction to their claim to be "ensuring that their developments make a positive contribution to the surrounding area".

Our objection to the plan falls into three main categories

1. Amenity of Area

The developer has continued to ignore the concerns of the local residents about the plans being out of keeping with the local area in terms of density and scale. The manner in which the developer insults the design and quality of surrounding houses only serves to highlight his disregard for the sensitivities of the community. In several places reference is made to the semi-derelict and overgrown condition of the property at 11 Baillieswells Road. In fact the property was very well-maintained by the long-term previous owners, and only fell into dereliction when it passed to the developer's ownership. The scale and density of the site will be completely out of keeping with the rest of the properties in the area.

2. Road Safety –

Whilst this has been previously dismissed, road safety continues to be a real concern for residents in the area that have children who walk or cycle to school – something that Health Authorities are trying to encourage for the health of our future generations. Residents continue to drive their children to school though they live within easy walking distance for fear that they will be seriously injured crossing Baillieswells Road at this particular junction. My own children are drilled continually on staying clear of the junction as much as possible, to walk past it quickly and the stay close to the boundary walls to protect themselves. A larger house with more cars and an additional residence at the junction to Cairnlee Avenue will increase the risk of accidents at the junction which is already very busy at school drop-off and pick-up times. Road safety has become an increasing concern with higher traffic volumes and speeds that are only likely to worsen with the new high capacity offices being built in Westhill and Kingswells.

3. Trees –

The developer has shown complete disregard for the protection of the green spaces in the area and in particular the mature trees that are such a key feature of the neighbourhood. Protected trees were felled without consultation and prior to any planning permission for the demolition carried out on the site. Remaining trees had to be felled for safety reasons. It appears highly unlikely that the existing trees on the site can be adequately protected from root damage that will lead to their being felled also. Even the beautiful established beech hedge has been neglected since the planning application process began.

In summary, the revised plans fail to take consideration of the concerns of residents whose amenity is affected by the development. The residents are uniformly of the opinion that the development is neither in keeping with the local style, nor being conducted in a way that demonstrates respect either for the environment, the community or for due process. For the above reasons I object to the erection of the new dwelling houses at 11 Baillieswells Road, Bieldside.

Yours Faithfully,

*Not signed as submitted electronically*

Lisa Wood  
Resident, 24 Baillieswells Road

|                                |             |
|--------------------------------|-------------|
| P&SD Letters of Representation |             |
| Application Number:            | P131698     |
| RECEIVED                       | 20 DEC 2013 |
| Ncr                            | Sou         |
| Case Officer Initials:         | AMF         |
| Date Acknowledged:             | 20-12-15    |
|                                | MAP         |

**Inese Paulina**

---

**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 23 December 2013 10:02  
**To:** PI  
**Subject:** Planning Comment for 131698

Comment for Planning Application 131698

Name : Jackie & Mike Fleming

Address : 2 Baillieswells Drive

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : We object to the planning application for a two storey house at this site. We have objected to previous applications at this site.

The reason for our objection is that the privacy of the proposed dwelling and the adjacent properties will be severely compromised. The application purports to have resolved any privacy issues, but we do not believe that this has been achieved. Indeed, we believe that the shape and the elevation of the site is such that it is suitable only for a single storey dwelling. Any two storey buildings on the site will be overbearing for adjacent properties and also for nearby properties such as ours.

Therefore, we urge the council to reject this application.

Development Management  
Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

26 Baillieswells Road  
Bielside,  
Aberdeen  
AB15 9BB

Dear Sir/Madam,

Re: Application Number 131698

Proposed development at 11 Baillieswells Road, Bielside

We are writing in order to object to the above referenced planning application and to request that the application be rejected.

1. Loss of Amenity

The proposed relationship of the house that is multi story in place of the existing single story building will severely affect my privacy and amenity, as I will now be overlooked by a house with several windows. Following on the previous application for this site, there would now be 2 entrances in the existing hedge, whilst now there is only one.

2. Sub-division and Redevelopment of Residential Curtilages

The developer, by proposing a second house on this section of the existing plot, will affect the density of the houses which is not in keeping with area and bungalows on that side of the road.

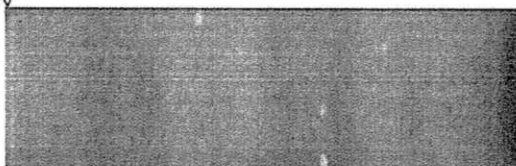
3. Trees –Following on from point 2 above, by taking all the existing mature trees down. The whole character of the area has changed. This should have been referred to the council with the planning application before they were taken down.

4. Safety- The plot now has to 2 houses proposed to be being built on it. Even with one 2 story house of 5 bedrooms replacing a 3 bedroom bungalow there will be an increase of cars in a location in an extremely dangerous junction of a main school access area. I see clearly every day, the traffic turning into Cairn Terrace increases monthly. Unlike the developer and his agent, I live on the corner of Baillieswells Road and Cairn Terrace. The increase in traffic in the last year has been very significant. During the school term, this junction has a constant stream of cars turning with parents taking school children to school. The drive way in this house will in effect form a cross roads, which will be an accident waiting to happen.

I expected the existing house to be replaced but with only one and in a similar type of building.

For the above reasons I object to the construction of this multi story house and the splitting of the feu.

Yours Faithfully





PI

---

**From:** James Buckley [REDACTED]  
**Sent:** 30 December 2013 18:16  
**To:** PI  
**Subject:** Letter of Representation - Planning Application 131698  
**Attachments:** 131698 Representation.docx

Dear Sir,

Please find attached my Letter of Representation regarding Planning Application 131698 - 11 Baillieswells Road, Bieldside.

I would be grateful if you would acknowledge receipt of this letter. Thanks.

Best Regards,  
James W. Buckley

Westwinds,  
13, Baillieswells Road,  
Bielside,  
Aberdeen  
AB15 9BB

24th December 2013.

Development Management  
Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

**Application Reference 131698 – 11 Baillieswells Road, Bielside - Proposed new house**

Dear Sir,

I have reviewed the above application and object according to the following points :

Protected Trees

Section 1.3 of the supporting statement for this latest application refers to the previous application (P091403) for two houses and refers to the first reason for refusal, stating it "included" a reference to the adjacent house at 9 Baillieswells Road. However, another part of the Council's first reason, not mentioned in the supporting statement, was the '**... potential disturbance / future loss of a protected spruce tree at the boundary with no.13 due to the extent of groundworks proposed, the proximity of the building and likely shading of the house.**'

Upon appeal of this same application, PPA-100-2010, the Reporter Mr David Buylla concurred with this reason for refusal, stating '**I am particularly concerned over the potential harm this would cause to tree 6, a mature spruce tree in the garden of 13 Baillieswells Road.**' Mr Buylla elaborated further in points 9, 10 and 11 of the same document with regard to other trees, stating "**There is no evidence that the implications of development in such close proximity to these protected trees, several of which will grow significantly over time, have been satisfactorily considered.**"

But despite these statements from the previous application, there is no mention of these trees whatsoever in the supporting statement for this latest application, and so they clearly have not been 'satisfactorily considered'. The design of the proposed house and site plan show that a minor and insufficient concession has been made in the proximity of the building to these trees. The extent of groundworks and paved areas is not clear. The root protection barrier serves to confirm that building work will impact on the root areas of these protected trees.

It should also be recognised that the developer's second application P101484, for plot B only, did not dispel any of these issues concerning trees at number 13 Baillieswells Road. The Council referred to

them in point 2 of their refusal, and further, in the Appeal Notice Decision PPA-100-2026, the Reporter Mr Timothy Brian stated 'I understand the anxiety of the council and neighbouring residents that the development of the adjoining plot could impact on protected trees and on the amenity of the adjacent properties. However, that proposal is not before me'.

In summary, both appeal decision notices have included concerns about the impact on the protected trees, in support of Aberdeen City Councils same view. Nothing is now presented to dispel those concerns.

As a reminder, six of the trees along the boundary of the application plot and 13 Baillieswells Road are newly planted because the roots of three of the previous mature boundary trees in my garden were damaged during excavation and tree-felling within the application site. These three trees were required to be felled on safety grounds, as assessed by two separate professional tree surveys. No protective fencing had been in place for these protected trees during the excavation work at number 11. These new trees are protected and were planted under the stipulation of the Arboricultural Planner.

Regrettably several trees in the applicant's site are now felled, but this makes the remaining trees all the more important and deserving of proper protection. The three felled protected trees in my site had Root Protection Areas considerably larger (minimum radius of 5.40, 4.56 and 4.44 metres, according to professional survey) than that being allowed for in the proposed application. Further, the required distance goes beyond that needed for the roots, as the proposed building presents an obvious obstruction of sunlight that the trees require. At the same time, consideration must be given to the other remaining protected mature trees along this same boundary. Indeed, the protected Sitka Spruce has a much larger RPA than those quoted above, and will clearly be impinged upon by the proposed building work. I have submitted the tree survey documents with previous applications and can do so again upon request.

I include a picture of the excavation work (Attachment 1) after clearing of the applicant's plot in 2009, which indicates the extent of the roots, and the root damage sustained at that time. Attachment 2 shows a view of the same trees, before and after their felling on safety grounds. These attachments confirm that the trees are located on the boundary, for clarification with regard to the proposed site layout of this latest application (Attachment 3).

So I reasonably ask that the root protection areas and sunlight requirement of these protected trees, and the ones that were felled and replaced, be preserved. This is a reasonable request for several reasons:

- For development to benefit from excavation in a neighbouring site without fencing with regard to protected trees, would be alarming for many reasons.
- Root protection areas of trees are calculated in order to allow for their proper growth and sustainment, clearly their existence and safety would be compromised were building work and development to take place too close to them.
- The trees have protected status, I would expect this to be demonstrably upheld.

## Road Safety

Both of the applicant's proposed houses would allow for significantly greater person occupancy than the one they replace, and have density of building that means there is insufficient parking/turning space within each plot.

As a consequence, due to the inadequate parking/turning space within each of two sites, there is an increased risk that unsafe manoeuvres will be attempted on to Baillieswells Road, up an incline and potentially in reverse gear. Given that Baillieswells Road is a busy one generally, and that the Cairnlee Terrace route is a common one for school traffic and school children, such a manoeuvre at the proposed exit would be highly dangerous.

The other likely consequence of inadequate parking/turning space within each site will be that vehicles are more likely to be commonly parked on Baillieswells Road itself, directly opposite the junction with Cairnlee Terrace. Currently, vehicles are infrequently parked on Baillieswells Road, at any point. Most residents, like myself, would encourage visitors to park in the driveway for safety reasons. This is due to the steepness of Baillieswells Road and the speed that traffic travels along it. Vehicles parked outside the proposed sites would force northbound traffic into the middle of the road at a dangerous point opposite the mentioned junction with Cairnlee Terrace.

Reference is made to the application for plot B raising no objection with the Roads Section, but that was on the basis of an application for one property. I would be grateful if the road safety issues can be re-assessed in view of this application for a second property. It should also be recognised that Baillieswells Road has become noticeably busier since the time of the previous applications and may do so even further with development of Business Parks in Westhill and Kingswells.

These safety issues can be resolved by retention of a single development with appropriate turning/parking space.

I do not object to the replacement of the previously existing property, but I maintain that it is better replaced with a single dwelling located appropriately within the plot, and the retention of a single curtilage.

Yours Faithfully,

James Buckley

Attachment 1 : Root areas of protected trees  
Attachment 2 : Felled trees  
Attachment 3 : Site layout – newly-planted trees



ATTACHMENT 1



Fig 5: Root damage to Sitka Spruce 10 apparent.

These protected trees in my  
land at number 13

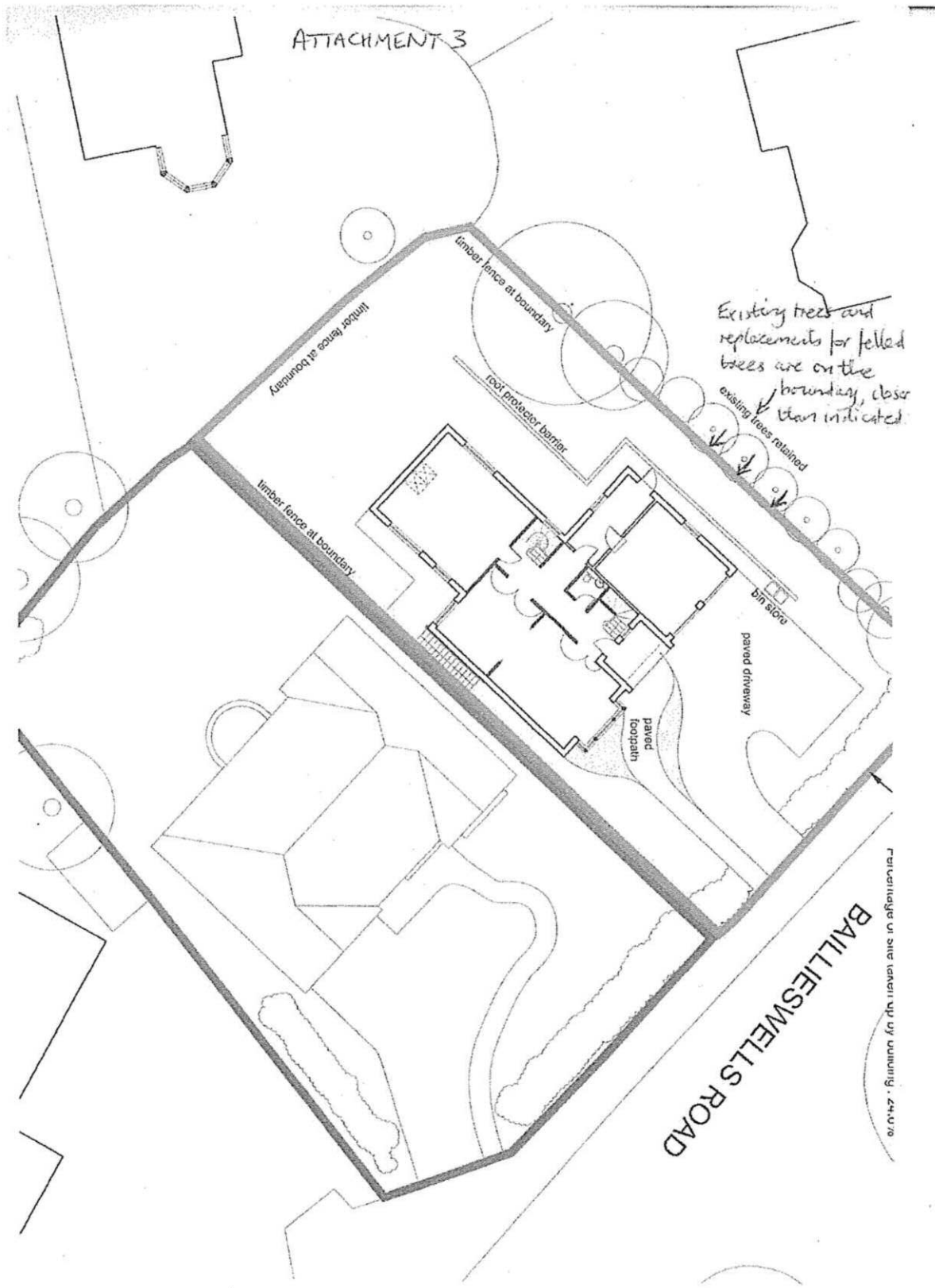


Trees now  
felled on  
safety ground  
Replaced by  
6 others.

Fig 6: Root damage close to fence, within 1.0m of tree trunks and 2.5m from Sitka Spruce 10.

Attachment 2 : Three damaged protected trees in my own site at number 13 (above) now felled (below) on safety grounds.





|                                |   |     |
|--------------------------------|---|-----|
| P&SD Letters of Representation |   |     |
| Application Number: 131698     |   |     |
| RECEIVED - 3 JAN 2014          |   |     |
| Nor                            | Sou <input checked="" type="checkbox"/> | MAp |
| Case Officer Initials: AM      |   |     |
| Date Acknowledged: 06/01/14    |   |     |

PI

---

**From:** Janette Kennedy [REDACTED]  
**Sent:** 26 December 2013 15:56  
**To:** PI  
**Subject:** Objection to application No. 131698 - Proposed Development at 11 Baillieswells Rd. Bielside  
**Attachments:** JKennedyObjection.pdf

Dear Sirs,

Attached is my objection letter to the Planning Application No. 131698.

yours sincerely,

Janette Kennedy



27 Baillieswells Drive,  
Bielside,  
Aberdeen  
AB15 9AT

26/12/2013

Development Management  
Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

Dear Sir/Madam,

Re: Application Number 131698

Proposed development at 11 Baillieswells Road, Bielside

We are writing in order to object to the above referenced planning application and to request that the application be rejected.

**The developer and their agent have once again failed to answer the following**

#### Density

Nothing in this proposal explains how 1 large house in half a plot that used to contain one bungalow is simply in keeping with the original plot's density. The developers agent's design proposals stating that this development will "ensure privacy for adjacent properties, is simply not true. The development cannot fail to prejudice sunlight and daylight penetration.

#### Amenity

I have reiterated my previous comments. "This site had beautiful old trees. I was horrified when the trees were taken down to see the destruction of such a vast area of trees with total disregard to how this would affect the surrounding area. Surely the developer must replant the trees as per Section 3.7.1 of "The Sub-division and Redevelopment of Residential Curtilages". The developer has ruined the amenity of this area in the callous destruction of the trees on site. The Brownfield site referred to was created deliberately to put in over scaled high-density houses.

Road safety.

I have lived in this area for over 32 years. I constantly use Baillieswells Road when walking my dog. The traffic on that road, and specifically going into Cairnlee Terrace at school times, is incredibly busy with schoolchildren and cars. How can a second entrance, so close to the junction with Cairnlee Terrace be safe, safety does not feature in any part of this proposal. The original house had ample driveway and parking space.

The proposal is written with no consideration for any of the properties that have already been so badly affected by what this developer has done so far. And if this proposal is allowed it, will create a dangerous junction for a house that adversely effects the amenity of the area.

Sincerely



Janette Kennedy

|                                |   |     |
|--------------------------------|---|-----|
| P&SD Letters of Representation |   |     |
| Application Number: 131698     |   |     |
| RECEIVED - 3 JAN 2014          |   |     |
| Nor                            | Sou <input checked="" type="checkbox"/> | MAp |
| Case Officer Initials: AM      |   |     |
| Date Acknowledged: 06/01/14    |   |     |

20<sup>th</sup> December 2013

28 Baillieswells Road  
Bielside  
Aberdeen  
AB15 9BB

Aberdeen City Council  
Planning and Infrastructure  
8<sup>th</sup> Floor  
St Nicholas House  
Broad Street  
Aberdeen  
AB10 1BW

Dear Sirs,

**Re: Planning Application Number 131698 – Proposed development at Site ‘A’ 11 Baillieswells Road, Bielside Aberdeen.**

I am in receipt of a notification of and information pertaining to an application for planning permission as referenced above for a proposed development at 11 Baillieswells Road, Bielside, Aberdeen (referred to as “Site A” by the Applicant) and I write to express my objections to the development as proposed.

The Applicant had originally submitted a planning application (ref no 091403) in September 2009 for the entire area of 11 Baillieswells Road and this application was the subject of much local objection for various reasons. Later the Applicant submitted a planning application for half of the site (referred to as Site B) and that went through a due process of objections, refusal, appeal and ultimately the Reporter granted planning permission. The two-stage application process which has been followed by the Applicant therefore appears to be a cynical attempt by the Applicant to circumvent the objections in principle by local neighbours to allow the residential curtilage to be split and to build two large houses. The entire site (A+B) was originally occupied by a single ‘low level’ bungalow which was not intrusive to any of the immediately neighbouring properties whereas the proposed developments (and specifically the proposed development which is the subject of this application) overlook, dominate and will almost certainly invade the privacy of all immediately neighbouring properties.

A new driveway for access to Site A is very close to (almost opposite) the junction with Cairnlee Terrace, such proximity is potentially hazardous for traffic movements.

Site A was originally dominated by mature trees and the owner of Sites A and B attempted to render the Site A suitable for the construction of a house by felling the mature trees, the presence of the trees would certainly have precluded the development as now proposed. The trees were felled with undue haste when the owner took possession of 11 Baillieswells Road and, I suspect, without such consents as may have been required. (The Site, as it was before the trees were felled may be seen by viewing the address on ‘Street View’ at the ‘Google Earth’ website.)

I consider it is highly probable that the proposed development will erode/invalidate the privacy of my property and that will in turn have a detrimental impact upon the value and my own personal enjoyment of my property.

I am further concerned that an approval of the proposed development will set a precedent for, and hence encourage the acquisition of other properties in the area by developers wishing to split residential curtilages for profit which would not be in the interests of, nor for the benefit of, the greater community.

For all of the forgoing reasons I object to the proposed development at Site A.

Yours faithfully



Keith H Smith

|                                |   |
|--------------------------------|---|
| P&SD Letters of Representation |   |
| Application Number:            | 13/698                                  |
| RECEIVED                       | 23 DEC 2013                             |
| Nor                            | Sou <input checked="" type="checkbox"/> |
| Case Officer Initials:         | AM                                      |
| Date Acknowledged:             | 24/12/13                                |
|                                | MAP                                     |

15 Baillieswells Road  
Bielside  
ABERDEEN  
AB15 9BB

13th December 2013

Aberdeen City Council  
Planning & Infrastructure  
Marischal College  
Broad Street  
ABERDEEN

Dear Sirs,

**OBJECTION TO PLANNING APPLICATION No. 131698 (11 BAILLIESWELLS ROAD)**

I wish to object to the above planning application and request that it be rejected by the Planning and Infrastructure Department.

I have studied the proposals with care and object on several grounds. I note that the supporting statement is inaccurate and misleading in several respects.

*Inappropriate Scale and Massing*

The scale and massing of the development is out of proportion with the surrounding neighbourhood. The Supporting Statement (2.7) is misleading in its description of the surrounding properties. All of the properties leading up to the proposed development are cottage or bungalow style houses that are significantly smaller. A house referred as of 'three stories' is in fact of two stories with a low level garage and is set in a large, well planted plot. There is no accurate illustration of the relationship between the proposed buildings and the adjoining properties and the building line of the street would clearly be disrupted by the development.

I am unable to reconcile the statement in the Supporting Statement (2.6) that '*less than one quarter (24.6%) of the overall site area*' is to be built upon with the scale plans which appear to show that the property would occupy around 33% of the site and that nearly 50% of the plot would be occupied by the building, driveway and paths. When compared with surrounding properties, the developer is clearly proposing to over develop no.11 Baillieswells Road.

*Loss of Urban Green Space*

The Supporting Statement is incorrect in its description of the site prior to its acquisition (1.2). The site was occupied previously by a modest bungalow that was well maintained. Mature trees occupied the northern part of the garden. The garden was well tended and was significant as urban green space. The trees in particular had a positive impact on the neighbourhood. It is regrettable that they were felled seemingly in presumption of gaining planning consent to split and redevelop the plot and that damage was caused to neighbouring trees which then had to be felled for safety reasons. It is important that trees that remain on adjacent properties be protected and inadequate information is provided in the application on how this will be achieved. There is no information on how the plot will be re-planted to compensate for the loss of trees removed.

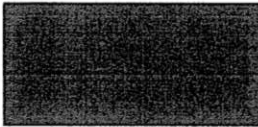
*Road Safety Concerns*

Road safety issues associated with the application have not been resolved. The information referred to in the Supporting Statement is outdated. As is evident from the plans included with the application, the turning area available is wholly inadequate and cars would have to reverse out onto the main road at a dangerous junction. The turning area has been greatly

reduced when compared with the turning area of the house that occupied the site previously and safe vehicular access onto the main road has not been provided. This is hazardous given the speed and density of traffic on the road and the use of the pavement at this junction on school days by children crossing to/from Cults Primary School and Cults Academy. The pavement is used also by residents of the neighbouring Simeon Homes. The road is becoming busier with the recent development of offices in Westhill and Kingswells and there has been much concern voiced by residents around the volume and speed of traffic on Baillieswells Road and use of the road by HGVs.

For the above reasons, I respectfully ask the Planning and Infrastructure Department to reject this planning application.

Yours faithfully,



Andrew Macaulay

|                                |     |     |
|--------------------------------|-----|-----|
| P&SD Letters of Representation |     |     |
| Application Number: P131698    |     |     |
| RECEIVED 17 DEC 2013           |     |     |
| Nor                            | Sou | MAp |
| Case Officer Initials: AMR     |     |     |
| Date Acknowledged: 20-12-13    |     |     |

24<sup>th</sup> December 2013



Aberdeen City Council  
St Nicholas House Broad Street  
Aberdeen  
AB10 1BX

**SCOTTISH WATER**

Customer Connections  
The Bridge  
Buchanan Gate Business Park  
Cumbernauld Road  
Stepps  
Glasgow  
G33 6FB

Customer Support Team

W: [www.scottishwater.co.uk](http://www.scottishwater.co.uk)

Dear Sir Madam

**PLANNING APPLICATION NUMBER: P131698**  
**DEVELOPMENT: Bieldside 11 Baillieswells Roa**  
**OUR REFERENCE: 645327**  
**PROPOSAL: Proposed New House**

**Please quote our reference in all future correspondence**

In terms of planning consent, Scottish Water does not object to this planning application. However, please note that any planning approval granted by the Local Authority does not guarantee a connection to our infrastructure. Approval for connection can only be given by Scottish Water when the appropriate application and technical details have been received.

Invercarnie Water Treatment Works currently has capacity to service this proposed development.

Nigg Waste Water Treatment Works currently has capacity to service this proposed development.

In some circumstances it may be necessary for the Developer to fund works on existing infrastructure to enable their development to connect. Should we become aware of any issues such as flooding, low pressure, etc the Developer will be required to fund works to mitigate the effect of the development on existing customers. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules.

A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

If the connection to public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s). This should be done through a deed of servitude.

Should the developer require information regarding the location of Scottish Water infrastructure they should contact our Property Searches Department, Bullion House, Dundee, DD2 5BB. Tel – 0845 601 8855.

If the developer requires any further assistance or information on our response, please contact me on the above number or alternatively additional information is available on our website: [www.scottishwater.co.uk](http://www.scottishwater.co.uk).

Yours faithfully

**Lynsey Horn**  
Customer Connections Administrator  
Tel: