

34 Woodburn Crescent,
Aberdeen AB15 8JX.

14 August 2014

Development Management, Enterprise, Planning and Infrastructure,
Aberdeen City Council,
BUSINESS HUB 4,
Marischal College,
Broad Street,
Aberdeen AB10 1AB.

Dear Sirs,,

Planning Application Reference 141026

I wish to make the following comments on the above Application.

The Development site is zoned green belt.

This site has been cherished as an unspoilt natural area used as a haven of peace easily accessible to residents of Aberdeen for many years.

Site A is located immediately adjacent to woods where red squirrel has been introduced.

Much effort and expense in recent years has gone into the successful introduction of the red squirrels and eradication of the grey. Disruption of the natural environment which would ensue from the proposed development can only result in the curtailing of this.

Erecting road signs in an attempt to reduce speed and warn drivers of red squirrel presence would be no deterrent. Drivers ignore signs erected to prohibit through access from this area to Countesswells Road.

Buzzards nest on site A.

The current roads are not suitable for any increase in traffic. Substantial road widening would be required to service the development. This would be extremely difficult with the trees (some of which are protected) and traditionally constructed drystone dykes which line them.

Increased traffic would result in hazard to the walkers, horse riders and family cyclists who use the roads to access the paths and thereafter to cross them to follow the path network.

The application presented is for "circa 250 bedroom" hotel and country club whereas the Hyder Transport Assessment refers to 200 bed Hotel complex

Vehicle trip surveys did not include **the inevitable noise disturbance to the residential area proposed for access. This would be particularly relevant in the antisocial hours when revellers would be leaving functions at night.**


Drainage in the area is very poor.

The neighbouring buildings of the former garden centre frequently flood.

The Dandara development nearby is encountering considerable difficulty with drainage

On these grounds I consider this proposal to be completely inappropriate and should be rejected..

Yours faithfully,


Sheila M Campbell