

141430

PI

From: webmaster@aberdeencity.gov.uk
Sent: 31 October 2014 11:16
To: PI
Subject: Planning Comment for

Comment for Planning Application

Name : Jon F Van Heerden
Address : Flat A
81 Hardgate
Aberdeen
AB11 6XA

Telephone : [REDACTED]
Email : [REDACTED]
type :

Comment : I am writing to object to the above planning proposal. The city centre already has a lot of accommodation such as the recently built Park Hotel, Ibis Hotel and Jury's Inn as well as long established hotels. Furthermore there are numerous serviced apartments in close proximity such as Skene House on Holburn Street, apartments on Springbank Terrace and at the Holburn Street/Polmuir Road roundabout. Our area is primarily a residential area which has in the last 20 years had every inch of available land built on. Although billed as for business use, it is more than likely to be used by leisure visitors in their various forms.

The area is primarily residential and subject to evening, night time and early hours disturbance from revellers traversing the streets. The area is very popular with the student leasing market and they tend to go out drinking through the week as bars have low cost alcohol specials on. When the clubs close and the students head back they wake up everyone in our building. With the recent press in the newspapers about anti-social behaviour from offshore workers I fear the problems will only get worse with the building of this Apart-Hotel. The noise is accompanied with litter, urinating and even defecation. The prospect of even more mess in the area is very distressing with the arrival of even more out of town party goers seeking a low cost venue.

The scale of the development is out of context with the adjoining houses on Union Glen and will completely overpower them, especially those to the north side of Union Glen. Using Holburn Street, which is on a higher level, a pointer for height is a ruse served only to increase the size of the development.

Parking and traffic is already problematic and with only 8 parking spaces, this is going to be further exacerbated. While it is fine to aspire to green ideals, the reality is that more traffic will be generated and further congestion will result. Speed has long been a problem on Hardgate and the speed bumps are not effective as most cars undercarriage enables them to easily glide over them due to their small size. Wood Group has a big office next to the Park Hotel, which has seen traffic on our road more than treble and it now resembles a dual carriageway as apposed to a residential street. This will be further exacerbated by the building of another office block on the Old Bells Bar site. Even though council policy is for green transport, most oil companies employees commute with their own vehicles.

The site consists of three industrial units each home to a thriving business, although they were wrongly described in the local press as being disused.

The development would mean the destruction of the working premises of an electrical engineering firm involved in the oil and gas industry, an embroidery firm providing promotional items locally and nationally and a motor repair and MOT licensed garage.

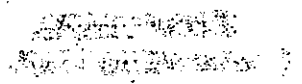
The three affected companies currently provide employment for some 30+ skilled and unskilled individuals. They are well-established having traded from this site for 32 years, 20 years and 14 years. Their closure would inevitably

result in redundancies and in particular the demise and loss of a family managed small local garage, a facility which is now in such short supply. I have been using John Park motors for the last 10 years to fix my cars. Every time I have gone anywhere else I have only been disappointed.

The redevelopment will destroy this environment and lose the diversity, currently being encouraged and promoted by Aberdeen City Council, which small local businesses provide in the city centre.

The proposed erection of an apart-hotel on the site is not diverse as there are now so many of these establishments existing and proposed in this area, despite the fact that the hospitality sector report that the demand for such has peaked in Aberdeen. Furthermore various new hotels have been built in Kingswells, Westhill and next to the airport so eventually demand for city centre accomadation will die down.

I trust the local authority will take responsibility for allowing this site to continue to provide employment and services, rather than allow the developer to demolish these facilities and have the site possibly lie vacant, unused, deteriorating and creating a hazard, as some brown field sites have unfortunately done in the past, when they could have been serving a useful purpose.



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P&SD Letters of Representation		
Application Number:		
RECEIVED - 1 NOV 2014		
Nor	Sou <input checked="" type="checkbox"/>	MAp
Case Officer Initials: JAF		
Date Acknowledged: 2/11/14		

ALEX HUTCHEON COMPANY

solicitors & estate agents

Our Ref: AH
Your Ref:
Direct Dial: 01224 623423
Date: 14 October, 2014

(via e-mail only: pi@aberdeencity.gov.uk)

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

Dear Sirs

Representations to Planning Application

Application Number: 141430

Development: Units 1-3, Union Glen, Aberdeen, AB11 6ER

Applicant: DANMOR Developments Ltd

Description: Demolition of existing Industrial Units and erection of an Apart-hotel comprising 71 room suites with associated parking and landscaping

We act for the owner and occupier of Flat B, 46 Union Glen, Aberdeen, AB11 6ER, a flatted property situated immediately opposite the proposed development. The owner wishes to object to the above planning application on the following basis:-.

Disturbance

The proposed development by its nature as a hotel will result in an increased level of both pedestrian and vehicular traffic immediately surrounding the development and extend the timing of surrounding traffic to a 24/7 basis. By itself this will lead to an increased noise disturbance to surrounding residential flatted properties and create a new noise disturbance in the evenings, night and early morning.

The build environment in the immediate vicinity is dense in general. Flatted properties form the bulk of properties on Union Glen and density and height is particularly severe adjacent to Holburn Street where buildings are seven storey height.


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The immediately surrounding streets are narrow roads and are linked to the North West side of Holburn Street via an under street tunnel. The tunnel is utilised by pedestrian and vehicular traffic to gain access to Holburn Street via Union Glen, Cuparstone Row and Ashvale Place.

The high sided buildings adjacent to the tunnel combined with the dense modern tenements packed close to the narrow roads combine to form an area of high acoustic noise which is amplified and echoed in a manner consistent with a standard tunnel.

The nature and density of the proposed development will substantially and materially increase noise, harming the amenity of the immediately surrounding neighbourhood.

Overlooking / Over shadowing / loss of Privacy

The buildings immediately adjacent to Holburn Street are of a kind and type appropriate for a historic building providing access to streets on multiple sides at multiple levels.

The development is not immediately adjacent to Holburn Street nor is it proposed that direct access is taken from Holburn Street.

The majority of the development will be seven stories high. It is not appropriate in a high density residential setting where existing flatted properties are four stories in height for a predominantly seven story development.

Although the development falls within an H2 mixed use zone the predominant use in the immediately surrounding vicinity and surrounding streets is residential flatted developments. Existing residential density is high & predominantly at a height of four flats within each block.

The proposed development will overlook and over shadow surrounding residential property with the resultant loss of light and privacy for the neighbourhood.

High Density / Overdevelopment of the site

Most guests will inevitably arrive and depart the hotel by car or taxi (it is not realistic that travellers will arrive without luggage and therefore be more disposed to arrive by bus, cycle or on foot). Even if the hotel lays on transportation most guests will arrive by mini bus. The development makes no provision for a drop off / arrival/departure area for taxis, minibuses and private hire vehicles which would allow vehicles to enter and leave the development without entering into a reverse gear. Vehicles leaving the development in a reverse gear is a danger to pedestrian and vehicles using Union Glen.

No outside area is reserved as green space or commercial garden ground

The proposed development is over developed and too dense for the area.

Highway safety / convenience of road users

The road and foot tunnel under Holburn Street form a de facto mixed use vehicular, cycle and pedestrian access under Holburn Street.

Increased vehicular traffic to the hotel will increase the risk of Road Traffic accidents between vehicles, cycles and pedestrians

Traffic approaching the tunnel from either direction faces an unsighted exit. In accordance with the highway code most drivers sound their vehicles horn on approach to the entrance to the tunnel (from both sides). The sound of a vehicles horn is amplified by the natural acoustic effect of the tunnel. Generally speaking as the surrounding properties are residential traffic rarely passes at night. The development is clearly a 24/7 development with traffic arriving and departing 24 hours a day. The development will lead to a repetitive nightly noise disturbance in a predominantly residential area.

Parking / Access

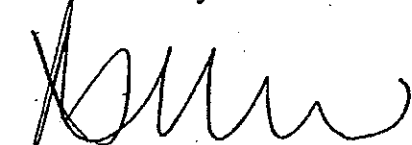
Insufficient car parking spaces have been proposed for the development (5 spaces for 71 rooms). Although the property is physically close to Holburn Street, due to the multi level nature of surrounding streets the walking distance from Holburn Street to the development is considerable. The surrounding streets are also at significant gradients. The development by virtue of its location will discourage pedestrian, cycle and public transport use. The proposed number of car parking spaces is wholly insufficient and the resultant displacement of parked vehicles to surrounding streets will materially prejudice the amenity of the surrounding residential area as well as form an increased hazard to road users.

Parking in the immediately surrounding streets is already at a premium. Residents, visitors, local business (including three takeaway pizza outlets) regularly compete for on street parking spaces. Parking is particularly acute for residents who wish to park near their dwellinghouses.

Due to the unstructured nature of parking access to the development and surrounding property can be difficult to impossible especially for larger vehicles.

Due to the tunnel, to all intents and purposes for any vehicle larger than a car that part of Union Glen where the development is located is a dead end. Access for emergency vehicles is thus constrained.

Yours Faithfully



Alex Hutcheon & Co

PI

From: webmaster@aberdeencity.gov.uk
Sent: 30 September 2014 12:46
To: PI
Subject: Planning Comment for 141430

Comment for Planning Application 141430

Name : Andrew Clark
Address : 12A Glendale Mews
Union Glen
Aberdeen
AB11 6fN

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I believe this plan should not go through for the following reasons:

It is already exceptional busy there with large difficulty to park and if this goes ahead it will only make this worse. The area is also quiet residential and I believe having these sorts of apartments will contribute much more to the noise level in the area. As mentioned previously the road layout is not great and it will be difficult to handle the volume of traffic 71 suites plus staff will have in the area. From the current design I have seen I also believe it appears to be too high and will block out natural light to other properties.

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A R G

Planning And Building Design

12 October 2014

Jane Forbes
Planning Officer
Aberdeen City Council

Dear Madam

Planning Application Ref. 141430
Proposed Development at 1-3 Union Glen Aberdeen AB11 6ER

Mrs Elizabeth Bainbridge who owns and occupies the ground floor flat within the tenement at 85 Holburn Street Aberdeen received a notice from the council on 3rd October in respect of the proposed erection of a 71 room Apart-Hotel at the the above site.

Her flat is the only ground floor flat within this tenement which is accessed from Holburn Street and is on the second floor of the tenement if viewed from Union Glen .

The total height of this tenement if viewed from Union Glen is six storeys with the addition of a large drying loft over.

It is one of, if not the tallest tenement building Aberdeen .

On behalf of Mrs Bainbridge I would request confirmation that the proposed development will not be physically connected to the existing tenement building referred to in Paragraphs 2,3and 4 of this letter . In the event of this application being approved I would request that all new building work be a minimum of 2 metres from this tenement .This to minimize the risk of structural damage to the east wall of the tenement during construction of the propose development.

In addition to the above on behalf of Mrs Bainbridge I would register the following objection to this proposed development .

Objection 1.

It is proposed that the new building will extend to the south of the existing tenement and as a result of its proposed height will have a detrimental effect with regard to morning and afternoon light enjoyed by Mrs Bainbridge in both her south facing bedrooms. I would request that if approved this development be restricted in height to four storeys.

Alexander R Gallacher 3 Pitstruan Terrace Aberdeen AB10 6QW
Tel. 01224 586932 E/mail sandygallacher@sky.com

A R G

Planning And Building Design

Objection 2,

It is proposed that windows be incorporated in the west and south walls of the proposed stairs in the new building. The windows in the west wall will afford persons using these stairs a view into the previously mentioned bedrooms. I would suggest that these windows are not required as the south facing stair windows would be more than adequate for the purpose of providing daylight to the stairs. If it is considered that these windows are required for design purposes perhaps consideration could be given to making it a condition of approval that obscure glass be installed in this instance.

Point of Information

I would like to point out that there is a culverted burn under Union Glen

Yours faithfully

Alexander R. Gallacher

Alexander R Gallacher 3 Pitstruan Terrace Aberdeen AB10 6QW
Tel. 01224 586932 E/mail sandygallacher@sky.com

From: webmaster@aberdeencity.gov.uk
Sent: 19 October 2014 22:35
To: PI
Subject: Planning Comment for 141430

Comment for Planning Application 141430

Name : Matt Dixon
Address : 49b Union Glen
Aberdeen
AB11 6ER

Telephone :

Email : [REDACTED]

type :

Comment : Dear Sir,

Regarding Planning application 141430 for a 71 bedroom apartment/hotel complex at Union Glen.

I strongly object to the development proposal for the following reasons:

1. Loss of privacy. I live at flat b, 49 Union Glen. My bedroom would be immediately overlooked by residents of the development and the private yard would be removed.
2. Loss of security. At present the courtyard is protected by a security gate, paid for and maintained solely by the residents of 49 union Glen. Access is gained through use of personal access fobs .This is an important feature of the flats, maintaining security and privacy and based on the plans would be removed.
3. Loss of light into the buildings close to this very large development including to my flat.
4. Inadequate road access for such a large development. At this particular point in Union Glen the road is quite narrow and very congested. Access from the west is very restricted due to a narrow and low bridge arch.
5. Lack of suitable parking. Whilst it is argued that the majority of residents would be using public transport there will still be there very much increased demand for parking in the area. Parking in the area is extremely difficult at present. The proposal to allow three cars to park in the courtyard of 49 Union Glen is both inadequate and probably impractical. Residents of 49 Union Glen have received advice that access to the courtyard appears to be subject to their consent and this is likely to be denied in the case of the apartments/hotel users or staff. The idea that further parking may be available at the Willowbank retail park is also inappropriate. As far as I know this parking area is available to users of the retail outlets which surround it and is fully used for this purpose. Have the owners and operators of these retail outlets been informed of the development and its effect on their businesses?
6. Unacceptable disruption during the construction phase for a new development. The construction of such a large new building would require heavy machinery to be employed over a significant length of time. The roads in the area are inadequate for accepting such large equipment and, even if it can be put in place, the disruption to residents and users of the businesses in the area would be very significant. How will guaranteed access be provided to the residents of 49 Union Glen during the construction period without disruption?

As stated above, I fully object to the development.

From: webmaster@aberdeencity.gov.uk
Sent: 19 October 2014 13:58
To: PI
Subject: Planning Comment for 141430

Comment for Planning Application 141430

Name : Bruce Noble

Address : 4 West Glendale Mews, Union Glen, Aberdeen, AB11 6FR

Telephone :

Email : [REDACTED]

type :

Comment : I object to the planned development for the following reasons.

1. The 8 parking places proposed is ridiculous for 71 rooms. According to the ground floor plan there is not even access to the 3 parking spaces to the rear of the development via the area available in the plot. The assumption that guests will arrive by plane or train is naive and there will inevitably be a shortage of parking. Where would guests be directed to park in this situation?
2. Where would employees of the hotel park?
3. Union Glen is already very congested in the evening / overnight once residents are home and park their cars. People park within the current industrial units overnight and the on street parking in front of the industrial units. With this parking availability removed there will be even more congestion which will be a safety issue.
4. How does the developer propose to demolish existing Abstitch premises without disruption to West Glendale Mews car park?
5. How does the developer propose to carry out building without massive disruption Union Glen area?
6. Are the existing industrial units built with materials that could be a health hazard to Union Glen residents during any demolition work i.e. asbestos etc?
7. The proposed development will block natural light to West Glendale Mews.
8. The hotel will likely be used at the weekend by people staying for nights out in Aberdeen. This will increase the amount of noise and drunken behaviour in what is currently a quiet area.
9. The hotel is likely to have an adverse effect on property values in the area.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 20 October 2014 01:05
To: PI
Subject: Planning Comment for 141430

Comment for Planning Application 141430

Name : Alison Keith
Address : 49A Union Glen
Aberdeen
AB11 6ER

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Proposed erection of a 71 room suite Aparthotel with parking at union Glen Aberdeen by Danmor Developments.

I write in connection to the above planning proposal. I know this area well and have studied the plans for this development. I wish to object strongly to the building of this development in this location.

I list my reasons for my objection below:

Loss of security for residents of 49 Union Glen - We currently have a security access gate for residents which is maintained solely by residents of 49 Union Glen. Three parking spaces within this proposed development are located within the boundaries of this gate. The land required to access these spaces is jointly owned by the residents of 49 union Glen. The use of these spaces by hotel residents will remove the secure nature of the courtyard. This promise of security is the reason many residents of 49unionnglen purchased their properties.

Inadequate road system - the road system cannot handle current traffic levels. The roads are unsuitable for the increase in traffic which is inevitable with a proposal such as this.

Access to privately owned land in question - As an owner and resident of 49A Union Glen this proposal will effect the less route to my own privately owned parking space. This is not acceptable.

Right to light - the light available to my home, and indeed the whole building of 49 Union Glen, is already extremely limited. The building of this seven storey Aparthotel would be in the direct path of our only light thus sending our home into complete darkness. This would reduce our quality of life, our enjoyment of our own home, effect our health and reduce the value of our property.

Parking in local area - local residents currently have insufficient parking for the volume of permanent residents. A 71 bedroom Aparthotel would worsen this problem. Local residents life quality would be effected greatly.

Disruption during building - a building of this magnitude requires heavy goods vehicles which the road system is not capable of supporting. See point above regarding unsuitable road system. This would also create an unacceptable level of disruption to the local residents.

The boundaries on the outline plans include land which requires access through land partly owned by residents of 49union glen. This land is not solely owned by the developers but is included within the proposed development.

I would like to invite an inspection of the residential area 49Union Glen. Following assessment of the area and the potentially unacceptable levels of disruption, reduced levels of security and light restriction to the homes here you will agree this proposal is not acceptable for this area.

PI

From: Martin Duncan [REDACTED]
Sent: 20 October 2014 01:08
To: PI
Subject: Planning application 141430

Proposed erection of a 71 room Aparthotel with parking at union Glen Aberdeen by Danmor developments.

I write in connection to the above planning proposal. I know this area well and have studied the plans for this development. I wish to strongly object to the building of this development in this location.

I list my reasons for my objection below:

Loss of security for residents of 49 Union Glen - We currently have a security access gate for residents which is maintained solely by residents of 49 Union Glen. Three parking spaces within the proposed development are located within the boundaries of this gate. The land required to access these spaces is jointly owned by the residents of 49 union Glen. The use of these spaces by hotel residents will remove the secure nature of the courtyard. This promise of security is the reason many residents of 49 union glen purchased their properties.

Inadequate road system - The road system cannot handle current traffic levels. The roads are unsuitable for the increase in traffic which is inevitable with a proposal such as this.

Access to privately owned land in question - As an owner and resident of 49A Union Glen this proposal will effect the access route to my own privately owned parking space. This is not acceptable.

Right to light - The light available to my home, and indeed the whole building of 49 Union Glen, is already extremely limited. The building of this seven storey Aparthotel would be in the direct path of our only light thus sending our home into complete darkness. This would reduce our quality of life, our enjoyment of our own home, effect our health and reduce the value of our property.

Parking in local area - Local residents currently have insufficient parking for the volume of permanent residents. A 71 bedroom Aparthotel would worsen this problem. Local residents life quality would be effected greatly.

Disruption during building - A building of this magnitude requires heavy goods vehicles which the road system is not capable of supporting. See point above regarding unsuitable road system. This would also create an unacceptable level of disruption to the local residents.

The boundaries on the outline plans include land which requires access through land partly owned by residents of 49 union glen. This land is not solely owned by the developers but is included within the proposed development.

I would like to invite an inspection of 49 union glen. Following assessment of the area and the potentially unacceptable levels of disruption, reduced levels of security and light restriction to the homes here you will agree this proposal is not acceptable for this area.

Regards

Martin Duncan

Sent from Surface

PI

From: webmaster@aberdeencity.gov.uk
Sent: 23 October 2014 11:59
To: PI
Subject: Planning Comment for 141430

Comment for Planning Application 141430

Name : Miss Elspeth Yarrow
Address : 7 West Glendale Mews
Union Glen
Aberdeen

Telephone :

Email : [REDACTED]

type :

Comment : I have no objection in principle to the development of a hotel in this location.

In the 'Site Context' on page 2 of the design statement, you can see a picture of apartment block called 'West Glendale Mews' - I own and live in flat 7 in this block. You can see in the photo of West Glendale Mews that we have a private car park in front of our building - these are undesignated spaces as there are less spaces than flats in our block. We already have slight problems with members of the public and students at Aberdeen Drilling School using the spaces in our car park. It is foreseeable that, given the low number of spaces planned as part of the aparthotel complex, that guests are likely to use our parking spaces and those of adjacent apartment blocks and cause local residents unreasonable cost and frustration. On-street parking in this area is expensive and time-restricted and it would be unfair to create a problem for us.

If the developers are considering such a low number of car parking spaces within their plans, I believe they should offer to bear the cost of installing barriers at the entrance to our private parking area to protect it from unauthorised use by residents/guests of the hotel.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 31 October 2014 11:05
To: PI
Subject: Planning Comment for

Comment for Planning Application

Name : Adriana MacKenzie
Address : Flat B, 81Hardgate
Aberdeen
AB11 6XA

Telephone : [REDACTED]
Email : [REDACTED]
type :

Comment : I Object to the planning application of Unit 1 - 3 Union Glen. I live on the corner of Hardgate and Union Glen. This area is close to the City Centre with a number of young families with children in Ferryhill Primary staying on Hardgate and Union Glen. The only way for taxis transporting people from the airport or train station to this Apart Hotel will be past my front door. As the proposal is for 71 rooms catering for short stays it will create a continuous flow of taxis up and down Hardgate, apart from the noise this is very dangerous for young primary school pupils in the area.

Further this Apart Hotel will cater for offshore workers who will frequent the numerous pubs and clubs on Union Street and then have to use Hardgate to get back after closing time which will contribute to late night noise, litter and anti-social behaviour outside properties of families who have children that have to be up early for school.

The proposal is also only allowing for 8 parking bays therefore staff and occupants with hire cars will park in the already limited parking spaces for residents.

At present there are three small businesses on the property. These businesses have been in the Units for between 12 and 30 years and in the 20+ years I have lived in Hardgate never caused any noise, litter or traffic problems. These businesses are well established and therefore will not change or expand.

Other the area is well provided for Hotel accommodation with the existing Hotels and the Hotels under construction.

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