

NIGG COMMUNITY COUNCIL

ABERDEEN

Planning & Sustainable Development,
Enterprise, planning and Infrastructure,
Aberdeen City Council,
Business Hub 4,
Marischal College,
Broad Street,
Aberdeen.
AB10 1AB

Planning & Sustainable Development	
Mail ID	
RECEIVED	19 AUG 2013
REPLY	
Section	Officer

16th August 2013

Subject :- Planning Application in Principal-103892 130892
Hermiston Securities, Loirston, Nigg

Dear Sirs,

Nigg Community Council wish to respond to the above application.

Some of the points below were previously raised at various consultation events, and were included in our response to the "Loirston Framework" which preceded this application but continue to be of concern to the local community.

The documents submitted in support of the Application in Principal, contain several mistakes, oversights, conflicts and errors which deem this application incomplete and therefor should be rejected.

Matters of note :-

Design and Access Statement

- (pge 13) Conflict between "Flood Risk Statement" - Water Fluctuation Levels.
- (pge 21) Error, between map and actual area covered in the "Tree Survey and Tree Management Statement, June 2013.
- (pge 44) Misleading, to state "Roads Infrastructure cannot avoid part of the LNCS Western edge. Goes against ACC's "Nature Conservation Strategy 2010 - 2015"
- (pge 50) Error, Dev. Block G2 & G3 is not identified on associated map.
" Error, Density for Block A7, differs between pages 49 and 50.
- (pge 53) Oversight, Lack of info. regarding the adverse effect the drainage of the proposed development will have on the River Dee SACS.
- (pge 10) Mistake, not to specify / indicate projected completion date. Against ACC's Masterplan Process - "A Guide for Developers - July 2010, requiring a "Feasibility Appraisal"

Transport Assessment

- (pge 22) Mistake to state, that no increase in traffic flow is predicted between 2013 and 2016 despite three ongoing developments all of which adjoin the A956.

Cont.

Please reply to -
Mr. Alan Strachan
Chairman
Nigg Community Council
18, Redmoss Road,
Nigg, Aberdeen
AB12 3JN

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

Mrs. Jenny Gell
Secretary
Nigg Community Council
Lochinich Cottage, Charleston
Nigg, Aberdeen
AB12 3LL

Nigg Community Council considers, the Land Use and Density, appears to be more suited for an urban area, rather than a rural development and recommends:

Buildings throughout the Development, especially adjacent to Loirston Loch, should be limited to a maximum of 3 storeys.

The residential density for any development block should be limited to a maximum of 55 units per hectare. No development blocks should be in the higher residential density of 55-85 units per hectare category.

The number of residential units in the Loirston Development should be reduced to the original intention of 1200 units.

Nigg Community Council suggest, that the LNCS and its boundary, should be fully recognised and that no buildings, roads nor car parking should encroach the LNCS in any way.

We are concerned, that a fully protected footpath marked "Right of Way", is being replaced by a path that is, by name, merely "aspirational". We recommend, that full legal protection be given to any alternative to the Existing Right of Way, and that any such protected alternative be established before the Existing Right of Way is removed.

We recommend greater consideration be given to incorporating Core Paths with Green Corridors rather than the road network.

We call for an effective, direct and continuous Green Corridor link, between the northern end of the Loirston Loch LNCS and Kincorth Hill LNR. This would include a minimum of road crossings, obtained by making some roads cul-de-sacs, thus allowing the desired corridor links as uninterrupted as possible.

A greater commitment to keeping the Loirston Loch LNCS and Kincorth Hill LNR Green Corridors as "natural" as possible and devoid of wildlife-threatening features such as "play areas".

We feel the quoted 30 metre "Buffer Zone" around the Loch is too small and should be extended to 50 metres.

Redmoss Road, through the existing Redmoss Estate, is too narrow and should not be considered suitable as a bus thoroughfare.

Road closure or severe traffic calming measures, should be effected on Redmoss Road between the existing Redmoss estate and the Loirston Development to ensure that congestion at the junction of Redmoss Road and West Tullos Road is not further exacerbated.

Existing Interpretation Centre should remain.

As there is no legal requirement for a developer to provide an area suitable for a Gypsy / Travellers Temp Halting Site, the provision of a site in this application, should be removed.

I trust that these comments from "Nigg Community Council", will be taken into account, and shows clear grounds as to why this application in principal, should be rejected at the next Planning Committee meeting.

Yours sincerely,



Alan Strachan (chair)

for and on behalf of Nigg Community Council

Robert Vickers

From: webmaster@aberdeencity.gov.uk
Sent: 21 July 2013 08:02
To: PI
Subject: Planning Comment for 130892

Comment for Planning Application 130892

Name : Mrs Y. Trew
Address : 44C Baxter Street
Tory
Aberdeen

Telephone : CO [REDACTED]

Email : [REDACTED]

type :

Comment : My position regarding this development, is that I object to the development, in principle only because of the possible location of the traveller site location either adjacent to my families property and/or their neighbours.

The reason I object is that in the last six years they have had travellers park/reside outside or near to our family home on a number of occasions which were supervised by the council. On all occasions we have all felt:

- a) Threatened and intimidated, as they have invaded our privacy and have located themselves very close to or immediately opposite our home and created a disturbance (in response to which we have had to call the police) and we have witnesses fights between rival families.
 - b) Insecure, as they as they had stolen items off our property, which have been found on their site when they vacated the site and left the rubbish behind them so we were concerned at leaving the property.
 - c) Disgusted, as they have left unacceptable levels of human excrement and refuse behind them. Which because of its location I have had to handle as the council would not remove it.
 - d) Disturbed and concerned about our families safety, as they passed our house on numerous occasions and at speed also conducted their business at all hours of the day and the night.
 - e) Inconvenienced as at the time they encamped near our house they parked so close to our front door and double parked that I had to move my own car from my front door.
 - f) Inconvenienced as when we were building the house the builder would not return to site until the travellers were removed.
 - g) Ignored by the police and public officials as we have tried to have the travellers moved on.
 - h) Victimized, as their rights seem to be put ahead of the fair minded silent majority of the community who have also rights.
 - i) Fear/Risk as we have had a gang of travellers intimidate us for a number of weeks and my elderly father-in-law and mother-in-law felt at risk every time they left the property. This fear was also felt by my elderly neighbours.
 - j) Resentment as we have tried to build and better our lives (and those of our family) in our family property and we are intending looking after my wife's father and mother in their old age and we have extended our property to facilitate this, however they feel insecure and un-happy at the thought of having to live next to traveller encampment and want them to be happy in their retirement and not afraid.
 - k) Concerned about our families safety, as they passed our house on numerous occasions at speed.
- Lastly All travellers my father in - law has spoke to do not want to be normalised (in the polite sense), they are happy being / residing not in the city but farer away from urban areas and un-scrutinised in appears to defy logic the insistence of traveller sites within the city when they do not want to live a conventional existence.

Thanks and Best Regards

Mrs Y. Trew
44c Baxter Street,
Tory,
Aberdeen

Robert Vickers

From: webmaster@aberdeencity.gov.uk
Sent: 14 July 2013 20:57
To: PI
Subject: Planning Comment for 130892

Comment for Planning Application 130892

Name : Mr D. Stewart
Address : Bloo Hoose
Charleston, Nigg
Aberdeen
AB123LL

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Letter Of Objection

Dear Sir or Madam,

Thanks for your letter of notification re application No 130892 dated 26/06/13.

My position regarding this development, is that I object to the development, in principle only because of the possible location of the traveller site location either adjacent to my property and/or my neighbours.

The reason I object is that in the last six years we have had travellers park/reside outside or near to our home on a number of occasions which were supervised by the council. On all occasions we have felt:

- a) Threatened and intimidated, as they have invaded our privacy and have located themselves very close to or immediately opposite our home and created a disturbance (in response to which we have had to call the police) and we have witnesses fights between rival families.
 - b) Insecure, as they as they had stolen items off our property, which have been found on their site when they vacated the site and left the rubbish behind them so we were concerned at leaving the property.
 - c) Disgusted, as they have left unacceptable levels of human excrement and refuse behind them. Which because of its location I have had to handle as the council would not remove it.
 - d) Disturbed and concerned about our families safety, as they passed our house on numerous occasions and at speed also conducted their business at all hours of the day and the night.
 - e) Inconvenienced as at the time they encamped near our house they parked so close to our front door and double parked that I had to move my own car from my front door.
 - f) Inconvenienced as when the we were building our house the builder would not return to site until the travellers were removed and this resulted in considerable extra expense to myself.
 - g) Ignored by the police and public officials as we have tried to have the travellers moved on.
 - h) Victimised, as their rights seem to be put ahead of the fair minded silent majority of the community who have also rights.
 - i) Fear/Risk as we have had a gang of travellers intimidate us for a number of weeks and my elderly father-in-law and mother-in-law felt at risk every time they left the property. This fear was also felt by my elderly neighbours.
 - j) Resentment as we have tried to build and better our lives (and those of our family) in our property and we are intending looking after my wife's father and mother in their old age and we have extended our property to facilitate this, however they feel insecure and un-happy at the thought of having to live next to traveller encampment and want them to be happy in their retirement and not afraid.
 - k) Concerned about our families safety, as they passed our house on numerous occasions at speed.
- Lastly All travellers I have spoke to do not want to be normalised (in the polite sense), they are happy being / residing not in the city but farer away from urban areas and unscrutinised in appears to defy logic the insistence of traveller sites within thje city when they do not want to live a conventional existence.

I would welcome the opportunity to put my view forward to the council if possible when the opportunity arises. I can be contacted at the address listed or alternatively on [REDACTED]

Robert Vickers

From: webmaster@aberdeencity.gov.uk
Sent: 21 July 2013 07:59
To: PI
Subject: Planning Comment for 130892

Comment for Planning Application 130892

Name : Mr . H. Noble
Address : Co Bloo Hoose
Charleston,
Nigg
Aberdeen
AB123LL

Telephone : co [REDACTED]

Email : [REDACTED]

type :

Comment : My position regarding this development, is that I object to the development, in principle only because of the possible location of the traveller site location either adjacent to my son in laws property and/or their neighbours.

The reason I object is that in the last six year they have had travellers park/reside outside or near to our home on a number of occasions which were supervised by the council. On all occasions they/we have felt:

- a) Threatened and intimidated, as they have invaded our privacy and have located themselves very close to or immediately opposite our home and created a disturbance (in response to which we have had to call the police) and we have witnesses fights between rival families.
 - b) Insecure, as they as they had stolen items off our property, which have been found on their site when they vacated the site and left the rubbish behind them so we were concerned at leaving the property.
 - c) Disgusted, as they have left unacceptable levels of human excrement and refuse behind them. Which because of its location I have had to handle as the council would not remove it.
 - d) Disturbed, as they passed our house on numerous occasions and at speed also conducted their business at all hours of the day and the night.
 - e) Inconvenienced as at the time they encamped near our house they parked so close to our front door and double parked that I had to move my car from the front door.
 - f) Inconvenienced as when the builder was modifying their house the builder would not return to site until the travellers were removed and this resulted in considerable inconvenience to myself as we had to guard trhe house in this situation which was unsecure.
 - g) Ignored by the police and public officials as we all tried to have the travellers moved on.
 - h) Victimised, as their rights seem to be put ahead of the fair minded silent majority of the community who have also rights.
 - i) Fear/Risk as we have had a gang of travellers intimidate us for a number of weeks as I have a heart condition and feel at risk in the property. This fear was also felt by our friend Mrs Doris Troupe an elderly neighbour and other neighbours in the vicinity.
 - j) Resentment as our family have tried to build and better our lives (and those of our family in their property) and they are intending looking after us in our old age and they have extended their property to facilitate this, however we feel insecure and un-happy at the thought of having to live next to traveller encampment and want them to be happy in our retirement and not afraid.
 - k) Concerned about our families safety, as they passed the house on numerous occasions at speed.
- Lastly All travellers I have spoke to do not want to be normalised (in the polite sense), they are happy being / residing not in the city but farer away from urban areas and unscrutinised in appears to defy logic the insistence of traveller sites within thje city when they do not want to live a conventional existence.

Thanks and Best Regards

The Lodge
Charleston
Nigg
Aberdeen AB12 3LL

Aberdeen City Council Planning Reception
Planning and Sustainable Development
Marischal College
Broad Street
Aberdeen AB10 1AB

Date 15th July 2013

Planning Application 130892 Hermiston Securities, Loirston Nigg.

Dear Sirs

Having received a Neighbourhood Notification for the subject planning application in principle (PPIP) I would like to make the following representations:

Design and Access Statement - documentation errors and conflicts

- 1 Pg 19 Section 1.2.1, gives "development of the site will be completed over a xx period". The figure "xx" is not informative and should render the document incomplete
- 2 Maps on pages 3, 19, 31, 35, 47, 49 and elsewhere do not include a key for the orange-hatched, red-line bordered areas to the southwest corner of the site (large area) and to the north east end of Loirston Loch (small area).
- 3 Pg 21 Section 2.6.4. Tree and Woodland Survey (and source document Tree Survey and Tree Management Statement June 2013) Map of Areas Surveyed outlines in red the coverage areas of the various woodlands and shelter belts. Area 2b, as outlined on the Area map, is not representative of the actual full area of trees planted which in fact covers the rectangle bounded by Area 3, Area 4 and Area 2a and completely surrounds area 2c. This is a gross misinterpretation by the Tree Survey.
- 4 Pg 50 table 4.5.3 Development Block Requirements lists Block G2 & G3 but the associated map pg 49 shows no such numbered blocks.
- 5 Pg 50 table 4.5.3 Development Block Requirements lists Block A7 as "Medium" density but the associated map pg 49 colour codes Block A7 as dark orange "High" density.
- 6 Pg 49 Land Use and Density Map includes area G1 colour coded pink and given in the key as "existing residential and employment". This area is outwith the boundary of the subject PPIP and should not be referenced or keyed.
- 7 Pg 44 Section 4.3.16 Junction and Road Alignment with regard to Loirston Loch LNCS – Text and Habitat Survey Map used is out of date showing areas in the southwest corner of the LNCS as "SI" (plain and orange/purple stripes) equating to "Poor Semi Improved Grassland" whereas this area has been planted and exists as "Woodland Mixed Plantation". This information is in conflict with the very recent Tree Survey Document findings particularly area 2a.
- 8 Pg 13 Section 1.3.6 13 states Loirston Loch water level "can fluctuate by as much as 900m" (0.9 m) but this is in direct conflict with Section 4.7.2 pg 54 Flood Risk which gives "water level fluctuationto be of the order of 0.3m".
- 9 Pg 57 Section Masterplan – The Masterplan only covers developer-defined "Phase 1" which includes only 750 homes (rather than the 1067 homes of the PPIP.) The Masterplan for this PPIP is thus incomplete.
- 10 Pg 57 Section Masterplan – The Masterplan fails to provide and sort of time scale or dates, in accordance with Aberdeen City Council's document "The Aberdeen Masterplan Process – A Guide for Developers – July 2010" which requires a "Feasibility Appraisal" that includes "when development will be delivered". Thus the Masterplan is incomplete.

cont

Design and Access Statement – personal representations

- 11 Pg 36 Section 4.3.2 Core Paths, the existing established Right of Way also labelled as Aspirational Path 3 (AP3) linking Wellington Road (A956) to Redmoss Road is part of the historical cultural heritage of the site and should be retained for eternity. It should not be replaced by a path of lower protection as shown by the orange labelled "Proposed Alternative to Aspirational Core Path".
- 12 Pg 44 Section 4.3.16 Junction and Road Alignment with regard to Loirston Loch LNCS and Pg 75 5.12.5 Loirston Loch LNCS - LNCS boundaries have recently been assessed and defined and the LNCS area should be fully respected for what it is and should not be degraded by the inclusion of roads, road junctions and cycleways. It is unacceptable for the PPIP say the "roads infrastructure cannot avoid part of the LNCS western edge". The plan contravenes Aberdeen City Council's NATURE CONSERVATION STRATEGY 2010-2015 where the "overall aim" is *'To protect, preserve, enhance and promote Aberdeen City's natural heritage for the benefit of our biodiversity, citizens and visitors for current and future generations'*.
- 13 Pg 48, 49, 50 Land Use and Density – Building heights of five storeys abutting the Loirston Lochside is totally out of character for the wider, rural area in general where existing buildings within and for many miles around the PPIP area mainly are no more than two storeys high.
- 14 Pg 49, 50 Land Use and Density and Pg 4 Introduction and Structure – In this PPIP the building density of 1067 homes over 81.69 hectares (pg4) is disproportionately high for the whole OP77 development of 1500 homes.
- 15 Pg 50 Section 4.5 Land Use and Density – "Higher Density" of around "55-85 units./ hectare" are out of character with the current and planned rural setting of Loirston Loch LNCS
- 16 Pg 75 5.12.5 Design Principles bullet point four – the discussed "buffer zone" for disturbance around the lochside has in the past been quoted as 50metres and thus 30metres is not acceptable.
- 17 Pg 52 Section 4.5.10 Existing Structures (retention) – These buildings are part of the Cultural Heritage of the area, the Interpretation Centre has in the past been part financed by the oil industry and these three buildings should be retained. A more definite and detailed alternative is needed in the PPIP and should not wait till the "detailed proposals evolve".
- 18 Pgs 53, 54 Drainage and Document Drainage and Flood Risk Statement – No recognition is given that drainage from the PPIP area, mainly into the Leggart Burn, ultimately flows into the Special Area of Conservation (SAC) of the River Dee. No evidence is given as to the effects of the Loirston Development on this SAC.
- 19 Pg 73 Section 5.12 Key Open Spaces – The Green Corridors linking Loirston Loch LNCS with Kincorth Hill Nature Reserve are too narrow (L7, L10), too cluttered (playground L5) or non continuous (L17) to achieve "integration (of the Loch/Hill) into the proposed Masterplan (section 5.12.2)". The corridors as shown will fail to allow biodiversity and linkage between the Hill and the Loirston Loch LNCS contravening Aberdeen City Council's NATURE CONSERVATION STRATEGY 2010-2015 where the "overall aim" is *'To protect, preserve, enhance and promote Aberdeen City's natural heritage for the benefit of our biodiversity, citizens and visitors for current and future generations'*.
- 20 Pg 92 Section 5.12 .20 L16Redmoss Landscape - Buffer, shown as only one planted tree width, is too narrow to be an effective barrier.
- 21 Pg 52 Section 4.5.7 Gypsy and Travellers Site – It is welcomed that integration of a permanent halting site or similar for Gypsy/Travellers into the area covered by this PPIP and a developing settled community has been recognised as difficult to locate. A site outwith the area and more acceptable to all parties should be located and funded. As such "Potential Gypsy/Traveller's sites should be removed from the PPIP (mainly map Pg 49 and Table page 50)

Transport Assessment

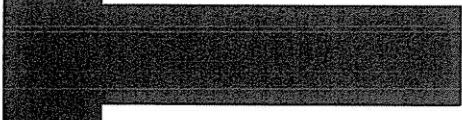
- 22 Page 22 Section 4, Aspirational Path 3 (AP3) linking Wellington Road (A956) to Redmoss Road is part of the historical cultural heritage of the site and should be retained for eternity. It should not be replaced by a path of lower or no protection.

cont


23 Page 42 Section 6.9, 6.10, 6.11, 6.16 and associated flow diagrams accounts for no growth/increase in A956 Wellington Road for the period 2013-2016 and yet (Section 6.13) recognises three Committed developments affecting the A956, development which are already underway and will certainly add to the A956 traffic flow during the period 2013-2016. It is unrealistic to delay any traffic growth to the year 2016. This traffic flow prediction should be re-analysed.

I look forward to your response to my representations above.

Yours faithfully



James Brownhill



Gavin Evans

130892

From: GEORGE URQUHART [REDACTED]
Sent: 31 July 2013 10:48
To: Gavin Evans
Subject: Re: Objection to planning application at Loirston Loch

Hi Gavin,
Appologies for the mistake, it is application P30892 that I meant
Thanks & regards
George Urquhart

From: Gavin Evans <GEvans@aberdeencity.gov.uk>
To: [REDACTED]
Sent: Wednesday, 31 July 2013, 9:35
Subject: Objection to planning application at Loirston Loch
Hello Mr Urquhart,

Thank you for your recent email regarding the above. I note that you refer to application 121437, which was an application for a formal 'Scoping Opinion' under the relevant Environmental Impact Assessment regulations, submitted in October of last year. It appears most likely that your desire is to make representation regarding the current planning application, reference P130892, and I would be grateful if you could confirm this by return, in order that I may instruct our admin team to treat your email as an objection to the current proposal. Without such confirmation, the matters raised will not be taken into account in the planning authority's assessment of the current proposal, so I would be grateful for your early response.

Thanks and regards,

Gavin

We are always trying to improve the quality of customer service that we provide and would like to know your views on the service you have received to help us learn what we need to do better. With this in mind we would appreciate it if you could take a few moments to fill in our short feedback form by clicking on <http://www.aberdeencity.gov.uk/customerfeedback> and selecting Development Management (Planning Applications Team). Many thanks.

Gavin Evans
Senior Planner
(Development Management)

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

Email Gevans@aberdeencity.gov.uk
Direct Dial 01224 522871
Switchboard 08456 08 09 10

Robert Vickers

From: GEORGE URQUHART [REDACTED]
Sent: 19 July 2013 15:08
To: PI
Subject: Fw: Objection to Planning Application

----- Forwarded Message -----

From: GEORGE URQUHART [REDACTED]
To: "GEvans@aberdeencity.gov.uk" <GEvans@aberdeencity.gov.uk>
Sent: Friday, 19 July 2013, 14:11
Subject: Fw: Objection to Planning Application

Planning & Sustainable Development	
Mail ID	29449
RECEIVED	31 JUL 2013
REPLY	
Section	D14
Office	GLG

----- Forwarded Message -----

From: GEORGE URQUHART [REDACTED]
To: [REDACTED]
Sent: Friday, 19 July 2013, 14:06
Subject: Objection to Planning Application

OBJECTION TO APPLICATION BY HERMISTON SECURITIES FOR OVER 1500 HOUSES AT LORISTON LOCH

APPLICATON NUMBER 121437

When I was convenor of Arts & Recreation the City Council set up the Loiriston Recreation area to protect this district wildlife site of scientific interest. It is a Nature Conservancy area meeting all the criteria required as the councils's notice board on the site clearly states. it must be protected from development. At the heart of the L.R.A. is the Lochinch Interpretation Centre base to the Ranger Service who do such a wonderful job of teaching children about taking care of the environment. This facility was restored by volunteers from BP with large grants from the Countryside Project and others, it must be protected at all costs

Given the widespread development all pver this area it is vital this last green space is safe guarded for all Aberdeens's citizens. As a dog walker I have used the core public footpaths over 10,000 times in the last 12 years, as a former director of Scottish Rights of Way (now Scotways) I would maintain that the core public footpaths that criss cross tis area are essential part of the citizens right to roam. The tree belts are part of Woodlands in and about town; the drystane dykes including a consumption dyke part of our heritage. All in all I would respectfully request all elected members have a civic duty to save L.R.A from any development.

Moving on to Hermistons proposals, only someone who does not know this area would think of building ugly four storey blocks on land that floods on a regular basis, there is no road structure to begin to cope with this development. Redmoss Road has the worst most dangerous access on to West Tullos Road and floods in periods of heavy rain near the Old Cove Road.

For all the above I would request Councillors,(the City Council owning most of this land) reject this whole proposal

George Urquhart
10 Arbroath Way
Kincorth

Your Ref: 130892 - Gavin Evans
Our Ref: ABE/1056/00076/EFB/VB

Union Plaza
1 Union Wynd
Aberdeen
AB10 1DQ

T
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[Redacted]

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Head of Planning and Sustainable Development
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Aberdeen

**Burness Paull
& Williamson**

24 July 2013

Dear Madam

**ABERDEEN FOOTBALL CLUB
REPRESENTATIONS ON APPLICATION REFERENCE 130892, LOIRSTON, NIGG
HERMISTON SECURITIES LIMITED**

We are instructed by Aberdeen Football Club to submit representations on the application by Hermiston Securities Limited for planning permission in principle for a proposed residential development of up to 1067 houses, 8 hectares of employment land including commercial, leisure and office uses, a neighbourhood centre comprising retail and commercial uses, community facilities, a primary school, landscaping, open space and recreational facilities. The Council's website indicates that representations on the application are invited until 24 July, although we note that the deadline for representations on the Environmental Statement in support of the application was advertised as 30 July. This letter is submitted timeously and requires to be taken into account in determining the application.

As you are aware, the Council issued a willingness to approve the Club's application reference P101299 for a new stadium at Loirston, subject to completion of a s75 agreement. The draft agreement is with the Council, and has been since late summer 2012 when the Council took a decision as landlord not to grant consent for the proposed redevelopment by Cove Rangers of Calder Park. The Calder Park proposals are separate from the stadium application, but are connected in terms of providing training facilities and parking which could be used by the Club.

Aberdeen Edinburgh Glasgow

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VAT registration number GB 115 0905 48

Lawyers with offices in Aberdeen, Edinburgh and Glasgow.
A list of members is available for inspection at the firm's registered office.

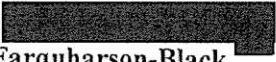
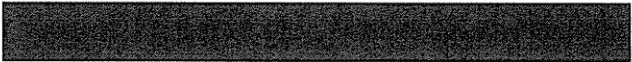
Loirston remains the Club's preferred location for the new stadium, particularly in light of the time, effort and cost which has been incurred in progressing the planning application for the site. The Club welcomes, therefore, the recognition of the proposed stadium in the Hermiston application layout plans, but they wish to draw your attention to the following issues:


- 1 The Hermiston application includes the stadium site within the redline of the application and within the proposed Masterplan. This is in accordance with the Local Development Plan and the Development Framework which identified the new stadium as an integral part of the land release. Indeed, it can be argued that it is the anchor for the residential, employment and community facilities. The Masterplan identifies the Civic Space (Loirston Square) to which reference is made in the s75 agreement for the stadium, but neither the application nor the Masterplan demonstrates clearly how the stadium will connect in practice with the wider development. The Masterplan does not show the principal and secondary accesses for the stadium, the internal access routes or the parking provision. Rather, the stadium detail is "coloured out" giving the impression that it is separate from the rest of the development. We feel it is vitally important to clearly show in the Masterplan how the new stadium integrates with the wider development. This should cover the stadium position, main and secondary access routes, car parking provision and landscaping and this detail should be clearly shown on the Masterplan.
- 2 The redline boundary and the area set aside for the stadium site is not correct. On page 18 of the Design & Access Statement there are two plans which show the redline of the application site reference P101299 and an amended redline boundary based on discussions between Hermiston Securities and the Club related to a revised parking layout which reallocated 3.23 acres of parking to Calder Park. Whilst discussions had taken place on this possible reallocation of car parking provision, nothing had been finally agreed and planning permission had not been granted by the Council for the change in the location of the parking. With the refusal of landlord's consent for the Cove Rangers development proposals on Calder Park site, it is assumed that the reallocation of parking will not be possible and the Hermiston application and Masterplan should reflect the boundaries of the stadium site as shown in application reference P101299. The stadium site should extend to 23.93 acres.
- 3 The information provided in the Traffic Impact Assessment with regard to the new access junction on Wellington Road (Northern Site Access), does not appear to take account of the requirements of the wider development and of the new stadium. The Club would expect this proposed new access junction to take cognizance of the new stadium main access requirements as part of the requirements for the overall development of the Masterplan area. This is in line with the comments made above, that the stadium should be clearly shown as part of the overall development. The Club has had lengthy dialogue with the Council Transportation team over the design of the access junction for the stadium site and the layout had been revised to meet the appropriate adoptable standards including drainage, lighting, bollards, etc.

The Design & Access Statement indicates that discussions are ongoing over the land deal required to enable the stadium site to proceed. The Club welcomes the applicant's willingness to progress matters, but advises that there has been no contact from Hermiston or the Council, as joint venture partners, since January 2013. The Executive Vice Chairman of the Club wrote to the Council earlier this month to seek clarification of the position on the stadium. This will hopefully lead to further dialogue. It is also hoped that discussions with the applicant will resume in light of the submission of the current application.

Kindly acknowledge safe receipt.

Yours sincerely


Elaine Farquharson-Black *RF* 
Partner
Planning Division
Burness Paull & Williamsons LLP

T: +44 (0) 

E: 

Robert Vickers

From: webmaster@aberdeencity.gov.uk
Sent: 28 June 2013 12:47
To: PI
Subject: Planning Comment for 130892

Comment for Planning Application 130892

Name : Mary Mckimmie

Address : Straloch

Charleston

Nigg

Aberdeen

AB12 3LN

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Has anyone looked into the affect this has on local people living in this area, it is unfair that we have lived here for over 25 years and no.upgrade to our roads or sewage works, we still have septic tanks in our back gardens, calor gas tanks etc.

The slip road past Optima factory is now used as a rat run by drivers trying to avoid the traffic lights, this is becoming dangerous for us to try and enter our house, as you cannot see when turning into the road that cars are coming at up the slip road.

why are all these new houses being build and no upgrade to the existing houses already in the area.

Mary McKimmie

Robert Vickers

From: webmaster@aberdeencity.gov.uk
Sent: 11 July 2013 08:54
To: PI
Subject: Planning Comment for 130892

Comment for Planning Application 130892

Name : Michael Gordon
Address : 20 Lochinch Gardens
Cove#Aberdeen
AB12 3RG

Telephone [REDACTED]

Email [REDACTED]

type :

Comment : Whilst the area may be re-zoned, the site is, in my view, overdeveloped for the following reasons.

Loirston Loch is the only natural freshwater loch available to the public and wildlife within city.

The development would have a deleterious effect on indigenous and migratory wildlife and affect Kincorth Nature Reserve.

The area provides not only valuable recreational area but is also an important educational resource. It maintains the landscaping setting of the city.

Development of the area has been considered to be significantly contrary to Planning Policy of the Aberdeen Local Plan by virtue of being a major development on an undeveloped site within the Green Belt. Such development would conflict with other policies in the Structure Plan which are designed, for example, to ensure sustainable development and the quality of the environment.

A scaled back plan, retaining considerably more existing ground adjacent to the loch, and retaining more of the existing mature trees, would be more in keeping with the interests of Aberdeen City.

PI

From: Scott Gall [REDACTED]
Sent: 15 July 2013 20:54
To: PI
Subject: OP77 Loirston Development

Planning & Sustainable Development,
Enterprise, planning and Infrastructure,
Aberdeen City Council,

Planning Application 130892 Hermiston Securities, Loirston Nigg.

Dear Sirs

Having received a Neighbourhood Notification for the subject planning application in principle (PPIP) I would like to make the following representations regarding:

The area marked B 3 between the south west end of Loirston Loch and Old Stonehaven Road, this area is marked on the map as 'Loirston Country Park' and most of this area still is the 'Deer Park' complete with 'Fallow Deer' owned by Aberdeen City, about three years ago the deer park was planted with mixed woodland trees, except for a central patch of mature trees (same age as the surrounding shelter belt) and a diagonal strip underneath and beside the overhead electric power supply line which for safety was left unplanted.

These young trees are now well established with an average of approximately two meters height, where is the justification for the destruction of the deer park and this recently established plantation ?.

I also object to the width of the protected area surrounding the loch, I think there should be a wider clear area in order to leave approach access for migrating birds (geese etc.) that use the loch as a rest stop.

Currently there is no buildings / houses in this area over two floors high, and to plan for a new development with three, four, and five story buildings in a country lochside setting is not giving due regard to the natural beauty of this area, and should be reassessed.

Yours sincerely

Alfred Gall
Lochinch Cottage Nigg
Aberdeen
AB12 3LL

17.7.13

REF = 130 892

LOIRSTON Nigg

Rose Cottage,
Nigg,
Aberdeen,
AB12 3LL

Dear Sir/Madam,

Sorry to see these plans are on the go again taking most of the green space. Important to me, my family, and I'm sure most folks living in this area, the walkers, joggers and cyclists too.

As for traffic there are so many vehicles at the present time here, especially at commuter times. I can't see how the roads would cope with any more for the quantity of houses alone averaging two cars possibly more per household without all the commercial vehicles.

As for the primary school it would be dangerous and a great distance for some pupils attending with all the traffic

at sunset.

The possibility of travelling folk, I dread to think, we have had plenty experience of their incursions, some of their rubbish still remains from their last visit. Unbelievable what they've got up to over the years.

Well I hope we will be left with the much needed green space and the country park so near the town. The wild life seems to be completely forgotten, the swans, the fishing that goes on even the possibility of potters etc. All these for people to enjoy. A shame if we lose that.

Yours faithfully

[Redacted signature]

Mrs. D. Troup
Rose Cottage
Nigg
Aberdeen
AB12 3LL