

PI

From: webmaster@aberdeencity.gov.uk
Sent: 21 November 2014 16:11
To: PI
Subject: Planning Comment for 141552

Comment for Planning Application 141552

Name : Scott Lawrie
Address : 5 Cassie Close
Cove Bay
Aberdeen

Telephone :

Email : [REDACTED]

type :

Comment : I believe a road to link the new Persimmon/Stewart Milne/Scotia Homes Development is due to run through the site of where this development is proposed. Directly across from Strathburn Street. Could someone clarify where this road will now be located if this goes ahead? Otherwise these new houses classed as Cove will effectively be cut off from the main part of Cove. I don't object to the idea as such, just the siting of it if it means the proposed road will be lost.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 03 December 2014 20:49
To: PI
Subject: Planning Comment for 141552

Comment for Planning Application 141552

Name : David skinner
Address : 19 Allison Close
Cove Bay
Aberdeen
AB12 3WG

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Having attended the meeting held at the Thistle Hotel today I have great concerns with this planning application as very little consideration has been giving to improving the already struggling infrastructure in the surrounding area.

At present Langdykes Road already suffers increasing tailbacks especially during peak times as the area is used as a "rat run" and the increase in traffic will cause more problems.

The entrance to the site requires vehicles coming from Wellington Road to cross the oncoming traffic. Whilst waiting for this traffic behind the waiting car will cause knock on queues on Wellington Road.

As the new school to area will be built behind Makro which will mean the area proposed for this application will already have the traffic (both vehicular and pedestrian) will be increasing.

Although I had the opportunity to attend the meeting at the Thistle Hotel I had to find out via alternative sources as Aberdeen City Council didn't see fit to inform me of this planned work despite me living 350m from the location of this site and the road being my main route in and out of Cove.

During the presentation it appears that not all avenues have been fully explored. There has been no traffic survey conducted on the site. The Aberdeen Gateway Business Quarter has not been considered even though it benefits from good access and is already an Industrial site, which the area in this planning application is not and would require this to be rezoned.

Although this application is currently going to service council vehicles with the occasional bus it was mentioned that this may expand to personal vehicles. If this does happen then it will only increase the traffic flow to the site and also the congestion in the area.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 25 November 2014 13:21
To: PI
Subject: Planning Comment for 141552

Comment for Planning Application 141552
Name : Angela Buckley
Address : 2 Newlands Lane North
Cove Bay

Telephone :

Email : [REDACTED]

type :

Comment : I oppose this development. I stay in Newlands Lane North, directly opposite where this is planned to be built.

I am very concerned about noise levels. There is no mention of the actual levels other than 'less than the Kittybrewster site'. At night especially noise travels, and will travel directly to my house!!

As this is an area with lots of children I wish to know what safety measures are to be put in place. How is this going to be kept separate from the housing scheme, just fences?

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 24 November 2014 16:05
To: PI
Subject: Planning Comment for 141552

Comment for Planning Application 141552
Name : Mike Duncan
Address : 36Scylla Drive Cove

Telephone : [REDACTED]

Email [REDACTED]

type :

Comment : I object to this project on the following grounds When you read through the attached documentation it makes no mention of the actual noise levels just says that it will be less than the Kittybrewster plant so that is the first question that requires to be answered as noise especially at night can travel. What noise levels do you as a council feel are suitable The document states that the bus shelter is to be moved southwards that is towards Earnshugh Road and unless they put in a buslayby this will add to the congestion at the road junction Earnshugh and Langdykes They say they will leave existing trees what trees?

I say no to this project

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10 Langdykes Drive

Cove Bay

Aberdeen

AB12 3HW

9/12/14

Re Planning Application P141552 (Proposed Hydrogen production, storage and refuelling facility Langdykes Road, Cove Bay, Aberdeen

Dear Planning Department,

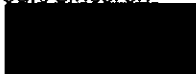
I wish to register my objection to this application on the following grounds.

1. The area proposed for this development is not zoned for industry. What is proposed is an Industrial activity and is therefore not suitable for this area. In particular the proposed development is much too close to residential properties.
2. The road immediately adjacent to the proposed development is already congested at peak times. The roads around Cove, esp Earnsheugh Road and Langdykes Road are used as rat runs for commuters from Portlethen, Stonehaven etc. Uncontrolled development in the past has created this problem and further developments which are in the pipeline will only make this problem worse.
3. Following on from the above, this is yet another development which is being foisted onto an already overcrowded road network. Planners never seem to take the capacity of the infrastructure into account when granting permission for new developments. There is obviously nothing any sensible person would recognise as a master plan in place for the way development is managed.
4. The siting of this proposal would mean that the bus stop on Langdykes Road and the pedestrian crossing would both have to be moved to a point nearer the junction of Langdykes Road and Earnsheugh Road. This is already a very busy junction and is likely to become more so in the future. Putting a crossing and a bus stop nearer to it would be a serious safety concern. Someone could be seriously injured or killed.
5. The consultation period for this proposal seems to be very short. There is a suspicion that this proposal is being rushed through. The consultation event at the Thistle Hotel on 3rd Dec was very poorly advertised. I recieved a flyer for this event on the previous Saturday when it was delivered by a city warden. I suspect this had something to do with complaints made to the Chief Exectutive of ACC about the lack of publicity for this event. It looks like ACC were trying to have as few people aware of this event as possible so that objections were

minimised. Consultation is in my opinion little more than a tick box exercise.

I am quite happy for the technology which this proposal is about to be developed. Indeed I am all for technological advances like this to be promoted and tested. Just don't put it right in the middle of an already over congested residential area. I am concerned at the cynical way that ACC seems to be trying to rush this through.

Yours Sincerely

A black rectangular redaction box covering the signature of Andrew Dalziel.

Andrew Dalziel

PI

From: webmaster@aberdeencity.gov.uk
Sent: 25 November 2014 13:21
To: PI
Subject: Planning Comment for 141552

Comment for Planning Application 141552
Name : Angela Buckley
Address : 2 Newlands Lane North
Cove Bay

Telephone :

Email : [REDACTED]

type :

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From: webmaster@aberdeencity.gov.uk
Sent: 04 December 2014 23:33
To: PI
Subject: Planning Comment for 141552

Comment for Planning Application 141552

Name : Steve Birnie
Address : 2 Whitehills Way,
Cove Bay
Aberdeen
AB12 3UJ

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Dear Sir/Madam

I have looked at this planing application (141552) and wish to object for the following reasons. Cove is a mainly residential area and this Hydrogen manufacturing plant seems to me to be an industrial process, it would also increase traffic on an already extremely busy stretch of road. I believe the hydrogen generated will initially be used only for council owned vehicles, I cant help but wonder why Cove was "chosen" for this plant given that there is no council depot or offices in the immediate area the nearest being the roads department depot and yard in Craigshaw and the building & works yard in Kincorth both a significant distance away. If the City Council were looking for a strategic site for this plant would it not be better suited to the junction of the A90/AWPR or closer to or actually in an existing council yard. It also concerns me that a explosive gas being produced in the immediate vicinity of an high voltage electricity transmission line and substation is a risk not worth taking I'm also worried about the fact that the plant is unmanned and the potential for bored youths to gain access and tamper with the equipment with who knows what consequences. I am not against innovative uses of alternative forms of energy but I do wonder if this is the right location for this plant.

Yours sincerely
Steve Birnie

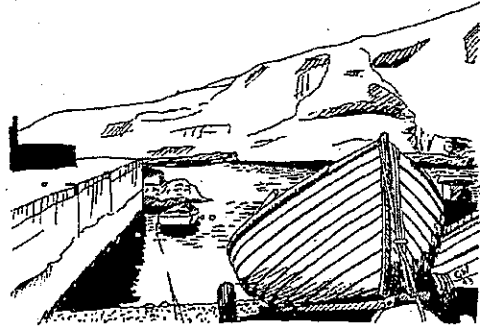
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COVE AND ALTENS COMMUNITY COUNCIL

Chair: Ms Michele McPartin

info@cove-bay.com

Secretary: Ms Sue Porter



Website www.cove-bay.com

By email

Ms Jane Forbes
Planner (Development Management)
Planning & Sustainable Development
Enterprise, Planning & Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

17th December 2014

Dear Ms Forbes

Planning Application P141552
Proposed Hydrogen Fuelling Station with on-site hydrogen generation and fuel cells systems,
Langdykes Road, Cove Bay.

We are very disappointed that a development of this importance has gone in as a planning application in advance of any public consultation.

It is wrong that residents' first knowledge of this scheme was a report in the media.

We have already highlighted our concern in our letter to the Chief Executive of 27th November 2014 and attach a copy.

We wish to object to the planning application on the following grounds:-

- The land is currently designated for housing, particularly sheltered housing, for which there is a need in Cove.
- There is no indication of what land would be made available for the loss of this housing land.
- This proposed industrial development is totally in conflict with the existing housing designation.
- There have been various schemes for a road crossing the site linking into Strathburn Street. Indeed the current development has an unfinished road (Langdykes Avenue) which would appear to be intended to continue into and across the site towards a junction between the junction of Langdykes Road and Strathburn Street.
- Langdykes Road is the major route into Cove and is busy at all times particularly at the morning and evening rush hours and traffic is stacking beyond its junction with Earn's Heugh Road.
- We feel if this is a success it will lead to increased usage and more congestion.

- There are two bus stops currently located on either side of the road where the proposed development would be located and a public crossing point which would be affected by the development.
- We are concerned about the safety aspect of the proposed alterations to the existing road system including bus shelters due to their relocation and the danger from the blind corner.
- Traffic entering and leaving the development will cause problems for existing road users.
- Construction traffic would also pose considerable problems to the already congested road for the period of the works.
- We are concerned how this site and its surrounding area would be drained.
- We feel that this development is a potential hazard for existing residents and traffic on Langdykes Road.
- The refuelling of vehicles, the storage and manufacture of hydrogen in close proximity to the electric sub-station gives rise for concern.
- We are concerned that once again Cove is targeted and expected to accommodate development when it is already bursting at the seams with previously approved planning applications, congested roads and lack of facilities.

Yours sincerely,



Michele V McPartlin
Chair