

PI

From: Dineke Brasier
Sent: 20 May 2015 09:41
To: PI
Subject: FW: objection to planning application ref. 150402 66 Tillydrone Avenue
Attachments: 20150520081341.pdf

Importance: High

Hi,

Can you please lodge this objection. It's still on time.

Thanks,
Dineke

From: Lynch, Helen [REDACTED]
Sent: 20 May 2015 09:24
To: Dineke Brasier
Subject: objection to planning application ref. 150402 66 Tillydrone Avenue
Importance: High

Objection to planning application 150402, extension and conversion to HMO 66 Tillydrone Avenue below, and attached in letter form.

86 Tillydrone Avenue,
Aberdeen AB24 2TN
Tuesday 19th May 2015

Dear Dineke Brasier,

Re. planning application 150402

I am writing to object to the proposed erection of a 2-storey extension at 66 Tillydrone Avenue and change of use to an HMO, providing 11 student bedrooms. This would substantially alter the character of the conservation area, which is a quiet residential district of family homes. Aside from making a complete aesthetic mess of one half of a pair of semi-detached houses, which are currently symmetrical, 1920s buildings, the plan would seriously alter the composition of the community, and have considerable parking, safety and traffic implications.

I like students – I teach students – I even find the sound of them having parties on summer evenings quite pleasant, but I suspect many of my neighbours trying to get their young children to bed would not. The properties are very close together, and there are a lot of young families in the 18 houses. The children are able to play outside together with a great deal of freedom, but 11 students (more if the bedrooms are let to couples), plus their friends, means many more cars driving into the cul-de-sac. There is no parking provision for the number of cars that is likely to accrue, and with the new road layout the on-road parking will be limited. Even HMO-related standards in the Draft Local Development Plan recommend 0.5 spaces per bedroom, which would mean 5 and a half spaces which there is simply no room to provide. This means that families would find they couldn't park outside their own homes (with all the obvious implications for safety and convenience, carting children, buggies, car seats a further distance to get to their vehicle). The access and egress for these extra cars would undoubtedly present a safety issue, especially for children who currently get to ride their bikes and scooters in the cul-de-sac and behind the houses of the terrace. In short, the proposed overdevelopment of this property should be turned down on grounds of alteration of the composition and character of the neighbourhood, disfigurement of the building, and the disturbance, traffic safety issues, and parking problems that will undoubtedly arise if it goes ahead. Having

granted such permission, it would also be difficult to justify rejecting any future applications of a similar nature, and the Council should thus avoid setting such a dangerous precedent.

Yours sincerely,
Dr Helen Lynch

The University of Aberdeen is a charity registered in Scotland, No SC013683.
Tha Oilthigh Obar Dheathain na charthannas clàraichte ann an Alba, Àir. SC013683.

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Yours sincerely,

Dr Helen Lynch

Planning Dept
Aberdeen City Council

Tillydrone Avenue
May 2015

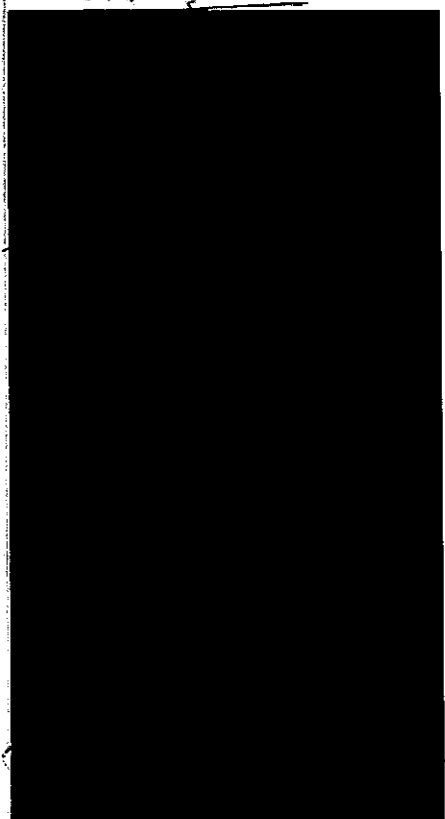
Dear Sirs,

Planning Application No. 150402 – 66 Tillydrone Avenue

Proposal to erect 2 storey extension to side and rear, and change of use to HMO with 11 bedrooms

WE, THE UNDERSIGNED, WISH TO REGISTER A STRONG OBJECTION TO THE ABOVE APPLICATION ON THE FOLLOWING GROUNDS:-

- 1) This is a gross overdevelopment, more than doubling the number of bedrooms.
- 2) There is already a shortage of parking in this area, and this proposal would make matters even worse, not only with all the extra occupants, but also extra visitors.
- 3) An HMO of this size would have an adverse effect on existing residential amenity in the area, because of the more intensive occupancy.
- 4) It would undermine the settled, residential character of the area, by increasing the proportion of temporary residents in this distinctive community of family homes.
- 5) It would spoil the character of this classic 1920's house, and destroy the symmetry of nos 66 and 68, which are an asset to the Old Aberdeen Conservation Area.
- 6) To allow this proposal would set a dangerous precedent for the future, whereby it might be difficult for the Council to refuse further, similar proposals, with devastating consequences for our community.

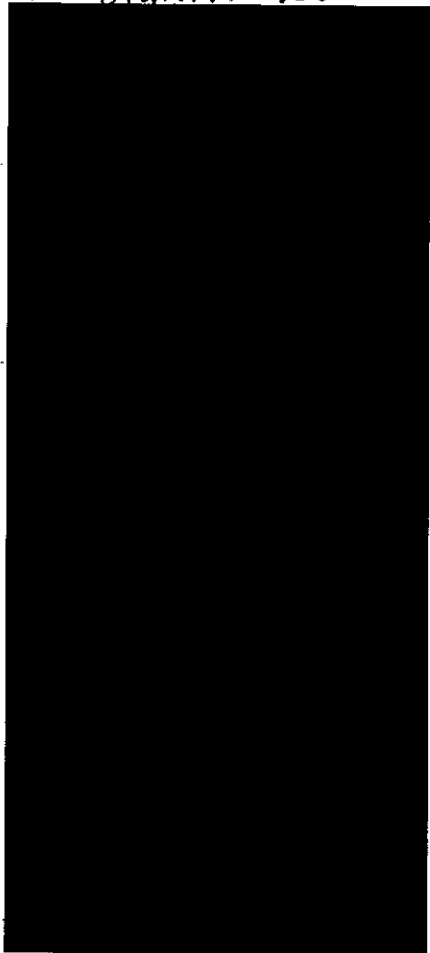
<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
MR. A. G. WISEMAN	88 TILLYDRONE AVE.	
MR. M. YAZDANI	72 TILLYDRONE AVE.	
S. Kovelty	72 Tillydrone AVE	
Marc-Pierre Perreault	58 Tillydrone Ave	
Julien MARTIN	58 Tillydrone Avenue	
ELIZABETH WISEMAN	88 TILLYDRONE AVE	
María Angélica Hernández	60 Tillydrone Avenue	
RODOLFO AGUSTÍN HERNÁNDEZ	60 TILLYDRONE AVENUE	
DR HELEN LYNCH	86 TILLYDRONE AVE	

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<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
RODOLFO HERNÁNDEZ	60 TILLYDRONE AVE.	
Andrés Hernández	60 Tillydrone Avenue	
Ewa Ritchie	56 Tillydrone Ave	
Raymond Nirewicz	56 Tillydrone Ave	
TIM RASMUSSEN	62 Tillydrone Ave.	
Akiko Rasmussen	62 Tillydrone AV	
МАХАДЕСЕН МАУСАВС	64 Tillydrone AVE	
МАХАДЕСЕН МАУСАВС	64 Tillydrone ave.	
PETER PATER	82 Tillydrone Ave	
Mui Mutch	" " " "	
Méadhbh Gramain	68 Tillydrone Avenue	
Jean-Baptiste GRAMAIN	68 Tillydrone Avenue.	

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NAME

ADDRESS

SIGNATURE

Sally Smith

84, Tillydrone Ave.

Tim Suto

ii

SHAKIBA VARZI

80 Tillydrone Avenue.

Nahid Goudarzi

~

Kimeya Varzi

~

Kiana Varzi

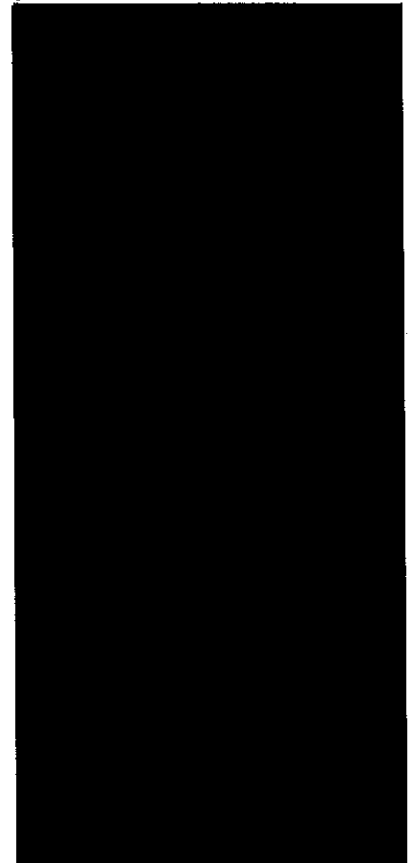
~

ZAIN MOBIN ABJAN

54 TILLYDRONE AVENUE

KAMARIAH ISMAIL

~



Planning Application No. 150402 – 66 Tillydrone Avenue

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NAME

DANIE DIOMISI

FEDERICA AVELLA

DELRAM VARRI

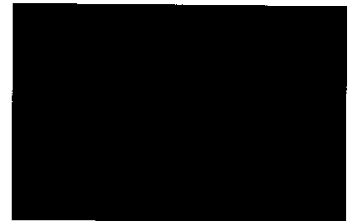
ADDRESS

78 TILLYDRONE AV. ABZ42TN

" " "

80 " " "

SIGNATURE





OLD ABERDEEN HERITAGE SOCIETY

Planning Dept
Aberdeen City Council
Marischal College

11 Greenbrae Crescent
Denmore
Bridge of Don
Aberdeen
AB23 8LH
19th May 2015

Dear Sirs,

66 Tillydrone Avenue, Old Aberdeen Conservation Area

Proposal for 2-storey extension to side and rear, and change of use to HMO
with 11 bedrooms

We wish to object in the strongest terms to the above application on the following grounds:-

① **Overdevelopment**

Apart from the obvious significant increase in the footprint of this building, and the consequent diminution of the proportion of garden ground appropriate to this kind of property, we wish to highlight another consideration.

We understand that an important factor in assessing what represents overdevelopment is the context, and we believe that this is a key issue.

This property was built as a 3-bedroomed family home in the 1920's, and since then has only been extended once, and minimally, to accommodate an extra bedroom and living space for an elderly parent.

The current proposal seeks to enlarge the property to provide 11 bedrooms, representing a complete departure from the context of a traditional semi-detached house adjacent to a matching unaltered 3-bedroomed house, and surrounded by modest family homes on all sides, which are also free of such alterations.

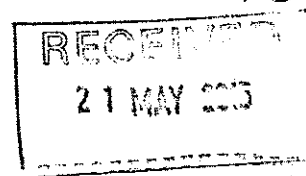
The stark contrast between the scale and massing of the proposed development and the proportions of the adjacent and surrounding homes clearly demonstrates a lack of regard to context and thence a clear case of overdevelopment, which is contrary to Policy H1 of the City Council's Local Development Plan.

② **Residential Amenity**

This plan clearly has the potential to cause significant conflict with the enjoyment of existing residential amenity, and indeed, to be the source of public nuisance, owing to the huge increase (to more than double) in the occupancy of the property.

This intensification of use is bound to increase the potential for disturbance, by way of:-

- a) more comings and goings from the property
- b) an increased number of visitors
- c) more intensive use of individual rooms



- d) generation of noise within the building particularly from music-players, radios etc, which could adversely affect neighbours, especially in the summer when windows are open
- e) the amenity space for the increased number of occupants (the remaining garden) is situated next to the site boundary of No 68 Tillydrone Avenue, and near to the neighbouring property of No64. It is also extremely close to No 88, as well as being sited almost literally in the middle of this quiet residential community. The remaining garden ground at No 66 would undoubtedly provide opportunities for outdoor gatherings and parties in warmer weather, both in the daytime and evening, with the potential for quite large numbers of people, in the light of the increased occupancy and a corresponding increase in the number of visitors. There is clearly potential for noise and disturbance from voices and music to have an adverse effect on the amenity of neighbouring properties, and the neighbourhood in general.

Clearly, with an increase to 11 occupants, this semi-detached house would in effect become a student hostel (as the target market is clearly intended to be students), and in such close proximity to neighbouring family homes there would almost certainly be a clash of lifestyles, a problem which is well documented in such situations.

It should be noted at this point that there is already one HMO on the edge of this area, with accommodation for 5 students, and that this has, periodically, been the source of disturbance and other conflict with local amenity, particularly in terms of noise, especially late at night, or in the early hours. With an 11-bedroomed HMO, such as that proposed at No 66 Tillydrone Avenue, there would clearly be the potential for a far greater disturbance, affecting more neighbouring properties. This is simply unfair on those families who have chosen to make their permanent homes in this traditional family area in the reasonable expectation of a relatively peaceful residential environment.

It is the Society's view that the proposed enlargement of No 66 Tillydrone Avenue, and its conversion to a House in Multiple Occupation with 11 bedrooms, would be contrary to the objectives of Local Plan Policy H1, by way of its potential to cause conflict with the enjoyment of existing residential amenity.

③ **Unacceptable impact on the character and amenity of the surrounding area**

This proposal would represent a material change in the settled residential nature of the neighbourhood, by introducing a highly concentrated intensification of use, and a large number of transient residents to a quiet residential area. This is contrary to both Policy H1 of the LDP, and to the provisions of the Council's Supplementary Guidance in the "Householder's Development Guide", in the section which pertains to the creation of large HMOs.

④ **Impact on daylighting/sunlighting of the adjoining property**

We believe that the proposed extension would have a detrimental effect on the amount of light available to the house and garden at No 68, at particular times of the day. It would certainly also make that property feel hemmed in to the south, instead of the present open aspect.

In this respect, we should like to draw attention to an inadequacy in the architectural plans submitted by the applicant. Notable by its absence is any representation of the side elevation as viewed from the north. This omission means that the impact of the extension as seen from the neighbouring property, and the communal "village green", is not as easily discernible as it should be. We should have thought that drawings showing both south and north elevations would have been a prerequisite for a planning application. This one lacks essential information to enable concerned parties to visualise the impact of the building.

⑤ **Potential for disturbance specifically to the amenity of the adjoining property**

We have concerns about the proposed construction of a somewhat flimsy looking extension at the rear of No 66. Not only is this room meant to accommodate a kitchen and dining area for 11 people; it also is said to function as a garden room (apparent from the expansive floor to ceiling windows and patio doors).

From what little is indicated of its design and construction, it would seem that with a metal roof, possibly unsubstantial walls, covered with timber cladding, and a large expanse of glass, that the noise

insulation of this proposed single storey extension would be severely lacking. This could be of serious consequence to the amenity of No 68, as this extension adjoins that property. This is of particular concern because this kitchen/dining/garden room would quite clearly be the "social hub" of the HMO, and would be the potential source of much disturbance by way of all kinds of noise.

⑥ **Adverse impact upon pedestrian and road traffic safety, as a result of increased pressure on car parking**

As stated in the "Householder's Development Guide", multiple occupancy of a property can intensify pressure on car parking. We hold that, in the current proposal, such pressure would be destructive of the amenity and safety of the surrounding area.

The applicants state that they do not intend to provide on-site parking spaces, although there is room for one car at the front without compromising the setting of the building and the amenity of the Conservation Area. If, however, there were to be any suggestion that some arrangement could be made that tenants do not bring cars, it is important to state that this would be in practice unenforceable, and most certainly could not apply to visitors' cars. Added to this, being in the "Outer City" zone, there would no doubt be an expectation of a right to have a car.

Unfortunately, the current Supplementary Guidance on "Transport and Accessibility" does not give parking standards specifically for HMOs, so there is no guidance there to refer to, but this has been rectified in the Draft Supplementary Guidance accompanying the 2015 Draft LDP, which gives **guidelines for recommended parking standards for HMOs**.

The recommended number of parking spaces for an HMO in the Outer City Zone, such as No 66 Tillydrone Avenue, is 0.5 spaces per bedroom. This translates into 5 ½ spaces for the 11 bedrooms at the enlarged property.

There is already **an acute shortage of parking provision for the houses in this area**; particularly for Nos 54-64, and they are likely to lose the option of parking on the main road outside their houses, when that road, at present being reconstructed to become a main arterial route, comes into operation.

However much it may be hoped that parking could be allowed on this road, it is clear that there simply would not be enough room on such a busy route, and any such suggestion would have to be withdrawn in the face of the practicalities of the situation.

There will therefore soon be increased pressure on parking in the area as a result of the construction of this new road, and the proposed HMO at No 66 can only create major problems, as parking spaces can not be found for the likely number of occupants' cars, quite apart from the number of cars belonging to visitors.

The likely result is that all the vehicles generated by No 66 will end up trying to park in the adjacent cul-de-sac, which is already full to capacity.

The proposed HMO development has the potential to cause severe problems with road traffic safety and pedestrian safety, both as a consequence of random parking and greatly increased access and egress of vehicles, in an area which is predominantly one of families with young children. This is completely unacceptable.

This proposal is contrary to the provisions of the "Transport and Accessibility" guidance, and also contrary to those in the "Householder's Development Guide" in the relevant section on HMOs, where it states:-

"Where it is not practicable for dedicated car parking to be provided alongside the development, a proposal must not exacerbate existing problems in the local area"

⑦ **Inappropriate Design, and detrimental effect on Old Aberdeen Conservation Area**

The design of this extension shows no respect for the context of this property, (as would be required by Policy D1 of the LDP).

No 66 is one of a pair of handsome semi-detached houses which make a really positive contribution to the Conservation Area, and indeed receive special mention in the Council's Draft Character Appraisal for Old Aberdeen. They were built in 1924 for Major Hay of Seaton House, to house the principal Factors for his estate, and so are also of some interest from a local history perspective.

The proposed alterations and extension would damage the integrity of No 66, by changing the classic proportions, but there would be even more harm done to the appearance of the two houses considered together, as they should be. The tall extension to the right would destroy the pleasing symmetry of these houses, as would the removal of the matching set of chimneys. The essential character of these houses as originally designed, would be completely lost.

The extension at the side and back would also impact on the character of the Conservation Area, as well as the house itself, because the back garden is bordered on two sides by access lanes, from where the two-storey extension would compromise the view of the rear of the house. The "garden room" extension is of a completely unsympathetic design with its flat metal roof and inappropriate timber cladding.

These proposals would destroy the architectural integrity of this house by adding an utterly inappropriate extension. They would detract from the character of the property, and also impact on the aesthetic value of No 68, by virtue of spoiling the appearance of the two homes as originally designed together.

This development would neither preserve nor enhance the character of the Conservation Area, and in fact would be severely detrimental to the Conservation Area in every respect. It is therefore in conflict with both Policy D5 of the LDP, and Scottish Planning Policy.

8

Precedent

We have serious concerns about the very real possibility that to allow this proposal would be to create an undesirable precedent, which would make it difficult for the City Council to refuse applications for similar extensions in the surrounding area in the future. This would result in the further erosion of the character of the neighbourhood, and could also inhibit the Council's ability to refuse such applications elsewhere in the Conservation Area.

* * *

In conclusion, it must be a matter of serious concern that family homes in the Old Aberdeen Conservation Area are clearly being targeted not only by local speculators, but also, now, by investment companies from London, who presumably see this area as some sort of "rich pickings" by virtue of its proximity to the University.

The scale and massing of the proposal is out of all proportion to what is reasonable for the context in which this property is situated.

We should like to emphasise that the residents of Tillydrone Avenue already face an appreciable decrease in their residential amenity because of the conversion of this road into a main arterial route. Despite efforts to mitigate the effect on the neighbourhood, there will undoubtedly be a significant negative impact on local residential amenity. In the light of this, not only would it be unjust to permit a new development which would add to the burden on residents in this area, but it would specifically conflict with the City Council's commitment to the local community to work to enhance residential amenity in the face of current changes.

To sum up, it is our view that this proposal to convert a semi-detached house into an HMO with 11 bedrooms is fundamentally unacceptable on the grounds cited above, and in particular as it conflicts with the City Council's policies as set out in the Local Development Plan.

Accordingly we request that this application be refused.

Yours faithfully,



Planning Secretary

OLD ABERDEEN COMMUNITY COUNCIL

Planning Liaison
2 Harrow Road
ABERDEEN
AB24 1UN
[REDACTED]

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

19th May 2015

Dear Sir,

Planning Application No. 150402 - 66 Tillydrone Avenue, Aberdeen

Old Aberdeen Community Council (OACC) wishes to make representations in regard to the above application and would comment as follows: -

- 1 This building lies within the Old Aberdeen Conservation Area. The major asymmetrical alteration proposed for this semi-detached dwelling cannot be said to have regard to the preservation or enhancement of a building within a conservation area.
- 2 The development, including the removal of the chimney, is not in keeping with the character and amenity of the house, or the terrace in which it stands. This would have a negative visual impact on the area, contrary to Policy H1 of ALDP.
- 3 Whilst they are not listed buildings, the line of houses on the north side of Tillydrone Avenue is a fine demonstration of inter-war development by mixed landlords, the house which is the subject of this application having been built in 1924 by Major Hay, the Laird of Seaton. The group as a whole is a valuable example of layout and variations in material colour and texture, which is of historic architectural significance and worthy of preservation in accordance with the spirit of a conservation area.
- 4 The proposed structural extension replaces a much smaller and less intrusive single-storey extension, built we believe some 20 years ago to enhance the use of the house as a family dwelling. The current dwelling could still return to use as a family home when the present shortfall of student accommodation is corrected and the need for HMOs is reduced, but the proposed extension would mean that its future could only be for intensive commercial occupation, contrary to policy H1 (Residential Areas) of the ALDP.
- 5 With the proposed major increase in footprint of the structure, the proposal represents overdevelopment of this site.
- 6 The site could not provide sufficient parking for the proposed number of residents, contrary to the aims of policy T2 (Managing the Transport impact of Development).

20 MAY 2015

20 MAY 2015

- 7 Additional parking to the front of the building will exacerbate the major pedestrian and vehicular traffic hazard potential created by the high capacity carriageway currently being created on Tillydrone Avenue and from which access and egress to the parking within the curtilage of the property would have to be effected.
- 8 The locality is already disproportionately supplied with HMOs and it is the Community's desire that, for the good of the whole community, further proliferation should be stopped until a reasonable policy is adopted by Aberdeen City Council.
- 9 Whether the extended premises were occupied by single persons or couples, the proposal would result in a more intensive occupancy, added comings and goings, increased visitor numbers and higher intensity occupation of the rooms which would give rise to increased noise from the use of televisions and other such devices. The limited amenity space remaining after the building footprint is increased will have the potential to generate noise and disturbance during good weather. These factors all have the potential to generate unacceptable levels of anti-social events and disturbance to the neighbourhood.
- 10 More than doubling the occupation of the premises would have an adverse impact on the amenity of a neighbourhood already suffering fallout from the new road being created.
- 11 Granting permission for this major expansion of a family type dwelling house would set a precedent for all such houses in the area and lead to a further reduction in the desirable demographic balance of the community.

For these reasons, we would ask therefore that this application be refused.

Yours sincerely,

George A. Wood

George A. Wood, Planning Liaison.
For and on behalf of Old Aberdeen Community Council.

84 Tillydrone Avenue
ABERDEEN
AB24 2TN

Planning Department
Aberdeen City Council
Marischal College
Broad Street
ABERDEEN
AB10 1AB

17 May 2015,

Re: Planning Application number: 150402

Dear Dineke Brasier,

We strongly object to the planning proposal to extend the dwelling and change of use to HMO status of no.66 Tillydrone Avenue on the following grounds:-

1. It would change the character of this quiet residential area. The 18 houses within this conservation area are currently all family homes with the exception of 2 small commercial lets.
2. All the residents are being tolerant of the disturbance caused by one of these commercial lets occupied by university students. We are obviously very concerned that there is potential for increased noise causing a public nuisance to our neighbourhood.
3. There is already a shortage of parking in Tillydrone Avenue and with the alterations to the road for the 3rd Don Crossing it is more than likely that the parking problem will be exacerbated.
4. If this planning application is approved there is the danger that it will be setting a precedent and the Council would find it difficult to refuse similar applications in the future.

Yours sincerely,



Tim and Sally Smith

88 Tillydrone Avenue
Aberdeen
AB24 2TN

14 May 2015

Aberdeen City Council
Planning & Sustainable Development
Marischal College
Broad Street
ABERDEEN AB10 1AB

To The Planning Officer

Application Number: 150402
Proposed Development at 66 Tillydrone Avenue, Aberdeen

We wish to protest about the proposed redevelopment and refurbishment of the above premises, mainly due to the question of parking. Our property is in the adjoining cul-de-sac which is a conservation area and belongs to the University, ourselves and others.

As the house is a semi-detached on the main road (on which there is to be no parking) and spaces are already bordering on the inadequate, with a "first come, first served" situation in operation, any further pressure on the available areas will lead to an untenable situation, especially for the elderly and, in some cases, disabled occupants in the area.

We hope you will give this matter serious consideration as it is causing much concern among the residents concerned.

Yours faithfully



ALAN G WISEMAN
ELIZABETH WISEMAN

PI

From: Dineke Brasier
Sent: 21 May 2015 08:17
To: PI
Subject: FW: Extension plan for 66 Tillydrone Avenue - no. 150402.

Hi,

This came in yesterday so technically still in time. Can it be lodged as an objection?

Thanks,
Dineke

From: Rasmussen, Akiko [REDACTED]
Sent: 20 May 2015 19:59
To: Dineke Brasier
Subject: Extension plan for 66 Tillydrone Avenue - no. 150402.

Dear Ms Dineke Brasier

I am writing to express my concern about the extension plan for 66 Tillydrone Avenue - no. 150402. It is in quiet residential area, and it has been already noise issues with current arrangement, I would not like to imagine how much more noise it would generate with 11 bedrooms if the planning would be accepted. Furthermore, it will be a huge problems about the car parking spaces, not just with the occupants of such a large house as well as their visitors, with very small spaces in front of their house.

I would like to strongly oppose to the extension plan for the neighbouring house, 66 Tillydrone Avenue.

Best wishes

Akiko Rasmussen

Dr Akiko Rasmussen
62 Tillydrone Avenue
Aberdeen
AB24 2TN

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Tha Oilthigh Obar Dheathain na charthannas clàraichte ann an Alba, Àir. SC013683.

PI

From: Dineke Brasier
Sent: 21 May 2015 08:20
To: PI
Subject: FW: 66 Tillydrone Avenue

And another one. Same story, submitted yesterday so can it still be lodged as an objection?

Many thanks,
Dineke

From: Méadhbh and JB [REDACTED]
Sent: 20 May 2015 17:10
To: Dineke Brasier
Subject: 66 Tillydrone Avenue

Dear Dineke,

We are writing in objection to the proposed plans for 66 Tillydrone Avenue, planning application number 150402.

We live in 68 Tillydrone Avenue which is the house adjoining number 66 and so the proposed plans would affect us greatly.

We are aware that the plans are to extend the house so that it will contain 11 bedrooms. One worry we have is regarding the noise of having 11 students living next door to us. We have a young baby and are concerned about potential parties and loud music, particularly at night. We have had three students living next to us in the past who were very pleasant but were noisy at times, we are concerned that the noise from 11 students with occasional visitors would be even greater.

We are currently living in a nice area with young families and a pleasant community spirit. This is likely to change if the balance of residents swings towards young students who change every year.

We are also concerned about the physical changes that such an extension would bring. Our two houses are semi-detached and very similar. They are old houses dating from the 1920's and are an integral part of the Old Aberdeen Conservation Area. As such, the extension planned would destroy the lovely symmetry of the houses, as well as be a clear overdevelopment of the site. If the house next door is extended then our house will also lose a lot of its charm, not only from an aesthetic point of view. We will also suffer from a loss of sunlight in our garden as a result of increasing the size of the property next door.

Finally, we are concerned about the number of cars that will potentially be parked around our house, both those belonging to the students and those belonging to their visitors. There is already a shortage of parking in the area, which will only get worse with the opening of the Third Don Crossing, and this would further exacerbate the problem.

We thank you for taking the time to consider our objections, and we hope that you will consider opposing the project.

Kind regards,
Méadhbh and Jean-Baptiste Gramain