

PI

From: webmaster@aberdeencity.gov.uk
Sent: 12 January 2015 00:12
To: PI
Subject: Planning Comment for 141754

Comment for Planning Application 141754

Name : James Brownhill

Address : The Lodge

Charleston

Nigg

Aberdeen AB12 3LL

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : This planning application should be rejected for the following reasons:

- 1 It goes against the existing Aberdeen City Local Plan ALDP (2012) which identifies a location for a major supermarket of approx 5700 sq m at a site on Southerhead Road identified as OP76
- 2 ALDP 2012, and in more detail Loirston Development Framework (approved as Supplementary Guidance) identifies the site of this subject planning application as plot 5.8.8 intended to satisfy the local needs of the Loirston Development in an "express" retail format which typically comprises a maximum of some 400 sqm of retail floorspace. This application contravenes all these intentions.
3. The magnitude of the area of this planning application, 5700 sq m eliminates space for approximately 50 dwelling places as given in the Loirston Framework Development and relocating them elsewhere within the Development Area contravenes the intentions of the Loirston Development Framework accepted as Supplementary Guidance.
4. The road traffic associated with the magnitude of this development so close to the new AWPR Charleston Interchange, one of the main junctions on the AWPR, would cause unacceptable congestion at this single bridge, traffic light controlled junction.

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Ryden

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Mr Paul Williamson, Senior Planner (Development Management)
Planning & Sustainable Development
Communities, Housing & Infrastructure
Aberdeen City Council
Business Hub 4, Ground Floor North
Marischal College, Broad Street
Aberdeen AB10 1AB

26 January 2015

Our Ref: JFVH

Email: [REDACTED]

Dear Mr Williamson

**PROPOSED RETAIL DEVELOPMENT COMPRISING A CLASS 1 SUPERMARKET
OF 5,800 SQ M FLOOR SPACE WITH ASSOCIATED CAR PARKING, ACCESS
AND LANDSCAPING AT LOIRSTON, NIGG, FOR HERMISTON SECURITIES LTD
APPLICATION REF NO: 141754**

Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Leeds
0113 243 6777

Dundee
01382 227900

Inverness
01463 717202

Our client, Cyan Properties Ltd wish to object to the above planning application.

Cyan Properties own the Makro store at Wellington Circle and have a planning application pending for the part change of use of that building to accommodate a supermarket of 5,750 sq m. The Makro site has been allocated in the proposed Aberdeen Local Development Plan (2016) for supermarket use and replaces the current opportunity site designated for supermarket use opposite at the Altens Thistle Hotel. The Makro proposal has the support of the Community Councils in the area and also that of the wider community.

The supermarket proposed at Loirston is contrary to the extant Local Development Plan (2012), the approved Loirston Development Framework and the proposed Local Development Plan (2016).

The applicants contend that it is a replacement for the Altens Thistle Hotel site which, it is acknowledged, will not proceed, but the proposed LDP (2016) as highlighted above, has already made provision for its replacement on the Makro site. Also, the Loirston site is remote from the established communities that the supermarket is required to serve.

26 January 2015

Mr Paul Williamson, Aberdeen City Council

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Neither the extant LDP (2012), the proposed LDP (2016) nor the approved Development Framework make provision for a supermarket on the Loirston site. Whilst the framework includes scope for neighbourhood retail provision, that is simply to serve the Loirston development. The current proposal exceeds that by some 3,550 sq m.

It is also noted from the Pre-application Consultation Report that there is no public support for this proposed development at Loirston. Indeed, it is clear that the Community Councils to the south of the city are opposed to a supermarket at this location.

In the circumstances, therefore, and on the basis of the above, Cyan Properties Ltd, would contend the application should be refused.

Yours sincerely



John Findlay
Partner

cc: Mr Huw Williams, Cyan Properties Ltd

Ryden

PI

From: Greg Strange [REDACTED]
Sent: 10 January 2015 15:31
To: PI
Subject: Application ref 141754 Class 1 Supermarket at Loirston

Dear Sir

Planning Application Ref 141754 – PPIP for Class I Supermarket at Loirston

I wish to object to the above proposal for the following reasons:-

1. The Proposed Local Development Plan recommends a site at Macro for a new supermarket for this area. A further supermarket beside the Loch of Loirston would be surplus to requirement.
2. Area B3 in the Loirston Development Framework has been allocated for local retail use. Clearly a 5800m2 supermarket is intended to cater for a much wider area than just the local retail needs of a new Loirston housing development. Displacing a few proposed dwellings with a big supermarket will greatly increase traffic and air pollution problems.
3. The public's use of large supermarkets has stagnated or declined recently (NB. Tesco closing down existing outlets and abandoning proposed new ones). It would be prudent to maintain the current proposal for B3 and have a smaller retail outlet catering only for the new houses.

Yours faithfully

Greg Strange

32 Redmoss Road
Aberdeen
AB12 3JN

PI

From: webmaster@aberdeencity.gov.uk
Sent: 15 December 2014 15:01
To: PI
Subject: Planning Comment for 141754

Comment for Planning Application 141754

Name : Stuart Message
Address : Gowanlea,
Nigg,
Aberdeen

Telephone : [REDACTED]

Email [REDACTED]

type :

Comment : As a local resident of the area (resident at Gowanlea), my comments are as follows:

- 1) The site is one of the green area within Aberdeen City boundaries (a city which prides itself on being green). removal of this is against Aberdeen and local policy. I am against the development for this reason.
- 2) Local amenity of open green areas will be destroyed by the construction of this retail space (along with the other plans for the area). The local community enjoy this peaceful and countryside feel of the area. This development is directly forcing the local community to convert from a "rural" type community to a packed and noisy "urban" community. I am against the development for this reason.
- 3) Wildlife habitat will be removed including living and hunting space for otters, red squirrels and birds of prey. This is clearly a negative impact on the local environment. I am against the development for this reason.
- 4) The local roads will have a heavier traffic flow due to the developments. This is not wanted by myself and other locals. This poses danger to people, children, wildlife and pets. I am against the development for this reason.
- 5) The users of the area will be negatively effected. currently a rural walk round the loch and surrounding area is possible however with the developments in place this will no longer be possible. I am against the development for this reason.
- 6) Local conservation area is being effectively ignored. With heavy traffic and people, the wildlife will be forced out of the area. I am against the development for this reason.
- 7) The local community is objecting this development, the Aberdeen City Council should be representing the people hardest hit by this development - the local community.
- 8) Where plans are accepted (though it is important to always note that I am agains the development), the buffering zones between the locals and new developments should be thicker than currently shown (multiple times wider), the buffering zones should be heavily dense to reduce noise and sight pollution. Access to developments should not be available via existing roads. The size of the development planned should be reduced significantly.
- 9) gaining enough objections to cause a stir will be difficult as the locals are few - the locals feel they are not being listened to by the council.

I object to all of the major development and planning in the area.

Stuart Message