

PI

From: webmaster@aberdeencity.gov.uk
Sent: 23 July 2015 09:00
To: PI
Subject: Planning Comment for 151052

Comment for Planning Application 151052

Name : Erlend Corrigan
Address : 85 Holburn St
Top Floor Centre

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Dear Sir/Madame

I am writing to you to lodge an objection on the planning application #151052 for the construction of a 7 storey Apart-Hotel consisting of some 72 unit in Union Glen. My property at 85 Holburn top centre will be significantly and adversely affected by this development. The proposed development with blockout direct sunlight and significantly reduce the amount of daylight reaching my flat. This will not only impact the well being of living in the flat, it will also financial reduce the properties value.

I find this development entirely outwith the existing developments in union glen being some 3-4 storey higher. In addition as no parking facilities for additional potential 72+ apart-hotel residents is provided there will be significant and continue chaos with vehicles in Union Glen and surrounding round, currently there is insufficient parking for the current residence in the area.

Lastly I would question if this is the right type of development as Aberdeen goes forward. The claim that there is insufficient hotel or similar accommodation in Aberdeen is very much out dated. There has been numerous new hotels constructed, or under construction, both in the city and major industrial area surrounding the city. What is need for in the city is development provide reasonable price 1-2 bedrooms flats - not the £230,000 plus boxes currently under offer.

I urge the council and the planning authorities to reject this development in entirety

regards

Erlend Corrigan

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 13 July 2015 16:05
To: PI
Subject: Planning Comment for 151052

Comment for Planning Application 151052

Name : Duncan James Caird

Address : 46 G Union Glen. Top Floor Overlooking intended plot.

Telephone :

Email : [REDACTED]

type :

Comment : Hereby object to the proposal. I understand there are 6 floors, this will completely obscure sunlight from entering my apartment main living room. My apartment is located on the top floor of the building directly across the road and overlooks the intended plot.

Further to this I do not wish to see traffic build up in a small, congested road. A hotel / apartment building of such a size will only serve to increase this.

Could you please email to confirm receipt of this objection. I also wish to know how/when my objection will be reviewed and when I can expect the outcomes to be communicated to me.

I look forward to your response.

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PI

From: Stephanie Wilson [REDACTED]
Sent: 24 July 2015 09:52
To: PI
Subject: Application 151052 Objection

Hi,

I would like to put in a planning objection for the building of the Seven Storey High hotel that is being built adjacent to my flat in Union Glen, this building is going to block sunlight and daylight that has been coming into my flat for years and now I'm not going to get any natural light or sunlight shining through.

Kind Regards

Stephanie Wilson

Buyer.

Office: [REDACTED] (direct)

Mobile: [REDACTED]
[REDACTED]

Archer

Safety - Integrity - Performance

Teamwork - Proactive

Archer House

Main Road

Blackburn

Aberdeen

AB21 0PB

Tel. [REDACTED]

archerwell.com

PI

From: Matthew Dixon [REDACTED]
Sent: 22 July 2015 22:23
To: PI
Subject: Planning Application 151052

Dear Sir/Madam,

Please take this email as my second objection to planning permission 151052 which I was horrified to find out today has been granted.

This development will, once complete, totally remove the following from my property in Union Glen:

- Direct Sunlight: the one window in my property which freely enjoys the sunlight during the day will now be completely obscured by the seven storey hotel.
- Daylight: the one window in my property which freely enjoys most of the daylight during the day will now be completely obscured by the seven storey hotel not to mention my parking space and the yard in general.
- Privacy: My privacy will be removed as my bedroom window will not be viewed upon by a seven storey hotel whether it be from guests and the windows shown in the plan, staff, delivery persons and those using the laundry and bin room. The smoking shelter and bicycle shelter were previously in the area where our yard is also.
- Access: from the plans the main business/industrial drop off and pick up point (laundry, refuse etc) appears to be where currently our yard is, how is access to my private parking space guaranteed?
- Security: The security gate to my property will be removed and there will now be unrestricted traffic flow of people into and through what is currently a private yard. Are they going to re-instate a security gate for the yard?
- Access: From my plot plans of my property I do not believe that in fact the proposed hotel has full access rights to the proposed parking spaces in our currently private yard and so I do not see how they can presume this to be ok or the council can deem the plans acceptable.
- Parking: How will my space be guaranteed not to be used by hotel guests?
- Valuation: the value of our properties will be severely impacted by this as private parking, security and privacy are the key features of our properties.

My other concern is what will happen during construction? Where will I park and how will I access my flat when construction is in full swing? No consideration has been given to the residents within the yard with regard to the height of the hotel or the fact that they are utilising the private yard.

I fully object to these plans and am horrified they have got this far.

Regards,

Matt Dixon
49b Union Glen

From: webmaster@aberdeencity.gov.uk
Sent: 12 July 2015 23:40
To: PJ
Subject: Planning Comment for 151052

Comment for Planning Application 151052

Name : Valerie Bodington, Philip Bodington Address : 46E , Union Glen

Telephone :

Email : [REDACTED]

type :

Comment : 46E, Union Glen
Aberdeen
AB11 6ER

Planning Officer 11th July 11, 2015

Aberdeen City Planning Dept
Mariscal College
Aberdeen

Dear Ms Jane Forbes

RE : Planning application 151052 (Unit 1-3 Union Glen, Aberdeen).

We wish to make you aware of a number of strong objections that we have with regard to the proposed development of an apartment –hotel on the site of 1-3 Union Glen , application number above. As an immediate neighbour opposite the front of the proposed building, we are aware that the proposed development will have a serious impact on our standard of living.

1. Detrimental impact upon residential amenities.

Aberdeen City and Shire Strategic Development Plan

The Objective : ‘ To make sure the development meets the needs of the whole community , both now and in the future, and makes the area a more attractive place for residents and businesses to move to’

Aberdeen City and Shire Strategic Development Plan 4.39 ‘ new developments for commercial use should be integrated well to improve people’s quality of life and opportunity”

Aberdeen City and Shire Strategic Development Plan Regeneration Policy 3.50 “they should respect the character of the local area , improve the quality of the environment , use high quality design and include a mix of uses’

We believe that the proposed development is a direct contravention of these policies. The scale and size of the building would be out of character with the area, to the detriment of the local environment which is mainly residential.

2. Loss of daylight / overshadowing

Aberdeen City Supplementary planning Guidelines: Splitting of residential Curtilages 3.4. Privacy, residential amenity, daylight and sunlight

3.4.2: The relationship of the new residential development to existing dwellings is an important factor to be considered in assessing whether the privacy, amenity, sunlight and daylight of residents would be adversely affected.

This guideline (1.5) also refers to constructions of dwellings on brownfield sites that are not currently in residential use.

Aberdeen does not have a surfeit of sunshine. However, the proposed height of the building will severely affect the daylight available to the opposite residences facing south. The initial proposal does make mention of this fact, but this will severely impact the living conditions of those in the shadow of the building to the North. The building regulations state that developments of more than 4 storeys high should be at least 18 metres apart from each other but the new development will be closer than that if the proposal is for six storeys (and higher with roof appendage)

Measuring the distance shows that the building proposed height of 14.95m rising to 17.85 m and then to 22.8 m at the rear will severely impact the building opposite causing overshadowing and a lack of the right to enjoy their living areas in daylight.

We believe this proposal should not go ahead without serious amendment of the height of the building after careful measurement of frontage height and impact on daylight/ shadow on North facing residences on Union Glen.

There is also a lack of measurement on the available plans of road width and distance to front of opposite residential structure to the north (46 Union Glen) . This needs to be investigated and measured accurately and included in the revised plans.

With tape measure the distance from the 46 Union Glen flatted property to the kerb side opposite is approximately 11m. Within the existing plans, the distance between the facing walls of proposal and 46 Union Glen we calculate to be LESS than regulation 18 m.

3. Traffic Safety and refuse collection

We believe that this 71 bedroom development will have an enormous impact on the current waste collection. We do not believe that the proposal has thought through the restrictions of the street arrangements. Larger vehicles servicing the units at the moment can reverse into the existing courtyard and exit with some safety.

The proposed hotel will abut directly on the narrow street (width 7.2 M narrowing to 5.65m in the underpass tunnel) which also has a height restriction 2.74m and width for one vehicle. (see 3.1.7 in published Traffic Statement 2015) This means that service vehicles will have either to make an unsafe, very tight turn on the road to leave east, or use the underpass tunnel (west) which will be restricted by height. (2.74m) which is less than the recommended height for large refuse collection vehicles (4.5m as recommended in Aberdeen City Council Guidance on Waste and recycling facilities 2015) Oncoming vehicles have restricted view. With the proposal, there has been no measurements of this or traffic safety aspects on this point except to say the refuse collection (once a fortnight) allegedly uses the tunnel.

Currently the waste lorry reverses up the street to collect refuse .

The current size of the Aberdeen city waste lorries is 3.6m in height- far too big to fit through the tunnel gap.

This is hardly an indication of the type of usage that will be the norm if the proposal is to go ahead. The safe exit of the car park (Union Glen 42-46) opposite will also be affected if turning vehicles are an issue.

4. Inadequate parking

The 71-room apartment /hotel has only been allocated 3 parking spaces and those are reserved for disabled use. We also have serious concerns that the proposed spaces at the rear of the hotel are inadequate and have severe problems regarding access / egress.

The proposal suggests that the residents/ guests may use the multi-storey car park close by, but this is a very congested car park and will be even more in demand when the nearest car park on Chapel Street is redeveloped .

Aberdeen City Centre Development Framework p 55 it states : "A planning brief has been prepared for this site (Chapel Street car park) with a business use and a reduced capacity replacement considered appropriate";

On street parking (after 6pm- 8 am) is used by the residents, as well as a parking area for local pizza business whose employees use the public access opposite from Holburn street to reach their delivery vans in the evening. If this proposal goes ahead, the lack of street parking after 6pm for local residents will become severe.

5. Noise disruption of arriving/ departing guests at unsociable hours

As the current units are operating during business hours, the noise levels are acceptable. However, the new proposal will undoubtedly add to the level of street noise (exacerbated in the built up area) of taxis , minibuses and cars arriving and departing 24 hours.

Despite the proposed added addition of bicycle sheds in the development it is our view that business travellers very rarely travel around inclement Aberdeen by bike and use them regularly to get to their meetings, so traffic will be increased.

6. Loss of Employment

Aberdeen City and Shire Strategic Development Plan 3.52 The City has developed a series of action plans "to improve town-centre vitality and measures to improve opportunities employment .";

The loss of some 30 full-time, varied, semi-skilled and skilled jobs will also impact the local economy as the mixed residential area has currently three different businesses operating on the site. The new proposed development suggests that very few staff will be needed to maintain the apartment/ hotel as it will have no restaurant or other facilities requiring extra staff. The new jobs will be service sector jobs, rather than the skilled engineers and mechanics that are currently working there.

7. Adequate provision of hotel accommodation in this area.

The development of the huge new hotel very close by on Justice Mill Lane/ Union Street (150+ rooms) and others also on the same street show that there is more than enough adequate provision within the existing area.

We believe that the proposed development of this site will be to the detriment of the quality, character and amenity value of the area, as outlined in the points above.

We also believe that there has been a lack of accurate detailed measurement in the plans that show the distance between the proposed buildings and existing one opposite and the height restriction of the tunnel and safety has not been taken into consideration.

In conclusion we would also like to request that, should this application be approved, the council should consider using its powers to enforce controlled hours of operation and other restrictions that might make the duration of works more bearable. The proposed site of development is quite small with only one access, so we would ask that consideration be made about how and where contractors and vehicles would gain access for safe unloading and parking without causing upheaval and inconveniencing neighbours or causing a highway hazard.

We would be grateful if the council would take our objections into consideration when deciding this application.

Yours sincerely,

Mrs Valerie Bodington
Mr Philip Bodington.

46E, Union Glen
Aberdeen
AB11 6ER
11th July 11, 2015

Planning Officer
Aberdeen City Planning Dept
Mariscal College
Aberdeen

Dear Ms Jane Forbes

RE : Planning application 151052 (Unit 1-3 Union Glen, Aberdeen).

We wish to make you aware of a number of strong objections that we have with regard to the proposed development of an apartment –hotel on the site of 1-3 Union Glen , application number above. As an immediate neighbour opposite the front of the proposed building, we are aware that the proposed development will have a serious impact on our standard of living.

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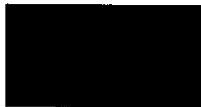
We believe that the proposed development of this site will be to the detriment of the quality, character and amenity value of the area, as outlined in the points above. We also believe that there has been a lack of accurate detailed measurement in the plans that show the distance between the proposed buildings and existing one opposite and the height restriction of the tunnel and safety has not been taken into consideration.

In conclusion we would also like to request that, should this application be approved, the council should consider using its powers to enforce controlled hours of operation and other restrictions that might make the duration of works more bearable. The proposed site of development is quite small with only one access, so we would ask that consideration be made about how and where contractors and vehicles would gain access for safe unloading and parking without causing upheaval and inconveniencing neighbours or causing a highway hazard.

We would be grateful if the council would take our objections into consideration when deciding this application.

Yours sincerely,

Mrs Valerie Bodington
Mr Philip Bodington.



From: Brendan Adey [REDACTED]
Sent: 24 July 2015 15:56
To: PI
Cc: Brendan Adey
Subject: Planning Objection Application 151052, Unit 1-3, Union Glen

Planning Objection Application 151052, Unit 1-3, Union Glen

My property is 85 Holburn Street, Second Floor Rear

First let me apologise, I did not respond to the first notice because I was overseas which is an unusual occurrence.

My objections to the new development are as follows;

- Daylight, Sunlight and Solar heat: I have lived in this property for thirty-two years and bought the flat because of the windows facing south and the light and heat I get in. With the current proposal of a seven storey building from Union Glen that would severely restrict the morning sunshine, daylight and heat to my property. I often sit at the south facing window in the early morning reading and this pleasure would be significantly diminished.
- Size: A seven storey building is completely out of character with all other buildings in Union Glen, which are four or five storeys, west of the properties fronting Union Street.
- Size: A four or five storey building would be in keeping with adjacent buildings
- Parking: I have real concerns about residence parking. I already cycle to Union Glen to park from my flat in Union Street. Union Glen being the nearest parking and often I cannot get a space. With 71 rooms to service and I believe 12 staff this could create an intolerable situation.
- Parking: The Neighbour Notification Notice states, 71 suites with associated parking. When I confirmed at the planning office the parking provision for 71 suites and staff I would consider this statement misleading
- Traffic flow: With the narrow bridge under Holburn Street already difficult to negotiate this increased traffic is of considerable concern. Not only are the occupant arrivals and departure of concern but also staff arrivals and departures, on top of service deliveries.
- Population Density: You might consider that a building of this size with this number of occupants is completely inappropriate for this location.

My considerations for residents of The Drilling School in Union Glen, 44,46, and 49 Union Glen: The size, traffic, parking, traffic flow, increased population density and daylight issues listed above.

I wish to object to this planning proposal, because of the size of proposed building, in the strongest terms allowed by Aberdeen City Council. It would be a monstrosity and incongruous with the location.

Please acknowledge receipt of this objection.

Regards,

Brendan c Adey
85 Holburn Street
AB10 6BQ

P&SD Letters of Representation		
Application Number: 151052		
RECEIVED 27 JUL 2015		
Mr	Sou <input checked="" type="checkbox"/>	VAC
Case Officer Initials: JAF		
Date Acknowledged: 28/07/2015		

PI

From: Mark Hetherington [REDACTED]
Sent: 28 July 2015 08:35
To: PI
Subject: FW: Objection to Planning Development - 151052

Dear Sir/Madam,

I am writing to you to object to the proposed demolition of Units 1 - 3 Union Glen and the construction of a seven storey apart hotel.

The proposed building is taller and wider than any other in the area and because of its very close proximity to my flat it will overshadow and block what natural light I get at present. Consequently my heat and lighting bills will rise. My privacy, with the proposed building being so close to my home, is also a concern.

Union Glen becomes narrower at the site where the proposed development is and even narrower under the Holburn Street Bridge, which leads to Couperstone and Ashvale Place and also through on to Holburn Street. In the winter, when the Hardgate has not been sanded, this is sometimes the only safe route available to get to my property, and others nearby. There is barely sufficient room for two cars to pass each other under the bridge and cars approaching the tunnel have to sound their horns to warn vehicles coming towards them that they are also coming through. It may not be ideal but it has worked for the twelve years I have lived here. Larger vehicles such as delivery vehicles cannot use this tunnel and they are going to have to attempt to turn around in a very narrow street causing chaos to people trying to get to work on time, particularly shift workers. Any hotel needs space for large delivery vans to be able to come and go, but in this case with it being so close to the road edge there may not be sufficient turning area for them to go back the way they came without backing out along the street. I have seen this happen when the present Industrial Unit car park has been full up. This is very unsafe. The lack of manoeuvring space left by the size of the proposed apart hotel is particularly worrying if they or any of the present residents need a fire engine.

With only a handful of car parking spaces being included in the proposal I feel their plan is flawed. I do not see how they can cope with the parking needs of their own staff let alone their guests, and service and emergency vehicles. Are we all expected just to put up with whatever inconvenience comes along because they will own a larger property than ours and therefore their need will be considered to be more important? If the developer was not so intent in building such a high and wide building taking up every bit of land available then it might work and even fit in with the area but this is not the case. It will badly affect all of the present residents' lives during and after construction. If the single yellow lines are taken away we will not even be able to have friends or family to visit us. In my own family there are young children and older people who visit and cannot do so if there is nowhere to park. My mother is disabled and needs to be able to park on a single yellow line as she cannot walk any distance. With so little parking available to hotel residents and staff the taxi drop off point will be in continual use causing constant noise because it is too close to the already established housing in the area.

The proposed development is too high and too near to the street edge with no turning point for large vehicles. It is not possible to construct a development of this nature without it affecting an already narrow and difficult to negotiate street. In another large development I have seen the drains collapsed resulting in the street being entirely blocked off. Residents need to access their car parks at all times of the day. I do not know whether the surface of the road itself will need to be opened up to connect with drainage etc., but if it does it will cause further disturbance.

Please take these points into consideration and do not let this proposed new building go ahead.

Yours Sincerely,

Mark Hetherington