

Garry Watson

From: Webmonitor
Sent: 12 January 2016 15:19
To: PI
Subject: Planning Comment for 151878

Comment for Planning Application 151878

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 The land is designated Residential in the Aberdeen Local Development Plan, change of usage as requested would thus contravene the ALDP

2 The existing residential property is unique in this area, due to its time, size and style of construction, and it would be a loss the local housing market

3 There is no mains sewerage in this area, only individual pits. Additional load due to office and an unknown number of passing of truck drivers could lead to an overload of the property's pit/sewage system, and leakage into the local road-side drains.

4 The entrance/exit to the property is onto the Old Stonehaven Road with main access to that from the A956 Wellington Road just North of the Charleston flyover. For A956 southbound traffic turning right involves a small, limited space cut out of the central reservation. For northbound traffic coming from the A90 over the Charleston flyover turning left into Old Stonehaven Road involves cutting across traffic in the slow lane/A956/A90 northbound slip road where vision is limited. The whole junction of the A956 and Old Stonehaven Road is not designed for other than occasional domestic traffic to a small residential area.

5 Access to the Old Stonehaven Road can be made via Redmoss Road, but this is in places a single track road, and is not suitable for additional traffic in terms of width but also in terms of road construction. This Redmoss Road is already deteriorating due to increased useage by delivery vehicles from an existing delivery company close to the subject property.

6 Surface water drainage from a vehicle park is of concern due to the lack of a formal drainage system in the area. The roadside drainage ditch on the west side of the Old Stonehaven Road, the side of the subject property, is already unable to cope with existing runoff in wet events (approx. 6-10 per year) leading to flooding across the road.

7 The property owner has already blatantly flouted the planning regulations and has already cleared away a vast area of what was residential lawn and topsoil laying geotechnic fabrics, hard core, and top surface over an area that would indicate a significant number of delivery vehicles.

8 The owner has already made changes BEYOND the site map area of this Planning Applications by laying a steel pipe culvert in the roadside drainage ditch to widen the property entrance way to a width that could accommodate large articulated vehicles.

8 The owner has also used the roadside outside the site map area of this Planning Application to dump an amount of topsoil.

9 There appears to be significant unique characteristic for this property to be turned into a commercial vehicle park/depot and other potential sites in existing industrial areas are probably available.

10 The unsatisfactory junction Old Stonehaven Road/A956 is due to change with the AWPR. On a possibly similar time scale the new major traffic light controlled access from A956 to the Loirston Development will justify, on the grounds of safety and traffic flow close to the busy junction (A956/WPR), closing the existing junction of the A956 Old Stonehaven Road and making access to the existing domestic residences, including the subject property, safer and more amenable and suitable to a residential area.

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A.C.C.
Planning Dept.

Lochinch Croft,
Charleston,
Nigg,
Aberdeen AB12 3LL.
Telephone [REDACTED]

Planning application 151848
Boyne Villa Nigg, Aberdeen AB12 3LL

17.12.15

Reference notice received re change of use to transport depot.
Since work has started on the site the noise created by various contractors has
been horrendous and if this is what I have to live beside I presume that
a restriction on hours of operation will be made so that consideration is
given to neighbours.
Boyne Villa was built on agricultural ground breaking the Green Belt
restrictions but these last weeks my house has been inundated with
noise and vibrations while preparations are ongoing for the above
application.
I presume a site visit will be made to assess the situation and
suitability.

Yours faithfully
[REDACTED]

Orchard House 27 High Street Ropsley Grantham Lincolnshire NG33 4BG

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

JDA/525

18th December 2015

Dear Sir/Madam,

**Re: Application no 151878
BOYNE VILLA, Old Stonehaven Road, Charleston, Nigg, Aberdeen**

We act as retained surveyors to FedEx UK Ltd who operate from premises close to the subject premises above, forming an integral part of the FedEx distribution network and have just been handed Notice of Notifiable Neighbour development dated 9th December.

Whilst our clients have no desire to lodge an objection to the planning application, in order to maintain safe operations to both premises, we respectfully request consideration is given to these planning conditions:

- a) During the site redevelopment, restrict parking by contractor's cars and vehicles anywhere along the adopted section of Old Stonehaven Road.
- b) Restrict on-road parking by planning condition, or with on street signage, to minimise manoeuvring and turning difficulties.
- c) Ensure adequate vision splays and sight lines are maintained during and after site redevelopment.

The imposition of such conditions will greatly assist in eliminating or minimising hazards to our clients' safe operation opposite, which requires easy access and egress, the point of access being some 30 metres from the Boyne Villa access.

Our clients will be pleased to meet with the applicants and/or Council officers to review the detail to create a successful and safe outcome to all parties.

Copy to

Steven Davidson
David J Turner

FedEx UK – Aberdeen depot manager
FedEx UK – Stoke Head Office