

George Street

Community Council

Secretary

34 Jamaica St

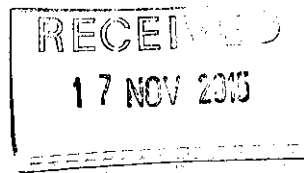
ABERDEEN

AB25 3XA

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15/11/2015

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



Dear Sir/Madam

Planning representation for 455 George Street, Aberdeen. Ref: 151588

We thank the proposer for coming to our November Community council meeting, however we deeply regret that they had not carried out a Public Consultation; there was neither a Public meeting nor a presentation to the Community Council which is a statutory consultee, prior to the Planning being submitted for this major planning development, being well over 80 dwellings.

We object to this development in principle for the following reasons:

There was no pre-planning consultation with ourselves, a statutory consultee and there was no public meeting held before the planning application went in.

This proposal is an over-development for this site.

The total proposed number of dwellings is far too high for this site.

The height and extent of the development severely restricts light levels to surrounding housing to the East and North of the site, especially the back wing closest to Fraser Court.

The low provision of disabled and worker parking we feel is totally unacceptable. There are 10 wheelchair accessible apartments which is commendable, but only one Disabled Parking Space which seems woefully inadequate.

Due to the vehicular pressures in the surrounding area with this development being beside a busy junction of two very busy main roads, one of which is a main bus route, we are very concerned that the level of space available for the changeover days both for vehicles and for rubbish skips is insufficient and will cause chaos in the area.

The vehicular entrance is considerably closer to the junction than the existing entrance. With the narrow access and lack of visibility splays due to the surrounding buildings, we are worried for pedestrian safety. We are also concerned that the Refuse/Recycling Lorries when they attend the building will have to park on George St, very close to the junction and at very busy times of the day, exacerbating existing traffic problems. With so many bins to uplift the cart would have to be stopped for a significant length of time which would cause serious problems.

The surrounding area is zoned for car parking, but there are areas where parking can be found out with the zones close to this development, especially in the Fraser Court and Gerrard St residents' car parks. Although students would not be able to get a car parking permit they may be tempted to bring a car if they find they could access residents' car parks easily. As this development is aimed at mature students the likelihood of them having the desire to have a vehicle would be increased as they may have placements/employment out with the City Centre. It is unacceptable for surrounding residents to have to police the car utilisation of the students as it can breed resentment between neighbours. One option to help alleviate some of this problem would be for the Developer to assist Langstane or other car park operators to install and maintain barrier protection for their residents' car parks.

Due to the height of the surrounding buildings the External Amenity Area will get very little light. We feel that it is highly desirable in this location that external areas, surrounded by high buildings, should be open to the south and the beneficial sunlight. Due to what can be seen locally from the Victorian tenements running off George Street, with a similar aspect to what is planned, there is little light reaching the ground making them unpleasant places to be.

Poorly maintained lifts that can be out of action for extended periods can cause extreme distress, therefore we would ask with high density developments such as this, that there be multiple lifts to each floor or iron-clad maintenance deals with long-lead item spares guaranteed to be held on site, combined with same day servicing of out of action lifts. The provision of a single lift for a six storey building, with wheelchair accessible flats, is unacceptable.

The use of granite, slate and other high quality materials on this imposing development, on the external surfaces is highly desirable for this development; the use of grey render or non-frost resistant brick and other materials is not acceptable as they degrade very quickly in the harsh climate.

Flat rooves in this area exacerbate the problem we have with seagulls (noise and mess), we would insist that measures were put in place and maintained to minimise this problem.

We have concerns that a roof garden, although out of bounds to residents, would be a tempting place to access illicitly which could have a negative impact on local residents.

As a Community Council we have found that the following points have been useful in avoiding problems with developments in our area;

Low vibration piling should be used due to the close vicinity of a number of existing Victorian and Edwardian buildings, which are on non-substantial foundations and the known damage that piling of new foundations can do.

We would remind the developers of the historic culvert in close proximity to this site and the known flooding issues of the adjacent site and Fraser Road due to this culverted burn, and also of the potentially high ground water levels if utilising basements.

This is a densely populated area and we would expect the Developers to work only during social hours and keep noise and mess to a minimum, as per Council constraints.

The proportion of communal student space shown to us is the least that we feel is the bare minimum for such a large development, and any encroachment on this space by additional units within these spaces would be unacceptable.

There is a ball court at Catherine St which is very close to this proposal, which is hopefully to be refurbished in the near future by a non-profit making venture. With the lack of facilities onsite for outdoor activities, the number of students in this development who would be likely to use this ball court is considerable. A Planning Gain contribution to its refurbishment and upkeep would be most appreciated.

We are glad to see an adequate number of cycle storage facilities and would only like to see this number increase and not be decreased.

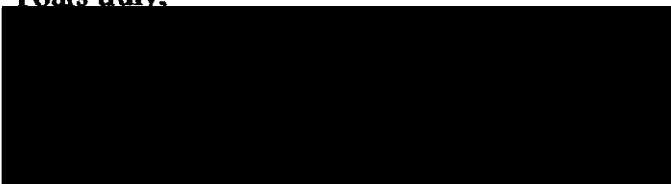
The distance between this development as shown to us and the adjacent properties should not decrease.

We would strongly urge that provision is made for a possible connection in the future to the district heating system that is planned for the nearby vicinity.

We were deeply disturbed that some residents of neighbouring properties were not notified personally of this major development which is so close to them. Some people had no time to put in objections/commendations for this proposal before the initial planning deadline was up, due to the short timescale and lack of notification.

The local residents can be there all year round even if the students are not, respecting them in all aspects is paramount.

Yours truly,

A large black rectangular redaction box covering the signature area.

**Andy MacLeod
Chair George Street Community Council**