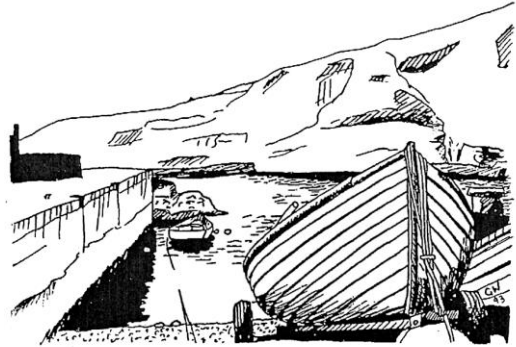


COVE AND ALTENS COMMUNITY COUNCIL

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Paul Williamson
Planning & Sustainable Development
Enterprise Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
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AB10 1AB

Dear Mr Williamson,

Cove & Altens Community Council

Planning Application- 160241

Local Authority Reference- 100003691-001

Proposal Description- Proposed Change of use from sports facility to residential development of 48 units including associated car parking and landscaping

Application Type- Detailed Planning Permission

26 Loirston Road, Cove Bay, Aberdeen, AB12 3NR

Cove & Altens Community Council (CACC) wish to OBJECT and make the following comments on the above planning application.

- Is the development for 48 or 54 units? Both numbers are quoted in the plans.
- The Road between the development and The Manor “Loirston Avenue”. This is detached by Loirston Road from the Loirston Avenue which runs down past the school – not acceptable.
- The road between The Manor and the development is very narrow and difficult for two cars to pass each other. This should be widened and upgraded with an adequate footpath. To just visually increase road width is not acceptable.
- What traffic regulations are in place to avoid parking on the surrounding roads? There is no indication of traffic management plan.
- Over development – The supplementary guidance for a development of this size is 96 spaces however only 84 are provided. Lack of parking spaces will mean on street parking.
- The roads in this part of Cove are very narrow. On street parking caused by lack of development spaces will cause a danger and obstruction to buses.

- Danger can arise from vehicles emerging from off road parking bays. The development is situated on 2 blind corners.
- The off road parking on Loirston Road emerges into a major bus route
- A Bus shelter is to be provided however the location of this is next to parking bays which front on to Loirston Road. Any bus stopping here will block these spaces and will also further increase danger of off road parking bays.
- Clarity required regarding bin storage to accommodate the City Councils proposed increased recycle usage from 2017 onwards.
- Lock blocked areas. There are concerns regarding surface water as it is known to be wet ground.
- There is no SUDS pond or equivalent shown on the plans. Just moved this up to be beside other ground water issue.
- Height of flats. There is not a precedent for this height of building in this area of Cove. Out of context for the area.
- Houses built directly onto Loirston Road with no garden and seeming forward of the building line. Not in keeping with the rest of Loirston Road where homes are set back with gardens and fences (opposite) and walled gardens. Out of context with street view.
- What maintenance plan is in place for the open spaces and trees?
- This development results in a loss of public/private sports facility/ open space which is required to be replaced under Sport Scotland's Planning Guidance 1001
<http://www.sportscotland.org.uk/media/1887120/sportscotland's-approach-to-planning-applications.pdf>

Which states that Outdoor Sports facilities should be safeguarded from development except for a number of reasons, one of which being *"the outdoor sports facility which would be lost*

would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall.

Although Cove Rangers football pitch is being replaced, the replacement is not in our community. It will now lie within Nigg Community Council's Boundary and can only be accessed by crossing a very busy dual carriageway.

- We are aware that Allan Park was a private facility however as per PAN65 from the Scottish Government *"All spaces, regardless of ownership and accessibility (i.e. public and private spaces) contribute to the amenity and character of an area."* Losing this open space will be of a detriment to our Community. Alternative open space should be provided within the Cove Area.
- The name Allan Park should be retained if development goes ahead.

Yours sincerely,

Scott Lawrie
Planning Officer
For and on behalf of Cove and Altens Community Council