

117 Sunnyside Road
Aberdeen
AB24 3LS

15th December 2015

Nicholas Lawrence
Planning and Sustainable Development
Communities, Housing and Infrastructure
Business Hub 4
Aberdeen City Council
Marischal College

Dear Mr Lawrence

Planning Application 151772

I am writing on behalf of Froghall, Powis and Sunnybank Community Council who wish to object to the planning application for the proposed development at the BT Yard in Froghall Terrace, Aberdeen.

This objection makes reference to the Aberdeen Local Development Plan, in particular the Technical Advice Note for Student Accommodation issued in September 2015

1. Requirement for further Student Accommodation

Information available from North East of Scotland College, The University of Aberdeen and Robert Gordon University indicates that there have been no problems in terms of provision of accommodation this year with some accommodation surplus to demand. The unprecedented number of flats in and around our Community Council area that are currently vacant and available for rent provides further evidence that sufficient accommodation is available to meet current demand.

The completion of other developments of student accommodation within the area will result in a further 900 beds becoming available for the next academic year. We are not aware of any plans being developed by the college and universities that will significantly increase student numbers.

3.2 All proposals for purpose built student accommodation should give adequate consideration to addressing an identified need for the type of development proposed. Developers should consider: What specific need the proposal is aimed at and why this need is currently unmet; If the proposal is to meet a recorded increase in student numbers. (Technical Advice Note for Student Accommodation)

2. Amenity

These plans entirely conflict with the amenity of the local area. The plans are for buildings that will be only 18.4 metres from existing houses and of at least equivalent height to those buildings. This will have a hugely detrimental effect on the light and privacy available to local residents.

Froghall View is built on a slope and to have substantial foundations excavated in close proximity to that slope is potentially a danger to the properties built on that slope. A number of local residents have concerns that groundworks of this scale could cause damage to existing properties or lead to subsidence in the future.

The area is in a dip resulting in sounds being amplified. Normal activities within student accommodation such as residents coming home late from nights out, smoking outside the doors, parties, fire alarms etc. will be clearly audible and are likely to cause unacceptable disturbance to residents of nearby properties.

Froghall Terrace is already struggles to cope with current traffic. Adding the transport demands of up to 600 people to the existing road network is likely to increase risk to pedestrians and cyclists as well as creating congestion and increased noise.

The development should be designed in a way that does not conflict with adjacent properties or the general amenity of the surrounding area

3.4 Successful built developments must also be in locations which will be attractive to students. They must be located and designed to minimise adverse impacts on their surroundings. Such impacts include overlooking, overshadowing or overdomination of buildings. (Technical Advice Note for Student Accommodation)

3. Infrastructure

Local NHS services are currently overwhelmed and have substantial waiting lists. The needs of a further 600 people cannot be absorbed within existing provision.

We have been advised of two recent incidents of raw sewage floating in the streets locally. It would appear that sewers struggle to cope with current demand in some circumstances. A development on this scale would substantially increase demand.

4. Overdevelopment

This small area already carries a heavy burden in relation to student numbers. The numbers are such that the demographic profile of the area has been altered considerably with a very large proportion now of a temporary population that has no affiliation to nor commitment to the area. It also creates a huge imbalance within the area as the student population will outnumber permanent residents.

Two substantial nearby developments of student accommodation are due for completion next year with a further three sites identified for similar developments. To contemplate developing yet more student accommodation in the heart of a settled community is unacceptable and would undoubtedly have a deleterious affect on the quality of life of the existing permanent long term residents through late night/early morning noise and the inevitable nuisance type behaviours associated with the student population.

5. Parking

Parking is already at an absolute premium during semester time and to have only a very few parking spaces for the projected 425 students simply means that the students will park - or attempt to park - in the surrounding streets. It is simply wishful thinking to imagine that 425 students will not have cars, or have visitors with cars.

Unmet demand for parking is likely to spillover into local residents' private car parks and result in residents who have paid for parking permits on the local streets struggling to use them and the residents who have private car parks unable to park in their own space or even on the street.

3.10 Existing car parking guidelines for new student accommodation must be considered as part of the development. That is; 1 parking space per resident staff member plus 1 per 10 students in the city centre, the inner city and the outer city areas (see Aberdeen Transport and Accessibility SG). Disabled parking and enhanced cycle parking facilities should also be provided as set out in the SG. The level of parking proposed in new development must be agreed with the Planning Authority. (Technical Advice Note for Student Accommodation)

6. Views of Local Residents

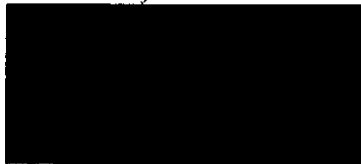
The "Single Outcome Agreement Priorities" state that "Our public services are high quality, continually improving, efficient and responsive to "local people's needs".

The developers state in the report that they considered the response rate to the consultation to be good, yet they appear to have disregarded the fact that 73% of respondents are opposed to the development.

The site of the proposed development is at the heart of our community. A high density development of this nature would permanently destroy the character of the area.

We urge you to reject this proposal.

Yours sincerely

A large black rectangular redaction box covering the signature of Martin Thain.

Martin Thain
Secretary
Froghall, Powis and Sunnybank Community Council



Planning Dept
Aberdeen City Council
Marischal College

23 King's Crescent
Old Aberdeen
AB24 3HP

2nd Dec 2015

Dear Sirs,

Proposed Development at Froghall Terrace
(ref no. 151772)

We write to object to the above proposal on the following grounds:-

- (1) This is significant overdevelopment of the site, evidenced in particular by the close proximity of four-storey blocks to the family homes to the east at Froghall View. The proposed buildings would have a severely detrimental impact on both the privacy and the residential amenity of these houses, both in terms of excessive height and proximity.
- (2) There is no general parking provision for the 425 students envisaged to be the occupants of most of the buildings. This is completely unrealistic and could only result in a significant worsening of what is already a severe parking problem in the Spital area.
- (3) Connected to this, there has to be a concern as to how such flats could be reconfigured later, if necessary, into non-student accommodation, given that there would be then no space to extend the parking provision:- and we understand that it is Council's policy that purpose-built student flats should be designed to be capable of such re-configuration. This is an anomaly which needs to be addressed, both in relation to this application, and in the wider context.
- (4) There is insufficient amenity space for the potential occupants of the said properties, which would be detrimental to their residential amenity.

Yours faithfully,

R and H. Leith



To: PI[PI@aberdeencity.gov.uk];
Subject: Planning application 151772
Sent: Thur 12/3/2015 3:17:13 PM
From: Graeme Gall

Dear Sir/Madam

Reference: Planning Application 151772

I'd like to object to planning application 151772 for proposed developments to BT yard in Froghall Terrace, although I don't live in the area, I spend a lot of time visiting friends and family there. I'd like to object for the following reasons -

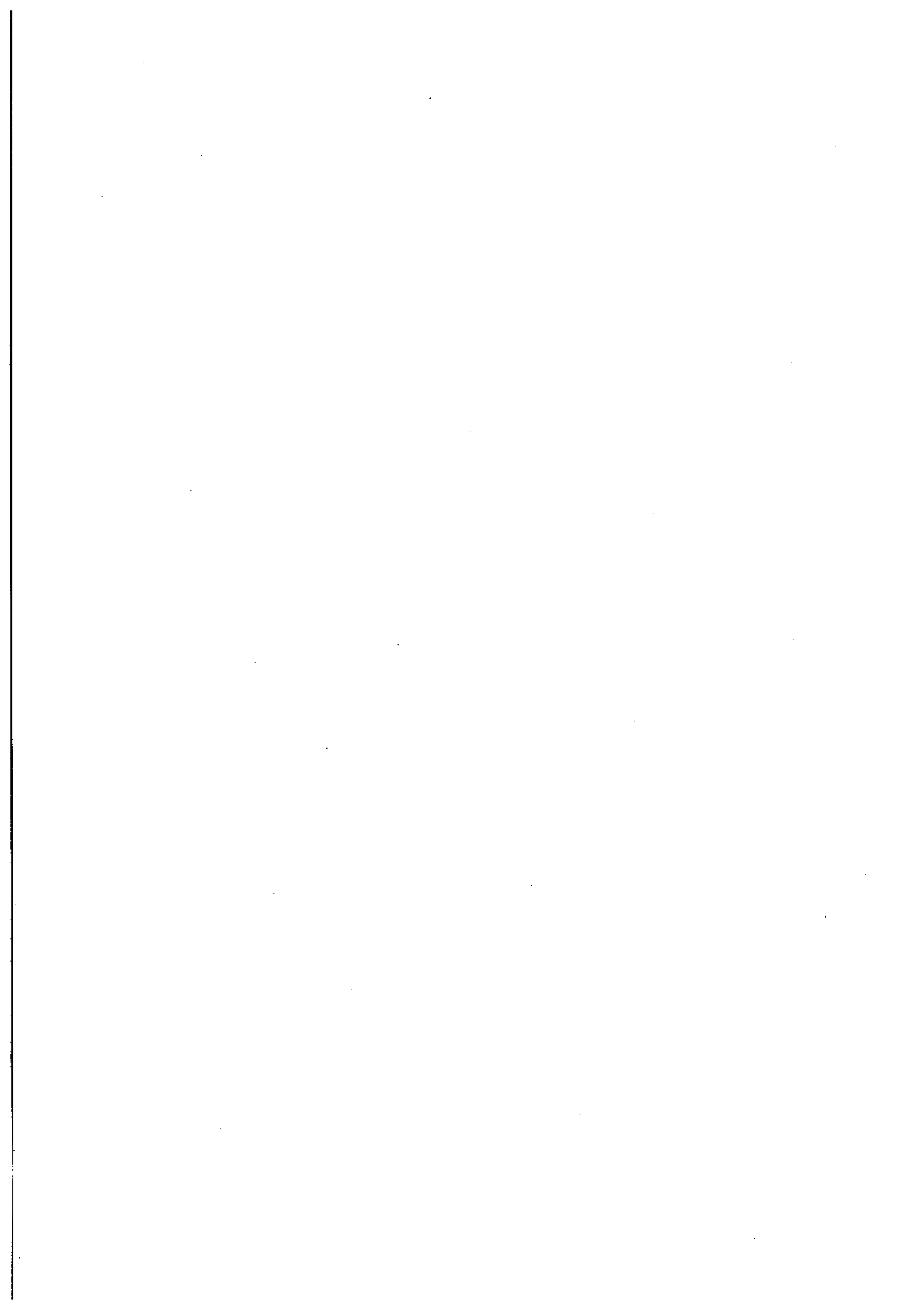
1. There are currently already 900 units of student accommodation currently being built at Causewayend, St Peter Street and Powis Place therefore I fail to see the need for yet more student accommodation for an area already over populated, which will put an additional strain on local NHS doctors and dentists. In my option this proposal is gross overdevelopment.
2. The current plans don't include a fraction of the required parking spaces required for the proposed development, which will cause issues for other local residents private car parks as well as safety issues on the local roads with illegal parking. The road infrastructure in the area whether it be pedestrian or vehicular is unsuitable.
3. The noise that will come with housing 425 + students, parties and noise associated at anti social hours, especially as the site is in a dip.
4. The height of the development and planned proximity to surrounding flats will block out all natural sunlight and block out any views of the area.
5. I'm concerned for wildlife in the local area as I know is currently already home to foxes and hedgehogs which could become at risk with the proposed building works.

In conclusion I'd like to object to planning application 151772 on this basis of the above.

Yours Sincerely

Graeme Gall

Gillahill Farm
Kingswells
Aberdeen
AB15 8PR



To: PI[PI@aberdeencity.gov.uk];
Subject: Planning Comment for 151772
Sent: Tue 12/1/2015 1:28:56 PM
From: webmaster@aberdeencity.gov.uk

Comment for Planning Application 151772

Name : Mat Duthie
Address : 111 Walker Road
Torry
Aberdeen

Telephone :

Email : ~

type :

Comment : I fully object to the plans submitted for this development.

As someone who knows a few people living in this area, I know how difficult it can be to get parked when visiting.

This area is already overpopulated with vehicles, so the proposed plans to add over 400 student rooms is absolutely crazy.

There is no way this area of the city can cope with this influx - there is hardly enough space for the current residents, never mind adding the possibility of hundreds more.

What if, say, every second student has a car - that alone will add in excess of TWO HUNDRED vehicles trying to find spaces - spaces which just aren't there.

This, in turn, will add a massive inconvenience to the infrastructure of the area, which was never intended to accommodate this number of people.

Local amenities will be affected, local residents will be affected - this will cause a huge issue between the current residents and new residents if this goes ahead.

All so someone can make some extra money by putting as many new rooms into one small area.

Surely there are other areas in the city that can be proposed for this development?

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To: PI[PI@aberdeencity.gov.uk];
Subject: Objection to froghall development
Sent: Tue 12/1/2015 10:58:44 PM
From: Robert Law

Dear Sirs

I object to the proposed development at the BT Engineering Depot, Froghall Terrace, Aberdeen due to the following reasons:

1. I think the development will cause a loss to our amenity as it will impact on our privacy as the development will be close to our boundary. There will also be an impact on the noise levels in the area due to the number of people living very close together and students coming back late at night and having late night parties. Littering is already an issue in the area and this will only get worse with the increase of people resulting in an increase in vermin.
2. The development will put a massive pressure on our local community such as the doctor's practice and local shops.
3. The development does not provide a car parking space for every flat and in fact, no parking spaces are being made available to students. Students will have cars, which will require to be parked in the area. This means that they will be parking in the surrounding street and in private car parks. There are already a considerable number of cars parking in the surrounding streets resulting in our streets becoming narrow and difficult to pass oncoming traffic. The existing roads and general infrastructure is not sufficient to cover the size of this development. Overall, the development will have an impact on our access, parking and road safety.

Overall, I object the proposed development due to the number of flats being built, in particular the student flats.

Yours sincerely

Robert Law

43C Sunnybank Road, Aberdeen



To: PI[PI@aberdeencity.gov.uk];
Subject: Planning Comment for 151772
Sent: Thur 12/3/2015 12:37:22 PM
From: webmaster@aberdeencity.gov.uk

Comment for Planning Application 151772

Name : Richard & Teresa Harwood

Address : Viewton Cottage

37 Kings Crescent

Old Aberdeen

Aberdeen

AB24 3HP

Telephone : 01224 211111

Email :

type :

Comment : Richard & Teresa Harwood

Viewton Cottage

37 Kings Crescent

Old Aberdeen

Aberdeen

AB24 3HP

Development Management Enterprise

Planning and Infrastructure

Aberdeen City Council

3 December 2015

Dear Sir/Madam,

Re: Application Number 151772

BT Engineering Depot, Froghall Terrace Aberdeen

Application for Change of Use from BT Engineering Depot to a Mixed development of residential and student accommodation.

We wish to object to the granting of this application for the following reasons:

• There is already an exceptionally high density of Student accommodation within this area, Old Aberdeen and surrounds with around 1600 beds being provided in the last year alone and many more in the making. There are also further HMO's being applied for at this time .

• The area is currently overburdened by a transient population and this will add a further 425 transients if allowed to go ahead.

• Families and permanent residents do not want to live in a student campus which this area of Aberdeen is turning into.

• This area will become uninviting to live in and families will be deterred from moving into the area as these purpose built accommodation blocks take over leaving no sense of community.

• The infrastructure of the area is already overburdened.

• Additional pressure on medical/dental practices that are currently oversubscribed.

• Road safety issues will increase e.g. Pedestrians are currently forced to walk on the busy roads due to the narrow pavements, cars parked on these pavements and on blind corners and on double

yellow lines.

• Since there is no provision for student parking on the development and the Developers assuming that students will not have visitors e.g. families and friends from outwith Aberdeen, it will result in reduced on street parking for existing residents and will be further exacerbated by the increase in traffic and the additional entrances and exits that are proposed at the site.

• This development will add to the demographic imbalance which already exists within this and the surrounding areas.

Richard & Teresa Harwood

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To: PI[PI@aberdeencity.gov.uk];
Subject: Objection to Planning Application
Sent: Mon 11/23/2015 11:43:09 AM
From: carole Holland

To whom it may concern,

I OBJECT to the proposed construction of STUDENT FLATS at the BT site on Froghall Terrace on the grounds of :-

- a Between the flats and residential housing proposed, this would bring approximately an extra 600 people, which would have a huge impact on this area and the residents.
- b The build would be very close to the surrounding houses and would impact on our light and privacy. There would also be a problem with access, given that there are to be very few parking spaces made available to 425 students.
- c Ground Stability and Drainage are of great concern due to the fact there is known to be water under the site, and I am very concerned about possible movement of the ground at Froghall View, given that
it is built on a very steep slope.

Carole Holland
12 Froghall View
Aberdeen



To: PI[PI@aberdeencity.gov.uk];
Subject: Planning Comment for 151772
Sent: Thur 11/19/2015 8:51:42 AM
From: webmaster@aberdeencity.gov.uk

Comment for Planning Application 151772

Name : Neal Copland
Address : 49F Sunnybank Road
Aberdeen
AB24 3NJ

Telephone :

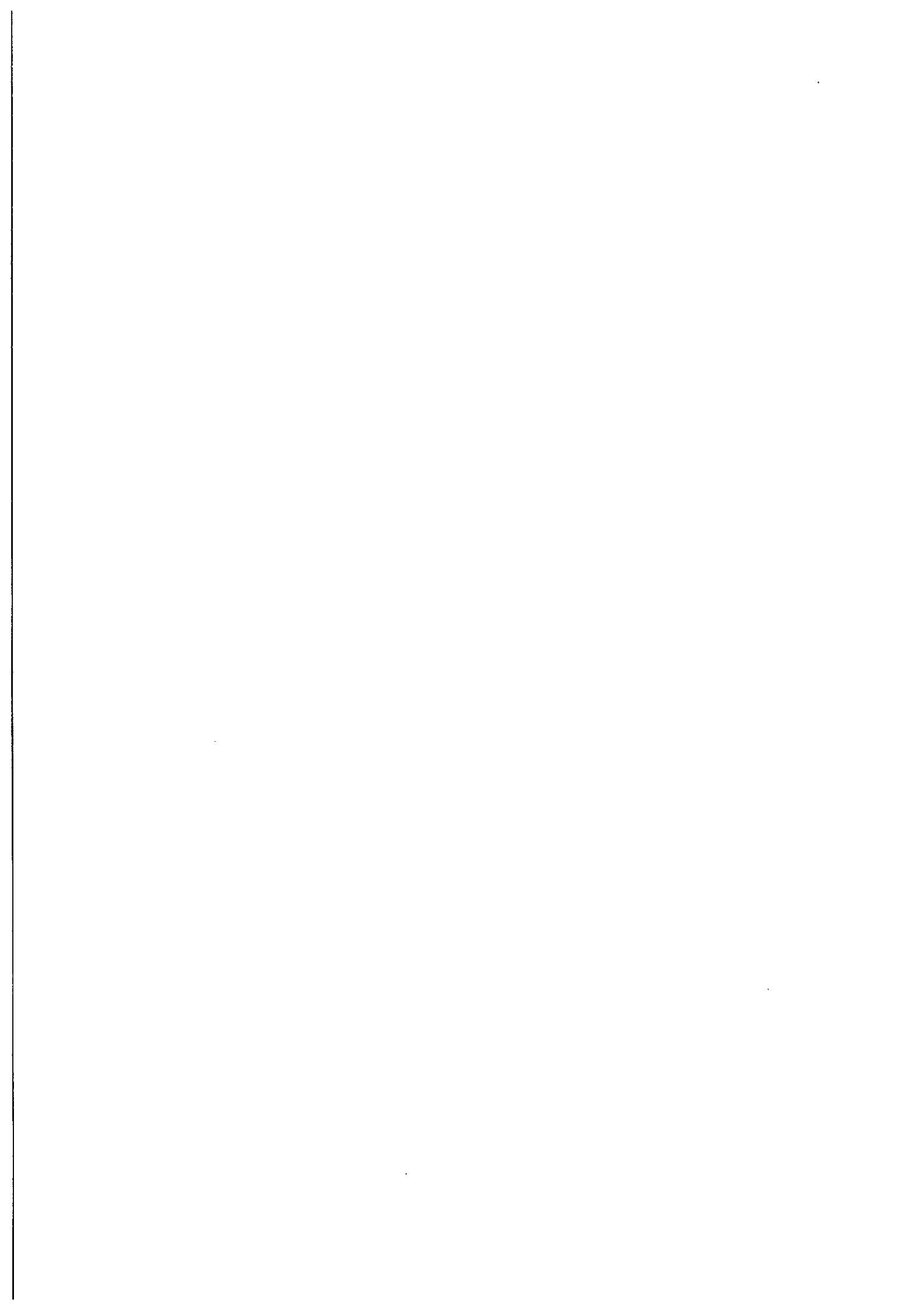
Email :

type :

Comment : Although I am not against the redevelopment on the BT Engineering Depot; I am against the inclusion of the student accommodation development. Firstly, I would question the need for student accommodation when you consider the existing and new developments for student accommodation which are already in the surrounding area. Furthermore, the perception that 425 students will not require any parking spaces is ludicrous, and will ultimately lead to constant disruption with the local community. As well as this, the noise pollution which 425 students will create on a daily basis will again ultimately lead to constant disruption with the local community. Lastly, although redevelopment of the site should be prosperous for the local area and community; the inclusion of accommodation for 425 students will lead to constant strain with the local community whilst also decreasing the value of surrounding properties and developments.

Sincerely,
Neal Copland

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**Planning Application no. 151772 – Proposed Development at BT Yard,
Froghall Terrace**

As the owner of an adjacent property, I wish to object to the Proposed Development at BT Yard, Froghall Terrace.

Whilst it is good to see this site being developed for housing, I consider the proposals an overdevelopment. They also do not tackle the desperate need for affordable housing in Aberdeen.

I wish to object on the following grounds:

1 The scale and proportions of the proposed development are not in keeping with the surrounding area. The number of inhabitants which will be at least 500 and up to 745 seems excessive, overdevelopment. Certain aspects of the development will tower over adjacent buildings, like the block proposed next to the Eastern entrance. Limiting the number of storeys to 3 would be in keeping with Froghall Avenue .

2 The proposal tells of a significant need for student housing. Where does this assertion come from? Does it take into account the 3 student accommodation developments currently being built on Powis Place and others which are in the pipeline? I think the total in our area is 9.

3 I consider that the proposals would adversely affect the amenity of existing residents in the area. The area is residential and family orientated. There could be late night disturbance, a lot of traffic dropping students off, or a lot of noise from the roof terrace areas of the student blocks. This is an observation based on students located in my road and nearby. Traffic at the site at the moment is largely during the day when most people are out, leaving it quiet at night.

4 There would be conflict with adjacent properties which as I have said are residential.

5 If these proposals are approved, I along with most others in Froghall View will have an open aspect and light replaced with a very close, high building and darkness. This will of course result in the devaluation of these properties. Whilst not material planning considerations, I hope that you will take account of the negative impact the proposals would have on existing residents.

I hope you will take into consideration the objections detailed above.

**Wendy Turnbull
22 Froghall View
Aberdeen**



To: PI[PI@aberdeencity.gov.uk];
Subject: Planning Objection
Sent: Fri 12/4/2015 12:23:36 PM
From: James Ross Ewen

Letter of objection to planning application: 151772

Proposed development at: BT Engineering Depot, Froghall Terrace, Aberdeen

-

To whom it may concern

I am writing in reference to the proposed mixed development application for private housing and student accommodation at Froghall Terrace Aberdeen.

I wish to formally object to this development with particular reference to the student accommodation involved and would appreciate notice of receipt of this objection. This objection must be heard.

As a permanent resident, with all living areas of my house looking onto the site, I have significant and layered concerns about the impact of accommodation for 425 students being placed directly in front of my property. The entire layout of the proposal will impact in a negative manner on our living conditions and how we utilize the local area. I am aware the a development may take place on the site however thre is no reasonable argument, or evidence, that student accommodation on this scale is both appropriate or necessary.

Whilst not wholly objecting to developing these facility types it should be recognised that not every area of available ground is suitable. Due consideration must be given to immediate and adjoining residencies and permanent residents of the area. The impact to the local roads and pavement systems, all amenities and most importantly supporting infrastructure such as electrical supply, sewage and drainage is already stretched. Can it accommodate the level additional impactful development in an area already recognised as being *densely populated?

The largest proportional increase in the year to end-June 2013 was in Old Aberdeen, where the population rose by 7.2%.' (taken from Briefing Paper 2015/02 Population Report, Aberdeen City and Shire)

Points of concern and reasons for objecting

· Appropriateness of the site for purpose

o This is an existing and former industrial area and a historical wetland. Any mid to high level building work may not be suitable for the site therefore deeper and more extensive foundation work will be required. This could have a serious knock on effect to all local structures as well as additional noise and interference.

· The density of accommodation being proposed on the location

o Far too great for the area with expected negative impacts on all aspects of infrastructure.

o The road system layout at the Froghall Terrace - Spital – Merkland Road junction is a particularly difficult and an often dangerous junction for motorists, cyclists and pedestrians alike.

o There is already a very large provision for students in the area that will have a massive increase of several thousand with the completion of new builds at Causeway End, Powis Place and St Peters Street. There is no argument for placing 400+ student living spaces in the middle of an existing residential area. There has also been no evidence of demand supplied on request.

- **The layout of the proposal**

- o The main access and egress from the student apartments is in front of the Froghall View properties. All primary living spaces within the properties, lounge and bedrooms, face the site.

- o Noise impact during construction and thereafter will be significant and extremely intrusive with the topography creating an amphitheatre.

- o Proposed bin area is again in front of Froghall View which will result in regular noise intrusion.

- **Parking**

- o Regardless of statements and assurances from developers about parking limits this cannot be fully controlled. It should be expected that significant number of properties in the private aspect of the develop will have two cars. There is no allowance for a second car. There is no capacity in the area for this level of parking.

- o There will be students with cars. This cannot be and is not policed. Again no provision for this in the area.

- o Froghall View is a private street that currently suffers from illicit parking often traced back, or is related, to students. How will this be prevented? I expect, if this proposal is granted a go ahead in any capacity, that a controlled barrier at Froghall View entrance is installed and maintained by the developers and owners of the site thereafter.

- o The parking on Froghall Terrace is now extensive due to the latest new builds and again the area can barely handle the increased traffic levels as they stand now.

- **Infrastructure**

- o We have seen an increase in problems with the drainage and water systems in the area since the housing levels, both private and student, have increased.

Please accept this letter as a formal objection to the aforementioned development proposal with reference to the student accommodation in particular.

Yours sincerely

Jim Ewen
20 Froghall View
Aberdeen
AB24 3JG

To: PI[PI@aberdeencity.gov.uk];
Subject: The Application for Planning Permission for Flats at the BT Yard , Froghall ,
Aberdeen
Sent: Fri 12/4/2015 11:51:20 PM
From:
X-URLSB-Wrapped: false
X-Scanned-By: MailControl 44278.411 (www.mailcontrol.com) on 10.65.0.126
Return-Path:
X-MS-Exchange-Organization-AuthSource: MSEXCH002.acc.gov.uk
X-MS-Exchange-Organization-AuthAs: Anonymous

Dear Sir,

I refer to the above. Please take note that I object to this planning application. I reside at 10 Froghall View, Aberdeen. I have resided at this address since 1986.

The grounds of my objection are as follows:

1 Loss of amenity . At present I have a clear unobstructed view to Anderson Drive. The new flats would deprive my house of light and privacy.

2 Invasion of privacy and increase in noise levels.

3 Lack of suitable roads in the area to accommodate the influx of new residents.

4 Most of the new residents would be students residing in the area on a temporary basis who would add little or nothing to the local sense of community

5 The unsuitability of the ground at these BT premises due to underground water, lack of drainage, lack of proper ground surveys and lack of appreciation that new foundations being laid for the proposed new flats would weaken the stability of the houses at Froghall View, which houses at Froghall View are built on sloping ground.

Anne Macdonald.
Owner and occupier at 10 Froghall View,
Aberdeen. AB24 3JG.

Sent from my Fondled



To: PI[PI@aberdeencity.gov.uk];
Subject: Planning Comment for 151842
Sent: Sun 12/13/2015 6:57:14 PM
From: webmaster@aberdeencity.gov.uk

Comment for Planning Application 151842
Name : Alison Blair
Address : 7 Burnside Gardens
AB25 2QW

Telephone :
Email :
type :

Comment : I'd like you to consider the traffic situation in Burnside Gardens with the development of 110 flats on the current flats/Bowling Green/allotment site and only having one entrance and exit. Currently it can be difficult getting out of Burnside Gardens at any time of day and on any day of the week. The new potential residents will have cars and will have to travel to Woodend Hospital/Health Village and many other locations if they are employed by the city or shire councils. I am querying the number of flats to be built in the limited space and the traffic implications in a small road (and the road surface is in poor condition too).

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To: PI[PI@aberdeencity.gov.uk];
Subject: Planning Comment for 151842
Sent: Mon 12/14/2015 10:02:23 PM
From: webmaster@aberdeencity.gov.uk

Comment for Planning Application 151842
Name : derek miller
Address : 15 burnside gardens

Telephone :
Email :

type :

Comment : I have a few objections on the planning application.

I object to the removal of any of the existing trees on the site and particularly the trees opposite the existing properties on Burnside Gardens.

I object to the amount of parking spaces proposed, I believe that there needs to be at least 1 space per property as the overspill from the site will end up using the spaces on Burnside Gardens for parking, in addition this will cause additional wear on an already poorly kept road that has many pot holes already. Is there any plan to carry out upgrading Burnside Gardens public road?

I object to Burnside Gardens being used for the access to the site. This will increase the amount of cars causing damage to an already poorly maintained road. I believe the access road should come from the exiting hospital road to the west of the proposed site, why can this not be done and thus not over populate the existing road on Burnside Gardens.

Can you advise if the tenants living at the premises can apply for a parking permit allowing them to park on Burnside Gardens? if so I would object to this as per my above comment stating the over spill of cars will end up causing problems for the tenants/home owners currently living on Burnside Gardens parking at there property.

Can you confirm you have received my objections and also answer the question I have asked

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To: PI[PI@aberdeencity.gov.uk];
Subject: Objection to Planning Application
Sent: Mon 11/23/2015 11:43:09 AM
From: carole Holland

To whom it may concern,

I OBJECT to the proposed construction of STUDENT FLATS at the BT site on Froghall Terrace on the grounds of :-

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- b The build would be very close to the surrounding houses and would impact on our light and privacy. There would also be a problem with access, given that there are to be very few parking spaces made available to 425 students.
- c Ground Stability and Drainage are of great concern due to the fact there is known to be water under the site, and I am very concerned about possible movement of the ground at Froghall View, given that
it is built on a very steep slope.

Carole Holland
12 Froghall View
Aberdeen

