



Kevin Stewart MSP  
Aberdeen Central



The Scottish Parliament  
Pàrlamaid na h-Alba

Our reference: KS/AM/5/i204/16

Your Reference:

6 September 2016

Angela Scott  
Chief Executive  
Aberdeen City Council  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

Dear Ms Scott,

### **Planning Objection – 455 George Street**

I am writing to you to object to the planning application for 455 George Street, Aberdeen.

I have been contacted by constituents who believe the planning application will have an adverse impact on local resident's lives. I understand changes have been made in the plans to reduce the mass of the building. However the reduction in height makes minimal difference in my opinion as the planning application fails to comply with policy's D2 – Design and Amenity, D3 – Sustainable and Active Travel of the Aberdeen Local Development Plan 2012.

I believe the reduction in height of the development will still result in a loss of amenity because of a loss of light to the residents behind the development at Fraser Court, and thus fails to comply with policy D2 – Design and Amenity. One of the reasons for the previous application being rejected was that it was deemed to be an over development and, I believe a reduction of only one storey to still constitute an over development.

The lack of access to the site was also an issue which was raised with me. The Technical Advice Note Student Accommodation (September 2015) states that 0.1 parking spaces is required for student applications, plus one space for staff. I understand this is mitigated by a car club scheme, however I believe uptake of such schemes are low among students. The scheme may also not be suitable for students who have placements and need to travel – thus failing to comply with policy D3 – Sustainable and Active Travel. The guidelines do not take into account for the fact

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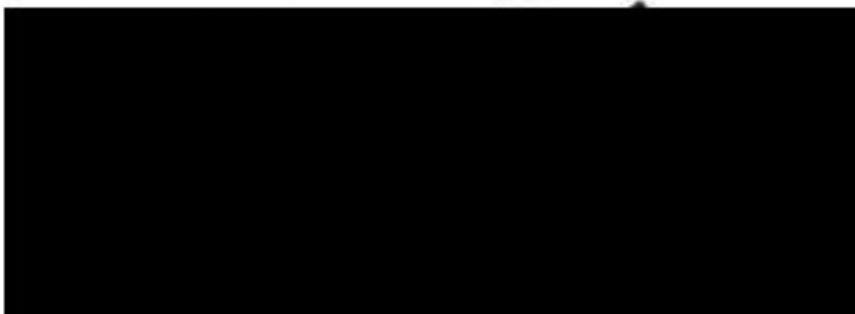
that a fair amount of students now own cars and use delivery services which require parking as well. I believe that there is insufficient access to the site at 455 George Street for service purposes, as well as a lack of parking facilities for residents.

Furthermore, I understand that there is a rooftop garden for decoration within the plan. I think it is naive to believe that students will not use this facility, even if instructed not to do so. It will create a temptation for anti-social behaviour outdoor, such as social drinking, and potentially lead to noise disturbances to local residents. It would also provide an area for seagulls to nest and further intensify the ongoing seagull issue that there is within George Street and the city centre.

I would appreciate if you could address all my points in your response.

I look forward to your response.

Yours Sincerely,



Kevin Stewart  
Aberdeen Central