

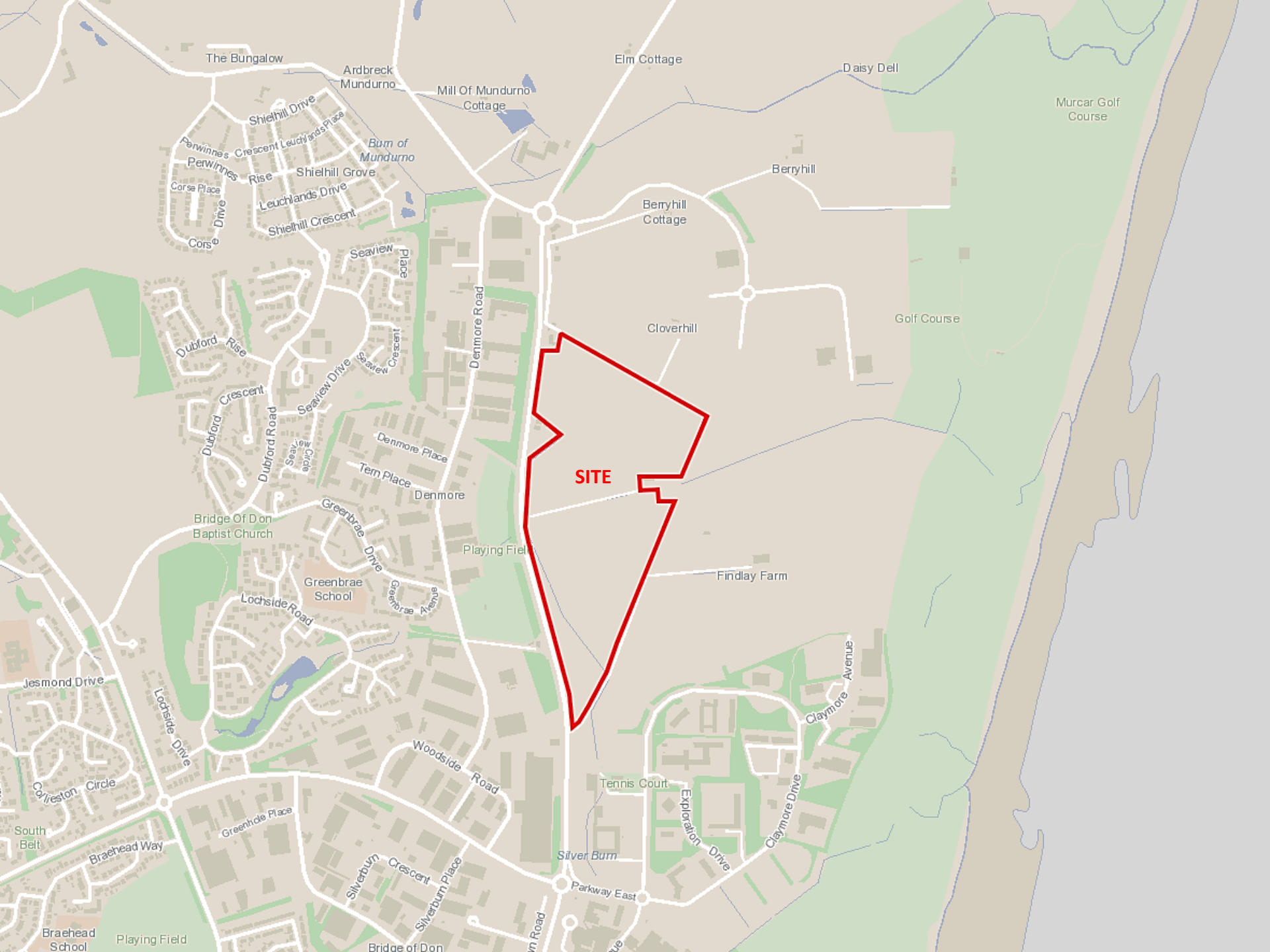
# Planning Development Management Committee

Thursday 30<sup>th</sup> September 2021



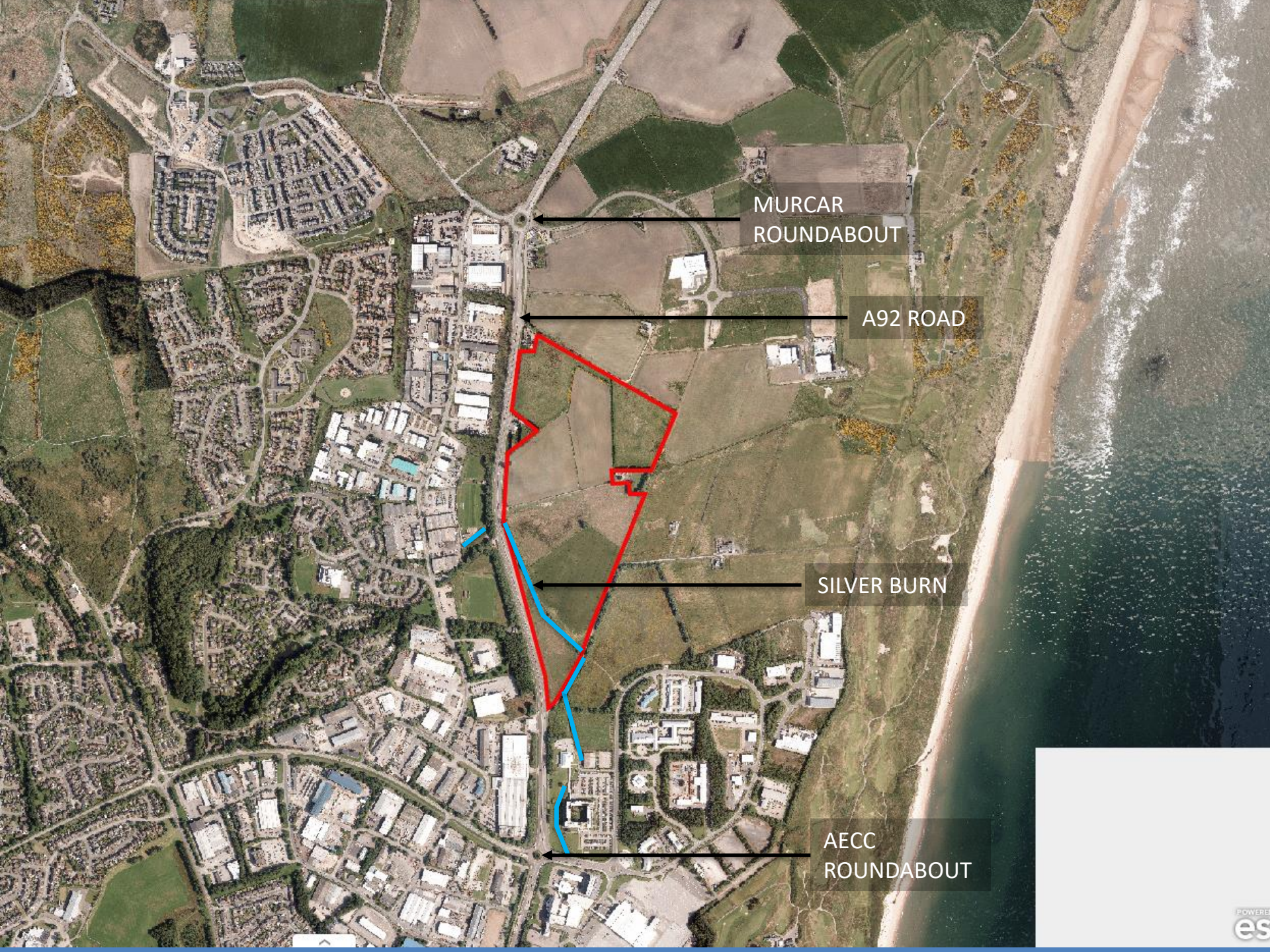
*Approval of matters specified in conditions: 1(phasing) 2(detailed design) 3(landscaping) 4(drainage) 5(archaeology) 6(contaminated land(i)) 8(safe routes to school) 9(residential travel pack) 15(noise) 16(dust) 17(species surveys) 18(water) 19(watercourses) 20(SUDS) 21(trees) 22(tree care) 23(carbon reduction and water efficiency) 25(sports pitch) 26(street design, parking) 27(CEMP)28(flood risk) of 191171/PPP in relation to the erection of 536 homes with associated landscaping, open space and infrastructure*

Land At East Of A92 Ellon Road At Cloverhill Murcar Bridge Of Don Aberdeen



**SITE**





MURCAR  
ROUNDBOUT

A92 ROAD

SILVER BURN

AECC  
ROUNDBOUT



BOD RETAIL PARK

GOLF COURSES

DEMORE /  
MURCAR  
INDUSTRIAL  
ESTATE

ABERDEEN  
ENERGY PARK

BOD  
INDUSTRIAL  
ESTATE

FORMER A.E.C.C.

# Indicative Masterplan (PPiP)



'MAIN SQUARE' AS FOCAL POINT

OPEN SPACE / LINEAR PARK INC. SUDS & EAST / WEST CORE PATH ROUTE

SPORTS PITCH





MAIN ACCESS

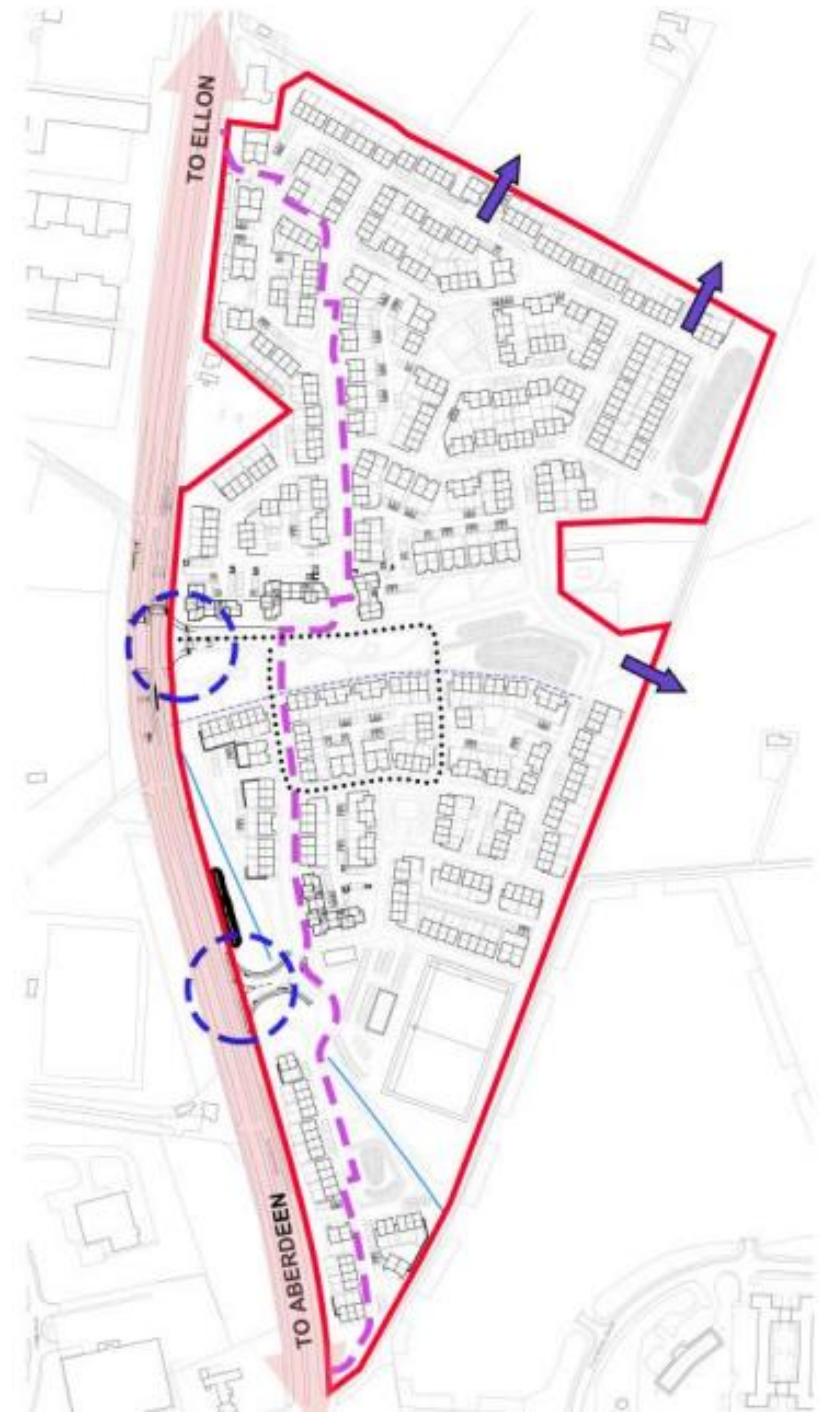
SECONDARY ACCESS



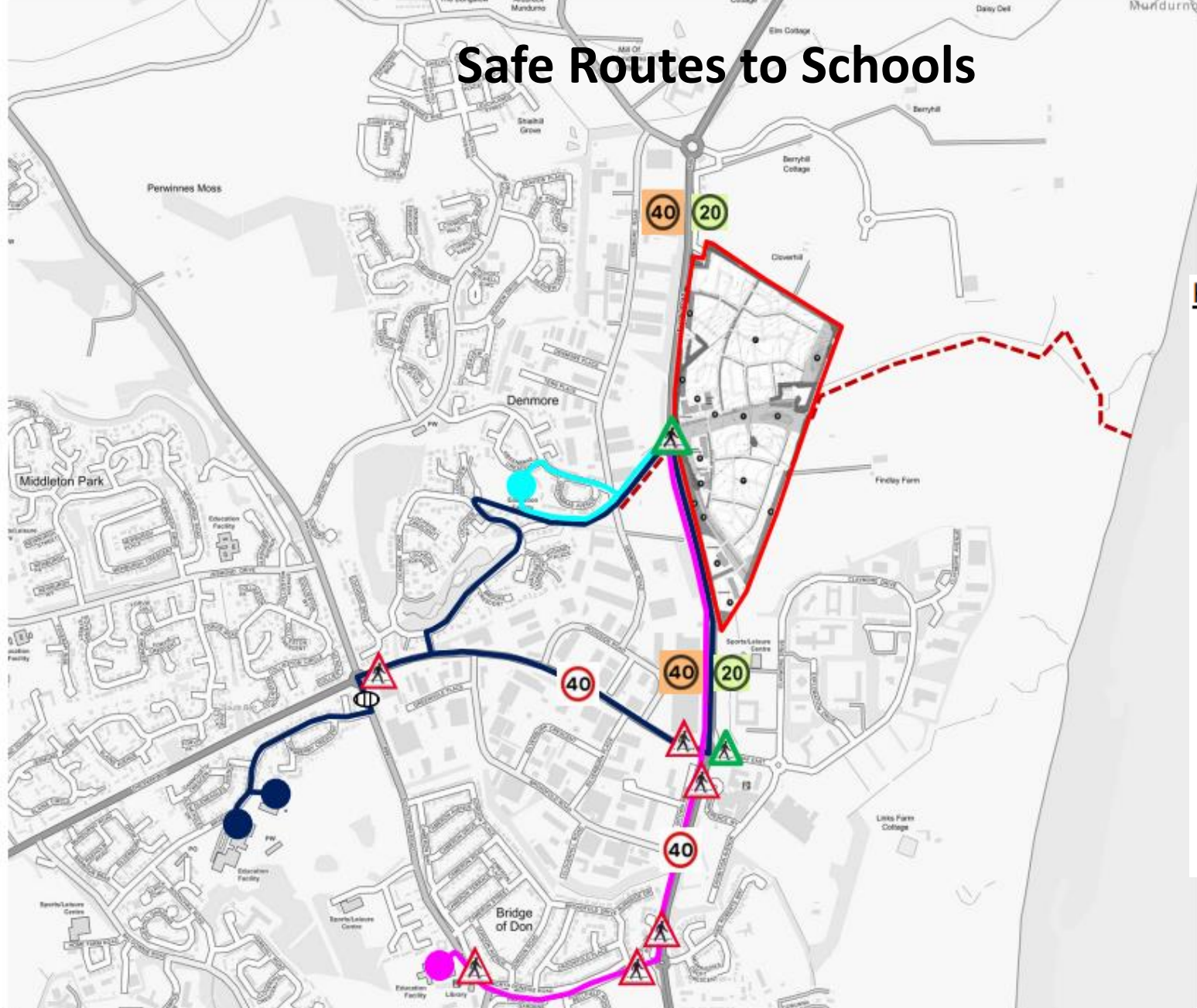
# Access

## Key






-  Access Points
-  Proposed Cycleway
-  Proposed Bus Route
-  Future Access Points



# Safe Routes to Schools



## KEY:

-  Cloverhill Site
-  Aspirational Core Path
-  Existing Signalised Crossing
-  Proposed Signalised Crossing
-  Existing Zebra Crossing
-  Existing 40mph
-  Proposed 40mph
-  Proposed Part Time 20mph during school crossing times

 Route to Scotstown Primary School (2km)

 Route to Bridge of Don Academy / Braehead Primary School (2.5km)

 Route to Greenbrae Primary School (600m)



# Proposed Street Hierarchy



## Key

-  Primary Street
-  Secondary Street
-  Tertiary Street
-  Lanes
-  Potential Bus Route

# Building Heights and Massing



## Key

- Site Boundary
- Higher Rise Landmark Buildings
- Lower Rise Buildings

# Dwelling/Building types

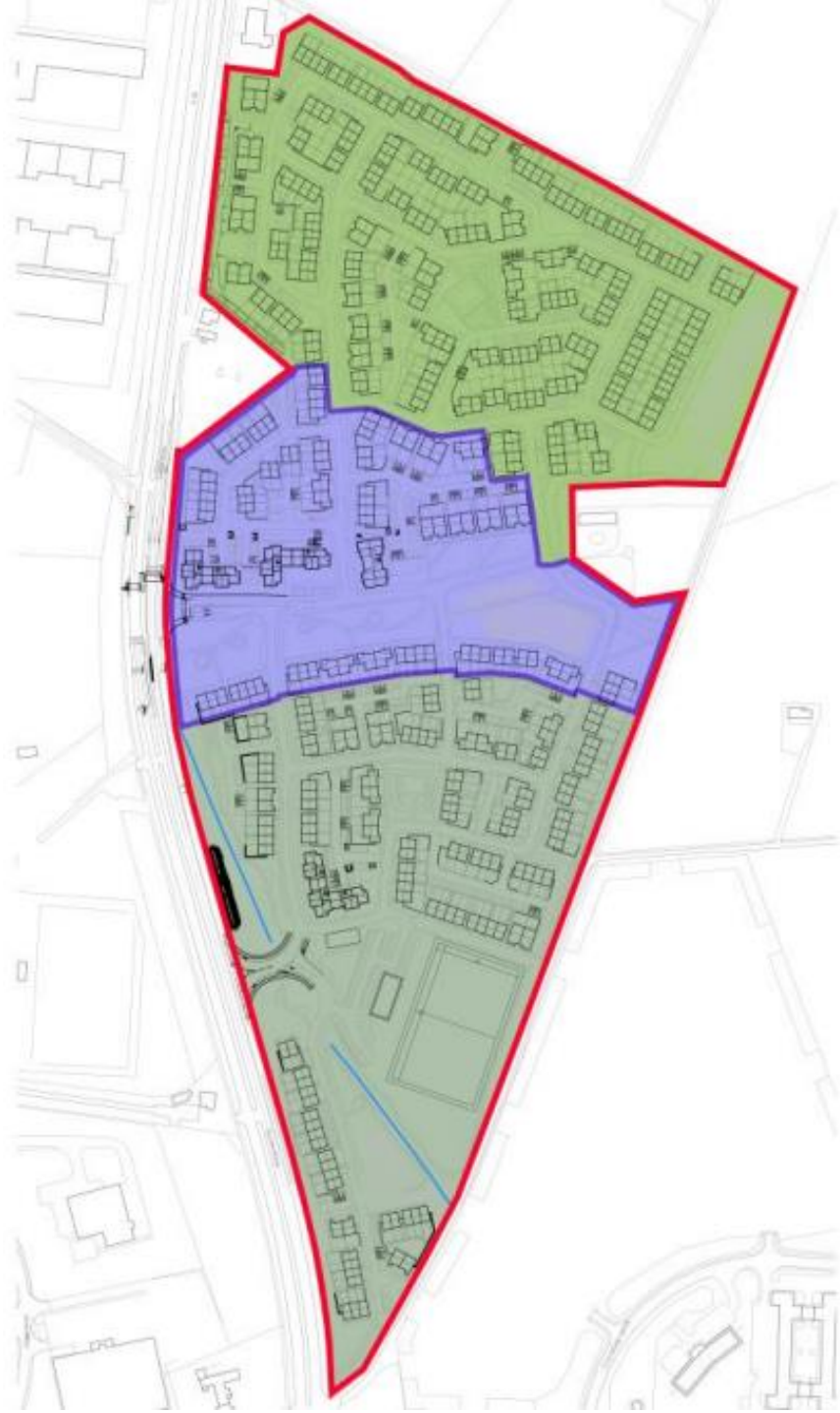


## Key


- Mixed Use
- Semi-detached
- Cottage Flats
- Apartments
- Detached
- Terraces
- Community Meeting Space
- Sports Facility

- 1 Apartments Only
- 2 Apartments with Retail Units on Ground Floor
- 3 Apartments with Community Facility on Ground Floor

# Character Areas



## Key

-  Cloverhill North
-  Main Arrival Area / Neighbourhood Centre and Linear Park
-  Silverburn and Cloverhill South



# Housing Mix

1 Bedroom Flats	= 23 units
1 Bedroom Cottage Flats	= 20 units
2 Bedroom Flats	= 47 units
2 Bedroom Cottage Flats	= 76 units
2 Bedroom House	= 110 units
3 Bedroom House	= 234 units
4 Bedroom House	= 26 units
<b>Totals</b>	<b>= 536 units</b>



# Proposed Street Sections



Section C: Southern area, facing East



Section D: Southern area, facing West



# Proposed Street Sections



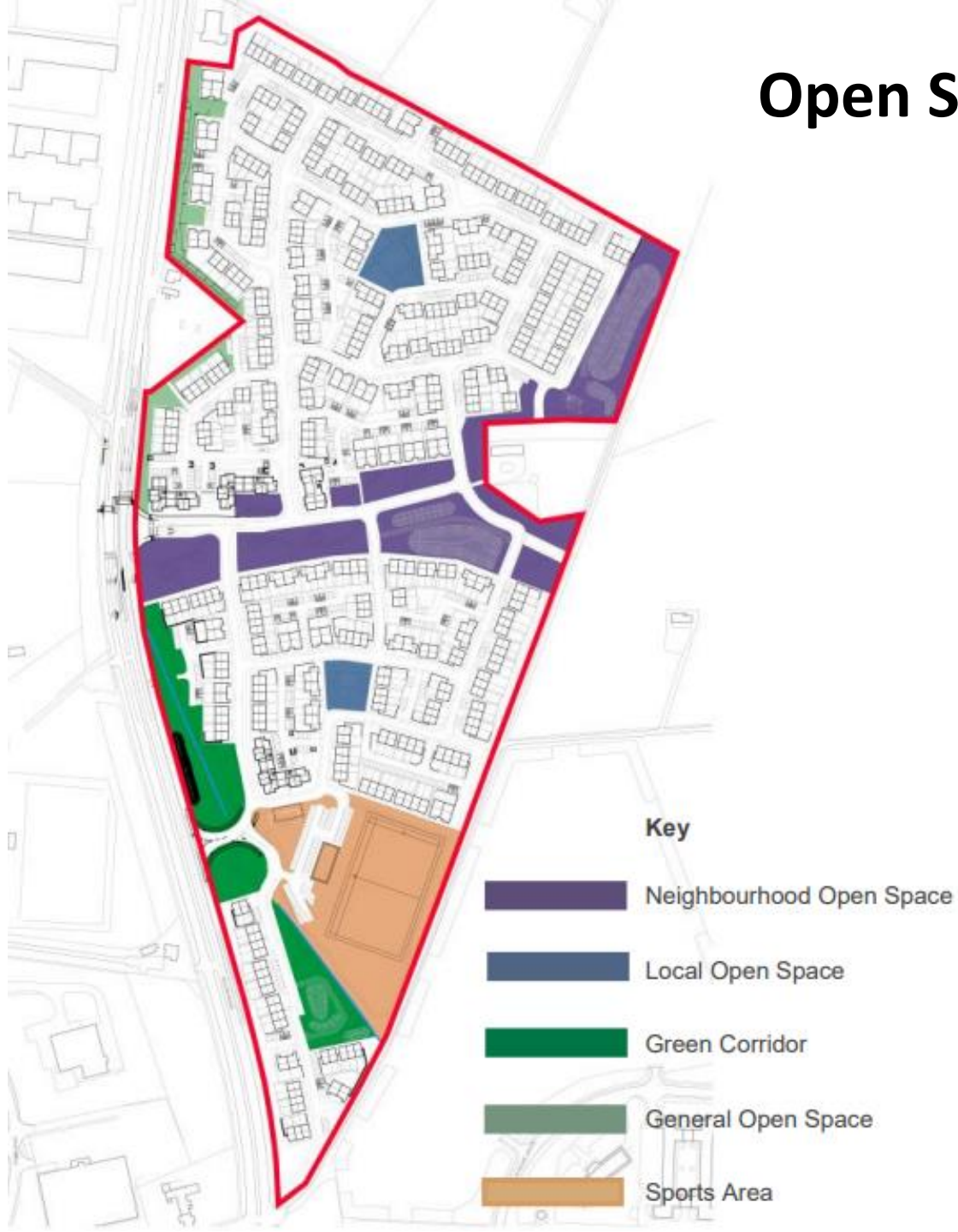
Section E: Central area, looking N at units fronting linear open space



Section F: Central area, looking S at units fronting linear open space



# Open Space Provision



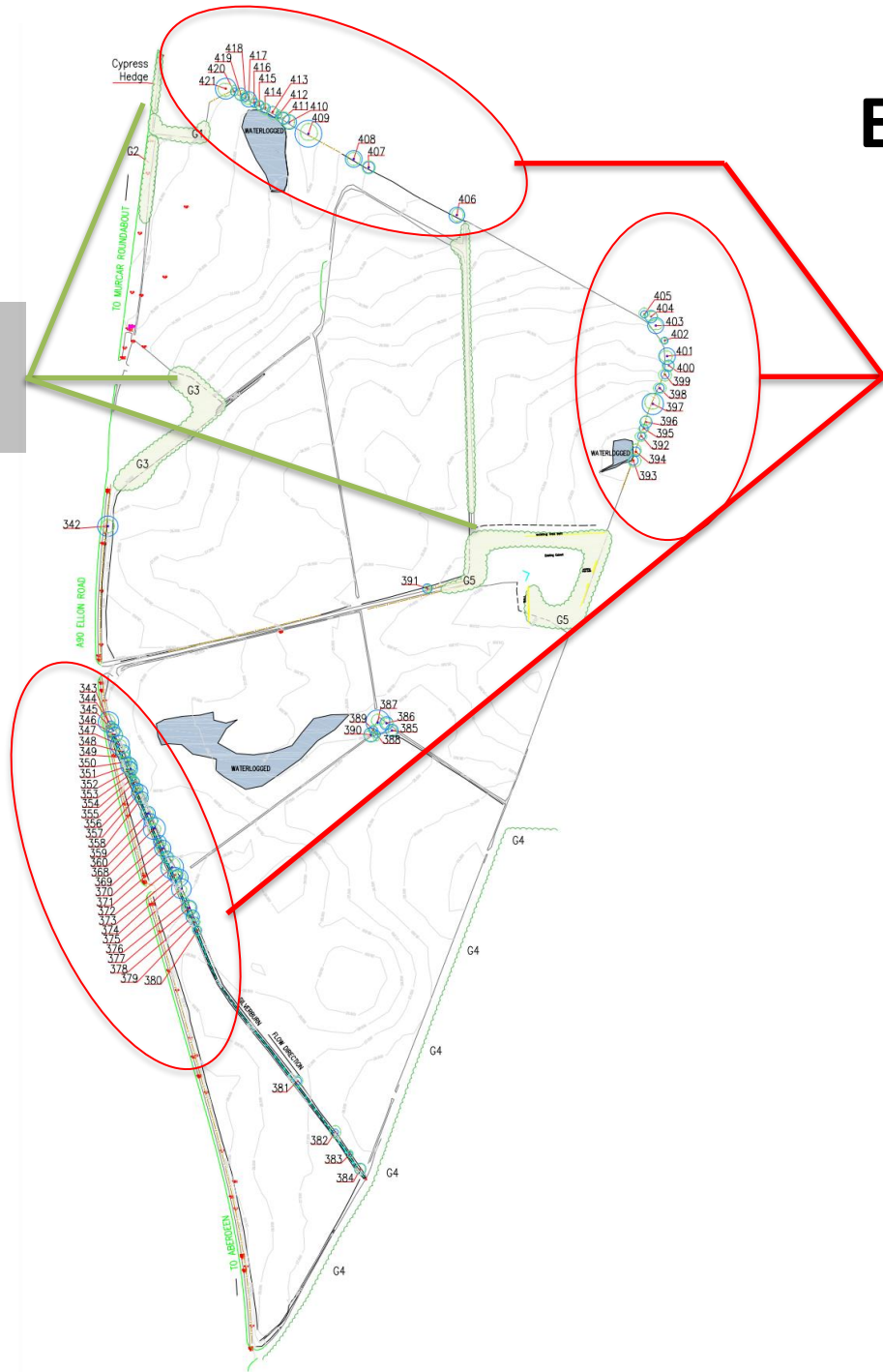
# Open Space



# Existing Trees

DENSE SHELTER  
PLANTING AROUND  
EXISTING DWELLINGS

3no MAIN CLUSTERS  
OF EXISTING TREES



# Tree Survey Photos



Photo 1 – Mature sycamore 342 at site boundary adjacent to A90.



Photo 2 – Northern end of row of trees lining Silver Burn adjacent to A90 at western site boundary.



Photo 3 – Southern end of row of trees lining Silver Burn at western boundary.



Photo 4 – Clump of beech, sycamore, ash and elm tagged 384 to 390 at field boundary within site.



Photo 5 – 3 sycamore occur within neighbouring property and overhanging site boundary. Untagged and identified as OS1 to OS3 (out of site).



Photo 6 – Hawthorn hedge G6.

# Tree Survey Photos



Photo 7 – Group of trees in north eastern corner of site.



Photo 8 – Windswept trees at northern boundary.

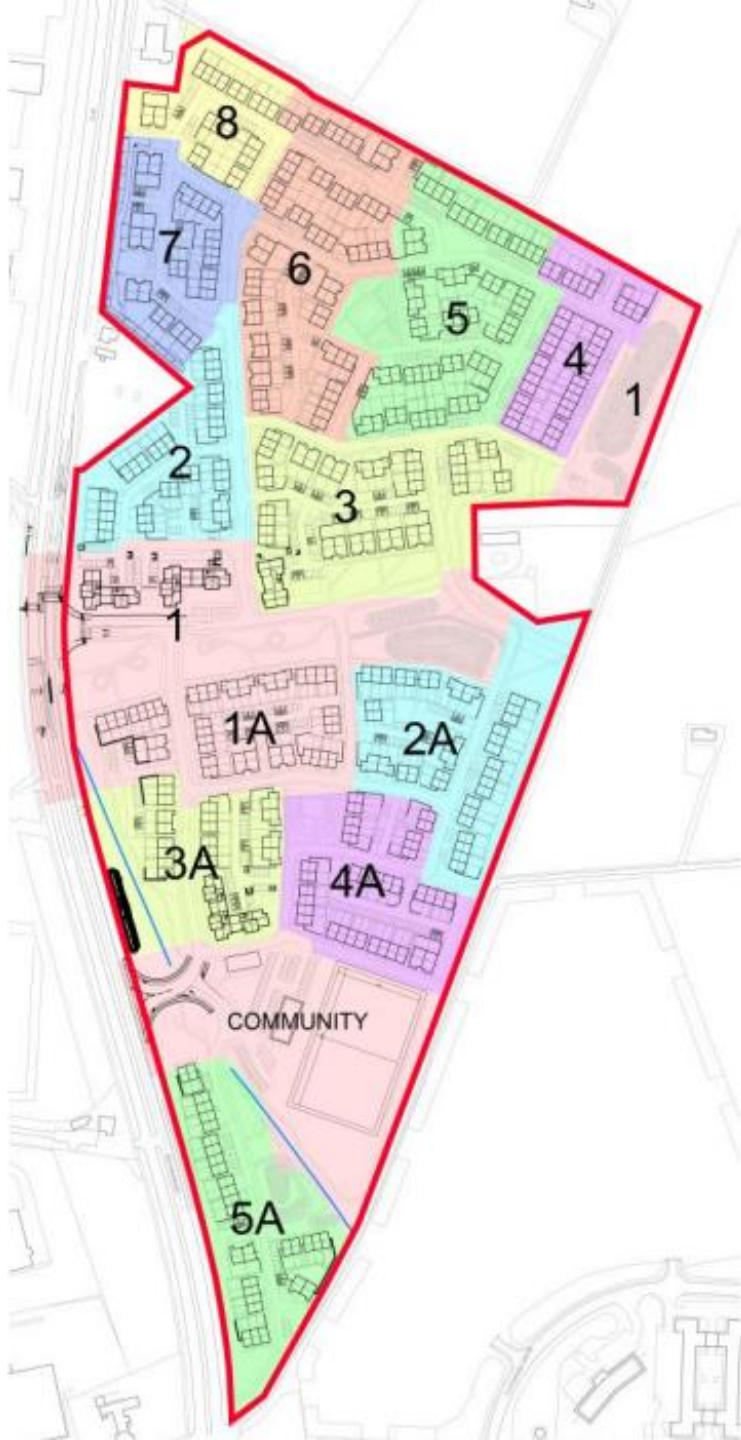


Photo 9 – Leyland cypress hedge G3 in neighbouring property.



Photo 10 – Ash and sycamore at boundary at western end of G3.

# Phasing



Phase	Works	Start Date	Completion Date
1	Signal Junction 36 Flats + 3 Retail NE SUDS Pumping Station	25/10/2021	25/11/2022
2	31 Houses	24/01/2022	27/01/2023
3	34 Flats 24 Houses 1 No Community	18/04/2022	04/08/2023
4	35 Houses	28/11/2022	12/01/2024
5	4 Flats 54 Houses	19/06/2023	25/10/2024
6	24 Flats 46 Houses	02/10/2023	23/05/2025
7	12 Flats 18 Houses	21/10/2024	24/10/2025
8	4 Flats 19 Houses	03/03/2025	16/01/2026
1A	12 Flats 31 Houses Central SUDS	30/05/2022	21/07/2023
Left in left out Junction			21/07/2023
2A	36 Houses	13/02/2023	29/03/2024
3A	28 Flats 17 Houses	24/07/2023	01/11/2024
4A	4 Flats 33 Houses	15/04/2024	20/06/2025
5A	8 Flats 26 Houses South SUDS	23/09/2024	21/11/2025
Community	Sports Facility		25/11/2024