

30th May 2015

Local Development Plan Team  
Planning and Sustainable Development  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen AB10 1AB

## **Torry Community Council Submission on the 2015-18 LDP**

Torry is one of the oldest settlements in the North-East of Scotland, and goes back over 1000 years. In 1495, Torry was granted a Royal Charter and retains a distinct community identity to this day. The following general comments are made to preserve the clear sense of place that is Torry.

### **1 The granite heritage of Torry (Ref: D5)**

We re-affirm our earlier written view that the granite and architectural heritage of Torry should be preserved, and that policy must be biased towards retention and re-use of existing buildings, rather than one that allows for gradual decline and demolition by owners. This is stronger than proposed in the LDP so that granite building are retained for future generations

### **2 A mature community**

Torry has developed over many centuries and has strong architectural and spatial character from the granite tenements, through to the garden city and post war housing developments  
We very much regret that keys sites in Torry have been placed under a general heading of Loirston and Cove (page 86 - 87) and now look for a new section entitled Torry to be introduced in new documents on the development of the LDP 2015-18. We also regard reference to OP97 and OP99 (page 90) as being in Torry and not the City Centre and these should be included in a new section on Torry. **We strongly state that Torry is a community not a dormitory.**

Most of Torry is developed, and to preserve the character of Torry, we recommend that open and green space around Torry be preserved for the visual and natural environment that makes Torry a great balance between the natural and the built environment. Any proposal to change the character of the natural environment and open space must be subject to the full rigours of open and full public consultation with the Torry Community Council and the wider community in Torry; there must be no consents given to by-pass or expedite any change of use of any lands in Torry such as in the provisions of the Harbour Revisions Act. **Note: OP62 refers**

### **3 Roads, Planning and Infrastructure**

Developments outwith Torry have led to the incursion of considerable commuter traffic and overwhelming use of commercial vehicles through the residential streets of Torry. We recommend that lorry bans that involve vehicle weight and width be developed so as to preserve the residential and family character of Torry. Torry also suffers badly from vehicles fumes and records show that Wellington Road and nearby Market Street have some of the highest level of noxious exhaust fumes across Scotland, all of which affect physical and mental wellbeing;

Policy T4 applies. A new road to by-pass Torry is what is now needed to protect the built environment and the health of future generations who stay in Torry

We also recommend that road and infrastructure requirements for any development must be implemented prior to development starting given our viewpoint that the South of the Dee area has been over-developed and under-resourced for present and future needs, leaving inadequate roads and the lack of integral safety measures for pedestrians.

**4 In particular, we propose the following:-**

**Former Torry Nursery site (Oscar Road) OP 103**

We recommend that this now cleared site should be reserved for health and social care use, and not developed for housing. Reference to this un-met need health need should be included in appendix 3 – page 92 onwards

**Former Victoria Road School site (OP97)**

We re-affirm our commitment to the retention of granite buildings and that these buildings should be retained for conversion to social needs led housing, including those of key workers.

**Torry Academy site (linked to OP105)**

These building should remain in use for education and community needs of the community

**Torry Academy Sports Grounds**

We recommend that the land designed as the Torry Academy sports grounds remains in education and community use.

**Walker Road School**

We recommend that this historic school becomes a listed building given its architectural character of our granite heritage

**Former Gasometer sites – East Tullos OP107**

We formally oppose any re-classification for use of this site for an Energy from Waste facility (an incinerator) on the grounds on public health, air pollution and increased presence of commercial vehicles on an over-stretched and inadequate network of roads

**East Tullos Estate (B1 – page 41)**

The oldest industrial estate in the city of Aberdeen is in need of progressive de-industrialisation and modernisation to become a good neighbour

**Former Craiginches prison site OP104**

We welcome the creation of affordable homes and await details of a scheme layout, an examination of the impact on local roads and the demand on places in our local schools

**Planning Gain monies**

We recommend that full and early consultation is undertaken with Torry Community Council to establish the appropriate development and best use of any financial or in-kind assets/resources for community benefit in Torry

Yours sincerely,

David Fryer, Secretary, On Behalf of Torry Community Council  
[secretarytorrycommunitycouncil@gmail.com](mailto:secretarytorrycommunitycouncil@gmail.com)

20<sup>th</sup> April 2015

The Development Control Manager  
Communities, Housing and Infrastructure  
Aberdeen City Council  
Marischal College  
Broad Street  
Aberdeen AB10 1AB

Dear Sir

**Application Number P150432**

Proposed Recycling Plant – Adjacent to Doonies Farm, Altens

Torry Community Council at its meeting on 16<sup>th</sup> April 2015 resolved to record the following comments which should become formal conditions within any planning consent, if granted

- 1 All commercial and service vehicles must not use the residential streets of Torry for access to the plant. A route involving Wellington Road, Harness Road and the Coast Road must be the only authorised route and this must be contractually/management regulated
- 2 No materials are to be burnt or incinerated on this site
- 3 There is to be no storage of material on this site for burning or incineration elsewhere within the South of the River Dee
- 4 Traffic management width measures/restrictions i.e. a chicane for commercial vehicles along the Coast Road must be incorporated and constructed prior to the site becoming operational

Yours faithfully

David Fryer – Secretary  
On Behalf of Torry Community Council  
[Secretarytorrycommunitycouncil@gmail.com](mailto:Secretarytorrycommunitycouncil@gmail.com)