

Introduction

The Proposal

Kirkwood Homes are currently preparing an application for planning permission for residential re-use of the former Milltimber Primary School site, located at the east end of Monearn Gardens and the west side of Binghill Crescent.

The surrounding area is predominantly residential in nature and is well served by local amenities. North Deeside Road lies to the south of the site and ensures that the location is easily and sustainably accessible to all parts of the City for employment, leisure and retail purposes.

Whilst the intended planning application is below the criteria where public pre-application consultation is required, Kirkwood Homes are seeking comments from any interested parties on the development proposals prior to the formal submission of the planning application. A pre-application enquiry has also formally been submitted to Aberdeen City Council and initial feedback on the design and layout incorporated into the draft proposals.

Formerly used as a primary school, now demolished, the site is allocated within the Aberdeen City Local Development Plan 2023 (ALDP) as OP43, a residential opportunity site of 1.85ha, with the ALDP further advising that: "Milltimber Primary School is likely to become available in the future due to the development at Oldfold providing a new school. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions."

The supporting documents for the planning application will address all the above matters and all further planning, environmental and technical matters as appropriate.

Within this context, the site and local environs have been assessed and the proposals as currently drafted are set out within this public consultation.

Within the layout, it is considered important to achieve a good mix of size, type and tenure of dwellings across both the 'private market' (75%) and 'affordable' (25%) components of the proposed development. This approach helps to create mixed and inclusive communities by offering a choice of housing and lifestyle in an established residential setting. As such, a mix of tenure and house types are currently proposed as set out in Board 3.

Location Plan



Site Context

-  Development Site
-  01 Milltimber Park
-  02 Milltimber Community Hall
-  03 Deeside Christian Fellowship Church
-  04 Tor-na-dee Care Centre
-  05 Craig Court Care Home
-  06 Hawkhill House - Nursing Home
-  07 Milltimber Primary School
-
-  Bus Stops
 - 201 Bus Route
Banchory/Ballater/Braemar - Union Square
 - 202 Bus Route
Banchory/Ballater/Braemar - Union Square
 - 19 Platinum Bus Route
Culter - Tillydrone
-
-  Core Path Route - Deeside Way
-  Cycle Route
-  Footpath Links



Indicative Layout

Site Context

The proposed housing is set out in a simple street pattern with the west side providing a sweeping continuation of the building line from Monearn Gardens. The mix of 8 house types ranging from 2 bedroom Bungalows to 5 bedroom detached homes with a 25% allocation for affordable homes. The current proposed mix is as follows:

- 2no. 2 bedroom semi-detached Bungalow units
- 5no. 3 bedroom terraced units
- 12no. 3 bedroom detached units
- 8no. 4 bedroom detached units
- 4no. 5 bedroom detached units

All homes are to be provided with the below features and energy saving measures:

- Air Source Heat Pumps (ASHP) to provide the primary space heating and domestic hot water requirements. The ASHP also have the benefit of Smart Home integration
- All homes are proposed to have a 32amp electrical connections from the garage gable to the property fuse board allowing for a 7kW car charger.
- EPC certificates are estimated to be a 'B' throughout the development.
- Kirkwood Homes manufacture their own timber kits on site at our factory in Sauchen, Aberdeenshire (Kirkwood Timber Frame). The timber used in this process is FSC and PEFC certified. Certification schemes that provide forest management and a chain of custody. A modern factory process reduces material waste, ensures a higher quality of build and improves health and safety on site with offsite production.
- All fixed internal light fittings within each dwelling are energy-efficient

Proposed Layout Features

- 01** Avenue tree and shrub planting to enrich the street scene and allow plots to be set further back from the road.
- 02** Wide range of private housing catering for a large proportion of the market. 25% affordable housing.
- 03** Indicative sustainable drainage system (SUDs) area.
- 04** Existing trees to be retained
- 05** New areas of planting

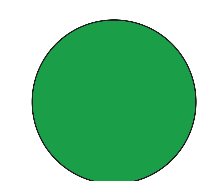


Existing Trees

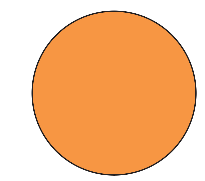
Context of Existing Trees

The trees have been considered individually and recorded as such. The trees surveyed are numbered 1501 to 1552 inclusively. The removal of fifteen defective individual trees and two groups of defective trees is required to address safety concerns. The two groups of trees are found on the east side of the site, both groups contain very large growing tree species that could potentially exceed 50m in height. To date there is evidence of large trees having been blown over in adverse weather events, as trees are lost to high winds the retained trees are more exposed and at greater risk of failure in subsequent storms.

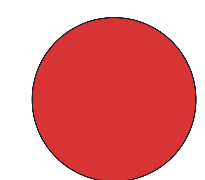
- Fifteen individual trees and two groups of trees are graded in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years and should, within the context of tree hazard and risk management, be removed.
- Twenty-one of the trees are graded as low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
- Fifteen of the trees are graded as moderate quality with an estimated remaining life expectancy of at least 20 years.
- One tree is graded as high quality with an estimated remaining life expectancy of at least 40 years.



Existing trees to be retained



Trees proposed to be removed



Trees to be removed under safety concerns raised in the tree survey

Replacement Planting

Replacement planting is appropriate mitigation for the potential tree loss. On balance the new planting typically results in a net gain over the long term in tree cover, an improvement in habitat for native fauna and a positive change in the biodiversity of the local flora.



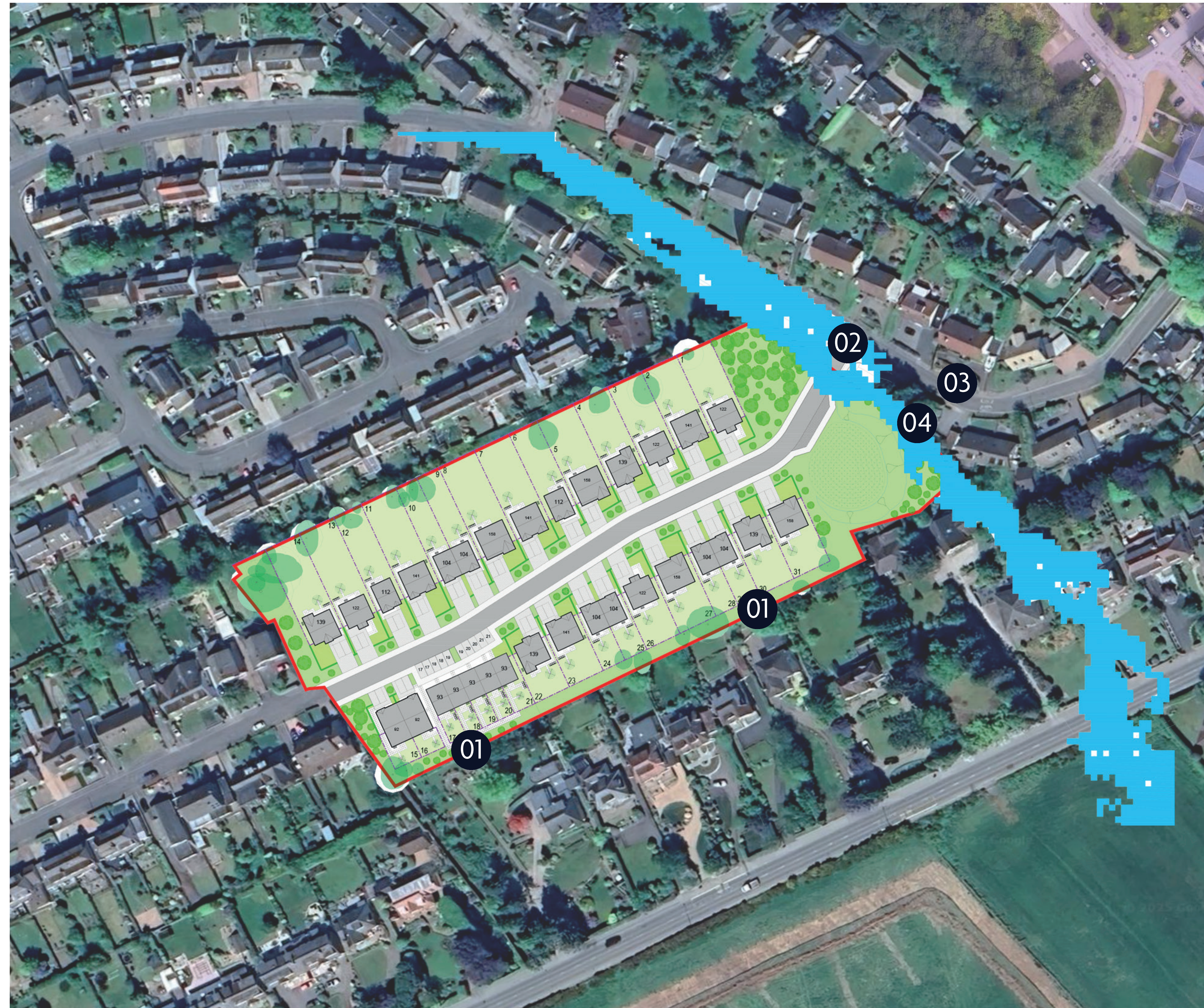
Flood Risk & Proposed Drainage

Flood Risk Context

A small unnamed watercourse extends southwards along the eastern boundary of the site. The small watercourse issues approximately 310m to the north-west of the site and flows southwards in a series of open and culverted reaches through the residential area to the north of the site. It is crossed by a footpath at the eastern boundary of the site which connects the site with Binghill Crescent to the east. The small watercourse outflows into the River Dee approximately 680m to the south-east of the site.

The SEPA 'Surface Water and Small Watercourses Flooding' map indicate the potential for some out-of-bank flooding from the small watercourse to the east of the site, although flood extents in the vicinity of the site are relatively confined, with flooding only affecting a small strip of land along the eastern boundary of the site, and some flooding also predicted on Binghill Drive to the east of the watercourse. A small isolated area at risk of surface water flooding is also shown at the western part of the site. The SEPA flood maps indicate that the site is unlikely to be at risk of river or coastal flooding.

To maintain current overland flow routes and prevent increasing flood risk to, or in the vicinity of, the site, it is recommended that no changes to ground levels are undertaken within the flood risk area.



- 01 Filter Drain - To be maintained to south of plots 15-31
- 02 Culvert to be replaced under proposed road crossing onto Binghill Crescent. Open ditch to be tidied up and grills added to stop debris
- 03 Proposed foul connection point on Binghill Crescent
- 04 Surface water outfall from SUDs to watercourse

Example House Types



Example House Types



Next Steps

Step 1: Provide feedback on the proposals

- Thank you for participating in this consultation event. Please fill out a feedback form
- and return. Alternatively, fill out one online, write by letter or email to give your views on the proposed development by 12th November 2025.

Step 2: Consideration of additional comments received and alterations made to the proposals as considered appropriate.

Step 3: Applicant prepares supporting documentation, including a Pre-Application Consultation Report, and submits application for Planning Permission to Aberdeen City Council with a target submission date of December 2025.

Step 4: Aberdeen City Council assess the planning application following statutory consultation with a determination target date of spring 2026.

For more information

If you would like to be kept updated on progress of the development, please leave your details on the webpage feedback form or find out more about Kirkwood Homes at:

www.kirkwoodhomes.co.uk

Option 1: Respond by Webpage Feedback form



The form can be found at

<https://www.kirkwoodconsultations.co.uk/milltimber-aberdeen>

Option 2: Respond by Letter or Email



Milltimber Consultation

Emac Planning, 109 Camphill Road,
Broughty Ferry, Dundee, DD5 2NE



ewan@emacplanning.co.uk



07860 968006

Please note that all written representations on the pre-application consultation must be sent to the above address and NOT to Aberdeen City Council. Comments made to the prospective applicant are not representations to the Planning Authority. If the prospective applicant submits an application there will be an opportunity to make representations on that application to the Planning Authority.

Deadline for Pre-Application Comments:

Wednesday 12th November 2025