



GORDON DISTRICT COUNCIL

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Director



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Your Ref  
Our Ref LPR/KEM  
Date 1 March 1995  
If telephoning or calling ask for:

Mick McLoughlin Ext 395

Mr David Evans  
Oaklands  
Parkhill  
KEMNAY  
AB51 5PL

Dear Sir

**KEMNAY LOCAL PLAN REVIEW**

In view of recent discussion by the Community Council on the above I can confirm that I have commented to Mr [REDACTED] on why my Council does not consider the area around Kirkstyle to be a suitable site for development. The reasons are as follows (and as communicated to him):

- The ground owned by Gordon District Council is affected by two planning considerations - partly, as far as the northern area is concerned the Quarry, but more importantly by drainage problems. For this very reason we have already commissioned a very detailed professional engineering investigation into the drainage of this site. The conclusion is it is not capable of being drained at economic cost.
- Similar considerations apply to Mr [REDACTED]'s site. The Regional Council's Water Services Department has consistently advised that there are severe surface water drainage problems associated with his site. In May 1993 they advised me that his site:

"is not readily developable in drainage terms. The bulk of the site drains to the south towards Victoria Terrace where there is no ready means for disposal of surface water. 1200 metres approximately of off-site trunk surface water sewer would be required and the cost is likely to be prohibitive".

Again in July they advised me that:

"there are no suitable water courses in this area. The natural fall of the ground is to the south towards the public road and then towards Victoria Terrace where there is no ready means for this disposal of surface water.

A new trunk surface sewer discharging to the river would be required. This would involve in the order of 1200 metres of pipe skirting the community of following the line of Victoria Terrace/Grove Road/Riverside Road (Subject to investigation). Whilst budget costs have not been prepared it is considered that the cost of the work to be borne largely by the developer is likely to be prohibitive".

I have seen no detailed engineering evidence from Mr [REDACTED] that would suggest how these problems might to be overcome.

I trust this information clarifies matters.

Yours faithfully

Director of Planning  
MIM2