

**KEY INFORMATION**

**Ward** Ninewells

**Proposal**

Construction of access road extension and provision of drainage infrastructure

**Address**

Site 5, Medi Park  
Tom McDonald Avenue  
Dundee

**Applicant**

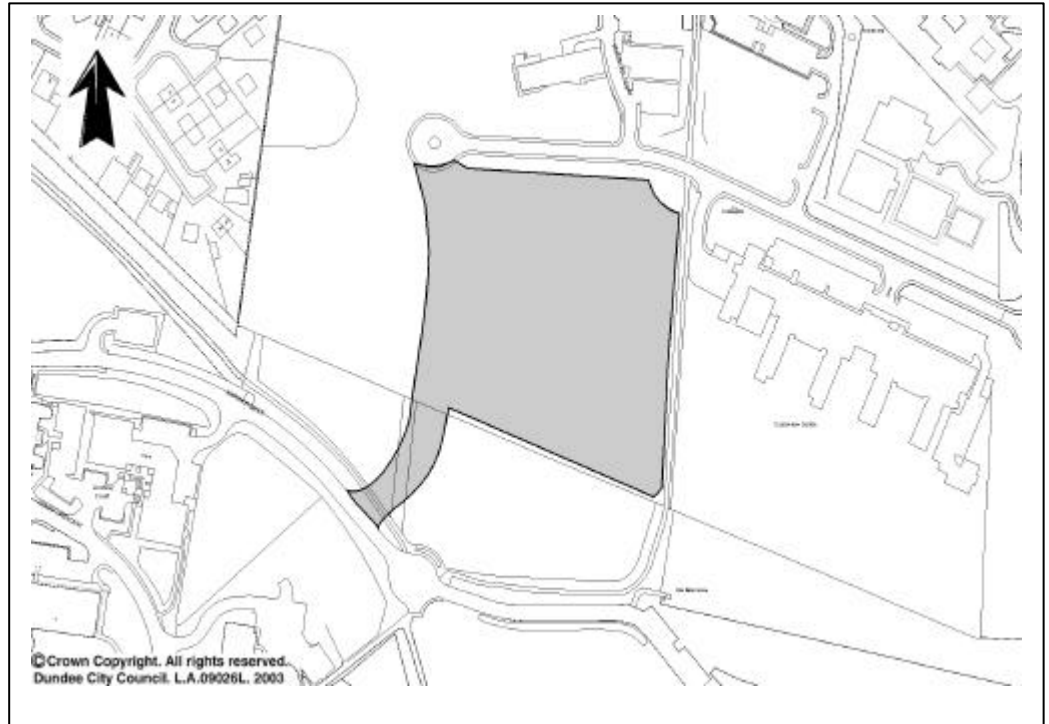
Scottish Enterprise Tayside  
45 North Lindsay Street  
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DD1 1HT

**Agent**

Morgan Associates  
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**Registered** 13 September  
2004

**Case Officer** D Gordon



# Proposed Access Link Road at Dundee Medi Park

The construction of an access road extension is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposed new link road is considered to be in accordance with the relevant policies of the Dundee Local Plan and the Finalised Dundee Local Plan Review. The proposal will enable the servicing of new development plots and the provision of a direct bus route between Ninewells Hospital and the Technology Park. The application is recommended for **APPROVAL** with conditions.

**SUMMARY OF REPORT**

- Planning permission is sought for the construction of a new road and drainage infrastructure within the Medi Park. This road will link Ninewells Hospital, Medi Park and Technology Park. The north section of the road will be open to all forms of vehicles with the southern section being limited to bus only movements.
- The road will provide access to development plots located within the Park and will enable the creation of a direct bus route between Ninewells Hospital, the Medi Park and the Technology Park.
- There have been no objections submitted by members of the public.
- The proposal is considered to be in accordance with the relevant adopted policies of the Dundee Local Plan and the draft policies of the Finalised Dundee Local Plan Review.
- This application was reported to the Council's Development Quality Committee on 6 December 2004. The Members deferred consideration of the application in order that the impact of resultant traffic movements could be fully assessed. The applicants have now clarified the position with regard to the use of the road and have confirmed that the southern section of the route ie the link between the Medi Park and the Technology Park, shall be limited, by means of rising bollard gates, to bus transport only. The north section shall be open to all forms of vehicles.

## DESCRIPTION OF PROPOSAL

The proposal involves the construction of a new access road extension and the provision of drainage infrastructure within the southwest sector of the Medi Park. The new road will measure approximately 180m in length and will link Tom McDonald Avenue in the Medi Park with Marnier Drive in the Technology Park to the south. A small 30 metre long access road leading off to the east side of the new road is also proposed. This will service development plots located to the east side of the new road. The bus only section of the road, ie the link between the Medi Park and the Technology Park, will be controlled by rising bollard gates at both ends to ensure bus only movements.

New soakaways and swales are to be located to either side of the new road.

The proposal will require the removal of several trees at the area of the proposed new junction with Marnier Drive.

## SITE DESCRIPTION

The site is located within the southwest sector of the Medi Park. The land slopes in a north to south / east to west direction and is currently under grass. The site is open with a tree belt located on the southwest boundary.

The Carseview Centre is located to the east of the site, to the north are business and medical uses and to the west there is open space and residential properties. The southern boundary abuts the Technology Park with the Green Circular, which runs along part of the northeast boundary of the Technology Park, being crossed by the proposed new road extension.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

### Dundee Local Plan 1998

The following policies are of relevance:

Policy EP7 - Site of approximately 12.5 hectares located to the east of

Ninewells Hospital reserved for development for high technology medical and healthcare related uses.

Policy ENV5 - Any development proposed within Wildlife Corridors must make suitable provision for nature conservation, taking account of the scale and type of development and characteristics of the Wildlife Corridor.

### Dundee Urban Nature Conservation Subject Local Plan 1995

The following policies are of relevance:

Policy WC01 - The terms of this policy are accurately reflected in Dundee Local Plan policy ENV5 above.

### Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 22: High Amenity Economic Development Areas. The Council will



encourage the establishment and retention of uses within Class 4 (Business) within high amenity sites as identified on the Proposals Map.

Policy 70: Semi-Natural Greenspaces of Local Nature conservation Importance. Development proposals must not adversely affect the nature conservation qualities of Wildlife Corridors.

Policy 86: Road Network. The Council will inter alia promote the establishment of walking, cycling and public transport measures on or adjacent to all arterial routes.

Policy 83: Bus Transport. The Council will promote, amongst other things, the construction of a new road exclusively for bus use between Ninewells Hospital, the Medi Park and the existing Technology Park.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application

## Non-Statutory Statements of Council Policy

There are no non-statutory Council policies relevant to the determination of this application

## LOCAL AGENDA 21

Key Theme 7 requires access to facilities, services, goods and people is not achieved at the expense of the environment and are accessible to all. The proposals are in accordance with the aspirations of this Key Theme.

## SITE HISTORY

The Medi Park has been the subject of number of planning applications for development. This includes recent applications for the erection of laboratory facilities on two sites located immediately to the east side of the proposed new link road. The south most of these proposed new units is to be accessed directly off this road. At the date of writing, only one of these applications remains to be determined by the Council.

## PUBLIC PARTICIPATION

The applicants have carried out the statutory neighbour notification procedure and no objections to the proposals have been submitted.

## CONSULTATIONS

No adverse comments on the proposed development have been received from statutory consultees.

## OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- 1 whether the proposals are consistent with the provisions of the development plan; and if not
- 2 whether an exception to the provisions of the development plan is justified by other material considerations

## The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above

The proposal under consideration involves the construction of a new link road and associated drainage facilities within the southwest sector of the Medi Park. The road will be approximately 180 metres in length and will link the Medi Park with the Technology Park to the south. The route will be open to use by all forms of vehicles on the northern section of the road and shall be limited to bus only, by means of controlled bollard bus gates, on the southern section. The proposed soakaways and swales are to be located on either side of the new link road and along part of the east boundary of the site.

The proposed new road and the associated drainage works will enable the further development of appropriate uses within the Park by providing suitable servicing facilities for development plots located within the southwest and southeast sector of the Park. In addition, the proposal will also allow for the provision of a bus route linking Ninewells Hospital, the Medi Park and the Technology Park, a facility that is not currently available to these important employment generators. In this respect, as the works will enable and encourage future developments associated with the Park, the proposal is considered to be in accordance with the requirements of Policy EP 7 of the Dundee Local Plan.

Policy ENV5 requires that any development proposals within Wildlife Corridors must make suitable provision for nature conservation. It is considered that any impact that the proposals will have on the nature conservation of the site ie the removal of several trees on the southwest side of the site, will be adequately compensated by the planting of new trees under the terms of a landscape plan to be submitted to and approved by this Council. It is intended to attach

a condition to any permission granted requiring the provision of appropriate landscaping associated with the proposed development.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

## Other Material Considerations

The other material considerations to be taken into account are as follows:

### Finalised Dundee Local Plan Review

The proposed new link road is identified in the Review as a general road network improvement under Policy 86 (Road Network) whilst Policy 83 (Bus Transport) makes specific mention of the need to provide a bus only route between Ninewells Hospital, the Medi Park and the Technology Park. The Hospital and the two Parks are all major employment/traffic generators however, there are no bus services linking the three areas. The Review has sought, through the above policies, to facilitate a more efficient bus service in this western sector of the City, which has the potential to attract greater patronage than existing services and address the deficiencies identified by bus operators in the local road network.

During the Local Plan Inquiry in May 2004, two representations were made in respect of the use of the new road for bus route only purposes. Scottish Enterprise Tayside objected to the provision of a bus route only on the basis that it would remove or constrain the limited resource of development land within the Medi Park. Bus operator Travel Dundee supported the proposal for a bus only route in this area. The Inquiry Reporters are due to make their recommendations in late 2004.

The proposed route of the new link road identified on the Proposals Map differs from the route identified in the application submission. However, the difference is only a matter of metres and it will be appreciated that the line identified on the Proposal Map is indicative only. The proposed new alignment will allow the applicants (SET) to fully service new development plots within the Park while still retaining the ability of buses to travel through the site therefore

meeting the Plan intentions and addressing the basis for the applicants' objection to the Plan Review.

The northern section of the proposed road will be open to all forms of vehicles. This is considered to be necessary to enable its full use in servicing developments in the Park. The aim of the Review for a bus route between Ninewells Hospital and the Technology Park is also enabled by the provision of this road and access controls, ie rising bollard bus gates, will ensure that the aims of bus priority are also achieved. It is also considered that the formation of this link road will not adversely impact on the free flow of traffic within the area by virtue of the anticipated low volume of vehicular movements that will be generated by this proposal.

With regard to Policy 22(High Amenity Economic Development Areas) and Policy 70 (Semi-natural of Local Nature Conservation Importance) the terms of these are reflected Policy EP7 and Policy ENV5 of the Dundee Local Plan 1998 above and the same conclusions are offered.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

## Design

The proposed development will have no adverse impact on the visual quality of the surrounding area.

## CONCLUSION

The proposed development complies with the relevant policies of the development plan. The proposed new road is necessary to enable the full servicing of future developments within the Medi Park and provide a suitable bus link through this important business sector of the city. There are no material considerations of sufficient weight that would justify the refusal of the application.

## RECOMMENDATION

It is recommended that planning permission

- 1 The development hereby permitted shall be commenced

within five years from the date of this permission

- 2 Development shall not begin until a scheme of the hard and soft landscaping works have been submitted and approved in writing by the planning authority. Details of the scheme shall include:-
  - 1 existing landscaping features and vegetation to be retained
  - 2 soft and hard landscaping works
  - 3 indication of existing trees and hedges to be removed, those to be retained and, in the case of damage, proposals for their restoration
  - 4 location of new tree, shrubs, hedges and grassed areas
  - 5 schedule of plants to comprise species, plant sizes and proposed numbers/density
  - 6 Programme for completion and subsequent maintenance.
  - 7 All hard and soft landscaping works shall be carried out in accordance with the scheme approved in writing with the planning authority within 12 months of the completion of the works hereby granted permission.
- 3 That full details of the proposed rising bollard bus gates shall be submitted to and approved in writing by the planning authority prior to the commencement of development works. For the avoidance of doubt the proposed bollard bus gates shall be installed and shall be operational prior to the first use of the roadway by vehicular traffic.

## Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure a satisfactory standard of appearance of the development.
- 3 In the interests of road traffic and pedestrian safety.