

Change of Use and Alteration of Former Dundee College To Purpose Built Student Accommodation

KEY INFORMATION

Ward Coldside

Address

30 Constitution Road
Dundee
DD3 6TB

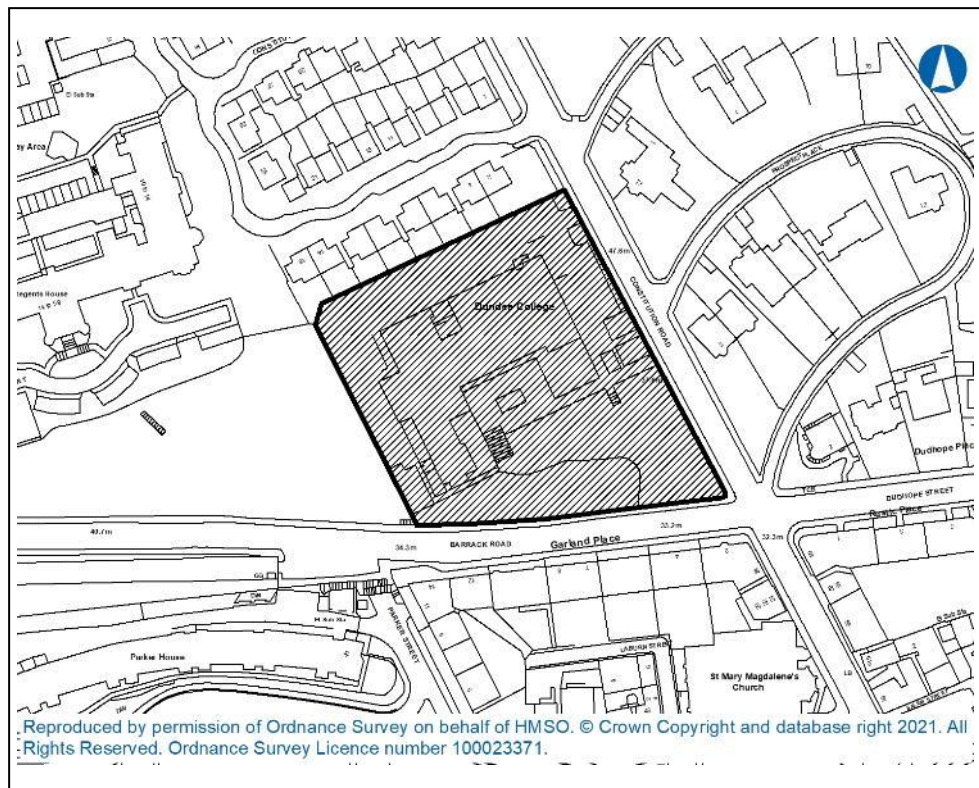
Applicant

Jesse Stokes Scodd Limited

Registered 02 June 2021

**Report by Head of Planning
& Economic Development**

Contact: Craig Swankie



SUMMARY OF REPORT

- Planning permission is sought for the change of use of the former college building and alterations to form purpose-built student accommodation comprising 310 bedrooms, resident facilities, associated amenity space, landscaping, pedestrian access and associated works.
- The application is in accordance with the Development Plan.
- In total, 22 letters were received objecting to the proposal. The letters of objection raise concerns with the impact on residential amenity, parking provision, noise associated with the proposed development and requirement for student accommodation within the city. One representation in support of the application was received from Dundee Civic Trust.
- Supporting information including a Student Accommodation Demand and Supply Report, Planning Policy Report and Design and Access Statement have been provided with the application.
- In accordance with Dundee City Council's scheme of delegation, this application is to be determined by the Planning Committee as it has received 6 or more objections and is recommended for approval.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=QSQV89GC12W00>

RECOMMENDATION

The proposal is in accordance with the Development Plan. There are no material considerations of sufficient weight to justify refusal of planning permission. It is therefore recommended that planning permission be APPROVED subject to conditions.

1 DESCRIPTION OF PROPOSAL

- 1.1 Planning permission is sought for the change of use and alteration of the former Dundee College building on Constitution Road to a 310-bedroom development of purpose-built student accommodation.
- 1.2 The building within the site is presently vacant, having formerly been occupied by Dundee College. The proposals would utilise the existing building and floors within to create a development of purpose-built student accommodation. The general layout of the site and access arrangements would be retained as existing, with a range of internal and external works proposed to modernise the building and form shared and private spaces within the building.
- 1.3 Internally, the existing floors are to be retained and altered to provide 310 one bed studios and a range of facilities for residents. Each of the proposed apartments contain a living/bedroom area with kitchen facilities and study area and an en-suite bathroom. Resident facilities are mainly located on the ground floor, which will include a communal library, cinema, lounge and meeting rooms, dining/party rooms and a café. In addition to resident areas a reception and office room, laundry and storage areas are proposed for staff towards the main entrance and lobby areas within the building. The pedestrian and vehicle entrances into the site are from Constitution Road.
- 1.4 Externally, substantial refurbishment is proposed to all elevations of the building, with existing cladding and windows removed and replaced with new materials including rainscreen cladding and double-glazed aluminium windows. The 9th floor within the east tower, which is presently set back from the main elevations is to be altered and extended to align with the lower floors. Entrance locations and resident spaces within the north and east of the ground floor are to feature large windows and access doors to maximise light.
- 1.5 To the south of the building, external amenity areas and landscaping are to be provided. These comprise hardstanding and greenspaces which will be accessible to residents.
- 1.6 The applicant proposes to utilise the existing vehicle access onto Constitution Road, and the existing car park within the north of the site. The car park will provide 53 spaces, including 6 spaces with electric charging points and 5 accessible bays.
- 1.7 The applicant has submitted the following in support of the application:
 - Planning Policy Report;
 - Design and Access Statement;
 - Phase 1 Geo-Environmental Report,
 - District Heating Statement;
 - Transport Statement;
 - Student Demand and Supply Report;
 - Arboricultural Report and Tree Survey; and
 - Energy and Sustainability Statement.
- 1.8 Members should note that this planning application does not fall into the categories of development that require the applicant to undertake pre-application community consultation. The applicant did submit a Proposal of Application Notice (reference 21/00025/PAN) and also hosted a virtual community consultation event, but is not required to submit a report detailing the pre-application community consultation process for this category of application.



Figure 1 – Proposed Building Viewed from Constitution Road

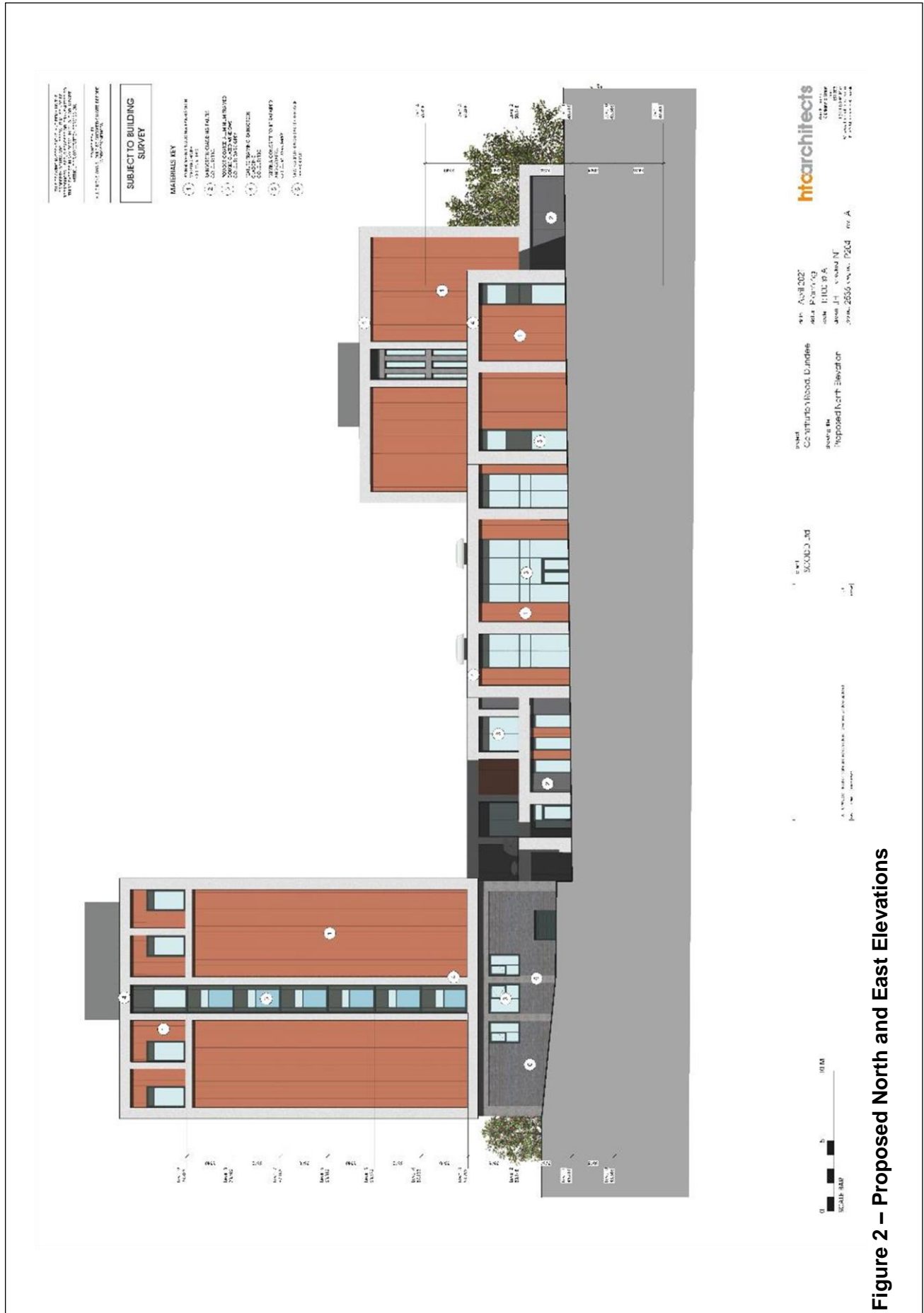




Figure 3 – Proposed South and West Elevations



Figure 4 – Proposed Site Plan

2 SITE DESCRIPTION

- 2.1 The application is located on the site of the former Dundee College on Constitution Road. The site is bounded by residential properties to the north with further housing located on the opposite side of Constitution Road to the east and Barrack Road to the south. Mature woodland bounds the site to the west, with the former Dundee Royal Infirmary beyond.
- 2.2 The site consists of an existing 1970s former college building, formed of two towers, the east being 9 storeys tall and the west being 5 storeys tall. The towers are linked by a podium at level 01, which accommodated a gym, main hall and canteen. The east tower incorporated a lecture theatre at lower ground and ground floor levels. The buildings are formed in rendered concrete framing with sections of ceramic tiles and brick. The site generally slopes from north to south, with a large retaining wall formed at the north of the site. Pedestrian and vehicle access is taken from Constitution Road.
- 2.3 The surrounding area is predominantly residential with a range of modern and traditional properties in the vicinity including detached, semi-detached and tenement properties. The Crescents Conservation Area is situated to the east of the site and the woodland area to the west is designated as the Barrack Road Site of Importance for Nature Conservation. The site, which is located within the Inner City boundary has no allocation within the Local Development Plan. There are on-going issues with vandalism and anti-social behaviour at this site which has been vacant for a number of years.



Figure 5 – View of Site from Constitution Road



Figure 6 – Existing College Building

3 POLICY BACKGROUND

3.1 The following plans and policies are considered to be of direct relevance:

TAYPlan 2016-2036

Policy 1: Location Priorities

Policy 2: Shaping Better Quality Places

DUNDEE LOCAL DEVELOPMENT PLAN 2019

Policy 1: High Quality Design and Placemaking

Policy 2: Public Art Contribution

Policy 15: Student Accommodation

Policy 34: Protected Species

Policy 35: Trees and Urban Woodland

Policy 37: Sustainable Drainage Systems

Policy 39: Environmental Protection

Policy 40: Air Quality

Policy 41: Land Contamination

Policy 44: Waste Management Requirements for Development

Policy 46 : Delivery of Heat Networks

Policy 54: Safe and Sustainable Transport

Policy 56: Parking

3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

4 SITE HISTORY

4.1 14/00752/PAN - the Proposal of Application Notice (PAN) was validated on 31 October 2014.

4.2 15/00391/FULM - full planning permission was granted for the re-development and change of use of former College site into a mixed-use development comprising 110 flats, with office, cafe, cinema, gym and storage accommodation by Development Management Committee in August 2015.

4.3 17/00853/FULM – full planning permission was granted for a change of use and redevelopment of the former education facility to 111 apartments, 24 short-stay serviced apartments, shared social and leisure space with café, laundrette, cinema, gym, storage space, shared living and “home working” areas together with associated hard and soft landscaping by Development Management Committee in February 2018.

4.4 21/00025/PAN – a Proposal of Application Notice for the refurbishment of the former college to create student accommodation was validated on 13 March 2021.

5 PUBLIC PARTICIPATION

5.1 The statutory neighbour notification procedure has been undertaken and the application advertised in the local press.

- 5.2 In total 22 letters of objection were received, raising the following material considerations:
- detrimental impact on residential amenity by virtue of increased noise associated with the proposed development, including the karaoke and dining rooms;
 - detrimental visual impact on local streetscape by virtue of design and scale;
 - detrimental impact on residential amenity by virtue of overlooking, overshadowing and loss of privacy;
 - proposals within an area where student accommodation already exists, alternative sites would provide more appropriate locations;
 - insufficient on-site parking will increase parking pressures on surrounding streets; and
 - there is no demand for purpose built student accommodation within this location.
- 5.3 One representation in support of the application was received from Dundee Civic Trust. Dundee Civic Trust welcomes this development that will bring back into use the derelict eyesore of the former College building. The elevational materials, layout and landscaping proposals are appropriate for the site. The use for purpose built student accommodation will provide needed accommodation in close proximity to the universities - Abertay in particular - and has good ancillary facilities. The Trust would welcome onsite public art using the percent for art developer contribution. The Trust congratulates the developers as they appear to have listened to the comments made by residents and the Trust at the pre-application consultation.
- 5.4 The valid grounds of representation are taken into account in the material considerations section of this report.

6 CONSULTATIONS

- 6.1 **The Head of Community Safety and Protection** has commented on the following matters:
- Air Quality** - has no objection to the proposal. Following the provision of further information, the applicant has demonstrated flues associated with plant equipment can be located within the building and terminated at roof level. It is recommended cooking equipment within any ground floor uses, such as a residents café, be controlled by condition in the interest of residential amenity.
- Contaminated Land** – has no objection to the proposal. A Phase 1 Geo-Environmental Assessment has been submitted and reviewed. Conditions are recommended should planning permission be granted.
- Noise** – has no objection to the proposal. Due to the site’s location within a residential area conditions are recommended should planning permission be granted. These conditions relate to the control of noise levels and the restriction of hours during which delivery vehicles can visit the site.
- 6.2 **Head of Sustainable Transport and Roads** - has no objection to the proposal. Planning conditions are recommended in relation to the provision of a Travel Plan and infrastructure for the provision of electrical vehicle charging points.
- 6.3 **Scottish Water** - has no objection to the proposal.

7 DETERMINING ISSUES

- 7.1 **Section 25 of the Town and Country Planning Act 1997 as amended provides that an application for planning permission (other than for a national development) shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.**

THE DEVELOPMENT PLAN

The provisions of the Development Plan relevant to the determination of this application are specified in the Policy Background section above.

TAYPLAN 2016 – 2036

- 7.2 **Policy 1: Location Priorities** - states that the principal settlements within the region have the potential to accommodate the majority of development in the region, and that the re-use of previously developed land and buildings should be priorities; Dundee's core area is identified as a Tier 1 principal settlement.
- 7.3 The proposed student accommodation would be located on the west side of Constitution Road, within 200 metres of the city centre, in an area which contains a mix of residential developments including traditional stone built dwelling houses and tenement flats to the south and east, and modern residential development to the north. The proposal would ensure the re-use of a brownfield site which is within a prominent location and clearly visible from the surrounding area. The siting of the proposed development would contribute to the range of accommodation with the city, in an accessible location in close proximity to the city's universities.
- 7.4 **The proposal would therefore satisfy Policy 1.**
- 7.5 **Policy 2: Shaping Better Quality Places** - Policy 2 seeks to deliver better quality and distinctive places through the arrangement, layout, design, density and mix of developments in the local design contexts with consideration for development to achieve lifetime communities, are accessible, resilient and resource efficient.
- 7.6 The proposed layout and access routes reflect the established layout and form of the site and support the re- use of a prominent brownfield site. The proposal includes areas of open space and landscaping within the site, and external alterations ensure the building contributes positively to the appearance of the application site and surrounding area. The proposal would facilitate the returning to active use of a long-standing vacant brownfield site on the edge of the City Centre in a manner which would retain and enhance the character and layout of the surrounding area.
- 7.7 **The proposal would therefore satisfy Policy 2.**

DUNDEE LOCAL DEVELOPMENT PLAN 2019

- 7.8 **Policy 1: High Quality Design and Placemaking** – all development proposals should follow a design-led approach to sustainable, high quality placemaking. Development should contribute positively to the quality of the surrounding built and natural environment and should be planned and designed with reference to climate change mitigation and adaptation. The design and siting of development should respect the character and amenity of the place, create a sense of community and identity, enhance connectivity and incorporate creative approaches to urban design, landscaping and green infrastructure, appropriate to the local

context and the scale and nature of the development. New development will be required to meet the six qualities of successful place in accordance with the guidance provided in Appendix 1.

- 7.9 The building is located in a prominent position, which is visible from many locations across the city. With regard to the character and amenity of Constitution Road, the scale, massing and design of the proposed development is such that the proposal will maintain the general form of the existing building and enhance the streetscape through the development of a long-standing unoccupied building. The proposal includes the use of a variety of finishing materials including rainscreen cladding, the repair of existing concrete and the use of aluminium windows. Details of the finishing materials are included within the submitted design statement and the applicant has provided justification for the design concept. The details of the finishing materials submitted are therefore considered to be acceptable in principle and will be of a high quality, however finish colours are not confirmed. The proposed range of external finishes will significantly enhance the appearance of the buildings and provide a distinct palette of materials and textures. In order to ensure that the range of finishing materials used throughout the development are of a high quality, it is recommended the confirmation of finish colours and submission of samples of all finishing materials are submitted to the Council for approval should members be minded to grant planning permission.
- 7.10 The proposed ground floor would contain social spaces for use by residents and would have an active frontage towards Constitution Road. The amenity areas and cycle storage spaces would be fully accessible. Safe pedestrian access is provided from Constitution Road and there is provision of public transport in the surrounding area with bus stops on Barrack Street and further to the south on West Marketgait. Dundee railway station is 0.7 miles to the south of the site. The proposal would therefore support ease of movement and the use of sustainable transport.
- 7.11 The structure of the existing building is generally in good condition; however, the external elevations and some internal spaces are in poor condition with windows damaged in various locations. The redevelopment of the site would enhance the local streetscape. As discussed above, the proposed finish materials and re-use of the building would contribute positively to the local streetscape and would have no detrimental impact on the character or setting of neighbouring buildings.
- 7.12 With regard to Appendix 1, this states that the scale, nature and location of the development will determine the extent to which the six qualities are appropriate to the assessment process. Appendix 1 is assessed as follows:

Distinctive - a Design and Access Statement has been submitted which addresses the design, access and development concepts of the proposed student accommodation development. The building would provide 9 storeys of accommodation and maintain the form of the existing building. The variety and form of finish materials proposed will contribute positively to and add interest to the development. It is proposed to provide an enclosed landscaped courtyard and open space within the south of the site which will incorporate hard and soft landscaping. The existing vehicle accesses from Constitution Road will be retained and provide access to the car park and for service vehicles. The proposal responds positively and sensitively to the character of the area and maintains the established density of development in this city centre location.

Safe and Pleasant – the student accommodation is to be sited in a prominent location on the west side of Constitution Road. The site is bound by public roads and footpaths to the south and east, with existing trees and houses to the north and west. The proposals would connect to the existing road and path network linking the development to the surrounding area. There are to be areas of open space within the site. The proposed amenity spaces within the site

would benefit from natural surveillance due to the location of windows on the proposed development. The proposal will create a vibrant and attractive place.

Easy to Move Around and Beyond – the proposed development would connect to the existing footway to the east of the site, ensuring sensitive integration into the surrounding area. This provides access to open space out with the site including Dudhope Park and public transport links within the surrounding area, including bus stops on Barrack Road and Marketgait within 300 metres of the proposed development. Access for service vehicles is to be taken from Constitution Road. The proposal considers place and responds positively and sensitively to the needs of people.

Welcoming – the proposal would provide a prominent development located to the north of the city centre which is visible from surrounding road and footpath networks. The main entrances and social spaces are located towards Constitution Road and the proposed car park, ensuring active frontages are provided. The site is well located to connect to the city centre area and university campuses. The proposal positively promotes wayfinding and a sense of orientation.

Adaptable – this site is brownfield land which presently contains a vacant former college building. The proposed development would provide a long-term use for the building, utilising existing structures and access arrangements. The proposed student accommodation would be a positive addition to the mix of development within the City. Open space is to be incorporated within the development with links to the wider areas of open space.

Resource Efficient – a District Heating Statement and Planning Policy Report have been submitted. The proposal has been designed to include energy efficient materials which minimise heat loss and there is scope to provide sustainable heating infrastructure.

7.13 The proposal meets the requirements of Appendix 1.

7.14 The proposed student accommodation provides a facility which would contribute to the range of types and size of development within the area. The alterations to the existing building and design of the alterations have been considered to ensure the building remains of a height and massing which reflects that of the existing building. The external alterations have been designed to provide a visually attractive development with a good quality finish which will contribute positively to the character and appearance of the surrounding area. The site layout has been sensitively considered to ensure a high-quality frontage is provided onto surrounding streets, and servicing is provided in a safe and accessible location. The proposal will be well connected and have green infrastructure.

7.15 The proposal is in accordance with Policy 1.

7.16 **Policy 2: Public Art Contribution** – all developments in Dundee with construction costs of £1 million or over will be required to allocate at least 1% of construction costs for the inclusion of art projects in a publicly accessible/visible place or places within the development.

7.17 The applicant states a scheme of public art is to be provided, however details have not been submitted as part of the application. Therefore, it is recommended that the details and public art project is secured by condition.

7.18 The proposal is in accordance with Policy 2, subject to a condition.

- 7.19 **Policy 15: Student Accommodation** - states student accommodation will only be supported where:
- 1 it can be suitably demonstrated that a demand exists within the particular area for the level and type of student accommodation proposed;
 - 2 it is within convenient walking distance of the higher education institution to which a need exists and is well connected to local services and facilities; and
 - 3 the design and layout of the proposed development is of a high quality and provides an appropriate level of amenity space, car parking provision, refuse/recycling storage space and secure bike storage facilities.
- 7.20 Following development of new and replacement purpose-built student accommodation over the past 10 years, it is considered unlikely that there will be the need over the short to medium term for any significant additions to the existing supply. To ensure that there is not an oversupply of this type of accommodation, proposals will need to demonstrate that there is a need in the area for the accommodation proposed.
- 7.21 In response to criteria 1 the applicant has submitted a Planning Policy Report and Student Demand and Supply Report in support of the application. The reports provide analysis of the existing student population and student accommodation within the city.
- 7.22 At present, student accommodation within the city comprises University halls of residence, other private halls of residence, rented accommodation/HMO and at home/living with parent accommodation. The percentage of students at city universities which live in private and university accommodation is below the Scottish average. The submitted study considers that the full-time student population within the city has grown, resulting in increased demand for purpose-built student accommodation (PBSA).
- 7.23 The Report identifies a demand pool of 7,930 students during the 2019/2020 academic year. Following review of the existing and proposed bed spaces, the report identifies that there are 3,864 existing PBSA bed spaces in the city, and there has been planning permission granted for a further 539 spaces. This creates a total potential supply of 4,403 bed spaces. The report concludes that there is demand for additional PBSA bed spaces within the city. The report considers that demand has grown over the past 5 years for PBSA and that new development has not kept pace with demand. As a result, there is a healthy level of demand for PBSA within the city for future academic years.
- 7.24 Dundee has a relatively low number of PBSA units when compared with other university towns/cities and the proposed development would contribute positively to the city's student accommodation provision. The applicant's report considers there to be sufficient current and future demand for the proposed 310-bedroom development. The applicant considers that there is a demonstrable need and demand for the proposed PBSA product, and the proposals will complement and improve the existing offer, and not directly compete with the University provided bed spaces.
- 7.25 The submitted assessment provides a detailed analysis of the existing accommodation and growth in the city's student population in recent years. It contains similar figures and conclusions to the studies and reports submitted with the two recently approved PBSA schemes.
- 7.26 The applicant has demonstrated that there is a demand pool for purpose-built student accommodation within the city. The applicant has provided an analysis of the demand for student accommodation within the growing student population. It is recognised that even with

the two recently approved PBSA schemes there is likely to be demand for the development of a limited number of student bedrooms and that new development will increase the choice of student accommodation within the city. In this case, it is considered that allowing this scale of development will not result in oversupply of the type of accommodation proposed.

- 7.27 To ensure the development does not change into mainstream residential accommodation without full assessment, and to retain control over the use of the proposed purpose-built student accommodation it is recommended a condition is attached to control the duration of occupancy of the accommodation.
- 7.28 In response to criteria 2, it is noted that the site is within walking distance of the University of Abertay Campus which is 250 metres to the south of the site. The University of Dundee Campus is 1 kilometre to the south west of the site. The site is connected to each Campus by existing public footpaths.
- 7.29 As the proposed student accommodation is located within walking distance of the city centre, residents would have access to a range of shops and services. The site is also within walking distance of bus stops on West Marketgait and Barrack Road which provide access to services across the city.
- 7.30 In response to criteria 3, it is noted that the design of the proposed development is assessed under Policy 1. It is considered the development is of a high-quality design and layout which provide residents with a high standard of residential amenity and access to communal facilities, open spaces, study areas and surrounding services as part of the proposed development. The proposals include on site car parking, refuse/recycling storage space and secure bike storage facilities. Full details of cycle storage provision will be controlled by condition to ensure an appropriate number of spaces are provided for the number of bedrooms proposed.
- 7.31 Two planning applications for purpose-built student accommodation have recently been approved at planning committee in April 2021. (Reference 20/00679/FULM West Marketgait and reference 20/00729/FULM 63 Brown Street). The applications are not related. A planning application for student accommodation reference 21/00478/FULL at 56 Brown Street is presently under consideration. The Council has also received Proposal of Application Notices for further purpose-built student accommodation developments within the city. These are 20/00786/PAN for a development of student accommodation at West Ward Works and 20/00236/PAN for a mixed-use development including student accommodation at Locarno Works. Should planning permission be granted for purpose-built student accommodation on this and those other sites, there is potential for these competing developments to stall for several years until developers can attract funding. This could lead to long term vacant sites such as the college site continuing to remain vacant and undeveloped. To avoid this situation, and to encourage the early implementation of planning permission it is proposed to reduce the normal time limit for implementation of a planning permission from 3 years to 18 months. This allows a reasonable period of time for pre-commencement planning conditions to be agreed and should encourage timely development. This approach was taken when planning permission was granted for the schemes on West Marketgait and Brown Street.
- 7.32 With regard to supply, as considered above the present application has demonstrated that there is demand for the type and scale of purpose-built student accommodation proposed. Any further applications will in accordance with Policy 15 require to demonstrate that there is demand for the level and type of accommodation proposed, and will be considered on their own merits.
- 7.33 **The proposal is in accordance with Policy 15, subject to conditions.**

- 7.34 **Policy 34: Protected Species** - states development proposals which are likely to have a significant effect on a European protected species will not be supported unless:
- 1 there is no satisfactory alternative; and
 - 2 the development is required for preserving public health or public safety or for other imperative reasons of overriding public interest including those of a social or economic nature or which have beneficial consequences of primary importance for the environment.
- 7.35 Development proposals which would be detrimental to the maintenance of the population of a European protected species at a favourable conservation status in its natural range will not be supported.
- 7.36 Development proposals that would be likely to have an adverse effect on a species protected under the Wildlife and Countryside Act 1981 (as amended) will not be supported unless the development is required for preserving public health or public safety. For development affecting a species of bird protected under the 1981 Act there must also be no other satisfactory solution.
- 7.37 The applicant has submitted a Bat Survey which concludes that following external dusk and dawn surveys there was no evidence that bats are using the building or trees within the site for roosting. The report concludes proceeding with the proposed development would have no impact on protected species, subject to an internal survey being completed prior to any works.
- 7.38 It is recommended the provision of an internal survey prior to any works on site be controlled by condition to ensure the development has no detrimental impact on protected species.
- 7.39 **The proposals satisfy the requirements of Policy 34, subject to a planning condition.**
- 7.40 **Policy 35: Trees and Urban Woodland** - supports the establishment and enhancement of woodland, tree belts and corridors and states that new development must ensure the survival of healthy mature trees through sensitive site layout. Where appropriate, proposals must be accompanied by a tree planting and landscaping scheme which includes supporting justification and sufficient map-based material to document existing planting within the site as well as new planting and maintenance arrangements.
- 7.41 An arboriculture impact assessment and landscaping strategy have been submitted in support of the application. The arboriculture assessment details that no trees are required to be felled to accommodate the proposed development. The survey provides recommendations for some tree works in the interests of good practices within the south of the site, as well as further recommendations including protective measures. The retention of existing trees is welcome, and there is scope to provide new planting within the north and east of the site. Should members be minded to grant planning permission, planning conditions are recommended in relation to the implementation of the recommendations within the tree survey and provision and maintenance of landscaping within the site.
- 7.42 **The proposals satisfy the requirements of Policy 35, subject to planning conditions.**
- 7.43 **Policy 37: Sustainable Drainage Systems** - surface water discharging to the water environment from new development must be treated by a Sustainable Drainage System (SuDS) except for single houses or where discharge is to coastal waters. SuDS should be designed so that the water level during a 1:200 year rainstorm event plus allowances for climate change and future urban expansion is at least 600mm below finished floor levels. This incorporates an allowance for the effect of climate change. In addition, proposals will be encouraged to adopt an ecological approach to surface water management, ensure an

appropriate level of treatment and exploit opportunities for the system to form an integral part of the Dundee Green Network through habitat creation or enhancement through measures such as the formulation of wetlands or ponds. Proposals should have no detrimental impact on the ecological quality of the water environment.

- 7.44 A Drainage Strategy has been in support of the application, which confirms existing surface water and foul water connections at the site are to be retained and utilised by the proposed development. The drainage strategy notes the overall level of hardstanding within the site will be reduced by 310m² through the provision of soft landscaping. This will result in a net reduction in surface water run-off from hardstanding within the site. The proposal is considered acceptable in principle and it has been demonstrated that an acceptable drainage solution can be achieved. Conditions are recommended to ensure that surface water is managed within the site and the discharge of surface water into the combined sewer as per the existing situation is agreed with Scottish Water.
- 7.45 **The proposal is in accordance with Policy 37, subject to conditions.**
- 7.46 **Policy 39: Environmental Protection** – all new development or an extension to an existing development that would generate noise, vibration, odour, emissions to air, dust or light pollution will be required to demonstrate that it can be accommodated without an unsatisfactory level of disturbance on the surrounding area. New development or an extension to an existing development in close proximity to existing sources of noise, vibration, odour, emissions to air, dust or light pollution will need to demonstrate that it can achieve a satisfactory level of amenity without impacting on viability of existing businesses or uses.
- 7.47 The site has historically been occupied by Dundee College, and is located within an established residential area on the edge of the city centre.
- 7.48 With regard to the proposed student accommodation, as the site is contained within a residential area there are no noise sources within the surrounding area which would have a detrimental impact on the amenity of students.
- 7.49 Within the proposed development, a range of communal spaces are proposed within the centre and north of the site including a gym, karaoke room and two dinner party rooms. These rooms are for use by residents and of a small scale. However, the proposals would generate noise associated with proposed uses such as the playing of music. The proposals also include a plant room where equipment is to be provided for the heating of water and an electrical substation. The development will also be serviced by delivery vehicles once occupied.
- 7.50 The Head of Community Safety and Protection has no objection to the proposal subject to recommended conditions. The recommended conditions relate to the control of noise associated with plant equipment and music, and control of hours which delivery vehicles service the site to ensure the proposals have no significant impact on the amenity of residents within the surrounding area.
- 7.51 The proposed development is of a residential nature, in keeping with the established uses within the surrounding area. Subject to the recommended conditions as above, the proposed development would have no significant impact on the amenity of surrounding residential properties and ensure an acceptable level of residential amenity is achieved.
- 7.52 Within the ground floor of the proposed development, a café with 50m² floor area is proposed. Given the location of the proposed café within the ground floor, with student accommodation above high level discharge would not be possible. To ensure the proposed café has no detrimental impact on residents of the proposed development by virtue of odour, The Head of Community Safety and Protection recommends the methods of cooking are controlled by

condition to reheating of foods only. Subject to a recommended condition, the proposal will not have any detrimental impact on the amenity of residents or the surrounding area.

7.53 **The proposal is in accordance with Policy 39, subject to conditions.**

7.54 **Policy 40: Air Quality** - states there is a general presumption against development proposals that could significantly increase air pollution or introduce people into areas of elevated pollution concentrations unless mitigation measures are adopted to reduce the impact to levels acceptable to the Council.

7.55 The entire city is an Air Quality Management Area (AQMA) for nitrogen dioxide and pollutant particulate matter. The proposed development would feature centralised plant equipment to provide hot water within the development. The applicant has submitted plans which demonstrate the proposed plant can be located within the basement level as the existing arrangement, with associated flue to be located within an internal shaft which terminates at roof level.

7.56 The applicant has provided initial details of the proposed heating system and flue which have been reviewed by the Head of Community Safety and Protection. In principle, the provision of plant and a flue which discharges above roof level may be acceptable. However, full details of the plant and flue termination point are required to demonstrate the proposal would have no detrimental impact on air quality. Should the proposed flue not terminate at an appropriate location, an Air Quality Assessment may be required. To ensure any flue associated with heating equipment is located internally and discharges at an appropriate height, planning conditions are recommended. The recommended conditions require full details of any combustion plant and associated flue be submitted to the Council for prior approval.

7.57 Subject to the provision of details for prior approval, and if required an Air Quality Assessment, the proposed development could ensure suitable dispersion of exhaust fumes/odours from the plant equipment.

7.58 **The proposal satisfies Policy 40, subject to conditions.**

7.59 **Policy 41: Land Contamination** – development of potentially contaminated or statutorily identified contaminated land will be considered where:

- 1 a site investigation is submitted establishing the nature and extent of contamination; and
- 2 the Council is satisfied that remediation measures proposed for the development, adequately address contamination risks to all receptors, such that the land demonstrably does not meet the statutory definition of contaminated land and is suitable for the planned use.

7.60 A Phase 1 Geo-Environmental Desk Study Report has been submitted as part of the application. The Head of Community Safety and Protection has reviewed the report and recommended planning conditions should planning permission be granted. These relate to the completion of further investigations and provision of a remediation strategy to ensure any contamination within the site is addressed prior to any construction works.

7.61 **The proposal is in accordance with Policy 41, subject to conditions.**

7.62 **Policy 44: Waste Management Requirements for Development** - development proposals should demonstrate that they adequately address the Scottish Government's Zero Waste Policy and that sufficient provisions are made to maximise opportunities for waste reduction

and waste separation at source and enable the separate collection of recyclable material as outlined in the Waste (Scotland) Regulations 2012.

- 7.63 A bin storage area is provided within the ground floor of the building, with direct access to the car park where refuse vehicles will be able to safely remove waste. The proposed bin storage area and associated vehicle access demonstrates that this site can accommodate sufficient space for waste separation and the collection of recyclables.
- 7.64 **The proposal is in accordance with Policy 44.**
- 7.65 **Policy 46: Delivery of Heat Networks** - requires new development to consider the feasibility of meeting their heat demand through heat networks. A statement is required to be submitted with applications that are Major planning applications or are within locations identified within the Scotland's Heat Map or the City's Heat Strategy as close to significant heat supply or a planned heat network. Development layouts should be designed to be capable of connecting to a heat network or heat source and areas for pipe runs within the development should be safeguarded to enable future connectivity.
- 7.66 The application site lies out with any existing local district heating network. Notwithstanding this, the applicant proposes the building to be heated by electric panel heaters which would not require a connection to a heat network. The applicant proposes centralised plant for the production of hot water, however the plant would not have a significant heat load and a connection to a district heating network is not considered viable or required at this time.
- 7.67 Consideration has been given to the viability of creating a heat network within the local area. Whilst a connection is not available at present and is currently not viable for the redevelopment of this existing building, there would be scope to connect any future centralised plant to a heat network. Should any future infrastructure be provided within surrounding streets there would be potential for the development to connect into a heat network without any significant on-site works being required.
- 7.68 **The proposal is in accordance with Policy 46.**
- 7.69 **Policy 54: Safe and Sustainable Transport** - all development proposals that generate travel should be designed to be well served by all modes of transport. In particular the sustainable modes of walking, cycling and public transport should be afforded priority and provide for easy access to local amenities, education facilities and other services.
- 7.70 Development proposals will be required to:
- 1 minimise the need to travel by private car;
 - 2 provide facilities on-site (and/or off-site through developer contributions or by direct delivery) for walking, cycling and public transport networks, including road/junction improvements and cycle parking. Developments without high quality, safe and convenient links to adjacent walking and cycling networks will not be supported;
 - 3 incorporate measures to permit access to public transport networks within a walking distance of no more than 400 metres from all parts of the development;
 - 4 have no detrimental effect on the capacity or safe functioning of the existing road or rail networks;
 - 5 ensure that safe and adequate provision is made for road freight and waste access, loading and unloading;

- 6 comply with the National Roads Development Guide and any local variations within Dundee City Council's roads design standards; and
- 7 be supported by a travel plan to mitigate transport impacts and improve the accessibility of developments where the Council considers that the development will generate significant travel.

Walking and cycling routes should be fully useable prior to the first occupation of a new development.

7.71 A Transport Statement and supporting statement have been submitted. The findings of the Transport Statement have been reviewed by Dundee City Council Roads Officers and are accepted.

7.72 In respect of the above Criteria 1-7:

- 1 The proposal would incorporate and be connected to the existing footpath network on Constitution Road. Bus stops are located within 270m of the site on Barrack Street and West Marketgait and secure cycle storage is proposed within the site in an accessible location. The proposal would be located within walking distance of the city centre in an accessible location. The site is within close proximity to sustainable transport infrastructure and connections to surrounding footpaths which help to reduce the reliance on the private car.
- 2 The proposed development will include connections to existing footpaths which provide safe and convenient connections to the wider footpath network. Direct pedestrian access is provided onto Constitution Road and cycle storage areas are to be provided within the ground floor of the building. Residents of the proposed development would have access to a bicycle storage area at ground floor level. Streets in the vicinity of the development are suitable for use by pedestrians: being lit and being pedestrianised or having footways contiguous to the carriageway. There is a signed cycle route to the west of the site at Dudhope Park, and there are links to surrounding road and footpath networks, including pedestrian crossings, which connect the site to the City Centre and Dundee Green Circular at Riverside Drive/Dundee Waterfront.
- 3 The site is well served by public transport, with bus stops on Barrack Street and West Marketgait within 270 metres of the application site. These stops are served by frequent services between the City Centre and Douglas, Camperdown, Kirkton and Perth. Dundee railway station is 0.7 miles to the south of site.
- 4 A Transport Statement has been submitted as part of the application and following review by DCC Roads Engineers the findings of the Assessment have been accepted. The statement notes that car ownership is lower in student accommodation and that due to the site's location within walking distance of the city centre and universities, the number of new vehicle trips on the road network will not be significant, and will be considerably lower than the established use of the site as a college when it was accessed by 200 staff and 2000 students.

The site is in a location where trips can be made by sustainable transport options including public transport, cycling and on foot. The provision of 53 spaces within the proposed car park is sufficient for the proposed development and would ensure there is no significant impact upon the parking needs of the local area or existing public parking provision. The existing site access which would be utilised by delivery and refuse vehicles ensures there is safe off-street parking provision for service vehicles. The form and layout of the

development ensures the proposal would have no detrimental effect on the capacity or safe functioning of the existing road or rail networks.

- 5 Within the car park space there is space for the loading and unloading of service vehicles, road freight and waste management vehicles. The proposed provision is safe and accessible.
- 6 The proposal meets DCC standards and conditions are recommended to ensure that details are submitted to and agreed by the Council as Planning Authority and as Roads Authority.
- 7 The Transport Statement contains a summary of local public transport provision in support of the proposals, which demonstrate the proposal would be accessible and would not generate a significant travel requirement. In support of the use of sustainable transport options, it is recommended the provision of a detailed Travel Plan to residents of the proposed development is controlled by condition.

7.73 It is considered that appropriate sustainable travel methods are included within the development. Bus stops are located within 270 metres of the site and existing footpaths provide access to surrounding city centre shops and services.

7.74 **The proposal is in accordance with Policy 54, subject to conditions.**

7.75 **Policy 56: Parking** – states developments out with the city centre require to comply with Dundee City Council's adopted road standards. Residential developments should include infrastructure to provide electric car charging points, either through electrical connections adjacent to private driveways, or through infrastructure for the installation of charging points within communal car park areas. All new developments should include cycle parking facilities in accordance with Dundee City Council's adopted guidance on roads standards.

7.76 Due to the nature of the proposed development and the site location within walking distance of both universities and the city centre, the proposals would not generate a significant parking demand. The proposed 53 space car park for use by staff, residents and visitors would provide sufficient capacity and ensure the development has no significant impact on local parking capacity or parking pressures.

7.77 The proposal would include 256 cycle spaces within the site, comprising 146 secured and covered spaces within the lower ground floor of the building, 102 spaces within covered areas of the external amenity areas to the south elevation of the building, and a further 8 spaces within a publicly accessible location at the building entrance on Constitution Road. The provision of 256 cycle parking spaces would significantly exceed Dundee City Council's road standards, which requires a minimum of 39 spaces to be provided. The provision of 146 secure storage spaces, and further covered cycle stands is acceptable in principle. A planning condition is recommended to ensure full details of the type and form of cycle storage to be installed on site is agreed, and thereafter installed prior to first occupation of the development.

7.78 **The proposal is in accordance with Policy 56, subject to conditions.**

7.79 **It is concluded that the proposal is in accordance with the Development Plan.**

MATERIAL CONSIDERATIONS

7.80 The material considerations to be considered are as follows:

A – REPRESENTATIONS

7.81 In total 22 letters were received objecting to the proposal. The objections raised the following valid material grounds:

- detrimental impact on residential amenity by virtue of increased noise associated with the proposed development, including the karaoke and dining rooms;
- detrimental visual impact on local streetscape by virtue of design and scale;
- detrimental impact on residential amenity by virtue of overlooking, overshadowing and loss of privacy
- insufficient on-site parking will increase parking pressures on surrounding streets; and
- there is no demand for purpose-built student accommodation within this location.

The grounds of objection are considered and assessed as follows:

7.82 **Objection** – the proposed development would have a detrimental impact on residential amenity by virtue of increased noise associated with the proposed development, including the karaoke and dining rooms;

7.83 **Response** – the proposals include communal facilities for residents such as a karaoke room and cinema room. These uses are contained within the main building and are provided for use by residents. Their use will be controlled by the operator/manager of the building. To ensure noise from music does not impact on residential properties close to the site, a planning condition is recommended to ensure music is not audible at surrounding houses. Also, to ensure noise from plant and mechanical equipment and delivery vehicles at the site does not impact upon amenity, it is recommended conditions are attached to any consent granted to control noise and delivery hours. Subject to conditions, the proposed student accommodation would not result in a level of noise which would be detrimental to the amenity of residents within surrounding residential areas.

7.84 **Objection** – the proposed development would have a detrimental visual impact on the local streetscape by virtue of design and scale

7.85 **Response** – the design, form and scale of the building is considered under the assessment of the proposals against the requirements of Policy 1. The proposals maintain the general scale and form of the existing building, with external alterations proposed on all elevations. Within the east tower, the existing top floor/level 9 which is presently stepped back from the main facades is to be altered and extended. The alterations would extend the upper floor to the full width of the building as the lower floors are at present, and increase the height of level 9 from 3.1 metres to 4.8 metres. The applicant has provided a range of application drawings, including elevations and site graphics which illustrate that the building will sensitively integrate into the site. The alterations would be in keeping with the appearance on the lower floors of the building and the increase in height would have no significant impact on the visual or residential amenity of surrounding houses. The proposed development would contribute to, and retain the general character of the building and surrounding area. Through the provision of high-quality materials, the proposals for the redevelopment of a long-standing vacant

building in a prominent location would contribute positively to the character and visual amenity of the surrounding area.

- 7.86 **Objection** – the proposals would have a detrimental impact on residential amenity by virtue of overlooking, loss of privacy and overshadowing.
- 7.87 **Response** – the proposed development is for a residential use, similar in nature to the previously approved applications for this site references 15/00391/FULM and 17/00853/FULM. With regard to overlooking views would be afforded from the upper floors of the building towards the surrounding area, including houses to the north of the site. However, there is over 20 metres separation between windows of habitable rooms, and the views afforded would be in keeping with the existing situation. The use of the existing building as student accommodation would have a no significant impact on the amenity or privacy of surrounding residents in terms of overlooking. In relation to overshadowing the proposed development utilises the existing buildings. The top floor of the east tower is to be altered and extended increasing the overall height of the east tower by 1.7 metres. This increase in height would not result in any significant additional overshadowing when compared to the existing situation.
- 7.88 **Objection** – the proposed development would have a detrimental impact on the surrounding area by virtue of increased traffic and the proposed on-site parking provision is not sufficient.
- 7.89 **Response** – the proposed student accommodation would be located within walking distance of the city centre, within a site which was previously occupied by Dundee College. The travel and parking demands generated by that educational use of the site would be significantly higher than the travel and parking demands from the use of the site by the proposed student accommodation use.
- 7.90 As considered under Policy 54 the site is easily accessible and would not generate a significant travel demand. The applicant has provided a transport statement which demonstrates the proposed development would not have any detrimental impact on the surrounding road network and would not generate any significant additional parking demand compared to the existing lawful use of the site as a college. The applicant notes that car ownership is low within student accommodation and has demonstrated the proposed 53 space car park would provide sufficient capacity for the 310 bedroom development. To promote and encourage the use of sustainable transport such as cycling and car sharing, it is recommended that the implementation of a Travel Plan as part of the development is controlled by condition.
- 7.91 **Objection** - the proposed student accommodation is within an area where student accommodation already exists, alternative sites would provide more appropriate locations.
- 7.92 **Response** - there is no requirement for the applicant to consider alternative locations. The site is located within an established residential area in relatively close proximity to the two universities and the city centre. It is acknowledged that there is existing student accommodation to the south west of the site, but locating additional purpose built student accommodation here is not considered to harm the character or amenity of this area.
- 7.93 One representation in support of the application was received from Dundee Civic Trust.
- 7.94 **Comments** - Dundee Civic Trust welcome the proposed development that will bring back into use the derelict eyesore of the former College building. The elevational materials, layout and landscaping proposals are appropriate for the site. The use for PBSA will provide needed accommodation in close proximity to the universities - Abertay in particular - and has good ancillary facilities. The Trust would welcome on site public art using the percent for art

developer contribution. The Trust congratulates the developers as they appear to have listened to the comments made by residents and the Trust at the pre-application consultation.

7.95 **Response** – comments in relation to the redevelopment of this long-standing vacant site and provision of PBSA within the city are acknowledged. As considered within the policy assessment the proposals comply with the requirements of the Local Development Plan subject to conditions. The proposals would provide a use for a building which is in a deteriorating condition and contribute positively to the character and amenity of the local area.

7.96 **It is concluded that there are no material considerations of sufficient weight in this case to justify refusal of planning permission.**

8 CONCLUSION

8.1 The application for a development of purpose-built student accommodation is in accordance with the Development Plan. There are no material considerations of sufficient weight that would justify refusal of planning permission. Therefore, it is recommended that planning permission be granted subject to conditions.

9 RECOMMENDATION

9.1 It is recommended that planning permission be GRANTED subject to the following conditions:

1 **Condition** - the development hereby permitted shall be commenced within 18 months of the date of this permission.

Reason - to ensure the timeous commencement of development and in compliance with Section 58 of the Town and Country Planning (Scotland) Act 1997.

2 **Condition** - development shall not begin until the proposal for further investigation and risk assessment proposed in the submitted Stage I Desk Study is submitted for approval and then completed as agreed and, if necessary; a remediation scheme to deal with any contamination at the site has been submitted to and approved in writing by the planning authority. The scheme shall contain proposals to deal with contamination to include:

- 1 the nature, extent and type(s) of contamination on the site;
- 2 measures to treat/remove contamination to ensure the site is fit for the use proposed and does not contain any significant pollution linkages;
- 3 measures to deal with contamination during construction works; and
- 4 verification of the condition of the site on completion of decontamination measures.

Reason – in order to ensure that any potential contamination of the site is dealt with appropriately in the interests of public and environmental safety.

3 **Condition** - before any unit is occupied the remediation scheme shall be fully implemented and a verification report with relevant documentation demonstrating that the objectives of the remediation strategy have been achieved shall be submitted to and approved by the planning authority.

Reason - in order to ensure that any potential contamination of the site is dealt with appropriately in the interests of public and environmental safety.

- 4 **Condition** - prior to the commencement of any construction works, details of a scheme of public art to be provided within the development hereby approved shall be submitted to the Council for written approval. Thereafter, the approved scheme of public art shall be installed prior to the completion of the development hereby approved.

Reason - in the interests of enhancing the visual amenity and environmental quality of the development

- 5 **Condition** – prior to the commencement of any construction works, a detailed scheme of landscaping and associated maintenance schedule shall be submitted to and approved by the Council. Thereafter, the agreed landscaping shall be implemented prior to first occupation of the student accommodation. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted in terms of this condition.

Reason - to ensure the implementation and management of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.

- 6 **Condition** – prior to the commencement of any construction works, a detailed surface water drainage/SUDS design including drawings, calculations, full modelling, simulation results, design risk assessment, signed Dundee City Council Design Compliance and Independent Check Certification, evidence of compliance with the Simple Index Approach as described in section 26.7.1 of the CIRIA SUDS Manual (C753), and where appropriate SEPA comments shall be submitted to the Council for written approval. Thereafter, all works approved by virtue of this condition shall be carried out prior to the first occupation of the development hereby approved.

Reason - in the interests of sustainable drainage provision and flood protection.

- 7 **Condition** – prior to the commencement of any construction works, maintenance responsibilities along with a maintenance schedule for the surface water drainage system/SUDS features shall be submitted to the Council for written approval. Thereafter, all works approved by virtue of this condition shall be carried out in perpetuity.

Reason - in the interests of flood protection and visual amenity.

- 8 **Condition** – prior to the commencement of any construction works, evidence of Scottish Water approval for the proposed drainage system for the development hereby approved shall be submitted to the Council for written approval.

Reason - in the interests of flood protection.

- 9 **Condition** – within the proposed café, any cooking/re-heating operations shall be restricted to the use of panini machines, toasters, microwave ovens and soup urns only. No other forms of cooking/re-heating shall take place without the prior written approval from the planning authority. For the avoidance of doubt, the cooking and reheating equipment in use/installed will not comprise of griddles, hot plates, frying pans or deep fat fryers.

Reason - in the interests of protecting residential amenity.

- 10 **Condition** – all delivery and service vehicles, including loading, unloading or lay-up, shall only be permitted between 07.00 to 21.00 hours Monday to Saturday, and 09.00 to 16.00 hours on a Sunday.

Reason - in the interests of protecting residential amenity.

- 11 **Condition** - the total noise from the mechanical and electrical plant/services shall not exceed NR45, during daytime, and shall not exceed NR35 during night-time, as measured 1 metre external to the facade of adjacent residential property. Furthermore, it shall not exceed NR25 within any adjoining residential property. NR45 is applicable for the period 07:00 to 23:00 hours and NR35 and NR25 are applicable for 23:00 to 07:00 hours.

Reason - in the interests of protecting residential amenity.

- 12 **Condition** - music shall be so controlled as to be inaudible within any adjoining and adjacent residential property.

Reason - in the interests of protecting residential amenity.

- 13 **Condition** – prior to any construction works onsite, full details of any combustion plant providing heating, hot water or power (including additional standby/ emergency power) to the building, including details of any flues or extracts or similar related works shall be submitted to and approved in writing by the planning authority. An air quality assessment may be required depending on the size, location and fuel type of any combustion appliances.

Reason - in the interest of air quality and protecting residential amenity.

- 14 **Condition** – the recommended mitigation measures laid out in Section 1.15 of the Bat Survey Report, Former Dundee College Constitution Road, Dundee, dated June 2021 by GLM Ecology shall be fully implemented as part of the development.

Reason - in order to ensure the site is developed with due regard to any species on site.

- 15 **Condition** – prior to the commencement of any construction works, full details of the proposed covered and secure cycle parking shall be submitted to the Planning Authority for approval. Thereafter, the cycle parking shall be installed as the agreed details prior to opening of the development.

Reason – in the interest of ensuring that provision is made for sustainable transport measures.

- 16 **Condition** - a Travel Plan must be in place and agreed with the Local Authority within one year of the development opening.

Reason – in the interest of ensuring that provision is made for sustainable transport measures.

- 17 **Condition** – details of the proposed site access, including the barrier/control must be agreed prior to any works on site and the access must be formed and constructed to Dundee City Council standards and specifications.

Reason - in the interests of vehicle and pedestrian safety.

- 18 **Condition** - any existing accesses that are no longer required as part of the proposed development must be made good as footway to Dundee City Council specifications. Details of these alterations must be agreed prior to any works on site.

Reason - in the interests of vehicle and pedestrian safety.

- 19 **Condition** - electric car charging points shall be provided, including ducting for future points at a location and number to be approved prior to opening of the development.

Reason - in the interest of ensuring that provision is made for sustainable transport measures.

- 20 **Condition** - the hard surface within the site should be made of porous materials or provision should be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.

Reason - to ensure that surface water from within the curtilage of the site does not drain to the adjacent adopted road.

- 21 **Condition** - the development hereby approved shall be used solely for the purposes of providing student accommodation and ancillary facilities associated with their needs, other than from 1 June to 31 August annually when it may be used as short-term visitor accommodation, unless otherwise agreed in writing by the planning authority.

Reason – to retain control over use of the property.

- 22 **Condition** - prior to the commencement of work on site, full details and samples of all of the proposed finishing materials of the development hereby approved shall be submitted to the Council for written approval. Thereafter, the proposed development shall be finished in strict accordance with the details approved by this condition.

Reason - in the interests of visual amenity and to ensure the character and setting of Custom House is maintained.

Informative

A Minor Footway Works (MW) application (found via the following link on DCC website: <http://www.dundee.gov.uk/citydevelopment/vehicularaccess>) must be submitted to Dundee City Council as Roads Authority for work on the adjacent public road or footway and consent for this must be obtained prior to the commencement of any work on the public road or footway. For further details please contact 01382 433341 or developmentroads@dundee.gov.uk.