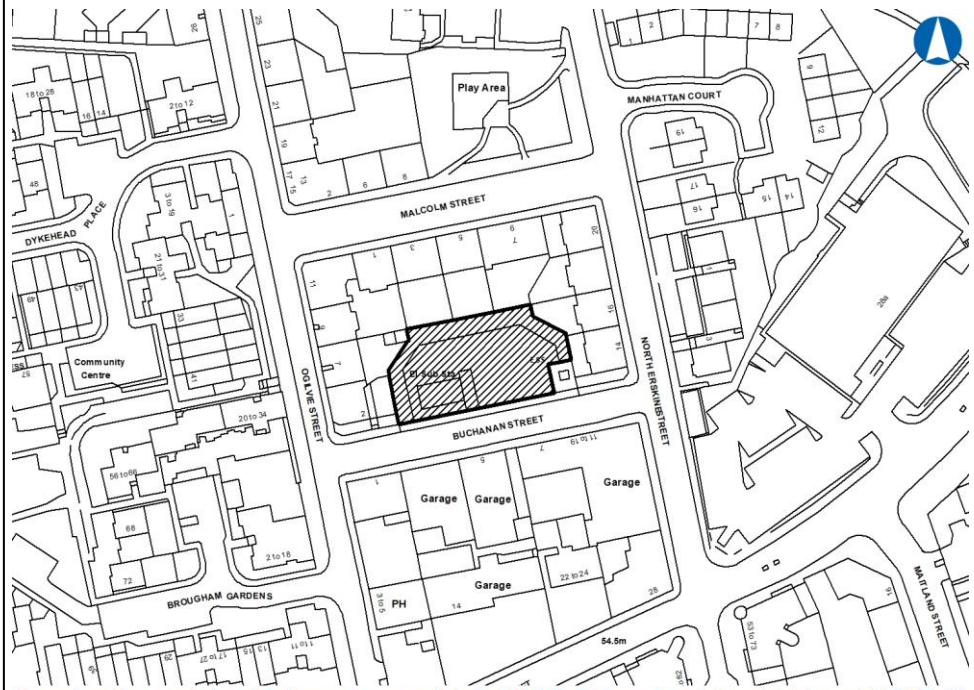


# Approval of Matters Specified By Condition For Residential Development With Access and Parking

KEY INFORMATION	
<b>Ward</b>	Maryfield
<b>Address</b>	Electric Sub-station Buchanan Street Dundee
<b>Applicant</b>	Mark Beaton Cullross Limited
<b>Agent</b>	Graham Barr JM Architects
<b>Registered</b>	17 Dec 2021
<b>Report by Head of Planning &amp; Economic Development</b>	
<b>Contact:</b>	Craig Swankie



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## SUMMARY OF REPORT

- Planning Permission in Principle 18/00779/PPPL for a residential development with associated access and parking in this location was approved subject to conditions in January 2019. Therefore, the principle of a residential development in this location has been established.
- This application seeks the approval of matters specified by conditions on that permission. These matters are the design and layout of the building and the associated works, and details of boundary treatments, cycle parking, access, waste storage, and external materials.
- As the principle of development has already been established through the planning permission in principle, all that can be considered in determining this current application are those specific matters.
- The submitted plans and supporting information show a development of 14 flats for the social rented market with 14 car parking spaces and an internal cycle storage area.
- The statutory neighbour notification process was undertaken and the application advertised in the local press. In total 7 letters of objection were received to the proposal.
- In accordance with Dundee City Council's scheme of delegation, this application is to be determined by the Planning Committee as 6 or more valid written objections have been received and the recommendation is for approval.
- More details can be found at: <https://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=R49GB6GCN0100>

## RECOMMENDATION

The application seeks the approval of matters specified in conditions attached to Planning Permission in Principle 18/00779/PPPL, for a residential development and associated access and parking. The proposal satisfies the requirements of those conditions and is in accordance with the Development Plan. It is therefore recommended that the application is APPROVED subject to conditions.

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## 1 DESCRIPTION OF PROPOSAL

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- 1.1 Planning permission in principle 18/00779/PPPL approved a residential development within this site with car parking, access and associated works. Access to the site would be from Buchanan Street.
- 1.2 Condition 1 of that permission requires that a further application is submitted for the Approval of Matters Specified by Condition and that the application shall include:
- a a location plan of all the site to show generally the site, any existing boundary markers, layout of the roads and the position of all buildings;
  - b a detailed plan showing the site contours, the siting of the proposed buildings, finished floor levels, access, parking provision, provisions of electric vehicle charging points, cycle parking and details of any proposed boundary treatment;
  - c detailed plans, sections and elevations of the building(s) proposed to be erected on the site, together with details of the proposed finishing materials and a method statement to illustrate any works that would affect the adjacent listed building;
  - d detailed plan to illustrate site drainage.; and
  - e detailed plan to illustrate refuse and recycling storage and collection areas.
- 1.3 This application seeks the approval of these matters. The applicant proposes a residential development of 14 social rented flats within the site on Buchanan Street.
- 1.4 The proposed development comprises a flatted building towards the centre of the site, with access road to the west (side) elevation, parking to the north (rear elevation) and amenity space to the east (side) elevation. The main entrance to the building and areas of amenity space are proposed on the south (front) elevation with direct access onto Buchanan Street.
- 1.5 The proposed flatted development is 4 storeys in height and provides 14 flats for social rent. All flats are to provide a kitchen, living/dining area, 2 bedrooms and a bathroom. A communal garden area of 147.6m<sup>2</sup> is proposed to the northeast of the building. The ground floor of the building will contain two accessible flats along with entries to flats within the upper floors, a cycle storage area and bin storage area. A total of 14 car parking spaces are proposed, comprising 11 spaces to the rear of the building and 3 under-croft parking spaces. The under-croft parking spaces include one accessible bay and are to be served by electric vehicle charging points. Proposed finishing materials are light and dark facing brick to external walls with sections of light grey render and the roof is to be finished in concrete tiles. Windows are to be finished in UPVC and doors are to be finished in timber. Upper floor living room windows are to include metal balustrades to form Juliet balconies. Access to the flats would be taken from Buchanan Street.
- 1.6 The applicant has submitted the following in support of the application:
- Supporting Statement;
  - Sustainability Statement;
  - Drainage Strategy Report; and
  - Contaminated Land Phase 2 Report.



Figure 1 – Proposed Site Plan



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## 2 SITE DESCRIPTION

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- 2.1 The application site is located on the north side of Buchanan Street. The 1,000m<sup>2</sup> site is bound by steel fencing and until recently contained an electric substation and storage containers. The substation has now been demolished and the site is in the process of being cleared.
- 2.2 The surrounding area contains a mixture of uses including residential, industrial and retail premises. The site is bound to the north, east and west by existing tenement flats and associated garden ground. The tenements are between four and five storeys in height and are of traditional design with stone finish. To the south of the site are vehicle repair and car sale businesses within Dura Street General Economic Development Area.



Figure 3 – View westward towards site from Buchanan Street



Figure 4 – View eastward towards site from Buchanan Street



Figure 5 – View of site from Buchanan Street

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### 3 POLICY BACKGROUND

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

**TAYPLAN 2016 – 2036**

The application raises no issues of relevance.

**DUNDEE LOCAL DEVELOPMENT PLAN 2019**

Policy 1: High Quality Design and Placemaking

Policy 10: Design of New Housing

Policy 35: Trees and Urban Woodland

Policy 44: Waste Management Requirements for Development

Policy 48: Low and Zero Carbon Technology in New Development

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.

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## 4 SITE HISTORY

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- 4.1 Planning Permission in Principle 18/00779/PPPL for a residential development with associated access and parking was approved in January 2019. The application was supported by plans showing how a four storey block of flats containing 12 flats could be accommodated within the site along with 12 parking spaces and access from Buchanan Street.

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## 5 PUBLIC PARTICIPATION

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- 5.1 The statutory neighbour notification procedure has been undertaken and the application advertised in the local press.
- 5.2 In total 7 letters were received objecting to the proposal. These raised the following issues:
- contrary to Local Development Plan Policy 54, Safe and Sustainable Transport as excessive parking is proposed and insufficient cycle parking;
  - loss of existing trees; and
  - loss of sunlight and safety concerns.
- 5.3 One neutral representation was received. The contributor states that they have no objection to residential development on this site. However, they believe the overall design does not enhance the neighbourhood and there is a significant amount of parking proposed for what is a small development. It is recommended the access road be reduced to single lane to minimise the level of hardstanding within the site, and that additional landscaping be provided.
- 5.4 The valid grounds of representation are taken into account in the material considerations section of this report.

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## 6 CONSULTATIONS

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- 6.1 **The Head of Community Safety and Protection** - has no objection but has commented in relation to:
- Environmental Protection – The internal layout of the proposed flats ensures bedrooms are to the rear elevation, further assessment of night time noise is therefore not required.
- 6.2 **Scottish Water** - has no objection.

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## 7 DETERMINING ISSUES

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- 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.



## PRINCIPLE

- 7.2 The principle of a residential development is established through the approval of the Planning Permission in Principle reference 18/00779/PPPM. It is, however, necessary to undertake an assessment of the detail of this proposal as required by the matters specified within conditions of that original permission. The details that require to be assessed are:
- a a location plan of all the site to show generally the site, any existing boundary markers, layout of the roads and the position of all buildings;
  - b a detailed plan showing the site contours, the siting of the proposed buildings, finished floor levels, access, parking provision, provisions of electric vehicle charging points, cycle parking and details of any proposed boundary treatment;
  - c detailed plans, sections and elevations of the building(s) proposed to be erected on the site, together with details of the proposed finishing materials and a method statement to illustrate any works that would affect the adjacent listed building;
  - d a detailed plan to illustrate site drainage; and
  - e a detailed plan to illustrate refuse and recycling storage and collection areas.
- 7.3 Note that the requirement under 1(c) for a method statement relating to an adjacent listed building is an error on the planning permission Decision Notice. There are no listed buildings in or adjacent to the site. As such the applicant is not required to comply with this specific matter.
- 7.4 Further conditions associated with 18/00779/PPPL relate to the undertaking of contaminated land investigation, provision of drainage maintenance details and a noise impact assessment. These are not required to be discharged through the assessment of this planning application.

## DESIGN AND LAYOUT

- 7.5 Condition 1 of 18/00779/PPPL requires details of the siting, design and external appearance of the residential development to be submitted for approval. Policy 1 of the Local Development Plan requires all development to follow a design led approach to sustainable, high quality placemaking. 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 create approaches to urban design, landscaping and green infrastructure, appropriate to the local context and the scale and nature of the development.
- 7.6 The scale, massing and design of the proposed flatted development is such that the proposal would integrate with the established residential character of Buchanan Street. The proposed building mirrors the general scale and form of surrounding tenement buildings maintaining the floor height and eave height of properties to the east and west. The building is of a height and position which ensures there is no significant adverse impact on flats within buildings adjacent to the application site. The windows are positioned to ensure separation in excess of 18 metres is provided between windows of habitable rooms, and as the building is located towards the centre of the site there would be no significant overshadowing of garden ground to the north of the site. The proposed development is of a siting, scale and form which would have no detrimental impact on the character of listed buildings within the surrounding area.
- 7.7 In relation to design, a high-quality finish is proposed which is modern in appearance and sympathetic to the surrounding built environment. Through the provision of appropriate finishing materials including light and dark facing brick and metal balustrades and landscaping,

an appropriate building design has been achieved which would contribute positively to the local streetscape.

- 7.8 The proposed parking bays would be accessed from Buchanan Street. The parking layout has been designed to Dundee City Council standards and ensures each property would have access to a parking space. Three of the bays are to be served by electric vehicle charging points and one will be a dedicated accessible bay. The parking layout and access onto Buchanan Street do not raise any road safety concerns.
- 7.9 The new flatted development responds positively to the character of the area and will create a modern development within a vacant gap site which reflects the established character of tenements on Buchanan Street and the surrounding area. The development has been designed to have an active frontage to promote a safe, welcoming and pleasant environment. Careful consideration has been given to the public and private space to the front on Buchanan Street and the rear amenity/garden space will benefit from natural surveillance.
- 7.10 With regard to trees and landscaping, the proposed development would result in the loss of existing self-seeded trees located towards the east and west boundaries of the site. These trees are of low value and do not provide any significant contribution to the amenity of the site. Existing trees beyond the site's north boundary would be retained, and the proposed development will include new planting and landscaping within the proposed shared amenity area. The provision of appropriate planting within the amenity area can be controlled by condition to ensure the development contributes to the character of the application site and surrounding area.
- 7.11 **The proposal is in accordance with Policy 1, and subject to a condition, is in accordance with Policy 35 of the Local Development Plan. The proposals satisfy the requirements of Condition 1 of 18/00779/PPPL in respect of design and layout.**

### **RESIDENTIAL AMENITY**

- 7.12 Condition 1 of 18/00779/PPPL requires various details of the proposed development to be submitted to enable assessment of the impact on residential amenity. Policy: 10 Design of New Housing requires new housing development to be of a high quality which contributes to creating places that respect and enhance the distinct character and identify of the different parts of the City. Policy 10 Appendix 4 requires all new housing developments will need to ensure that the design and layout respects and enhances the character of adjoining properties and the surrounding area and does not have a detrimental impact on residential amenity and parking.

#### **The following Appendix 4 Standards for “Inner City” are required to be met:**

- 7.13 **House Type** - flats will be permitted if identified in a site planning brief, site specific circumstances demand a flatted solution or conversion of an existing building of merit is proposed and houses are impractical. All flats will have a minimum of 2 bedrooms or a minimum gross internal floor area of 60m<sup>2</sup>.
- 7.14 **Response** - the principle of residential development in this location is established through planning permission 18/00779/PPL. That application was supported by details that demonstrated how a four storey block of flats containing 12 apartments could fit within the site. This scale of development was considered in the assessment of that application. The character of the immediate surrounding area is defined by the existing 4 storey tenements to the east and west of the application site. In this instance, site specific circumstances demand a flatted solution.

- 7.15 The applicant has demonstrated that a flatted residential development can be accommodated within the site and would be in keeping with the character of the surrounding area which contains a range of flatted and tenement properties. The proposed development reflects the form and scale of development within the local area and would contribute positively to the local streetscape through the development of a vacant gap site. The proposed flats will provide modern accommodation for social rent, in a location which provides access to a range of amenities. The proposal is for 14 no 2-bedroom flats, including two wheelchair accessible ground floor flats which have an internal floor area above 60m<sup>2</sup> as required by the standard. This standard is met.
- 7.16 **Car Parking** - all car parking should be located within the curtilage of the property. Private flats should have 130%; and social rented 100% parking provision.
- 7.17 **Response** - the proposal is for 14 social rented flats. The flats would be served by 14 parking spaces within the north of the site. The provision of 100% parking provision is supported. This standard is met.
- 7.18 **Cycle Provision** - secure indoor storage for bikes will be provided in accordance with the number of flats being provided. Conversions may require a more flexible or creative approach to cycle storage.
- 7.19 **Response** - the plans show an indoor bike storage area to be provided within the ground floor of the proposed flats. This is of a size that could accommodate 14 cycles. The location of the cycle storage provision is acceptable, however full details of the type of cycle storage has not been confirmed. A planning condition is recommended to ensure that suitable, secure cycle storage is provided for as part of the development of the site. This standard is met, subject to condition.
- 7.20 **Private/Amenity Garden Ground** - useable private communal garden area of a minimum of 100m<sup>2</sup> or 10m<sup>2</sup> per flat, whichever is greater. Drying areas to be provided in addition. Private communal garden provision may be reduced if balconies that are useable and attractive in terms of size and outlook are provided.
- 7.21 **Response** - amenity/garden space is proposed to the rear measuring 147.6m<sup>2</sup>. A drying area is proposed in addition to this. This standard is met.
- 7.22 **Privacy** - a minimum of 18 metres between the facing windows of habitable rooms or between balconies and the facing windows of habitable rooms will be provided. Living room windows and balconies should not unacceptably overlook private gardens of houses.
- 7.23 **Response** - the proposal ensures in excess of 18 metres is provided between facing windows of habitable rooms and existing tenement flats to the north, east and west of the site. Views will be afforded towards communal garden ground to the north of the site, however there is established overlooking of this garden ground from the existing tenements. The layout of each flat, including window and balcony positions, have been sympathetically designed to ensure there are no significant privacy and amenity issues arising. This standard is met.
- 7.24 **General Requirements** – provision for waste and recycling should be provided in accordance with the Council's waste management strategy. Parking areas should include provision for electric car charging points. Flatted developments should include storage areas in addition to cycle storage.
- 7.25 **Response** – waste and recycling storage provision is proposed in line with the Council's waste management strategy. Electric vehicle charging is proposed within three parking spaces. This

will be conditioned to ensure this provision is made prior to first occupation. The flats are designed with internal storage areas in addition to cycle storage.

- 7.26 The general requirements are met. The proposal therefore meets the requirements of Appendix 4.
- 7.27 The development of this vacant site with flats will contribute positively towards the character and identity of this part of the city. The design and layout respect and enhance the character of neighbouring properties and the surrounding area and it will not have a detrimental impact on residential amenity and parking.
- 7.28 With regard to amenity, there are car garages on the south side of Buchanan Street which could generate noise throughout the day. Through positioning bedrooms towards the rear (north) elevation of the building, these rooms would be shielded from noise associated with the garages, ensuring a high-quality residential amenity can be achieved. Planning application 18/00779/PPPL includes a condition which requires a Noise Impact Assessment (NIA) be provided. The requirements of this condition remain applicable and would ensure any required noise mitigation measures are provided as part of the proposed development.
- 7.29 **The proposal is, subject to planning conditions, in accordance with the requirements of Policy 10 of the Local Development Plan and satisfies the requirements of Condition 1 of 18/00779/PPPL in respect of residential amenity.**

#### **DRAINAGE AND FLOODING**

- 7.30 Condition 1 of application 18/00779/PPPL requires details of the proposed on-site drainage provision to be provided.
- 7.31 A drainage strategy report and layout has been provided, along with details including surface water calculations and compliance certificates. The applicant has therefore demonstrated it is possible to provide a drainage solution within the site as required by condition 1.
- 7.32 Planning application 18/00779/PPPL includes conditions which require full details of the on-site drainage provision to be agreed with Dundee City Council. The requirements of these conditions remain applicable and would ensure appropriate drainage infrastructure is provided as part of the proposed development.
- 7.33 **The proposal satisfies the requirements of Condition 1 of 18/00779/PPPL in respect of drainage and flooding.**

#### **WASTE STORAGE AND COLLECTION**

- 7.34 Condition 1 of 18/00779/PPPL requires a detailed plan to be provided which illustrates refuse and recycling storage and collection areas. Policy 44 requires development proposals to 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 with separate collection of recyclable material, as outlined in the Waste (Scotland) Regulations 2012.
- 7.35 The proposed development includes a bin storage area within the ground floor, with access onto Buchanan Street. The bin store is of a size and form which is appropriate and would allow safe uplift of waste. The store will be able to accommodate waste bins as required by the Council's waste reduction strategy.

- 7.36 **The proposal is in accordance with Policy 44 of the Local Development Plan and satisfies the requirements of Condition 1 of 18/00779/PPPL in respect of waste storage and collection.**

### **ROADS AND ACCESS**

- 7.37 Condition 1 of 18/00779/PPPL requires details of the site access, parking provision, electric vehicle charging points and cycle parking to be agreed. Policy 54 requires all development proposals which generate travel should be designed and well served by all modes of transport, and will be required to:
- 1 minimise the need to travel by private car;
  - 2 provide on-site facilities and links for walking and cycling;
  - 3 have access to public transport networks within 400 metres;
  - 4 have no detrimental impact on the existing road or rail network;
  - 5 ensure safe provision for freight and waste access and loading;
  - 6 comply with national and Dundee City Council's road design standards; and
  - 7 be supported by a travel plan where significant travel would be generated.
- 7.38 The application site would be accessed from Buchanan Street to the south of the site. The site is adjacent to pedestrian and cycle routes and is close to local amenities including a supermarket. There is a local bus route on Dura Street and bus stops within 200 metres of all parts of the site which are served by services between the city centre, Whitfield and Kirriemuir.
- 7.39 A total of 14 car parking spaces are proposed, one of which would be allocated as an accessible space. The proposal contains measures to encourage the use of sustainable transport, including the provision of three electric vehicle charging points. A cycle store is proposed within the ground floor of the building which would provide space for 14 cycles. The level of parking and cycle storage meets the requirements of Policy 10 Appendix 4. The provision of 14 parking spaces ensures the proposal would have no detrimental impact on parking pressures within surrounding streets.
- 7.40 The design and layout of the proposed development meets the required design standards and accords with Criterion 5 and 6 of Policy 54. The proposal contains measures to encourage the use of sustainable transport.
- 7.41 The proposal adheres to Dundee City Council road standards in relation to access and parking bay dimensions, and electric charging points are proposed for three spaces. Within the ground floor the applicant proposes a secure cycle storage space for residents. This is acceptable in principle; however, the applicant has not provided full details of the cycle storage facility. A planning condition is proposed to secure these details.
- 7.42 **The proposal is, subject to conditions, in accordance with Policy 54 of the Local Development Plan and satisfies the requirements of Condition 1 of 18/00779/PPPL in respect of roads and access.**
- 7.43 **The details submitted demonstrate that subject to some further planning conditions the proposal meets the requirements of the Dundee Local Development Plan 2019, and that it satisfies the matters specified by Condition 1 under application 18/00779/PPPL.**

## MATERIAL CONSIDERATIONS

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

### A – REPRESENTATIONS

- 7.44 In total 7 letters were received objecting to the proposal. The objections raised the following valid material grounds:
- i contrary to Local Development Plan Policy 54, Safe and Sustainable Transport as excessive parking is proposed and insufficient cycle parking;
  - ii loss of existing trees; and
  - iii loss of sunlight and safety concerns.
- 7.45 These matters are considered further below.
- 7.46 **Objection** – contrary to Local Development Plan Policy 54, Safe and Sustainable Transport as excessive parking is proposed and insufficient cycle parking.
- 7.47 **Response** – the site benefits from planning permission in principle for a residential development which was granted under application 18/00779/PPPL in January 2019. Planning permission 18/00779/PPPL includes planning conditions to secure details of the site access, a footway on Buchanan Street and that car parking must be provided in accordance with the Dundee City Council Standards. As discussed in the policy assessment above the proposal satisfies the requirements of Policy 54.
- 7.48 With regard to the level of car parking provision, as the proposed development is for social rented flatted accommodation, the applicant requires to provide 100% parking provision under Policy 10, Appendix 4 of the Dundee Local Development Plan. The proposed plans demonstrate 100% parking provision is to be provided in a manner which meets Dundee City Council standards.
- 7.49 The Head of Sustainable Transport and Roads has reviewed the proposal and notes there are existing on street parking pressures in the surrounding area. If the number of parking spaces at the proposed development was to be reduced to below 100%, the proposed development could add to on street parking demand and increase parking pressures in the local area.
- 7.50 With regard to cycle parking, the applicant has demonstrated secure cycle storage provision will be located within the ground floor of the building. The store would be large enough to accommodate a minimum of 14 bicycles as required by Policy 10, Appendix 4 of the local development plan. The applicant has not provided full details of the storage solution within the cycle store however the provision of full details can be controlled by condition.
- 7.51 Overall, the applicant has provided details which demonstrate the proposed development would meet the relevant requirements of the Local Development Plan in respect of Policy 54 and specifically in relation to car parking and cycle storage. The site is in an accessible location and would support the use of sustainable transport options, whilst ensuring existing on street parking pressures are not exacerbated.
- 7.52 **Objection** – the proposed development would result in a loss of trees.

- 7.53 **Response** – to accommodate development within the site, a small number of self-seeded trees and shrubs towards the site’s boundaries are to be removed. These trees whilst contributing to the appearance of the site are of low value and are not covered by a tree preservation order. Existing trees beyond the north boundary are to be retained, and the proposed development is to include communal garden ground and amenity spaces. It is recommended the provision and maintenance of high quality landscaping within the site be controlled by condition to ensure the proposals contribute to the long term amenity and biodiversity of the site.
- 7.54 **Objection** – the proposed development would reduce sunlight at properties to the north of the site and raises security concerns.
- 7.55 **Response** – the proposed four storey building would result in overshadowing to the north during the middle of the day. However, the overshadowing would primarily impact on the proposed parking area to the north of the building. The scale and form of the building would not result in any significant additional overshadowing of the garden ground of existing flats to the north of the site when compared to the existing situation. The position of the building towards the centre and south of the site, and provision of a roof with a low pitch reduces the scale and overshadowing impact of the proposal on surrounding properties. There are also existing trees beyond the application site’s north boundary which partially overshadow the garden ground at present. The proposed flats would not result in any significant increase in overshadowing when compared to the existing situation.
- 7.56 With regard to security, there are concerns the proposed development would form an enclosed area to the rear of the existing flats. The application site is enclosed at present by steel boundary fencing, the proposed flats would not alter the nature or access routes to the garden ground of the existing properties to the north of the site. Furthermore, the addition of a flatted development in this location may increase security through active use of the application site which is presently a derelict unkempt space. In summary, the proposed development does not raise any significant concerns in relation to overshadowing and would support the active use of a site which has an existing planning permission in principle for residential development.
- 7.57 The issues raised in the representations have been considered and addressed in the report and the grounds raised are not of sufficient weight to justify refusal of planning permission.
- 7.58 **One letter has been received neither objecting to nor supporting the proposal.**
- 7.59 The contributor states that they have no objection to residential development on this site. However, they believe the overall design does not enhance the neighbourhood and there is a significant amount of parking proposed for what is a small development. It is recommended the access road be reduced to single lane to minimise the level of hardstanding within the site, and that additional landscaping be provided.
- 7.60 **Response** - as considered above, the proposed access and parking provision have been formed to Dundee City Council standards and meets the requirements of the Local Development Plan 2019. The design of the proposed flatted development is considered to support the developments integration into the existing streetscape and provides a modern development of social rented accommodation within a long-standing vacant site.
- 7.61 The site’s accessible location within walking distance of bus stops and local shops and services supports the use of sustainable transport and active travel. If parking spaces were to be reduced to below the minimum requirements of the local development plan this would require residents to park on street and may exacerbate existing on street parking pressures in the local area. Overall, the application accords with the requirements of the local

development plan 2019 and would result in an appropriate residential development of social rented accommodation.

- 7.62 **It is concluded that there are no material considerations of sufficient weight in this case to justify refusal of the application for approval of matters specified in conditions.**

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## 8 CONCLUSION

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- 8.1 The application must be determined in accordance with the Planning Permission in Principle and the Development Plan, unless material considerations indicate otherwise.
- 8.2 The details submitted as required by the matters specified in condition 1 of planning application 18/00779/PPPL have been assessed and it is considered the requirements of the condition are satisfied. In relation to the Development Plan and other material considerations, in this case it is concluded that subject to planning conditions the proposal would have no significant effect on the appearance or amenity of the local area, or the safe and efficient operation of the local or strategic road network and that surface water and other drainage can be properly managed. There are no material considerations of sufficient weight that would justify refusal of the application for approval of matters specified in condition. Therefore, it is recommended that the application is approved.

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## 9 RECOMMENDATION

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- 9.1 It is recommended that the application is APPROVED subject to the following conditions:
- 1 **Condition** – details of the proposed site access 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.
  - 2 **Condition** – prior to commencement of development, details of the proposed electric vehicle charging provision shall be submitted to and approved in writing by the Council. The agreed provision shall be installed prior to first occupation of the development hereby approved.  
**Reason** – in the interest of promoting the use of sustainable travel measures.
  - 3 **Condition** - prior to commencement of development, details of secure and covered cycle parking shall be submitted to and approved in writing by the Council. The agreed provision shall be installed prior to first occupation of the development hereby approved.  
**Reason** - in the interests of sustainable travel measures.
  - 4 **Condition** - prior to commencement of development, a detailed landscaping plan and maintenance schedule shall be submitted to the Council for written approval. Thereafter, landscaping shall be provided as the agreed details prior to first occupation of the development hereby approved. 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 and in the interests of the visual amenity of the area.

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](mailto:developmentroads@dundee.gov.uk)