

## **2        MASTER PLAN FOR MIXED USE DEVELOPMENT AT VICTORIA AND CAMPERDOWN DOCKS (CITY QUAY) (AN526-2003)**

Following the granting of outline planning permission for a mixed use development at Victoria and Camperdown Docks in February 1999, the Development Quality Committee approved a Master Plan for this development on 28 June 1999. Since then a number of the components of the development have been built including the retail development, the first phases of the housing development and the Apex Hotel.

As a result of changing market conditions it is now unlikely that the proposals in the Master Plan for a large leisure development on the south side of Victoria Dock will proceed. An extensive parking area has been formed on the adjoining site to cater for both retail and leisure developments. It is clear that this parking area is well in excess of the requirements for the retail development.

It is, therefore, proposed to revise the Master Plan with the principal change being the provision of additional dwellings on the site of the existing car park and proposed leisure development on the south side of Victoria Dock. Other minor changes are also proposed in the Revised Master Plan (copies available for inspection in the Members' Lounge).

It is considered that the revised Master Plan represents an appropriate framework for the future development of City Quay and Members are asked to approve the Revised Master Plan as material consideration in the determination of any future applications for the City Quay development.