

REPORT TO: CITY DEVELOPMENT COMMITTEE - 24 JANUARY 2011

REPORT ON: FORMER MENZIESHILL MULTISITE - DRAFT PLANNING BRIEF

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 2-2011

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek approval of a Draft Site Planning Brief that promotes the potential for Brownfield redevelopment on the site of the former multi-storey flats in Menzieshill.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a approves the Draft Site Planning Brief for consultation purposes; and
 - b remits the Director of City Development to consult with the local communities and interested parties on the Draft Site Planning Brief and report back on the results of the consultation.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications for the Council upon approval of this Draft Site Planning Brief.

4 BACKGROUND

- 4.1 Reference is made to Report 255-2005 when the Housing Committee agreed to declare 420 'At Risk' properties surplus for demolition.
- 4.2 These properties, including 39 sheltered houses and 105 lock-ups, have since been demolished and the site is to be marketed for sale.
- 4.3 The site is located to the west of Dickson Avenue, and to the south of Charleston Drive. Located between sites 1 and 2 is a shopping parade, community centre and a health centre. The site is divided into 3 parts.
- 4.4 The Draft Site Planning Brief sets clear guidelines for the redevelopment of the site, and its landscaping.

5 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

6 CONSULTATIONS

- 6.1 The Chief Executive, Depute Chief Executive (Support Services), Director of Finance and Assistant Chief Executive have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 Dundee Local Plan Review 2005
Report 255-2005

Mike Galloway
Director of City Development

Iain Jack
Assistant Head of Planning

IJ/WM/ES

12 January 2010

Dundee City Council
Tayside House
Dundee

APPENDIX 1

FORMER MENZIESHILL MULTISITE - DRAFT SITE PLANNING BRIEF

INTRODUCTION

This Draft Site Planning Brief has been prepared as supplementary planning guidance to the Dundee Local Plan Review 2005. The intention of the Draft Brief is to set clear planning guidelines which will ensure the successful and sustainable redevelopment of the site.

Housing was the prevailing use on sites 1 and 2, and Site 3, now too specific. The surrounding area is of mixed use with a shopping centre; community centre; health centre and Ninewells Hospital adjacent to the site. The preferred use for sites 2 and 3 is housing. However, other uses that would be expected in or close to a residential area will be considered for site 1 as it is close to the public transport network and may benefit from proximity to the local services.

The Dundee Local Plan Review 2005, particularly Policy 4 (Appendix 1) and Policy 55, set the general standards for housing development in this part of the city. In accordance with Policy 55, developers shall refer to the Dundee Urban Design Guide. This sets out the broad principles which development in Dundee is expected to follow and discusses the importance and benefits of good urban design.

LOCATION

The site lies to the west of Dickson Avenue, Orleans Place shopping parade is centrally located within the site along with the community & health centres whilst Ninewells Hospital lies to the south. To the west of the site lies Scottish Water's water tanks/reservoir. The remainder of the surrounding area is predominantly residential.

HOUSE TYPE/MIX

The site lies within the area identified as 'suburban' in the Local Plan. The Local Plan encourages the development of houses only in suburban areas; therefore the development of flats on this site would be contrary to the Local Plan.

In accordance with the Local Plan Appendix 1 standards 75% of houses should have 3 or more bedrooms or a minimum gross internal floor area of 100sqm. For social rented developments, this guideline may be applied flexibly where the design of the house enables easy extension.

FORM

It is not the intention of the Draft Brief to stipulate the layout for redevelopment but to set clear guidelines which will ensure the successful redevelopment of the site.

Architectural innovation will be required to create an identity for this site incorporating the natural topography of the existing landscape whilst protecting residents from the potential noise nuisance from adjacent uses.

It is essential that new development is not dominated by parked cars and that blank facades and gables are avoided.

The Local Plan requires that in the interests of privacy, houses are sited to ensure that there is a gap of 18 metres between facing windows of habitable room. The developer should consult the Tayside Police Architectural Liaison Officer in order to achieve Secured by Design consistent with other requirements in this brief.

MATERIALS

There is no typical building material that prevails in the immediate vicinity of the site and as a consequence the Council will remain open minded in terms of the use of high quality and innovative building materials.

SUSTAINABILITY

The City Council actively promotes sustainable development and would encourage developers to embrace the principles of sustainable development. In this case developers are encouraged to design dwellings to maximise passive solar gain and where possible exceed the current Building Standards in relation to energy efficiency and water use. To encourage recycling all dwellings should provide adequate space for the storage and use or recycling bins.

AMENITY/GARDEN SPACE

Appendix 1 of the Dundee Local Plan Review 2005 requires brownfield sites to have a minimum private useable garden ground of 120sqm should be provided for all houses. Within private developments, 40% of houses should have more than 160sqm of useable garden ground.

MOVEMENT, ACCESS AND PARKING

Vehicular access may be taken from the existing access routes to the 3 sites. Frontage access should also be made available on Earn Crescent. Frontage access on Dickson Avenue or Charleston Drive could be made available if turning facilities are provided in each garden.

If housing is the proposed use, all tenures should have at least 1 space within the curtilage of each house. Private houses with 3 or more bedrooms should have at least 2 spaces. In addition, 50% of all houses should have a garage or space for one.

LANDSCAPING

Due to the prominence of the site a high quality public realm is expected to complement the wider setting.

Public realm proposals should fully take into consideration potential for improvements to the biodiversity of the site and its surroundings.

SUBMISSION

Prospective developers will be expected to engage in pre-application consultation with both the Planning Division of the City Development Department and the local community.

In order to support the consultation process and the consideration of any application it is essential that any prospective developer submits a Design Statement with any proposals.

Additional Information

Dundee Local Plan Review 2005 (*Approved August 2005*)

Dundee and Angus Structure Plan 2001-2016 (*Approved October 2002*)

Dundee Urban Design Guide, Planning and Transportation Department, Dundee City Council, 2002

Dundee Sustainable Development Guide for Construction, Sustainable Construction Working Group, Dundee City Council, 2006

Dundee - Streets Ahead, Planning and Transportation Department, Dundee City Council, 2005

The Development Quality Service: A User's Guide, Planning and Transportation Department, Dundee City Council, 1998 (*revised September 2006*).

All available to download via the Planning and Transportation section of the City Council website - www.dundee.gov.uk

Useful Links

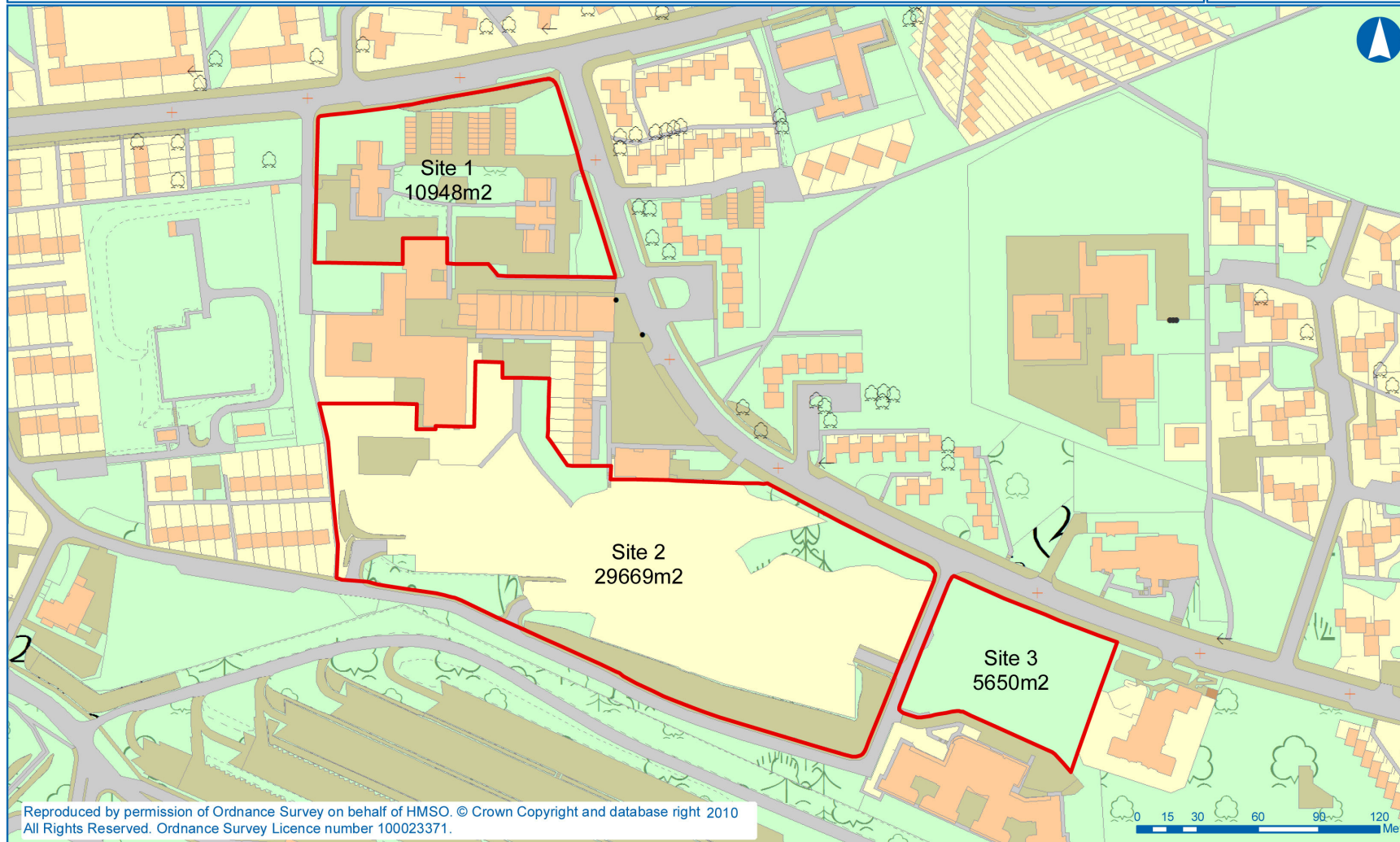
Locate Dundee www.locate-dundee.com

Dundee Information Portal www.dundee.com

Dundee City of Discovery www.cityofdiscovery.com

Dundee Partnership www.dundeepartnership.com

Menzieshill Multis - 3 sites - housing and other uses considered



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