

REPORT TO: CITY DEVELOPMENT COMMITTEE - 27 JUNE 2011
REPORT ON: FORMER MENZIESHILL MULTIS SITE - SITE PLANNING BRIEF
REPORT BY: DIRECTOR OF CITY DEVELOPMENT
REPORT NO: 317-2011

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to inform the Committee of the findings of the public consultation on the draft Former Menzieshill Multis Site Planning Brief and to seek approval of the Finalised Brief (copies of the Brief Copies have been circulated to Group Leaders, the Lord Provost and Depute Lord Provost Borthwick).

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a notes the findings from the public consultation;
 - b approves the Former Menzieshill Multis as supplementary planning guidance to the Dundee Local Plan Review 2005 to direct the future development of the site; and
 - c refers the approved Former Menzieshill Multis Site Planning Brief to the Development Management Committee as a relevant material planning consideration.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications arising as a result of this report.

4 BACKGROUND

- 4.1 Reference is made to Report 2-2011 and the decision of the City Development Committee of 24 January 2011 when it was agreed to approve the draft Former Menzieshill Multis Site Planning Brief for the purpose of consultation and to report back to Committee on completion of this consultation exercise.
- 4.2 Copies of the Draft Brief were sent to all residential properties surrounding the site and further copies were sent out to interested parties.
- 4.3 These included the Scottish and Southern Energy plc, Scottish Water and Tayside Police. The Draft Brief was also hosted on the City Council website and comments invited. Recipients were given a period of 6 weeks in which to submit comments on the content of the draft brief.
- 4.4 2 comments were received from Local Residents as well as comments from internal departments.

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. The major issues identified are:
- a Sustainability

The Draft Site Planning Brief accords with the Council's Sustainability Policy, particularly the key principles of "Transport and Travel" and the "Built Environment". The draft Brief anticipates the redevelopment of brownfield land, and highlights the opportunity to

provide pedestrian links within a location already accessible by public transport and close to local services and amenities.

b Strategic Environmental Assessment

The current Building Standards require any development to meet certain criteria in terms of the Sustainability Principles of "Environmental Legislation", and "Energy and Water use".

c Anti-Poverty

The Draft Brief promotes the provision of a range of different types and sizes of housing to provide choice.

d Equality Impact Assessment

The Brief falls outwith the need for an Equality Impact Assessment and its contents are believed to have no effect on equal opportunities.

e Risk Management

The Brief has no implications on Risk Management.

6 CONSULTATIONS

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

7 BACKGROUND PAPERS

- 7.1 Dundee Local Plan Review 2005.
- 7.2 Report to the City Development Committee on 24 January 2011 - Former Menzieshill Multisite - Draft Planning Brief (Report 2-2011).

Mike Galloway
Director of City Development

MPG/WF/KM

13 June 2011

Dundee City Council
Tayside House
Dundee

APPENDIX 1**FORMER MENZIESHILL MULTISITE - DRAFT SITE PLANNING BRIEF****SUMMARY OF RESPONSES TO PUBLIC CONSULTATION EXERCISE****Respondent 1 - Claire Morton - Local Resident**Summary of Comments

The introduction of 3-bedroom houses would be very welcome, in particular if they were to be available to rent by council tenants. Council housing for families in the area is in short supply.

Response

It is unlikely that the Council will develop these sites and it is likely that the sites will be sold to one or more developers. At this stage it is not clear whether the site will be developed privately or by a Social Housing Association. The Dundee Local Plan Review 2005 requires that in a new development 75% of houses must have 3 or more bedrooms as there is a demand City wide for larger houses.

Revision to the Brief

None.

Respondent 2 - Avon Bartlett - Local ResidentSummary of Comments

Particular interest in the proposed use of Site 1. Disappointed that this unique opportunity to reinvigorating this area has not been taken. Recreational use of this space should be a consideration.

Youth engagement is urgently required in this area of Dundee and the provision of an all weather pitch for example would be of lasting benefit. A facility for young people works well in the vicinity of a community centre in an area of Falkirk.

There is a vibrant community centre in Menzieshill and with the additional housing the already busy Centre will become even busier. This will exacerbate the chronic parking situation which already exists at the Centre. Has consideration been given to enlarging the parking space that is there at present?

Menzieshill is a large area and has a large community which over the years has seen generations wanting to stay in Menzieshill.

Vision is required as the area now has a definitely "run down" feel. In this connection is there no way that the shop area could be given a face lift?

Response

Internal discussions have taken place regarding open space in the area. An open space analysis of the area has been carried out and this area was not identified as a potential.

Revision to the Brief

The Brief will be amended to include small areas of open space (Local Areas for Play).

APPENDIX 2

SITE PLANNING BRIEF

FORMER MENZIESHILL MULTISITE - DRAFT SITE PLANNING BRIEF

1 INTRODUCTION

- 1.1. 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. 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.
- 1.2. 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.

2 LOCATION

- 2.1. The site lies to the west of Dickson Avenue. Orleans Place shopping parade is centrally located within the site along with the community and 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.

3 HOUSE TYPE/MIX

- 3.1. 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.
- 3.2. 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 100m². For social rented developments, this guideline may be applied flexibly where the design of the house enables easy extension.

4 FORM

- 4.1. 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.
- 4.2. It is essential that new development is not dominated by parked cars and that blank facades and gables are avoided.
- 4.3. 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.

5 MATERIALS

- 5.1. 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.

6 SUSTAINABILITY

- 6.1. 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.

7 AMENITY/GARDEN SPACE

- 7.1. Appendix 1 of the Dundee Local Plan Review 2005 requires brownfield sites to have a minimum private useable garden ground of 120m² should be provided for all houses. Within private developments, 40% of houses should have more than 160m² of useable garden ground.

8 MOVEMENT, ACCESS AND PARKING

- 8.1. 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.
- 8.2. Although outwith the sites, access must be maintained to the existing housing, shops, public house and community facility located between sites 1 and 2.
- 8.3. 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.

9 LANDSCAPING

- 9.1. Due to the prominence of the site a high quality public realm is expected to complement the wider setting.
- 9.2. Public realm proposals should fully take into consideration potential for improvements to the biodiversity of the site and its surroundings.

10 OPEN SPACE

- 10.1. An open space strategy is being developed with the Local Community Planning Partnership and this area should include Local Areas for Play in and around housing areas.

11 SUBMISSION

- 11.1. 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

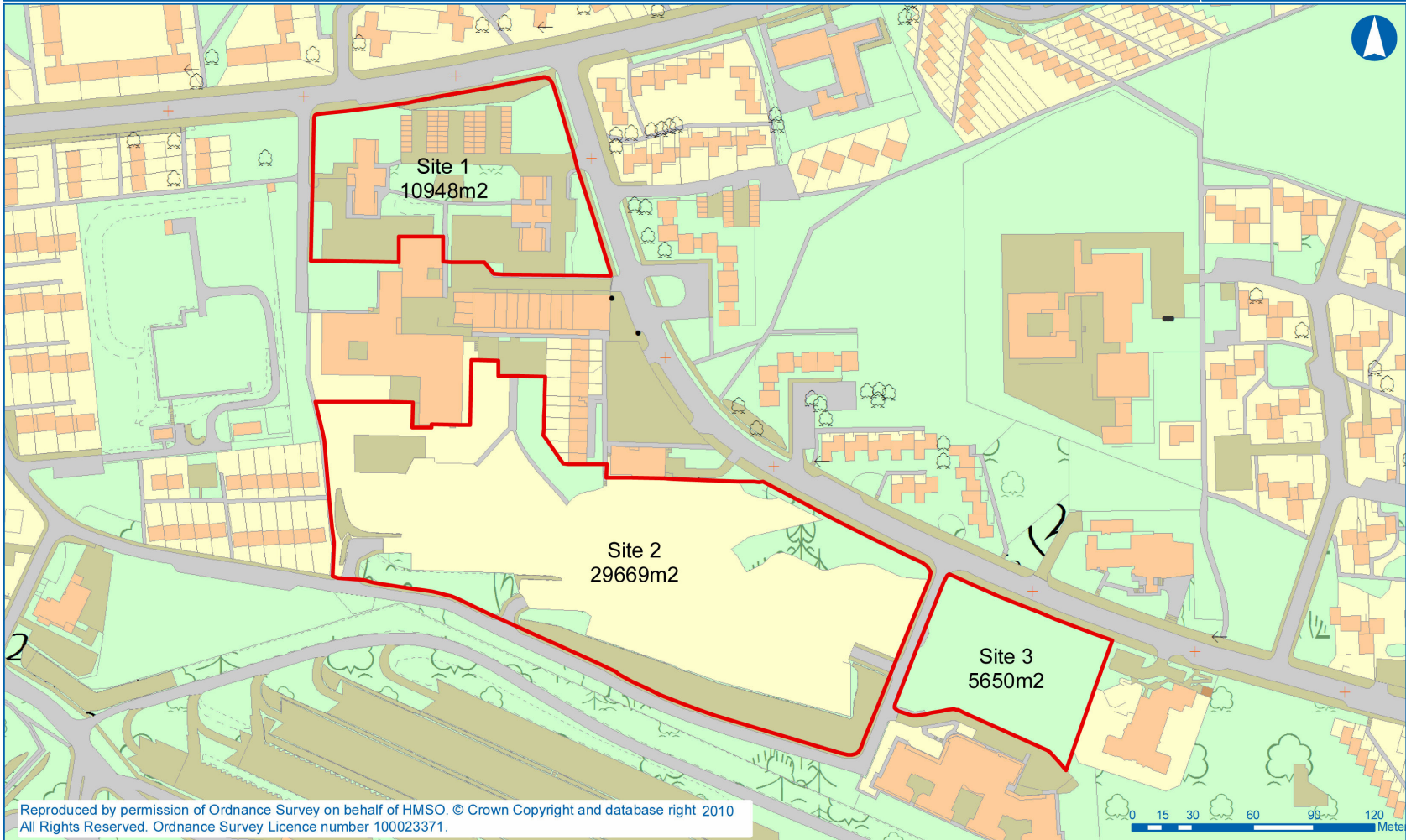
Dundee Information Portal www.dundee.com

Dundee City of Discovery www.cityofdiscovery.com

Dundee Partnership www.dundeepartnership.com

Menzieshill Multis - 3 sites - housing and other uses considered

Dundee CHANGING FOR THE FUTURE
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