

City Chambers
DUNDEE
DD1 3BY

17th April, 2015

Dear Sir or Madam

You are requested to attend a MEETING of the **CITY DEVELOPMENT COMMITTEE** to be held in the City Chambers, City Square, Dundee on Monday, 27th April, 2015 to follow the meetings of the City Council, Education, Environment and Housing Committees called for 6.00 pm.

Yours faithfully

DAVID R MARTIN

Chief Executive

AGENDA OF BUSINESS

1 DECLARATION OF INTEREST

Members are reminded that, in terms of The Councillors Code, it is their responsibility to make decisions about whether to declare an interest in any item on this agenda and whether to take part in any discussions or voting.

This will include all interests, whether or not entered on your Register of Interests, which would reasonably be regarded as so significant that they are likely to prejudice your discussion or decision-making.

2 PROPOSED NEW STREET NAME - OLD GLAMIS ROAD/HARESTANE ROAD, DUNDEE (AN133-2015)

A consultation was carried out on 27th January, 2015 and concluded on 13th February, 2015 for the suggestion of a street name for the new road at the development site situated on the corner of Old Glamis Road/Harestane Road, Dundee.

The consultation correspondence was sent to Ward Councillors, City Archivist, The Kirkton Partnership, Communities Officer and the Agents (H & H Properties).

Two responses were received from the City Archivist and the Kirkton Partnership. The two parties suggested reinstating one of the former street names previously used in the area. Oban Terrace was a choice of both respondents, therefore Committee is asked to approve this name.

3 DUNDEE LOCAL DEVELOPMENT PLAN - SUPPLEMENTARY GUIDANCE - HOUSEHOLDER DEVELOPMENT ADVICE AND BEST PRACTICE

(Report No 154-2015 enclosed).

4 PROPOSED ANGUS LOCAL DEVELOPMENT PLAN

(Report No 150-2015 enclosed).

5 CYCLING, WALKING AND SAFER STREETS (CWSS) PROJECTS COMMENCING 2015-2016

(Report No 136-2015 enclosed).

6 HARRIS ACADEMY (PERTH ROAD, DUNDEE) (VARIATION OF WAITING RESTRICTIONS) (NO 2) ORDER 2015

(Report No 158-2015 enclosed).

7 TENDERS RECEIVED BY CITY ARCHITECT

(Report No 133-2015 enclosed).

The Committee may resolve under Section 50(A)(4) of the Local Government (Scotland) Act 1973 that the press and public be excluded from the meeting for the undernoted item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs (6 and 9) of Part I of Schedule 7A of the Act.

8 COMMERCIAL LEASES AND RENT REVIEWS

9 PURCHASE OF GROUND AT GREENMARKET, DUNDEE

10 PROPOSED SALE OF LAND, 307 CRAIGIE DRIVE, DUNDEE

11 SALE OF INDUSTRIAL UNIT, CLAVERHOUSE WEST INDUSTRIAL ESTATE, DUNDEE

12 LEASE OF FORMER BOWLING PAVILION, DUDHOPE PARK, DUNDEE

13 LEASE OF LAND FROM CROWN ESTATE COMMISSIONERS

DRAFT

REPORT TO: CITY DEVELOPMENT COMMITTEE – 27 APRIL 2015

**REPORT ON: DUNDEE LOCAL DEVELOPMENT PLAN - SUPPLEMENTARY GUIDANCE
- HOUSEHOLDER DEVELOPMENT ADVICE AND BEST PRACTICE**

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 154-2015

1 PURPOSE OF REPORT

1.1 This report summarises the representations received to the proposed Supplementary Guidance on Householder Development Advice and Best Practice from the period of public consultation. It also seeks approval of the proposed modifications to the wording of the guidance in response to the representations.

1.2 The summary of issues raised and proposed modifications are attached as Appendix 1.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- a notes the summary of the issues raised in the representations received to the proposed Supplementary Guidance, the response to these by the Council and approves the proposed modifications as set out in Appendix 1;
- b agrees to the adoption of the Supplementary Guidance following completion of the required pre-adoption procedures; and
- c remits the Director of City Development to submit a copy of the proposed Supplementary Guidance to Scottish Ministers together with the relevant statements as required by the Town and Country (Development Planning) (Scotland) Regulations 2008.

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 Article IV of the Minute of the Meeting of the City Development Committee of 26 January 2015 - Report 2-2015 where it was agreed to issue the draft Supplementary Guidance – Householder Development Advice and Best Practice for a 6 week period of public consultation.

4.2 Interested parties including statutory bodies, private and public parties, community groups and the general public were invited to consult on the document which was made available to view from 28 January to 11 March 2015. Representations were received to the draft Supplementary Guidance from Dundee Institute of Architects, Broughty Ferry Community Council, Dundee University Town & Regional Planning students, Scottish Environment Protection Agency, Scottish Natural Heritage, Historic Scotland and the Scottish Government.

4.3 The respondents welcomed the provision of the proposed supplementary guidance on Householder Development Advice and Best Practice. No changes to the guidance were requested by Historic Scotland and Scottish Environmental Protection Agency. Rewording of sections of the guidance was requested by the Scottish Natural Heritage, Broughty Ferry Community Council, Scottish Government, Dundee Institute of Architects and the Dundee

University Town and Regional Planning students. The points raised in the representations and the responses to these are set out in Appendix 1. The representations received have helped to clarify particular sections of the proposed guidance. Where suggested changes have not been accepted an explanation for this has been provided. The proposed modifications to the wording are set out in Appendix 1.

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 major issues identified are:

- a the Strategic Environmental Assessment (SEA) is a legal requirement under the Environmental Assessment (Scotland) Act 2005 that applies to all qualifying plans, programmes and strategies, including policies;
- b the matters presented in this report were considered under the Environmental Assessment (Scotland) Act 2005 and the required pre-determination screening has been undertaken under Section 9 of the Act. The screening identified that the draft Supplementary Guidance will have no significant environmental effects and the SEA Gateway is in agreement;
- c Article 6(3) of the EC Habitats Directive requires that any plan (or project), which is not directly connected with or necessary to the management of a European site, but would be likely to have a significant effect on such a site, either individually or in combination with other plans or projects, shall be subject to an "appropriate assessment" of its implications for the European site in view of the site's conservation objectives. This procedure is applied in Scotland through The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), and is known as the "Habitats Regulations Appraisal" of plans; and
- d the screening stage of the Habitats Regulations Appraisal identified that the draft Supplementary Guidance Householder Development - Advice and Best Practice is not likely to have a significant effect on a European site. Scottish Natural Heritage (SNH) is in agreement with this and SNH confirm that no further consideration is required.

6 CONSULTATIONS

6.1 The Chief Executive, the Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

7.1 There are no background papers

Mike Galloway
Director of City Development

Gregor Hamilton
Head of Planning

GH/RP/KM

1 April 2015

Dundee City Council
Dundee House, Dundee

APPENDIX 1

SUMMARY OF COMMENTS RECEIVED FROM CONSULTATION ON DRAFT SUPPLEMENTARY GUIDANCE ON HOUSEHOLDER DEVELOPMENT – ADVICE AND BEST PRACTICE

Page/Fig No	Contributor/Organisation	Comment Received/Change Recommended	Dundee City Council Response	Action/Proposed Modification of SG
Page 5	Dundee Institute of Architects	The emphasis is placed on the designer/technician as a specialist, whereas it is the Chartered Architect who has the specialist training and design ability. This undermines the objective of the guidance to stimulate good design standards.	Dundee City Council acknowledge the specialised knowledge and expertise of Chartered Architects.	Page 5: Insert wording ' <i>Chartered Architect</i> ' Delete wording ' <i>specialising in architectural design services</i> '.
Page 7	Broughty Ferry Community Council	It would help on page 7 to make bold the 'green' and 'red' to emphasise what is 'good' and 'bad'.	Noted. Agree to emphasise the colour scheme.	Amend reference to 'green' and 'red' by boldening and underlining.
Page 8	Broughty Ferry Community Council	In the 'Well designed side extensions' box the second bullet point does not follow '..should be:'	Noted. Agree to re-word.	Amend wording of second bullet point to read ' <i>designed to avoid extending in front of the building line</i> '.
Page 9	Broughty Ferry Community Council	In the 'Poorly designed front/side extensions' box, the final bullet point does not follow '..should avoid:'.	Noted. Agree to re-word.	Amend wording of bullet point to read ' <i>resulting in there being no access for maintenance to side of property removing access to side or rear of property for maintenance, bin storage, etc.</i> '

Page/Fig No	Contributor/Organisation	Comment Received/Change Recommended	Dundee City Council Response	Action/Proposed Modification of SG
Page 11	Broughty Ferry Community Council	In the 'Overbearing and Overshadowing' box, there are 2 examples (Figs3.11&3.12) and therefore the text should be 'pluralised'	Noted. Agree to re-word.	Amend wording of second line to read <i>'The examples show a large overbearing extension that also causes significant overshadowing on to the neighbouring property'</i>
Page 11	Broughty Ferry Community Council	'Overshadowing' should all be in lower case for consistency.	Noted. However two separate issues	No change.
Page 14	Broughty Ferry Community Council	In the 'Poorly designed raised deck' box remove 'likely'	Noted. Agree to re-word	Remove the word ' <i>likely</i> '.
Page 14	Broughty Ferry Community Council	In the 'Things to consider' box, the second sentence should be modified to '..the following should be considered:'	Noted. Agree to re-word	Amend wording of second sentence to – <i>'In order to maintain the privacy of neighbouring properties, including their gardens and windows the following points should be considered where possible.'</i>
Page 15	Broughty Ferry Community Council	In the 'Things to consider box' change 'points could' to 'should'. Remove the word 'consider' from the first 2 bullet points? Final bullet point should read 'installation of..'	Noted. Agree to re-word	Amend wording of second sentence to – <i>'In order to maintain the privacy of neighbouring properties, including their gardens and windows the following points should be considered where possible.'</i>

Page/Fig No	Contributor/Organisation	Comment Received/Change Recommended	Dundee City Council Response	Action/Proposed Modification of SG
				Remove the word ' <i>consider</i> ' from the first and second bullet points. Amend wording of third bullet point to – ' <i>installation of screening such as a fence along the boundary of your property to reduce any overlooking issues</i> '.
Page 17	Scottish Environmental Protection Agency	We support the incorporation of the principles of Sustainable Urban Drainage Systems within the document.	Positive comment noted.	No change.
Page 19	Scottish Environmental Protection Agency	We support the detailed consideration of development which may have an impact on local air quality.	Positive comment noted.	No change.
Page 19	Scottish Government	We would query the final sentence on page 19, see 'The Town and Country Planning (General Permitted Development) (Domestic Microgeneration) (Scotland) Amendment Order 2010' class 6G.	Noted. Agree to remove reference to requirements for permission.	Delete last sentence of last paragraph – ' <i>All domestic wind turbines in Scotland require planning permission.</i> '
Page 19	Scottish Government	Many microgeneration technologies fall within permitted development rights. This being the case we would recommend that a proactive approach be taken to consider how microgeneration technologies can be	Noted. Agree to re-word to promote the use of micro-generation technologies.	Remove word ' <i>generally</i> ' on first line paragraph of 1. Delete paragraph 6 ' <i>It may not be possible to incorporate some micro-renewables on or at some properties.</i> '

Page/Fig No	Contributor/Organisation	Comment Received/Change Recommended	Dundee City Council Response	Action/Proposed Modification of SG
		incorporated into a variety of situations to inform those seeking to make use of permitted development rights and beyond that to better inform how such technology can form a positive contribution to placemaking.		
Page 21	Scottish Natural Heritage	<p>We welcome the inclusion of Biodiversity in Other Consents and Things to Check. However, as the most common issue in householder development is disturbance and destruction of bat roosts, we believe that an additional reference would be useful here.</p> <p>In addition to the reference to Tayside Biodiversity's website, we recommend that the sentence "Please contact Scottish Natural Heritage for further information" is replaced by reference to Circular 1/2012 is included here. Part 8, page 79 of the Circular includes clear advice on protection of bat roosts and where to find further information on design to avoid impact and how to apply for a licence from SNH.</p>	Noted. Agree to amend wording	<p>First sentence of Biodiversity header - delete wording '<i>and plants</i>'</p> <p>Second sentence replace the following text;</p> <p><i>'Please contact Scottish Natural Heritage for further information'</i></p> <p>With:</p> <p><i>'For further information on protected species including bats and birds please contact Scottish Natural Heritage for further information'.</i></p> <p>Add the following hyperlink to 'Scottish Natural Heritage'</p> <p>www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/protected-animals/.</p>

Page/Fig No	Contributor/Organisation	Comment Received/Change Recommended	Dundee City Council Response	Action/Proposed Modification of SG
General	Broughty Ferry Community Council	This is welcome guidance (consolidating a number of separate 'guidances') that hopefully will improve the quality of planning applications.	Positive comment noted.	No change.
General	Broughty Ferry Community Council	It is queried whether some reference should be made to the positioning of satellite dishes. The available guidance could at least be mentioned.	Noted. Include wording relating to reducing visual impact of satellite dishes and antenna in Step 2.	Amend fig 2 to Include box with wording relating to satellite dish/ antenna positioning. Add wording - <i>'Consider if satellite dishes / antennas can be positioned in a concealed location or screened'</i>
General	Dundee Institute of Architects	Reference in the diagrams is also made to the "front and rear" of properties but no reference is made to "principal elevations". This should be explained in the text. I am aware from meetings with Government officials at RIAS Planning Committee, that this is sometimes a difficult matter to define and can be subjective.	Noted. Agree it is difficult matter to define - the document is aiming to be usable by general members of the public therefore often complex terminology has been avoided.	No change.
General	Dundee Institute of Architects	The quality of the diagrammatic solutions is poor and if followed without imagination or design ability will result in poor quality architecture against which it will be difficult for Planners to argue. Perhaps the City Architects could assist in this matter or DIA could advise.	Noted. The Council has used simplistic diagrams to demonstrate the key policy and design considerations of householder development.	Add the following text to page 7 after the sentence referencing the colour-code system: <i>'The diagrams are for illustrative purposes only.'</i>

Page/Fig No	Contributor/Organisation	Comment Received/Change Recommended	Dundee City Council Response	Action/Proposed Modification of SG
General	Scottish Water	Scottish Water welcomes and supports the Council in providing further guidance to Policy 10: Householder Development of the Dundee Local Development Plan (2014).	Positive comment noted.	No change.
General	Scottish Water	<p>Generally, Scottish Water do not need to be consulted on development when there is an existing water and/or wastewater connection in use. The exception to this rule would be if development would result in; a substantial increase in water usage, considerable rise in sewer loading, or a significant increase in surface water run-off.</p> <p>Requested inclusion of wording advising that there should be no cross connections for development that uses a separately sewered system and that plumbing of new infrastructure should only be connected to surface water, and foul to foul.</p> <p>Requested inclusion of wording recommending that any additional surface water should ideally be discharged to a</p>	<p>Noted. To add in additional item on contact information and seeking advise from Scottish Water on page 21 (Step 4).</p> <p>Noted. Document is general advice and technical details covered by inclusion of SW contact details</p> <p>Noted. Surface water drainage covered by p17</p> <p>Noted. To add in additional item on contact information and seeking advise from Scottish Water on page 21 (Step 4).</p>	<p>Include following contact and wording below for Scottish Water <i>'It is the owners responsibility to ensure that any property extensions are not built over existing water or wastewater infrastructure. If this is identified as a possibility, Scottish Water will need to be contacted to find out whether a diversion will be required. Asset plan providers can supply copies of Scottish water and wastewater network drawings. These are free of charge to private homeowners.</i></p> <p>Contact details can be found at; www.scottishwater.co.uk/business/horizons/asset-plans/asset-plans.</p>

Page/Fig No	Contributor/Organisation	Comment Received/Change Recommended	Dundee City Council Response	Action/Proposed Modification of SG
		<p>soakaway on-site, thereby using SUDS to avoid eroding capacity in the sewer. When this is not possible attenuation will be required.</p> <p>Property extensions are not to be built over existing water or wastewater infrastructure. If this is identified as a possibility, Scottish Water will need to be contacted to find out whether a diversion will be required. Asset plan providers can supply copies of our water and wastewater network drawings. These are free of charge to private homeowners. Contact details can be found at www.scottishwater.co.uk/business/horizons/asset-plans/asset-plans.</p>		
General	Historic Scotland	Welcomed the guidance and had no specific comments to make on the content.	Noted	No change
General	DCC	For clarity include the word 'only' after 'Micro-renewables should..' on page 19.	Noted. Agree to amend wording for clarity	Amend sentence to read - ' <i>Micro-renewables should only be installed where neighbours will not be adversely affected by noise, reflected light, shadow flicker etc.</i> '

Page/Fig No	Contributor/Organisation	Comment Received/Change Recommended	Dundee City Council Response	Action/Proposed Modification of SG
General	DCC	Amend wording of paragraph on Biomass Heating Systems on p19 to provide clarity on the requirements for planning permission as result of Dundee being designated as an Air Quality Management Area.	Noted. Agree to amend wording for clarity.	Amend wording to that suggested – paragraph to read ' <i>Biomass Heating Systems, including Wood Burning Stoves: Dundee is designated as an Air Quality Management Area. As such, planning permission is required for any flue, duct or chimney associated with a biomass heating system, including a wood burning stove. In addition, most of the City is covered by Smoke Control Areas. Please seek advice from your supplier to ensure that your biomass heating system is an exempt appliance in Scotland and the specified fuel for the appliance is used.</i>
General	DCC	Add in additional item on environmental considerations on page 21 (Step 4), including reference to contamination issues and contact details for DCC Environmental Protection Department.	Noted. Agree to include reference to environmental considerations.	Add in additional item on environmental considerations on page 21 (Step 4), including reference to contamination issues and contact details for DCC Environmental Protection Department.

On Monday 9 March 2015 a workshop was held with 35 Town & Regional Planning students from the University of Dundee and academic staff. The planning students were asked to comment on the sketch-up images in the draft Supplementary Guidance on Householder Development – Advice and Best Practice.

The table provides a summary of the comments received and the modifications proposed to the draft Supplementary Guidance document.

Page/Fig No	Comment Received/Change Recommended	Dundee City Council Response	Action/Proposed Modification of SG
Page 6/2	Compactness of diagram makes labelling complicated and difficult to read	Comment noted and the layout of Step 2 will be considered further at final format stage.	The best layout of Step 2 to be determined at final format stage.
Page 6/2	More examples of extensions/deckings not just outbuildings/garages	Note recommendation and agree additional examples in the diagram at Step 2 would help to support the key principles outlined in the text boxes.	Add a house extension to figure 2.
Page 6/2	An example of a good outbuilding would help	Note recommendation and agree additional examples in the diagram for Step 2 would help to support the key principles outlined in the text boxes.	Add a garden shed to figure 2.
Page 6/2	Visually sets the scene well	Positive comment noted.	No change.
Page 6/2	Really nice visually	Positive comment noted.	No change.
Page 6/2	Gives good insight of overall area	Positive comment noted.	No change.
Page 8	Make figures bigger	Noted and agree with recommendation to enlarge figures 3.1, 3.2, 3.3 and 3.4 at final format stage.	Enlarge the 'extension' figures 3.1, 3.2, 3.3, 3.4 on page 8 at final format stage.
Page 8/3.3,3.4	Join illustrations 3.3 and 3.4	Noted and agree with recommendation and this will be considered at final format stage	Amend layout of page 8 to show a neighbouring property for figures 3.1, 3.2, 3.3 and 3.4 to add more context for the supporting text.
Page 8-11	Good to have variety of perspectives.	Positive comment noted.	No change.

Page/Fig No	Comment Received/Change Recommended	Dundee City Council Response	Action/Proposed Modification of SG
Page 8-17	Use of colours to emphasise poor and good design - red and green difficult to translate for colour blind people.	Agree there is an issue with using colours and recommend using a cross and tick alongside red and green to illustrate good and bad.	Add a cross to all bad examples and a tick to all good examples to make the document more user-friendly.
Page 8 and Page 10	Show neighbouring houses to give context/scale.	Noted and agree with the recommendation as this will support the accompanying text boxes on page 8 for figures 3.1, 3.2, 3.3, 3.4 and page 10 for figures 3.7, 3.8, 3.9 and 3.10.	Amend diagrams on page 8 and 10 to show neighbouring properties to provide context to the supporting text.
Page 9/3.5,3.6	Adjust angle of building line slightly.	Noted and agree with recommendation.	Adjust angle of figure 3.5 and 3.6 to help illustrate more clearly the issues highlighted in the supporting text box.
Page 9/3.6	Dramatise figure 3.6 in terms of bad example	Noted and agree that a greater emphasis on the poor example on figure 3.6 would support the accompanying text.	Amend the 'poorly designed front extension' on figure 3.6 to more clearly demonstrate the impact as outlined in the supporting text box.
Page 11	Figure shown in 3.11 and 3.12 good as adds scale	Positive comment noted.	No change.
Page 11	3.13 is clear and with dimensions	Positive comment noted.	No change.
Page 12/3.14	Good to have the houses adjacent to each other to compare the properties visually	Positive comment noted.	No change.
Page 13/3.15	Highlight the example window frames in red/green.	Agree with recommendation to highlight good and bad examples of window frames in green and red to be consistent with other sections of the document.	Amend figure 3.15 to show good example of window frame in green and bad example in red to be consistent with the rest of the document. To be consistent with other comments received add a tick to figure 3.15 for good example and a cross for bad example.

Page/Fig No	Comment Received/Change Recommended	Dundee City Council Response	Action/Proposed Modification of SG
Page 14/15 3.16/3.17/ 3.18	Make the person in the diagram clearer and don't colour them in red.	Noted. Format issue and will amend in final document.	Amend figure 3.16, 3.17 and 3.18 to ensure the person in the diagram is not coloured in red.
Page 14/15 3.16/3.17/ 3.18	Good to have the neighbouring house to show context/impact of structure and good to have 'person' to show scale.	Positive comment noted.	No change.
Page 14/15 3.16/3.17/ 3.18	Explain the 18metre rule in text and link to red arrows as currently unclear what they show.	Noted and recommend removing reference to 18m rule on figure 3.16 and amend the diagram to clearly show overlooking into neighbouring property.	Delete text 'less than 18 metres' on figure 3.16. Amend the diagram to clearly show overlooking into neighbouring properties adjacent and to the south of the decking.
PAGE 14/15/3.17, 3.18	Use field of vision instead of red arrows to demonstrate overlooking/18metre rule.	Noted and agree that showing field of vision in the diagram will clearly demonstrate overlooking into neighbouring properties.	Delete red arrows on figures 3.16, 3.17 and 3.18 and replace with field of vision from person on the balcony/decking to demonstrate overlooking into neighbouring properties.
Page 16/3.19	Make the line from text box to diagram thicker so that it is easily distinguishable from other lines.	Noted and agree with recommendation to adjust thickness of lines in figure 3.19.	Amend the thickness of red and green lines from relevant text boxes on figure 3.19.
Page 16/3.19	This is a clear diagram	Positive comment noted.	No change.
Page 16/3.19	Render the models from the worst sun angle. So that the most detrimental impact on neighbouring houses is shown.	Noted and agree with recommendation to adjust the angle of figure 3.19.	Amend the angle of figure 3.19 to illustrate impact of overshadowing on neighbouring property.
Page 16/3.19	Include distance to road with details on visibility.	Noted and agree with recommendation to show that garages should be set back at least 6m from public footpath.	Amend figure 3.19 and show 6m rule on 'well designed' garage. Amend the text box for 'Example of well designed garage' to include an additional bullet point 'garage is set back 6m from

Page/Fig No	Comment Received/Change Recommended	Dundee City Council Response	Action/Proposed Modification of SG
			footpath allowing sufficient space for car'.
Page 16/3.19	Enhance road features to make it clear that this is the front of house.	Noted and agree with recommendation to amend figure 3.19 to ensure the front of property is clearly distinguishable.	Amend figure 3.19 and add cars on the road.
Page 16/3.19	Reduce the overall plot size to show result of outbuildings in small plot.	Noted and agree with recommendation to alter diagram and reduce plot size.	Amend figure 3.19 and reduce plot size.
Page 16/3.19	Include garages in other locations on the property.	Noted and recommend amending figure 3.19 to emphasise overshadowing issue on neighbouring property.	Amend figure 3.19 and move the 'poorly designed' garage forward and flip the 'well designed' garage to the opposite side of the house to emphasise the detrimental impact on neighbouring house.
Page 16/3.19	In the bad example make it clearer there has been a loss of off street parking.	Noted and recommend amending figure 3.19 to show the building line and amend the corresponding text in the text box 'Example of poorly designed garage'.	Amend figure 3.19 to show the building line. Amend the first bullet point in the text box 'Example of poorly designed garage' to read 'garage is forward of building line and could result in loss of off street parking'.
Page 17/3.20	Make driveway smaller on bad example to fully emphasise lack of space.	Noted and agree with recommendation.	Amend figure 3.20 and make the driveway smaller on the bad example to emphasise the potential issue from installing a driveway with insufficient space provided for a car.
Page 17/3.20	Make footpath more obvious.	Noted and agree with recommendation.	Amend figure 3.20 and add a pedestrian to help emphasise the footpath.
Page 17/3.20	Make it clearer what is grass and concrete	Noted and agree with recommendation	Amend figure 3.20 and add a pedestrian on the footpath to clearly show public and private space.

Page/Fig No	Comment Received/Change Recommended	Dundee City Council Response	Action/Proposed Modification of SG
Page 17/3.20	Wall height appears to block view of car in the driveway.	Noted. Agree with comment and adjust diagram accordingly.	Adjust the wall on 'driveway with sufficient space' on figure 3.20 and bring it in line with west side of the property.
Page 17/3.20	No measurements on bad example.	Noted and agree it would be helpful to show measurements on figure 3.20.	Adjust figure 3.20 to show the building line and add measurement on 'Driveway with sufficient space' to show garage should be set back at least 6m from public footpath as outlined in the supporting text box.
Page 17/3.20	Add a pedestrian to the diagram to illustrate width, distance, visibility/pedestrians, car spaces.	Noted and agree with recommendation.	Add a pedestrian to figure 3.20 to illustrate the potential issue for a pedestrian from installing a driveway with insufficient space for a car as outlined in the supporting text box.
Page 17/3.20	Flat roofs contradicting outbuildings figure.	Noted and agree that this conflicts with advice on page 16.	Amend figure 3.20 to show a pitched roof on the garage to ensure consistent with advice on page 16.
Page 17/3.20	Good to have constant theme of red/green, negative/positive.	Positive comment noted.	No change.
Page 17/3.20	Maybe not the best perspective to make size of drives clear.	Noted and agree to adjust angle of diagram to demonstrate issue more clearly.	Adjust angle of figure 3.20 to emphasise issue of driveway space as outlined in supporting text.

REPORT TO: CITY DEVELOPMENT COMMITTEE – 27 APRIL 2015

REPORT ON: PROPOSED ANGUS LOCAL DEVELOPMENT PLAN

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 150-2015

1 PURPOSE OF REPORT

- 1.1 To advise Committee of the publication of the Proposed Angus Local Development Plan for a period of public representation and to formally respond on matters of interest to Dundee City Council as a neighbouring authority

2 RECOMMENDATION

- 2.1 It is recommended that the Committee approves Appendix 1 of this report as Dundee City Council's representation to the Proposed Angus Local Development Plan

3 FINANCIAL IMPLICATIONS

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

4 BACKGROUND

- 4.1 Angus Council approved the Proposed Angus Local Development Plan (LDP) on 11 December 2014, subject to a number of amendments, and agreed to its publication for a period of representation. The period of public representation started on 26 February 2015 and ends on 30 April 2015.

- 4.2 The Proposed Angus LDP sets out where land is being allocated to meet development needs and where new development should and should not be located. The Proposed Angus LDP will cover all of Angus with the exception of the area that is within the Cairngorms National Park.

- 4.3 There are three sites allocated for housing within the South Angus Housing Market Area that are of particular relevance to Dundee City Council due to their size and proximity to the City boundary.

- Mf1 - Ashludie Hospital, Monifieth - capacity of 130 residential units on brownfield land
- Mf2 - Land West of Victoria Street, Monifieth - capacity of 350 residential units on greenfield land
- St1 - Strathmartine Hospital - Opportunity Site for reuse and redevelopment of surplus buildings and landscaped grounds for a range of uses, including housing.

- 4.4 Following approval of the Proposed Angus LDP, Angus Council at its meeting on 18 December 2014 proceeded to make determinations on planning applications relating to the allocations at Mf2 and St1. A further planning application for housing at Monifieth was considered but is not an allocated housing site in the Proposed LDP. The applications are:

- a Planning Application 13/01184/PPPM: Land West of Victoria Street (Taylor Wimpey) for 350-400 houses. This application relates to the proposed allocation Mf2 Land at Victoria Street. Angus Council approved this planning application. Members will recall that Dundee City Council had formally objected to this application, Article III of the City Development Committee of 24 February 2014 refers (Report 85-2014).
- b Planning Application 13/00268/EIAM Former Strathmartine Hospital site for 222 houses. This application relates to the proposed allocation St1 Strathmartine Hospital -

Opportunity Site. Angus Council also approved the planning application. Members will recall that Dundee City Council had formally objected to this application (although it was recognised that the conversion of the listed building on its own would have been acceptable). Article VII of the City Development Committee of 4 June 2013 refers Report 247-2013).

- c Planning Application 14/00233/PPPM - Land to North of Ashludie Hospital (Barratt Homes) for 300 houses. This site is not allocated for housing within in the Proposed Angus LDP. Angus Council refused this planning application. Members will recall that Dundee City Council had formally objected to this application. Article IV of the City Development Committee of 19 May 2014 refers (Report No. 209-2014).
- 4.5 As Angus Council were minded to approve both Planning Application 13/01184PPPM – Land West of Victoria Street (Taylor Wimpey) and Planning Application 13/00268/EIAM – Former Strathmartine Hospital Site, they were required to refer them to Scottish Ministers in light of the objections made by the City Council. Scottish Ministers have determined not to call in Planning Application 13/01184/PPM – Land West of Victoria Street (Taylor Wimpey), but they have decided to call in Planning Application 13/00268/EIAM – Former Strathmartine Hospital site for their consideration and determination.

5 IMPLICATIONS FOR DUNDEE CITY COUNCIL

- 5.1 The overall vision and strategy of the Proposed Angus Local Development Plan (LDP) does not raise many cross boundary land use planning issues and Dundee City Council is largely supportive of the Proposed Angus LDP.
- 5.2 However, the allocation of housing sites in South Angus Housing Market Area close to the boundary with Dundee City Council has the potential to impact on the delivery of the land use strategy contained in the Dundee Local Development Plan and infrastructure in the City.
- 5.3 The housing site allocated as Mf1 - Ashludie Hospital is within the settlement boundary of Monifieth and includes the redevelopment of brownfield land and existing buildings. It is of a scale (130 houses) that raises no significant concerns and its allocation is supported
- 5.4 The allocations at Mf2 - Land West of Victoria Street and St1 - Former Strathmartine Hospital are of concern to Dundee City Council due to their size and proximity to the City's boundary. The South Angus Housing Market Area forms part of the Greater Dundee Housing Market Area and the allocation of these sites has the potential to detrimentally impact on the housing strategy established in the adopted Dundee Local Development Plan (LDP) 2014 and the approved TAYplan 2012. These proposals also raise issues of concern in terms of the impact they could have on the existing road network within Dundee.
- 5.5 Notwithstanding the planning applications for these sites, the concerns raised by the City Council in respect of these applications remain valid and should therefore be brought to the attention of Angus Council in the response to the Proposed Angus LDP.
- 5.6 The Proposed Angus LDP does not include the allocation of the site relating to Planning Application 14/00233/PPPM land to North of Ashludie Hospital (Barratt Homes) for 300 houses. Angus Council refused planning permission for this site on 18 December 2014. The City Council supports this position and agrees that this site should not be included as an allocation within Monifieth for the reasons set out in the objection to the planning application (Report No. 209-2014 refers).
- 5.7 Angus Council justified the granting of planning permission for the two major housing developments close to the boundary to Dundee on the grounds of maintaining an effective supply of housing land in the South Angus Housing Market Area. However, it is considered that any further shortfall of effective land for housing within the South Angus Housing Market

Area should be met from within existing settlements or in Dundee. No further allocations of large scale housing development within the South Angus Housing Market Area should be included within the Proposed Angus LDP.

6 POLICY IMPLICATIONS

- 6.1 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.

7 CONSULTATIONS

- 7.1 The Chief Executive, the Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

- 8.1 None.

Mike Galloway
Director of City Development

Gregor Hamilton
Head of Planning

GH/GSR/MS

15 April 2015

Dundee City Council
Dundee House
Dundee

APPENDIX 1

REPRESENTATION TO PROPOSED ANGUS LOCAL DEVELOPMENT PLAN

1 – General Vision and Outcomes

The overall vision and strategy of the Proposed Angus Local Development Plan (LDP) does not raise many cross boundary land use planning issues and Dundee City Council is largely supportive of the Proposed Angus LDP.

The cross boundary planning issues of concern are within the South Angus Housing Market Area and relate to the allocations for housing/opportunity uses at Monifieth (Mf1 and Mf2) and at Strathmartine (St1).

2 – Monifieth Settlement Strategy – Mf1 Ashludie Hospital

The housing land site allocated as Mf1 - Ashludie Hospital is within the settlement boundary of Monifieth and includes the redevelopment of brownfield land and existing buildings. This allocation does not raise any significant issues of concern and is supported.

It is recommended that site Mf1 Ashludie Hospital should be prioritised ahead of the greenfield release at Mf2 Land West of Victoria Street.

3 – Monifieth Settlement Strategy – Mf2 Land West of Victoria Street

The proposed allocation for housing at site Mf2 Land West of Victoria Street with an indicative capacity of 350 houses would have a detrimental impact on the housing strategy of the Dundee Local Development Plan (LDP) 2014.

Policy 5 of TAYplan 2012 highlights the need to ensure that Dundee, as a principal settlement, remains a key focus for housing growth. It sets out a presumption against housing land release in areas surrounding Dundee where this would prejudice the delivery of Strategic Development Areas or regeneration within the core areas.

The strategy in the Dundee LDP 2014 gives priority to the use of brownfield land within the existing urban area and focuses the limited greenfield land release to the Strategic Development Area identified at the Western Gateway.

The Mf2 site is located to the east of Dundee and an allocation of this scale would provide a greenfield housing option as an alternative to locations within Dundee. As such it would undermine the strategy of the Dundee LDP 2014 by attracting interest away from the Western Gateway and opening up major greenfield options to the east of the City.

It is also considered that the scale of development proposed would increase traffic levels and have a detrimental impact on the Arbroath Road at Claypotts junction.

4 – Strathmartine Settlement Strategy – St1 Strathmartine Hospital

The proposed allocation at site St1 former Strathmartine Hospital Estate as an opportunity site for a range of uses, including housing would have a detrimental impact on the housing strategy of the Dundee Local Development Plan (LDP) 2014.

Policy 5 of TAYplan 2012 highlights the need to ensure that Dundee, as a principal settlement, remains a key focus for housing growth. It sets out a presumption against housing land release in areas surrounding Dundee where this would prejudice the delivery of Strategic Development Areas or regeneration within the core areas.

The strategy in the Dundee LDP 2014 has been to give priority to the use of brownfield land within the existing urban area and to focus the limited greenfield land release to the Strategic Development Area identified at the Western Gateway.

The City Council supports the retention and reuse of the listed building at the Strathmartine Hospital Estate. However, the lack of an indicative housing capacity for the site raises concerns regarding the potential for a significant number of houses to be developed in close proximity to the City boundary. Any significant housing allocation at this location would undermine the strategy of the Dundee LDP 2014 by attracting interest away from the Western Gateway and opening up major housing options to the north of the City.

It is also considered that any significant housing development on the proposed allocated site would contribute to a cumulative effect on traffic levels and congestion within Dundee, especially on the A90/Kingsway junctions.

5 – South Angus Housing Market Area – Housing Strategy

Angus Council justified the granting of planning permission in December 2014 for two major housing developments close to the boundary to Dundee on the grounds of maintaining an effective supply of housing land in the South Angus Housing Market Area (SAHMA). These sites relate to the allocations at Mf2 and St1 in the proposed Angus LDP. The allocations are within the South Angus Housing Market Area which forms part of the Greater Dundee Housing Market Area (GDHMA). Any further shortfall of effective land within the SAHMA should be considered in the wider context of the GDHMA. Priority should be given to meeting any identified shortfall in the first instance from within existing settlements or Dundee. No further allocations for large scale housing developments within the South Angus Housing Market Area should be included within the Proposed Angus LDP.

REPORT TO: CITY DEVELOPMENT COMMITTEE – 27 APRIL 2015

REPORT ON: CYCLING, WALKING AND SAFER STREETS (CWSS) PROJECTS COMMENCING 2015-2016

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 136-2015

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek Committee approval for officers to identify and deliver cycling and walking improvements across the City of Dundee.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee approve the proposed cycling and pedestrian work themes for the year 2015-2016.

3 FINANCIAL IMPLICATIONS

- 3.1 The Scottish Government has made available to Dundee City Council an additional capital grant of £223,000 for the year 2015-2016 for CWSS projects. The interventions recommended in this report will fully utilise this finance.

4 BACKGROUND

4.1 Introduction

During April and May 2001, the Scottish Executive announced an additional £14.85 million over a 3 year period for local authorities across Scotland for Cycling, Walking and Safer Streets (CWSS) initiatives. Subsequently, this funding across Scotland has been extended and Section 70 grants have been offered for each financial year up to 2015/2016.

4.2 Objectives and Criteria

- a The Scottish Government expect the CWSS fund to be used to give greater prominence to cycling, walking and safer streets projects to help local authorities achieve the aims and objectives that have been set out in their Local Transport Strategies.
- b Based on relevant components in Dundee's Local Transport Strategy, Committee Report 149-2002 (Article II of the City Development Committee of 25 March 2002 refers) describes an overall common objective for CWSS schemes as being:
- "To physically improve access to walking and cycling facilities and reduce danger (actual or perceived) to pedestrians and cyclists."
- c To follow the common objective given above (in Report 149-2002, Article II of the City Development Committee of 25 March 2002 refers)). Committee adopted the following criteria devised for CWSS as policy. A CWSS scheme must either:
- physically improve access of walking and cycling facilities; and/or
 - reduce danger (actual or perceived) to pedestrians and cyclists.

4.3 Schemes

Utilising these criteria, the following types of scheme have been identified:

a Lowered Kerbs/Footway Improvements

Dundee has a good network of footways and footpaths, but they are not always accessible to vulnerable pedestrians ie the elderly and children. Lowered kerbs and improved footways at suitable points can significantly improve walking opportunities for this sector of Dundee's community. This project will improve accessibility and reduce danger to the most vulnerable in our society. A prioritised list has been prepared on lowered kerbs at numerous locations throughout the city. This list far exceeds the funding available and therefore has been prioritised to target focal points with areas of high footfall eg local services.

Finance Allocated: £40,000.

b Pedestrian Access and Safety Measures

Improvements to existing pedestrian crossing facilities and new infrastructure proposals to improve accessibility and safety for pedestrians/cyclists. Improvements to existing pedestrian crossings began in 2006-2007. This includes the provision of tactile paving and the standardisation of pedestrian crossing facilities throughout the city. This includes changing the remaining "pelican" crossings to the "puffin" type which is particularly welcomed by the visually impaired. This finance will also support the provision of new pedestrian/cycling facilities throughout the city where a need has been clearly demonstrated. This project will improve accessibility and reduce danger to pedestrians/cyclists.

Finance allocated: £93,000.

c Outdoor Access

The Outdoor Access Strategy Group has identified a number of projects and priorities. The precise locations where this funding will be utilised will be decided jointly by the Directors of Leisure and Communities and City Development. This Project will therefore improve accessibility for cyclists and pedestrians.

Finance Allocated: £10,000.

d Cycling

The number of "missing links" have been identified in the cycling network where there is demand for use. This project will therefore improve accessibility for cyclists.

Finance Allocated - £80,000

4.4 The 2014-15 allocation of CWSS assist was used to install dropped kerbs throughout the city, school flashing signs, pedestrian crossing on Queen Street/Church Street, a pedestrian island in Camperdown Road and various minor cycling/walking improvements. CWSS also supported cycling schemes in Broughty Ferry and Lochee in conjunction with additional Sustrans/Tactran funding.

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 the programme of works recommended within this report will promote cycling, walking and safer streets, thereby reducing car dependence and improving air quality in line with Sustainable Policy for Transport and Travel; and
 - b the works will also promote safety for vulnerable road users such as child pedestrians and cyclists, thus ensuring that the local road network meets the transport needs of all road users.

6 CONSULTATIONS

- 6.1 The Chief Executive, the Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 Dundee City Council - Local Transport Strategy - October 2000.
- 7.2 TACTRAN Walking and Cycling Regional Sub Strategy 2008.

Mike Galloway
Director of City Development

Neil Gellatly
Head of Transportation

NHG/EG/KM

14 April 2015

Dundee City Council
Dundee House
Dundee

REPORT TO: CITY DEVELOPMENT COMMITTEE – 27 APRIL 2015

REPORT ON: HARRIS ACADEMY (PERTH ROAD, DUNDEE) (VARIATION OF WAITING RESTRICTIONS) (NO 2) ORDER 2015

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 158-2015

1 PURPOSE OF REPORT

- 1.1 This report considers a request for alterations to waiting restrictions around Harris Academy on Perth Road due to the expected increase in inconsiderate parking and vehicle volumes around the school.

2 RECOMMENDATION

- 2.1 The Committee is asked to approve the preparation of a Traffic Regulation Variation Order to affect the changes to the waiting restrictions in the relevant Traffic Regulation Order for Dundee.

3 FINANCIAL IMPLICATIONS

- 3.1 It is proposed that the total cost of implementing these proposals estimated at £1,500 be met from within the City Development Car Park Trading Account. An additional £500 is required in annual maintenance costs for signing and lining and this will also be met from within the City Development Department's Car Park Trading Account.

4 BACKGROUND

- 4.1 The main plans with the proposals can be accessed on-line at the weblink: <http://www.dundee.gov.uk/citydevelopment/trafficorders>. A paper copy can also be made available on request from the Head of Transportation.

The Dundee City Council (Western Area, Dundee) (Waiting and Loading Restrictions) Order 2012

Perth Road/West Park Road/St Johnswood Terrace/Melville Terrace/Beechwood Terrace/Briarwood Terrace/Rosewood Terrace (See Drawings 1 & 2) - West End Ward

- 4.2 As a result of the redevelopment of Harris Academy, it is necessary to provide additional parking restrictions on Perth Road to promote road safety and avoid congestion around the school. It is also necessary to introduce waiting restrictions around the junctions of the side streets to allow safe access/egress.

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, the Director of Corporate Services, Head of Democratic and Legal Services and Police Scotland have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

7.1 There are no background papers of relevance to this report.

Mike Galloway
Director of City Development

Neil Gellatly
Head of Transportation

NHG/SS/KM

14 April 2015

Dundee City Council
Dundee House
Dundee

REPORT TO: CITY DEVELOPMENT COMMITTEE – 27 APRIL 2015

REPORT ON: TENDERS RECEIVED BY CITY ARCHITECT

REPORT BY: CITY ARCHITECT

REPORT NO: 133-2015

1 PURPOSE OF REPORT

1.1 This report details tenders received and requests a decision on acceptance thereof.

2 RECOMMENDATION

2.1 Approval is recommended of (1) the acceptance of the tenders submitted by the undernoted contractors and (2) the undernoted total amount, including allowances, for each project.

Project Reference Project Description	Contractor	Tender Amount	Total Amount	Finance Available
14-6026 - Glebelands Primary School - Supply of Modular Building	Western Building Systems Ltd, Co Tyrone	£490,000.00	£547,485.00	£547,485.00
14-6027 - St Pius Primary School - Supply of Modular Building	Western Building Systems Ltd, Co Tyrone	£550,000.00	£622,075.00	£622,075.00
13-006 - Lochee Leisure Centre - Refurbishment of Changing Areas and Sauna Suite	Environment Department (Construction Services)	£796,969.93	£941,186.93	£941,187.00
13-6014 - St Johns High School - Schoolhouse - Roof Replacement	Environment Department (Construction Services)	£29,908.53	£35,484.53	£35,485.00
14-030 - Dundee Ice Arena - Refurbishment of Changing Rooms 46 & 47	Environment Department (Construction Services)	£58,980.34	£68,004.33	£68,005.00
14-6014 - Castlepark Centre - Window Replacement	Environment Department (Construction Services)	£41,004.44	£47,278.44	£42,279.00
14-6013 - Ancrum Road Primary School - Upgrade Pupils Toilets	Environment Department (Construction Services)	£130,188.81	£150,107.81	£150,108.00
14-6019 - Ardler Primary School - Upgrade Pupils Toilet	Environment Department (Construction Services)	£41,259.57	£47,572.57	£47,573.00
14-6020 - St Fergus Primary School - Upgrade Pupils Toilets	Environment Department (Construction Services)	£102,502.95	£118,185.95	£118,186.00
14-6007 - Craigiebarns Primary School - Upgrade Infants Toilets	Environment Department (Construction Services)	£94,296.39	£108,724.39	£108,725.00
14-008 - The Hub - Boiler Replacement	Environment Department (Construction Services)	£56,343.66	£64,964.66	£64,965.00

3 FINANCIAL IMPLICATIONS

- 3.1 The Director of Corporate Services has confirmed that funding for the above project is available as detailed on the attached sheet.

4 POLICY IMPLICATIONS

- 4.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. Any issues are detailed on the attached sheets.

5 CONSULTATIONS

- 5.1 The Chief Executive, Director of Corporate Services and the Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

6 BACKGROUND PAPERS

- 6.1 None.

7 FURTHER INFORMATION

- 7.1 Detailed information relating to the above Tenders is included on the attached sheet. The construction works in this report have been procured using the general guidance contained in the following documents approved by the Council:

- a Report: 148-2003 - Partnering Guidelines for Construction Projects;
- b Report: 356-2009 - Construction Procurement Policy; and
- c Standing Orders - Tender Procedures of the Council.

Mike Galloway
Director of City Development

Rob Pedersen
City Architect

RP/AM/KM

7 April 2015

Dundee City Council
Dundee House
Dundee

CLIENT	City Development	City Development
PROJECT NUMBER PROJECT PROJECT INFORMATION	14-6026 Glebelands Primary School – Supply of Modular Building The works comprise the supply, delivery and installation of a Modular building to provide Nursery Facilities.	14-6027 St Pius Primary School - Supply of Modular Building The works comprise the supply, delivery and installation of a Modular building to provide Nursery Facilities.
TOTAL COST	Several Works £490,000.00 Allowances £57,485.00 Total <u>£547,485.00</u>	Several Works £550,000.00 Allowances £72,075.00 Total <u>£622,075.00</u>
FUNDING SOURCE	Capital Spend – Children and Young Peoples Act 2014	Capital Spend – Children and Young Peoples Act 2014
BUDGET PROVISION & PHASING	2014/2016 £547,485.00 Cash Flow 2014/2015 £22,500.00 2015/2016 <u>£524,985.00</u> <u>£547,485.00</u>	2014/2016 £622,075.00 Cash Flow 2014/2015 £25,245.00 2015/2016 <u>£596,830.00</u> <u>£622,075.00</u>
ADDITIONAL FUNDING	None	None
REVENUE IMPLICATIONS	None	None
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.
TENDERS	The project was procured through a Government Service Framework Agreement for modular buildings, 5 compliant offers were received, as noted below. 1 Western Building Systems Ltd, Co Tyrone £490,000.00 2 Extra Space Solutions, London £496,885.00 3 Servacomm, Hull Highest Offer £534,694.74	The project was procured through a Government Service Framework Agreement for modular buildings, 6 compliant offers were received, as noted below. 1 Western Building Systems Ltd, Co Tyrone £550,000.00 2 Extra Space Solutions, London £574,851.63 3 Servacomm, Hull Highest Offer £998,489.00
RECOMMENDATION	Acceptance of lowest tender.	Acceptance of lowest tender.
ALLOWANCES	Professional Services £37,485.00 Contingencies £10,000.00 Furniture <u>£10,000.00</u> Total <u>£57,485.00</u>	Professional Services £42,075.00 Contingencies £10,000.00 Furniture <u>£20,000.00</u> Total <u>£72,075.00</u>
SUB-CONTRACTORS	None	None
BACKGROUND PAPERS	None	None

CLIENT	City Development	
PROJECT NUMBER PROJECT PROJECT INFORMATION	14-008 The Hub – Boiler Replacement The works comprise the renewal of the exiting boiler, pipework, fittings, control system, wiring and associated builders work.	
TOTAL COST	Several Works Allowances Total	£56,343.66 <u>£8,621.00</u> <u>£64,964.66</u>
FUNDING SOURCE BUDGET PROVISION & PHASING	Capital – Heating and Ventilation Systems 2015/2016 <u>Cash Flow</u> 2014/2015 2015/2016	£64,965.00 £5,172.00 <u>£59,792.00</u> <u>£64,964.00</u>
ADDITIONAL FUNDING	None	
REVENUE IMPLICATIONS	None	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Negotiated contract. 1 Environment Department (Construction Services)	£56,343.56
RECOMMENDATION	Acceptance of offer.	
ALLOWANCES	Professional Services Total	<u>£8,621.00</u> <u>£8,621.00</u>
SUB-CONTRACTORS	None	
BACKGROUND PAPERS	None	