

**KEY INFORMATION****Ward****Proposal**

Erection of 3 storey research centre

**Address**

Land to East of Medical School Laboratory Block  
Ninewells Hospital and Medical School  
Dundee DD1 4HN

**Applicant**

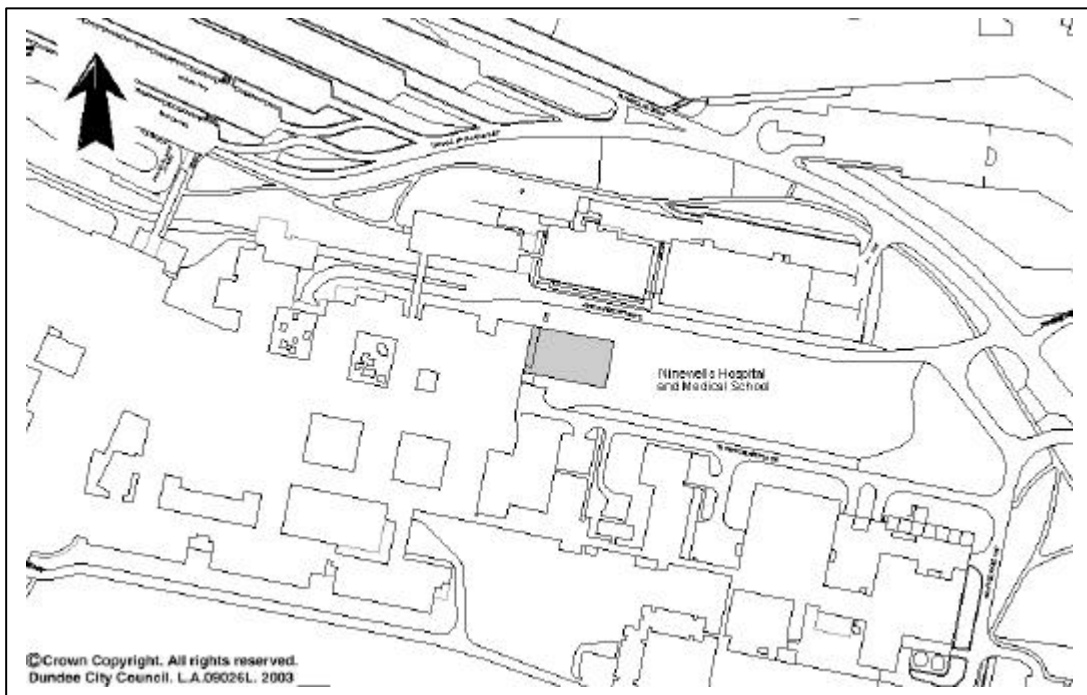
The University Court  
University of Dundee  
Nethergate  
Dundee DD1 4HN

**Agent**

Boswell Mitchell and Johnston  
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Glasgow G3 6DH

**Registered** 22 Mar 2005

**Case Officer** D Gordon



## Proposed Research Centre at Ninewells Hospital

The erection of a research centre is **RECOMMENDED FOR APPROVAL** subject to conditions.  
Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposed new facility conforms to Development Plan policies and there are no material considerations that would justify the refusal of this application contrary to these policies. Accordingly, the application is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- The application seeks permission to erect a 3 storey, with roof plantroom, Clinical Research Centre on a site located on the east side of the Ninewells Hospital complex.
- The proposed use is to be used in association with Higher Educational Establishment (University of Dundee) and is to be finished in a palette of modern materials.
- One letter of objection to the proposal has been submitted. The main issue raised relates to the development having the potential to further impact on traffic congestion in the local area.
- The proposal is in keeping with the policies of the development plan. There are no material considerations, including the submitted objection that would justify the refusal of the application contrary to these policies.
- The application is recommended for approval with conditions.

## DESCRIPTION OF PROPOSAL

The proposal under consideration involves the erection of a Clinical Research Centre on a site located on the north east side of the Ninewells Hospital complex. The new facilities will connect to the existing laboratory block located to the west and will provide 3 levels of serviced accommodation with roof plant above. The facility entrance is to be accessed from the north and coincides with the existing Hospital's Level 6. Due to the land levels of the site, the new building will have a service and a fire escape from Level 5 to the south. Consequently, the building is 2 storeys high, plus plantroom, on the north elevation while 3 storeys high, plus plantroom, to the south.

The proposed finishing materials are white render, copper and aluminium alloy sheet metal material, polished block, glazing and zinc cladding.

An associated car park, total 8 spaces, is to be provided on the north side of the new building.

## SITE DESCRIPTION

The proposed site is located at the east end of the Medical School laboratory block within the hospital complex. The site is bounded by the hospital road infrastructure to the north and south and extends eastwards away from the adjacent cluster of hospital buildings. The topography of the site is such that the land slopes away from the north road down over 3 metres towards the south road (Patrick Blair Place).

Although connected to the east end of the existing laboratory block, which is part of the original Ninewells development, the proposed new centre site is surrounded by new buildings each of which has their physical identity. To the north lies the Medical Physics building and a multi-storey car park while to the south west is the recently completed extension block. A substation building is currently under construction on the south side of the site.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

### Dundee Local Plan 1998

The following policies are of relevance:

Policy EU19 - The Local Authority will encourage appropriate business and research developments and supporting uses associated with Higher Education Institutions in "campus" locations.

Policy BE1 - The Council will expect the highest standards of composition and design in all new developments and its careful integration with its surroundings as regards scale, form, siting, alignment, materials and landscaping.



### Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application.

### Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 28: Higher Education Development. The terms of this policy are reflected in Dundee Local Plan policy EU19 above.

## Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application

## Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

## LOCAL AGENDA 21

Key Theme 7 requires access to facilities, services and people is not achieved at the expense of the environment and are accessible to all.

## SITE HISTORY

The Ninewells Hospital complex has been the subject of a considerable number of planning applications for development in recent years. The most relevant in this instance are the following applications that have recently been granted permission for the land located to the south of the site now under consideration.

02/00710/FUL - Extension to Resource Centre, Extraction Flue and Generator - Approved 31/03/2003

04/00828/FUL - Erection of Single Storey Building and Generator Housing - Approved 04/11/2004.

## PUBLIC PARTICIPATION

The required neighbour notification procedure has been undertaken by the applicants. An objection to the proposal has been received from a resident in Blackness Avenue. While the objector has advised that he is not against the development of a new research centre, he has concerns about the further traffic congestion that will arise as a result of the proposal.

A copy of this email is available for inspection in the Member Lounges. It is intended to comment on the issue of traffic generation in the 'Observation' section below.

## CONSULTATIONS

The various Council Department and outside bodies have been consulted with regard to the proposals.

The Head of Environmental Health and Trading Standards has advised that a condition relating to a scheme of noise attenuation should be attached to any permission granted in order to protect the environmental qualities of adjacent occupiers.

## OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations

## The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy Background section above.

The proposed new facility will provide a managed facility for Researchers to assemble equipment and subjects, within the care of a small dedicated staff, for the duration of the trial period. Research staff will not be based within the unit. It will become a "Hotel" for their needs. Any increase in the current population will therefore be negligible. The majority of the patient research is expected to be of a short term nature. Many will be attending clinical appointments within the Hospital and attend in conjunction with these visits. Others will be required to drop off sample specimens, consult with a nurse or spend some time whilst undergoing some procedure. The Centre does have the facility of a few "overnight rooms", these will be used infrequently for that purpose.

In light of the above, the proposed use of the site for new Clinical Research Centre purposes is considered to be in accordance with the requirements of Dundee Local Plan EU19 that encourages business and research developments and supporting uses associated with Higher Education Institutions.

With regard to the design of the new building, the applicants' agents have submitted a Supporting Document, that includes a Design Statement, in justification of their proposals.

As advised above, the new facility is to be 3 storeys in height with a plantroom above. The main entrance into the building will be from the north. The sloping topography of the site results in the building displaying a two storey elevation to the north and a 3 storey elevation to the south. A palette of modern materials, eg copper and aluminium sheet metal cladding, polished block and glass, are proposed.

The building will be connected to the existing laboratory to the west by way of a planar-glazed entrance atrium that encompasses reception areas, meeting and waiting areas and the public staircase and lift shaft. The height of the glazing, and partially glazed roof, follows the level of the existing lab block's parapet line but is slightly recessed in order to highlight the entrance and also to create a separation /transition space between the old block and the new facility.

The main feature of the north elevation is a 'floating' metal box that will shimmer in the daylight. The cladding is a copper and aluminium alloy sheet-metal material that is golden-bronze in colour. This choice of material is deliberate to allow the facility to achieve its own identity amongst other modern buildings and extensions that are located with the local area. A dark stone plinth will act as a base from which the feature box overhangs. The main box feature is intensified by offsetting the base to one side, exposing an external column on the opposite side and allowing areas in between to be floor-to-ceiling frameless glazing. Window cill and lintel levels on the north and south facade of the new building reflect that of the existing laboratory to the west.

The east elevation incorporates a strong, white rendered tower that houses a secondary escape stair and goods lift shaft. The south facade will be 2 storeys of white render on a solid, polished dark, stone base. A planar glazed box projects from the building to allow unobstructed views for staff and patients out towards the river.

The proposed rooftop plantroom will be set back from the main facade of the building to reduce its overall impact. The plantroom roof is an inverted pitch

that will appear as a lightweight structure sailing above the building.

In light of the above, the proposal is considered to comply with Policy BE1 of the Dundee Local Plan that relates to design issues.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

## Other Material Considerations

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

## Finalised Dundee Local Plan Review.

Policy 28 (Higher Education Development) reflects the policy requirements of Dundee Local Plan Policy EU19 above and consequently, the same conclusions are offered.

## Objections

An objection to the proposal has been received that relates to the potential the proposal has to further increase traffic congestion in the local area. The Council are currently in discussion with Ninewells Hospital to form a Travel Plan. This Plan will deal with issues of travel to and from the hospital and will promote measures to ensure that staff at the hospital are aware of measures available for all modes of travel to reduce the level of single occupancy car trips thereby reducing congestion on the road network around and within the hospital complex.

With regard to the application details, the proposed car parking spaces to be located on the north side of the site, adjacent to the main entrance, are dedicated to short term visitor use. These are considered by the applicants to be inconvenient enough to the main Hospital entrance to discourage general use, but will, in any event, be managed strictly by the Centre staff.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

## Design

The proposed design of the new facility is considered to be acceptable and appropriate in this area of new and existing buildings. Samples of the proposed finishing materials to be used require to be submitted for approval before development commences on site and this will be attached as a condition.

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## CONCLUSION

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The use is appropriate for this site within the hospital complex. The design of the new facility has been discussed and discharged above. The proposal is in accordance with the requirements of the development plan and there are no material considerations that would justify the refusal of this development.

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## RECOMMENDATION

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It is recommended that planning permission be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 The development shall not be occupied until a scheme for the noise attenuation of any ventilation/extraction system or other mechanical or plantroom services to be installed in the premises hereby granted permission has been submitted and approved in writing by the planning authority; all works which form part of the approved scheme shall be completed to the satisfaction before the use commences. For the avoidance of doubt, the total noise from all mechanical/electrical services shall not exceed NR25 as measured within any nearby habitable space.
- 3 That prior to the completion of the development a scheme to replace the trees removed from the site shall be submitted for the written approval of this authority. The scheme shall include the location of new trees, a schedule to comprise species and plant sizes and a programme for completion and maintenance.

- 4 Samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples

## Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In order to safeguard the amenity of nearby residents and other occupiers from any noise from the building hereby granted permission.
- 3 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 4 To ensure a satisfactory standard of appearance of the development.