

KEY INFORMATION

Ward Tay Bridges

Proposal

Environmental
Improvements to external
landscaping

Address

McManus Galleries
Albert Square
Meadowside
DUNDEE

Applicant

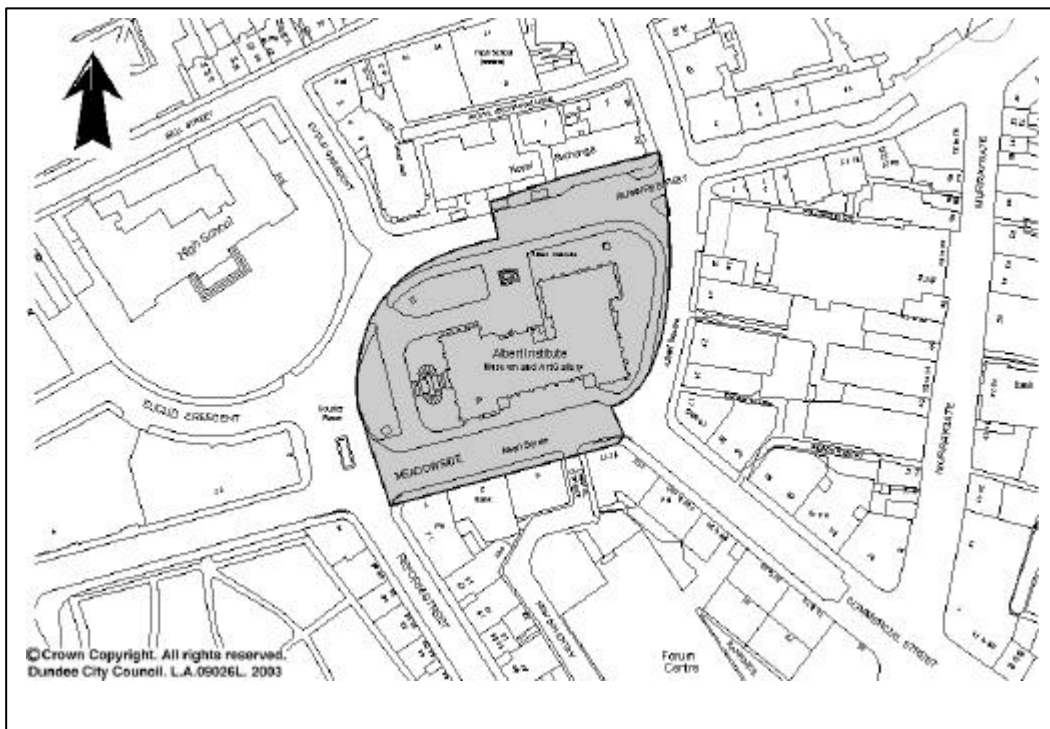
Scottish Enterprise Tayside
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Agent

Page/Park Associates
49 Cochrane Street
Glasgow

Registered 29 April 2005

Case Officer G S Reid



Albert Square Environmental Improvements

The proposed environmental improvements are **RECOMMENDED FOR APPROVAL**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is considered to be in accordance with the policies and proposals of the development plan.

The application is recommended for **APPROVAL** subject to conditions

SUMMARY OF REPORT

- Planning permission is sought for environmental improvements to the area around McManus Galleries, Albert Square, Dundee.
- It is considered that the proposed environmental improvements raise issues for consideration in terms of the Built Environment Policies and Proposals of the Dundee Local Plan 1998 and Policy 55 of the Finalised Dundee Local Plan Review.
- A single letter of objection was received to the proposed environmental improvements. The main concern was the loss of the existing mature trees and the planting beds.
- It is considered that the proposed environmental improvements are in accordance with the Built Environment Policies and Proposals of the Dundee Local Plan 1998 and Policy 55 of the Finalised Dundee Local Plan Review. It is considered that there are no material considerations that would warrant refusal of the application.

DESCRIPTION OF PROPOSAL

Planning permission is sought for environmental improvements to the area around McManus Galleries, Albert Square, Dundee.

SITE DESCRIPTION

The application site is area around McManus Galleries, Albert Square. The area is currently the immediate grounds of the gallery which are laid out in landscaping including grassed areas, trees and flower beds. There are also some areas of hard landscaping and fencing. The site also includes some of the surrounding roads.

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:

Built Environment Policy BE1: Design Quality.

Built Environment Policy BE2: Townscape Quality.

Built Environment Policy BE3: Use of Materials.

Built Environment Proposal BEN1 City Centre Environmental Improvements.

Dundee Urban Nature Conservation Subject Local Plan 1995

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

Finalised Dundee Local Plan Review

There are no policies relevant to the determination of this application

Policy 55: Urban Design.

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 13 is of relevance to the consideration of this application. This Key Theme seeks to ensure that places, spaces and objects combine meaning and beauty with utility. It is considered that the proposed environmental improvements achieve the aims of this Key Theme.



SITE HISTORY

There is no site history of relevance to the consideration of this application.

PUBLIC PARTICIPATION

The applicant carried out the statutory notification of neighbours and the application was advertised in the "Dundee Courier and Advertiser" on the 17 May 2005 as affecting the setting of the Central Area Conservation Area.

A single letter of objection was received to the proposed

environmental improvements. The main concerns raised was the loss of the existing mature trees and the planting beds.

Lloyds TSB had some initial concerns with the potential affect on their business. These however were resolved after discussion with the applicant.

Copies of the letters of objection are available in the Members Lounges and the concerns raised will be addressed in the "Observations" section of this report.

CONSULTATIONS

No adverse comments were received from any of the statutory consultees.

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 proposals under consideration are for major environmental improvements to the area surrounding McManus Galleries in Albert Square. The improvements will involve the removal of the existing soft and hard landscaping and trees. The improvements will also extend into existing roads and footways. The environmental improvements have been designed to provide a much improved setting for McManus Galleries and make the area more accessible and useable by pedestrians.

The area of the application is part of a larger area identified in the Local Plan for environmental improvements. Built Environment Proposal BEN1 applies and seeks to implement a phased programme of environmental improvement works to include the upgrading of Albert Square amongst other areas in the Central Area.

The Local Plan also seeks to ensure through Built Environment Policies BE1-3 that the highest quality of composition, design and materials are achieved in new developments.

The proposals continue the environmental improvement works already undertaken in other parts of the Central Area. The quality of design, composition and materials is of a good standard and builds on those used elsewhere in the Central Area. The proposal will significantly change the design of the landscape setting to McManus Galleries. It is considered that the changes will significantly improve the setting to the Galleries and improve access and use of the area for pedestrians.

It is considered that the proposals are in accordance with Built Environment Policies BE1-3 and Built Environment Proposal BEN1 of the Dundee Local Plan 1998.

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:

Policy 55 Urban Design of the Finalised Dundee Local Plan Review is of relevance. This Policy seeks to place emphasis on the quality of design of new developments. In addition, it highlights that all development should respect the setting of listed buildings. It is considered that the proposals pay due regard to the listed status of McManus Galleries and will enhance the area significantly. Given the design and materials proposed it is considered that the proposal is in accordance with Policy 55.

A single letter of objection was received to the proposed development. The letter was from an individual raising concerns regarding the loss of the existing mature trees and planting beds. It is accepted that the planting beds and mature trees do contribute to the setting of the building at present. However, the new concept for setting of the building does include replacement trees. These are in different locations to fit in with the design composition for improving the area. In terms of the planting beds these will not be replaced. However, low level hedging and alternative

ground coverings are to be introduced. This will allow for greater access to all areas around the galleries for pedestrians and people wishing to utilise this area. It is considered that the loss of the mature trees and planting beds would not warrant refusal of the application.

It is concluded from the foregoing that there are no 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 design and materials of the environmental improvements are considered to be of a high quality and will significantly enhance the setting of McManus Galleries and the visual appearance of the surrounding area.

CONCLUSION

It is considered that the proposed environmental improvements are in accordance with the Built Environment Policies and Proposals of the Dundee Local Plan 1998 and Policy 55 of the Finalised Dundee Local Plan Review. It is considered that there are no material considerations that would warrant refusal of the application.

RECOMMENDATION

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 Samples of all finishing materials shall be submitted to the Council for approval prior to the commencement of development and if approved the proposed development shall be carried out using only the approved finishing materials.
- 3 A detailed landscaping scheme shall be submitted to the Council for approval prior to the commencement of development and if approved the proposed development shall be carried out only in full accordance with such approved details.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 To ensure that the visual appearance of the proposed development is to an acceptable quality.
- 3 To ensure that the visual appearance of the proposed development is to an acceptable quality.