

**KEY INFORMATION**

**Ward** Ninewells

**Proposal**

Proposed supermarket, petrol filling station, car parking and associated works

**Address**

Land within South Road  
Retail Area  
South Road  
DUNDEE

**Applicant**

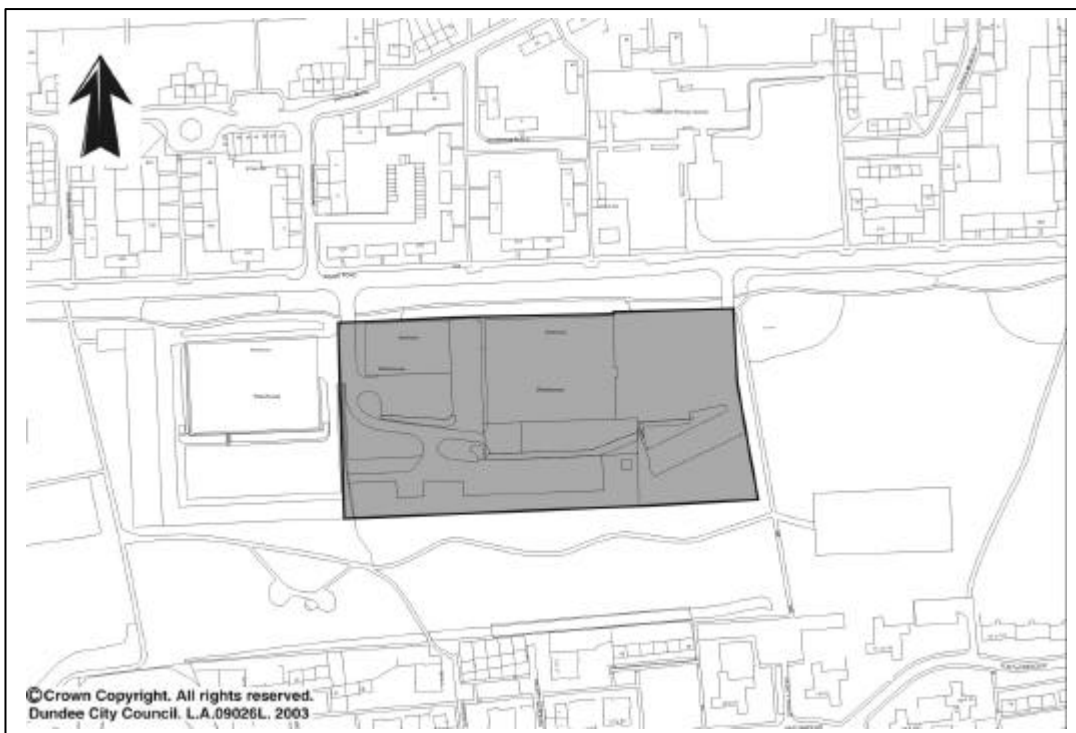
Tesco Stores Ltd  
Cirrus Building  
Shire Park  
Welwyn Garden City  
Herts AL7 1AB

**Agent**

Pritchett Planning  
Consultancy  
PO Box 8052  
EDINBURGH  
EH16 52F

**Registered** 7 June 2005

**Case Officer** G S Reid



## Proposed Tesco Superstore in South Road

A proposed supermarket, petrol filling station, car parking and associated works is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

**RECOMMENDATION**

It is considered that the proposal is in accordance with the provisions of the development plan.

Subject to the conclusion of a Section 75 Agreement and appropriate conditions it is recommended that planning permission should be granted.

**SUMMARY OF REPORT**

- Planning permission is sought for the erection of a foodstore and petrol filling station at South Road for Tesco Stores. The proposal involves the demolition of the existing Tesco foodstore building and the vacant retail unit to the west.
- The proposal raises issues for consideration in terms of Town Centres and Retailing Policy 4 and Transport Proposal 2 of the Dundee and Angus Structure Plan 2001-2016 and Policies 48, 49, 55, 56, 79, 86 of the Dundee Local Plan 2005. In addition, the proposal raises issues for consideration in terms of the guidance in SPP8: Town Centres and Retailing and SPP17: Planning for Transport.
- Objections were received from 3 residents, the Dundee Civic Trust and agents representing Asda Stores and Somerfield Stores respectively. The main concerns related to the need for a further food store, the increase in traffic/pedestrian safety issues and the potential detrimental impact the proposal would have on the visual amenity of the surrounding area.
- It is considered that the proposal is in accordance with the policies and proposals of the Dundee and Angus Structure Plan 2001-2016 and the Dundee Local Plan 2005. In addition, it is considered that the proposal is in accordance with the guidance in SPP8. There are no material considerations that would justify a departure to the provisions of the development plan in this instance.
- Accordingly, subject to the conclusion of a Section 75 Agreement and appropriate conditions it is recommended that planning permission should be granted.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a foodstore and petrol filling station at South Road, Dundee.

The applicants and operators are Tesco Stores Ltd who propose to erect a new foodstore of 8,000 sq metres gross floor area with a net sales area of 4,600 sq metres. The store is to operate 24 hours a day 7 days a week.

The proposed store is to be elevated above a ground level car park which is to be laid out to the west of the store as well as beneath it.

The proposal involves the demolition of the existing Tesco foodstore building and the vacant retail unit to the west.

All vehicular access is proposed from the north via existing accesses onto South Road. The existing Tesco customer access will be exclusively for service vehicles which would ramp up to the service yard and would be set at a higher level in the south east corner of the site. The main customer access is to be from the existing service access to the west of the site which is to be upgraded and include the provision of traffic signals.

The applicant has submitted a planning statement/retail assessment, a transport assessment, an air quality assessment, a contaminated land report and a noise assessment in support of their application.

## SITE DESCRIPTION

The application site extends to 2.56 hectares and is occupied by a Tesco foodstore, a vacant retail unit and associated car parking. To the south and east of the site is the South Road Park. To the west is a retail unit occupied by Sterling Furniture. To the north is South Road with residential properties beyond.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

The following policies are of relevance:

### Town Centres and Retailing Policy 4: Out of Centre Retailing

Transport Proposal 2: Road Proposals

### Dundee Local Plan 2005

The following policies are of relevance:

Policy 48: Accessibility of Out of Centre Retail Developments

Policy 49: New Out of Centre Foodstores

Policy 55: Urban Design

Policy 56: Public Art

Policy 79: Contaminated Land

Policy 86: Road Network

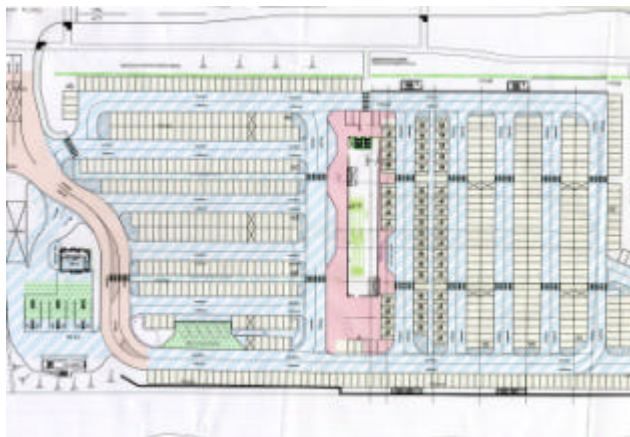


### Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

Scottish Planning Policy 8: Town Centres and Retailing

Scottish Planning Policy 17: Planning and Transport



Planning Advice Note 75 - Planning for Transport.

## 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 is relevant and seeks to ensure that access to facilities, services, goods and people is not achieved at the expense of the environment and are accessible to all.

## SITE HISTORY

Planning Application 01/30374/COU: Change of use of home improvement and garden centre to non-food retail unit, South Road. Withdrawn on the 11 January 2002.

Planning Application 01/30375/COU: Change of use of home improvement and garden centre to supermarket (to allow for the sale of food, other convenience and ancillary non-food goods), South Road. Appeal approved 3 March 2003.

Planning Application 02/00088/COU: Change of use of home improvement and garden centre to non-food retail unit, South Road. Withdrawn on the 12 August 2002

Planning Application 02/00101/COU: Change of use from home improvement and garden centre to supermarket (to allow for the sale of food, other convenience and ancillary non-food goods), South Road. Withdrawn on the 18 June 2003.

Planning Permission 04/00321/FUL: Erection of foodstore and filling station at South Road, Dundee. Withdrawn on the 3 March 2005.

## PUBLIC PARTICIPATION

The applicant carried out the statutory notification of neighbours and the application was advertised in the "Dundee Courier and Advertiser" as a potential departure to the development plan on the 27 June 2005.

In response 6 letters of objection were received to the proposed development. Three of these were from residents in the surrounding area, two from agents representing Asda Stores and

Somerfield Stores respectively and one from the Dundee Civic Trust.

The main grounds of concern raised were:

- 1 The retail impact assessment does not represent a 'retail study' which covers the city as a whole, as required by the development plan policy.
- 2 It is considered that the proposals are premature pending the findings of the retail study required by the development plan policy.
- 3 It is considered that there may not be sufficient retail capacity and as such the proposed development would have a detrimental impact upon the existing shopping provision in the area including Lochee District Shopping Centre.
- 4 The proposed building amounts to an overdevelopment of the site, is out of scale with the adjacent housing and would detract from the visual amenity of the surrounding area.
- 5 The provision of superstores in Dundee is at saturation point.
- 6 The concrete parapet to the service area should be better designed to be more sympathetic to the housing opposite.
- 7 The proposal will have a detrimental affect on the surrounding area due to the increase in traffic levels and increased concerns of pedestrian safety at the nearby primary school.

Copies of the letters of objection are available in the Members Lounges and the issues raised are addressed in the Observations section of this Report.

## CONSULTATIONS

The Head of Environmental Health and Trading Standards advised as follows:

### Noise

No objection in principle subject to conditions being imposed to cover delivery times to the store and petrol filling station, the operation of the jet wash and the noise levels from plant and machinery.

### Contaminated Land

No objection subject to the imposition of the standard condition covering contaminated land.

### Air Quality

No objection subject to the imposition of a condition requiring the submission of the revised Air Quality Statement.

The Scottish Executive Enterprise, Transport and Lifelong Learning Department advised that they had no objection to the proposed development subject to the imposition of a condition requiring the submission and approval of a Travel Plan.

No other comments were received from the other 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.

### Retail Matters

The planning application raises issues for consideration in terms of the Retailing Policies of the Dundee and Angus Structure Plan and the Dundee Local Plan Review. Town Centres and Retailing Policy 4: Out of Centre Retailing of the Structure Plan and Policy 49: New Out of Centre Foodstores of the Local Plan are relevant.

The proposal is for a food superstore of 8,000 sq. metres and would be constructed on the site of an existing Tesco superstore and adjoining retail warehouse building. The existing Tesco store extends to approximately 4,300 sq. metres and the retail warehouse is approximately 1,430sq metres. The existing Tesco food store was granted planning permission on appeal by Scottish Ministers and involved the refurbishment of a former B&Q unit.

The application site has already been assessed against TCRP4 of the Structure Plan at the Inquiry into the Planning Appeal at the former B&Q unit on South Road for a change of use to food retailing. The appeal was upheld by Scottish Ministers and in his conclusions the Reporter stated that "the proposal would not conflict with the provisions of the Dundee and Angus Structure Plan". This included an assessment against the criteria of TCRP4. It is considered that there have been no material changes in circumstances since the Reporter assessed the proposed site against TCRP4. The principle of a foodstore at this site has therefore been accepted.

The Dundee Local Plan Review which, post dates the approval of the Tesco Store at South Road, acknowledges the operation of the Tesco foodstore at the former B&Q unit and considers that this unit meets the foodstore requirement for this part of the City. However, the plan highlights that there is a need to consider whether there would be merit in providing support for a larger store in this area, inline with the City Council's original aspirations for this part of the City. As a result Policy 49 (New Out of Centre Foodstores) advises that the City Council will investigate whether there is a case for extending the existing foodstore at the site of the former B&Q unit at South Road, and if such a case can be established, will consider how this can be implemented. The Policy advises that proposals for the site will require to demonstrate:

- a that they will not undermine the vitality and viability of the City Centre and District Centres
- b compliance with Policy 48 and other relevant Local Plan Policies
- c commitment by developers to facilitate on and off-site measures to resolve access and traffic issues associated with the development.

The applicants have submitted a Planning Statement including a Retail Assessment in support of their application.

The applicants highlight that the application site is in an established retail area in a recognised area of deficiency in west Dundee where superstore development has consistently been supported by Dundee

City Council in the past. In addition, they also refer to Scottish Ministers and the Scottish Executive Reporter at the 2004 PLI support for the application site for large scale food retailing.

The applicants state that they have demonstrated how the development plan policies support the form of development proposed on this site and in particular both parts of the plan indicate that western Dundee has been in need of improved retailing for some time. They argue that although the existing Tesco store caters for the needs of the population of western Dundee, the proposed new store will help to encourage more shoppers to undertake trips locally well into the future. They conclude that the proposal is consistent with the main thrust, aims and policies of the development plan.

The applicants highlight that the actual increase in floor space over that which exists at present in the existing Tesco Store and retail warehouse unit is relatively small. As such in terms of viability and vitality they conclude that the proposal would not significantly affect other strategic shopping centres.

Criterion (a) of Policy 49 seeks to ensure that an extended store would not undermine the vitality and viability of the City Centre and District Centres. The proposed store would have additional food floor area of approximately 557 sq. metres over the existing store. It is considered that this amount of additional food floor area would not have a significant impact on the vitality and viability of the City Centre and District Centres. In terms of non-food floor space the applicants have indicated that they would intend to have approximately the same as for the food floor area. This would be an additional 802 sq. metres of floor area if the floor area of the existing retail warehouse is taken into account. The preamble to Policy 49 advises that in light of the concerns over the scale of non-food goods being sold in out of centre foodstores and the potential impact of this on the City and District Centres, controls will be applied to limit the proportion of floorspace selling such goods. As a result of discussions with the applicants regarding this issue they have agreed to accept the Council's standard range of goods condition and floorspace restriction to control the proportion of floorspace selling non-food goods.

In terms of criterion (b) it is considered that the proposal is in accordance with Policy 48 and the other relevant Local Plan policies.

In terms of criterion (c) the applicants have submitted proposals for both on and off site measures to address access and traffic issues associated with the development. This includes a contribution to address existing traffic issues at the Myrekirk/Kingsway junction.

It is considered that the applicants have provided sufficient justification for the proposed extension of the existing Tesco food store at South Road. Given the scale of the proposed extension it is not considered necessary to await the findings of the Citywide Retail Study before determining this application. The proposal is considered to be acceptable in terms of Policy 49 of the Local Plan and TCRP 4 of the Dundee and Angus Structure Plan.

Policy 48 (Accessibility of Out of Centre Retail Developments) is relevant to the consideration of the application. This Policy advises that proposals for major out of centre retail developments will require to incorporate measures to encourage convenient access by means other than the car. The Policy seeks that following specific measures are sought:

- a a bus access involving weather protected stances incorporating timetable information and linked to the pedestrian route network within the site; and
- b segregated, weather protected, pedestrian routes linked to the City's wider footpath network; and
- c weather protected cycle storage facilities accessed via segregated cycle routes linked to the City's wider cycle route network.

The existing store is already well served by public transport and a network of footpaths and cycle paths. The proposed development seeks to improve on all of the existing facilities, including pedestrian crossings on South Road and better links into the existing cycle/footpath networks. To ensure the proper provision for public transport facilities both within and out with the site a condition should be attached requiring details of the proposed facilities to be submitted to

the Council for approval. It is considered that the proposal is in accordance with Policy 48 of the Local Plan.

Policy 55: Urban Design is relevant and seeks that all new developments place emphasis on design quality and that the City Council will seek the creation of new public places and points of interest which incorporate architectural and landscape features and reflect and enhance historic street layouts, significant views and vistas. In addition, all development will, in its design and layout, be expected to contribute to an environment which is safe and accessible to all.

The applicants in their supporting statement have advised that they have designed the layout of the site and the store to reduce any impact on the surrounding area. The building has been located to the east end of the site so that the majority of the side elevation is not opposite residential dwellings. The service yard is also to the east to maximise the distance from any residential property. The store is to be dug into the existing landscape reducing the scale of the building. Car parking is to be accommodated below the building reducing the area of open car parking. The store design is similar to the Tesco Store at Kingsway East Retail Park and is contemporary in nature.

The proposals include a hedge along the northern boundary of the site. Some landscaping is also included within the site. In order to develop the quality of landscaping throughout the site and ensure its maintenance a condition requiring a landscaping scheme should be attached to permission if granted.

It is considered that subject to a condition the layout and design of the proposal is acceptable in terms of Policy 55.

Policy 56 advises that the City Council will continue to support Public Art through the adopted Public Art Strategy and the Percent for Public Art Policy.

The applicants have agreed to the imposition of a condition requiring the provision of a percent for public art as part of the development. The proposal subject to a condition is considered to be acceptable in terms of Policy 56.

Policy 79: Contaminated Land is relevant and advises that when

considering development proposals involving sites where the presence of contamination is suspected, the City Council will require applicants to:

- a a submit the results of site investigations which assess the nature and extent of any contamination which may be present; and
- b b where contamination is found to be present, notify the authority of the remediation measures proposed to render the site fit for its intended use including all receptors.

Appropriate conditions and/or legal agreements may be applied to ensure that such measures are implemented to the satisfaction of the Council.

The Head of Environmental Health and Trading Standards advised that he had no objection to the proposed development subject to the imposition of the standard condition covering contaminated land.

Transport Proposal 2 (Road Proposals) of the Structure Plan advises that the Council will pursue the upgrading of the Myrekirk Road/Kingsway Junction as important to the safety and efficiency of the strategic Road Network. In addition Policy 86 Road Network of the Local Plan advises that Dundee City Council will in conjunction with the Scottish Executive, promote through the development process the upgrading of the Kingsway junction at Myrekirk Road to assist development in the west of Dundee and bring forward improvements to the operation of the remaining trunk road network within Dundee to permit the effective movement of public transport, pedestrians and cyclists.

The applicants have agreed to make a financial contribution towards the aims of these Policies regarding the upgrading of the Myrekirk Road/Kingsway Junction.

This is in addition, to the proposed improvement works on South Road that are required to provide satisfactory access and egress at the site.

It is considered that the proposed development is in accordance with the policies and proposals of the Dundee and Angus Structure Plan and the Dundee Local Plan Review.

## Other Material Considerations

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

### National Guidance

Scottish Planning Policy 8: Town Centres and Retailing. This guidance was only published in August 2006. The applicants assessed the proposal against NPPG 8 Town Centres and Retailing which was the relevant guidance at the time of submission of the application. The guidance set out in SPP8 is not dissimilar to that of NPPG8 for assessing food stores applications. In addition, it is considered that the guidance is still consistent with the Retailing Policies of both the Structure Plan and the Local Plan. As such it is considered that the proposed development is in accordance with the guidance in SPP8

Scottish Planning Policy 17: Planning for Transport. This Policy promotes sustainable development in appropriate locations and seeks to ensure that development is well located in terms of public transport and pedestrian and cycle routes. Planning Advice Note 75 Planning for Transport offers guidance on the policy contained in SPP 17 (Planning for Transport) above.

The applicants have submitted a Transport Assessment (TA) in support of the proposed development. It is considered that the TA has demonstrated that the development can be accommodated within the existing road network subject to the road improvements on South Road proposed by the applicants. The proposals have already been assessed against Policy 48 of the Local Plan and found to be acceptable again subject to conditions. It is therefore considered that the proposals are acceptable in terms of the guidance contained within SPP17 and PAN 75.

The exact alignment of the proposed new junction on South Road requires to be revised to ensure its proper operation. This can be achieved and therefore a condition should be attached requiring the applicants to submit a drawing setting out the revised junction alignment.

### Objections

6 letters of objection were received to the proposed development. Three of these were from residents in the surrounding area, two from agents

representing Asda Stores and Somerfield Stores respectively and one from the Dundee Civic Trust. The concerns raised are addressed as follows

- a "The retail impact assessment does not represent a 'retail study' which cover the city as a whole, as required by the development plan policy." The applicants were not asked to carry out a retail study and have submitted a retail assessment as requested. It is considered that given the scale of additional floor area involved the proposal is acceptable and does not require to wait for the findings of the Citywide Study.
- b "It is considered that the proposals are premature pending the findings of the retail study required by the development plan policy." As indicated above it is considered that the given the scale of the proposed increase in floorspace it is not considered necessary to wait for the Citywide Retailing Review.
- c "It is considered that there may not be sufficient retail capacity and as such the proposed development would have a detrimental impact upon the existing shopping provision in the area including Lochee District Shopping Centre." It is considered that the Retail Assessment has demonstrated that the proposal would not have a detrimental affect on the vitality and viability of the existing shopping provision in the area.
- d "The proposed building amounts to an overdevelopment of the site, is out of scale with the adjacent housing and would detract from the visual amenity of the surrounding area." It is considered that the layout of the site and the design of the building are acceptable for the location proposed.
- e "The provision of superstores in Dundee is at saturation point." The proposal is not for a new store but an expansion and improvement of an existing store.
- f "The concrete parapet to the service area should be better

designed to be more sympathetic to the housing opposite." This element has been redesigned to improve its visual appearance.

- g "The proposal will have a detrimental affect on the surrounding area due to the increase in traffic levels and increased concerns of pedestrian safety at the nearby primary school." The proposal includes improvements to pedestrian facilities in the surrounding area including pedestrian crossings on South Road which should help improve the safety in the area.

There are mature trees along the northern boundary of the site. Most of these trees are outwith the application site but whose roots may extend in to the area affected by development. To assess the health of the trees and to ensure that these trees are not damaged during the construction process it is proposed to attach conditions requiring the submission of a tree survey and details covering protection of the trees.

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 building is of a modern contemporary design similar to the Tesco Extra at Kingsway West Retail Park. The store is of an elevated design with car parking at ground level and the retail floorspace at first floor level. The car parking underneath the store reduces the area of visible open car parking. It is considered that the design of the store is of a good quality and introduces a unique approach to the design of foodstores within Dundee.

## CONCLUSION

It is considered that the proposed development is in accordance with the policies and proposals of the Dundee and Angus Structure Plan 2001-2016 and the Dundee Local Plan Review 2005. In addition, it is considered that the proposal is in accordance with the guidance contained within SPP8 Town Centres and Retailing and SPP17

Planning for Transport. There are no material considerations that would justify departing from the provision of the development plan in this instance.

Accordingly, subject to the conclusion of a Section 75 Agreement and appropriate conditions it is recommended that planning permission should be granted.

## RECOMMENDATION

### RECOMMENDATION 1

This planning permission shall not be issued unless and until an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 between the Council and parties with appropriate interests in the land has been recorded. The agreement will relate to:

- 1 the range of comparison goods to be sold from foodstore.
- 2 the level of floor space to be given over to the sale of comparison goods.
- 3 the financial contribution to be made towards junction improvements at Myrekirk/Kingsway Junction.

### RECOMMENDATION 2

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 That the proposed foodstore shall have a gross floor area not in excess of 8,000 sq metres and a net sales area of not more than 4,600 sq metres.
- 3 Noise from all mechanical and electrical plant shall not exceed NR35, as measured 1 metre from the façade of the nearest residential property.
- 4 There shall be no deliveries to or from the service yard of the store between 2300 and 0700 hours. This shall include any lay up on the service lane and any night time loading/unloading.
- 5 The use of the jet wash shall be limited to between 0700 and 2300 hours.

- 6 Bulk fuel tanker deliveries to the petrol filling station shall only be between 0700 and 2300 hours.
- 7 Development shall not begin until a scheme to deal with contamination on the site has been submitted to and approved in writing by the planning authority. The scheme shall contain details of proposals to deal with contamination to include:

- 1 the nature, extent and type(s) of contamination on the site
- 2 measures to treat/remove contamination to ensure that the site is fit for the use proposed
- 3 measures to deal with contamination during construction works
- 4 condition of the site on completion of decontamination measures

Before the store is occupied the measures to decontaminate the site shall be fully implemented as approved by the planning authority

- 8 No part of the development shall be occupied until a Travel Plan (TP) has been submitted and approved in writing by the Planning Authority in consultation with TRNMD. The TP will identify the measures to be provided, the system of management, monitoring, review, reporting and duration of the plan.
- 9 Details of the public transport facilities to be provided 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.
- 10 Details of the proposals for the 1% for public art contribution and the timescale for its implementation 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.

- 11 A detailed landscaping scheme including timescales and future maintenance schedule 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.
- 12 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.
- 13 The proposed food store shall not commence trading until all of the agreed improvements to the surrounding road network including footpaths as set out in the Transport Assessment and approved/revised drawings have been completed to the satisfaction of the City Council.
- 14 That a revised air quality assessment 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 accordance with the approved details.
- 15 That drawings setting out the revised alignment of the improved customer access junction on South Road 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.
- 16 A tree survey covering the site and adjoining land shall be carried out in accordance with BS5837:1991 and 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.
- 17 no development or other operations shall be commenced on this site until adequate steps, which shall have been

previously approved by the City Council, have been taken to safeguard, against damage or injury during construction works, all trees on the site, or whose root structure may extend within the site. In particular no excavations, site works, trenches or channels shall be cut or pipes or services laid in such a way as to cause damage or injury to the trees by interference with their root structure and no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the trees by affecting their root structure

### Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To conform with the approved shopping policies of the development plan.
- 3 In the interests of residential amenity and to comply with the Council's standards for the control of night-time noise.
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- 6 In the interests of residential amenity and to comply with the Council's standards for the control of night-time noise.
- 7 To ensure that the site is fully investigated for any potential contamination and that any contamination that is found is adequately dealt with prior to development.
- 8 To be consistent with the requirements of Transport and Planning guidance documents NPPG 17 and Pan 57.
- 9 To ensure that the public transport facilities to be provided are to the standard required by the Council.
- 10 To meet the Council's policy requirement for Percent for Public Art.

- 11 To ensure that the visual appearance of the proposed development is to an acceptable quality.
- 12 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 13 in the interests of vehicular and pedestrian safety.
- 14 To ensure that the proposed development does not result in a detrimental impact on air quality in the area.
- 15 In the interests of vehicular and pedestrian safety.
- 16 To ensure that any trees affected by the development are identified and a justification for the removal of any trees is provided.
- 17 To ensure that existing trees particularly along the northern boundary of the site are not damaged as a result of the proposed development.