

KEY INFORMATION

Ward Tay Bridges

Proposal

Erection of Hotel with Office Accommodation

Address

90 West Marketgait
Dundee
DD1 1NJ

Applicant

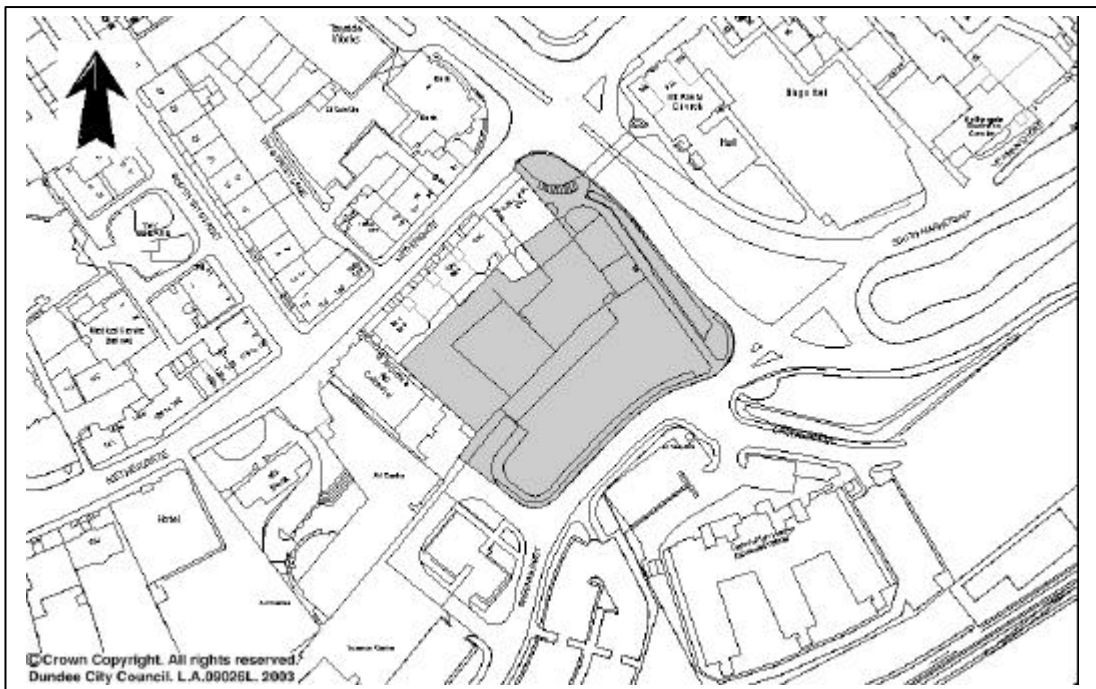
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Proposed Hotel and Office Development in West Marketgait

The erection of an hotel with office accommodation is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The planning application under consideration will provide a high quality contemporary building on an important gateway site to the city centre, the Digital Media Park and the Cultural Quarter. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a mixed use development on a prominent city centre site. The development will vary in height and will accommodate approximately 72,000 sq.ft. (net) of office floorspace, 114 bedroom hotel and licensed premises. A total of 103 off street car parking spaces are to be provided to the rear of the buildings.
- Five letters of objection have been received from neighbouring occupiers concerned about the impact the proposed development will have on the environmental quality and infrastructure of the surrounding area, the impact on existing parking and access arrangements of adjacent properties and the impact of additional licensed premises in the area. Architecture and Design Scotland have concerns about the design of the development.
- The proposals comply with the provisions of the development plan. The contemporary design of the proposed development is considered to be successful as it will improve and enhance the visual quality of this important city centre site. The scheme will provide a landmark gateway for the City Centre, Digital Media Park and the Cultural Quarter.
- The proposals will not significantly impact on the adjacent occupiers and it is considered that there are no material considerations, including the issues raised by the objectors, that would justify the refusal of the application contrary to the development plan policies.

DESCRIPTION OF PROPOSAL

The proposal under consideration involves a development of a mix of uses on a site located to the west of Marketgait, south of Nethergate and to the north of Greenmarket. The Marketgait/Nethergate junction will accommodate 30,355 sq.ft. (net) of office accommodation. To the south of this, on the Marketgait / Greenmarket junction, a 114 bedroom hotel is proposed. To the west side of the proposed hotel, on the north side of the Greenmarket, an office development of 41,625 sq.ft. (net) is proposed.

The ground floor of this development is facing onto Marketgait, will accommodate a variety of uses including office, licensed premises and hotel floorspace.

To the rear of the buildings, open courtyard areas will accommodate 91 off street car parking spaces. In addition, a further 12 restricted parking spaces are to be provided at basement level of the hotel. Access to these courtyard areas will be from Greenmarket and will be barrier controlled.

A more detailed description of the proposed development is to be found in the 'Observations' section of this report below.

SITE DESCRIPTION

The site is located on the west side of Marketgait and is bounded on the north by the Nethergate and to the south by Greenmarket.

The east side of the site previously accommodated a small single storey car hire building that was demolished, with permission, several years ago. The southern section of the site, until recently, was used for car parking purposes and now accommodates site huts that are used in association with adjacent road construction works.

The site is reasonably flat although it is evident that there is a north to south slope on the eastern boundary. The ongoing works on this eastern section of the site (in association with adjacent road works) has resulted in the infilling of the underpass that ran east to west under the Marketgait.

The surrounding area accommodates a mix of uses typical of a city centre location. To the east there is a coffee

shop, St Paul's Church and a Bingo Hall. Extensive road improvement works on the Marketgait are also evident. To the northeast is the Overgate Centre and to the north / northwest is the stone faced bank building and the mixed tenemental properties of the Nethergate. To the west are the Dundee Arts Centre, The Science Centre and St Andrews Cathedral.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

The following policies are of relevance:

The Structure Plan strategy for Dundee includes the support of the regeneration of brownfield sites in the City centre and the promotion of new opportunities for retailing / commercial development to assist in improving the attractiveness of the City as a place to live and work. In this respect, the following policies are of relevance:-



Employment Policy 5: Leisure and Tourism. The Council will generally support proposals that contribute to the sensitive development of the range and quality of tourism and visitor attractions including the provision of three and four star hotels with conference facilities in the city centre.

Town Centres and Retailing Policy 5: Leisure and Commercial Uses. A sequential approach will be applied in relation to site selection for leisure and commercial uses capable of contributing to the vitality of the city centre.

Environmental Resources Policy 6: Design and Urban Renewal. New development will require to make a positive contribution to the identity, character and quality of the built and historic environment.

Dundee Local Plan Review 2005

The following policies are of relevance:

Policy 17: Cultural Quarter. Within the Cultural Quarter uses and developments that will assist the further development of its role as a focus for culture and related activities and business activities will be encouraged. Proposals for the area will be viewed in terms of their contribution to the mix and diversity of uses and to their potential to enhance its visitor attraction.

Policy 30: Visitor Accommodation. The Council will support the provision of high quality visitor accommodation and conference facilities in and close to the city centre, where they are consistent with the Central Waterfront Masterplan.

Policy 52: Restraint on Licensed premises within the City Centre. Within the city centre care will be taken to avoid an excessive concentration of public houses and night clubs, particularly those in close proximity to residential areas. As such, there will be a presumption against the establishment of licensed premises (excluding restaurants) in the city centre:

- a with a total floor area in excess of 300 sq.m. or
- b any more than one in five units in a single frontage where the combined floor area is in excess of 300 sq.m.

This restraint will not apply in the Cultural Quarter although the development of night clubs will be carefully controlled so that they do not dominate the character and disrupt the Quarter as a daytime visitor environment.

Policy 55: Urban Design. For all new developments the emphasis will be on design quality. The Council will require the use of Design Statements for planning applications for new buildings on significant sites. All development will, in its design and layout, be expected to contribute to an environment that is safe and accessible to all.

Policy 60: Alterations to Listed Buildings. The alteration of a listed building will only be acceptable where the proposals have regard to the preservation or enhancement of its architectural or historic character. Alterations will not be permitted where the works would diminish the architectural integrity of the building or its historic interest.

Policy 61: Developments in Conservation Areas. Within conservation area all development proposals will be expected to enhance the character of the surrounding area.

Policy 65: Archaeological Sites. Where any proposal could affect a site of known archaeological importance or potential, the applicant will be required to provide an assessment of the archaeological value of the site and the likely impact on the archaeological source.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

National Planning Policy Guideline 8 (Revised 1998) on Town Centres and Retailing sets out Government policy for town centres and retail developments. Although hotels are not specifically noted, it is reasonable to assume that this type of use is covered by the Guideline.

National Planning Guideline 17 - Transport and Planning. See SPP 17 below.

Scottish Planning Policy 17 - Transport and Planning Maximum Parking Standards (Addendum to NPPG 17). This offer advice on maximum parking standards for various types of new development.

National Planning Policy Guideline 18 outlines national policy on the historic environment which local authorities should consider in formulating and assessing development proposals. The

Guideline also identifies a range of planning actions designed to achieve conservation objectives, including implications for development plans and development control.

Planning Advice Note 68 - Design Statements. This Advice Note sets out the Scottish Executive's expectations of the planning system to deliver high standards of design in development and redevelopment proposals.

A Policy Statement for Scotland - Designing Places (Scottish Executive 2001). This first policy statement on designing places in Scotland sets out the policy context for important areas of planning policy, design guidance, professional practice and education.

Non Statutory Statements of Council Policy

The following policy statements are of relevance:

Dundee - The Urban Design Guide. This sets out principal objectives that are to be pursued in the design of new buildings and spaces within the city.

LOCAL AGENDA 21

A key theme of Agenda 21 is that places, spaces and objects combine meaning and beauty with utility. A further aim is to create safe, clean and pleasant environments in which to live. The proposal involves the redevelopment of a city centre brownfield site with a structure of contemporary design resulting in a continued improvement and enhancement of this visually important site. This is considered sustainable and consequently consistent with the aims of Agenda 21.

SITE HISTORY

99/24378/D - Erection of a 103 bedroom hotel with associated bar, lounge and car parking and the provision of separate public house - Approved 15/02/2000.

99/01755/DLB - Alterations to a Listed Building to facilitate the erection of a hotel and separate public house - 31/03/2000

99/00168/DS - Demolition of unlisted building to facilitate the erection of a hotel and separate public house - 31/03/2000

03/00695/FUL - Erection of 104 bedroom Hotel, Offices and cafe bar - Approved 26/01/2004. An associated Listed Building was also granted permission for the works to the properties to the west.

05/00998/LBC - Alterations to listed building to accommodate erection of mixed use development including offices, hotel and licensed premises. Application has yet to be determined.

PUBLIC PARTICIPATION

The applicants have undertaken the statutory neighbour notification procedure. Objections to the proposed development have been received from 5 adjoining occupiers. The main issues that have been raised that are relevant to the proposals are:-

- 1 The size and scale of the proposals will have an adverse impact on the setting of the adjacent listed buildings and the surrounding conservation area.
- 2 The proposal has the potential to adversely impact on the natural daylight to the stain glass windows of the building located to the east.
- 3 The proposals have the potential to detract from the quality of the architecture already in existence in this local area.
- 4 The proposal may detract from the Cultural Quarter
- 5 The impact of additional licensed premises in this location
- 6 The proposal will adversely impact on the local infrastructure particularly the drainage of area.
- 7 The proposals do not make provision for vehicular or pedestrian access to the rear of properties on the Nethergate.
- 8 There is insufficient off street car parking for the scale of the uses proposed.

Copies of these objections can be found in the Members Lounges. It is intended to comment on the various issues raised in the Observations Section of this report below.

CONSULTATIONS

The relevant Council Departments and outside bodies have been consulted with regard to the proposals. The

following comments have been received.

The Head of Environmental Health and Trading Standards has advised that due to the previous industrial and commercial uses within the site, a condition relating to contamination matters should be attached to any permission granted.

In addition, the Head of Environmental Health and Trading Standards has also advised that certain conditions should be attached to any consent granted that relate to the control of amplified music, delivery times and noise generated by mechanical and electrical services.

Architecture and Design Scotland were consulted and they have expressed concerns about the proposals including the heights and design quality of the building, the use of the rear courtyard areas for car parking, the use of internal stairs on the corners of the new buildings and the way the buildings address the street frontage and defines the urban edge.

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.

Also, in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving the listed buildings or their settings or any features of special architectural or historic interest that they possess. The Council is also required to have regard to preserving and enhancing the character or appearance of the conservation area.

The Development Plan

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

Dundee and Angus Structure Plan 2001-2016.

The Structure plan strategy for Dundee includes the support of the regeneration of brownfield sites in the city centre and to promote new opportunities for retailing / commercial development to assist in improving the attractiveness of the city as a place to work and live.

Employment Policy 5 (Leisure and Tourism) supports proposals that contribute to the sensitive development of the range and quality of tourism and visitor attractions including the provision of three and four star hotels with conference and banqueting facilities in the city centre. It is recognised that Dundee requires new hotel accommodation and that a key target in the regeneration of the city is investment in new quality hotel accommodation in order to meet the demands of a range of activities such as general tourism, conferences and various academic and research activities. The current application proposes a 114 bedroom hotel and, in terms of the city's needs, represents an important step in working towards reaching the required level of provision.

Town Centre and Retailing Policy 5 (Leisure and Commercial Uses). This policy requires that a sequential approach be applied in relation to site selection for new leisure and commercial developments with preference being given to sites that will lead to the improvement in the vitality and viability of the city centre. The proposals, being located in the central area of the city are considered to be consistent with the requirements of this Policy.

Environmental Resources Policy 6 (Design and Urban Renewal). All new development within the city shall be expected to make a positive contribution to the identity, character and quality of the built and historic environment. This matter is discussed more fully in Dundee Local Plan Review Policies 55, 60 and 61 below where it is considered that the design and the impact of the new development will have a positive impact on the environment quality of the area.

Dundee Local Plan Review 2005.

Policy 17: Cultural Quarter. Within the Cultural Quarter uses and

developments that will assist the further development of its role as a focus for culture and related leisure and business activities will be encouraged. This proposal will result in a landmark building signifying entry to the Cultural Quarter from the south. In addition the proposal will provide additional visitor attractions and consequently will contribute and enhance the mix and diversity of uses within the area.

Policy 30: Visitor Attraction. Support will be given to the provision of high quality visitor accommodation in and close to the city centre where they are consistent with the Central Waterfront Masterplan. The proposed development achieves this aim within the context and guidelines of the approved Masterplan.

Policy 52: Restraint on Licensed Premises in the City Centre. This policy advises that within the city centre care will be taken to avoid an excessive concentration of public houses and night clubs. However, this constraint will not apply in the Cultural Quarter although the development of night clubs will be carefully controlled so that they do not dominate its character and disrupt the Quarter as a daytime visitor environment. In this respect, the proposal does not contravene the requirements of this policy.

Policy 55: Urban Design. This policy, together with policies 60 and 61 below, have shared objectives and require that all new development offers the highest standards of composition and design and its careful integration with its surroundings as regards scale, form, siting, alignment, materials and landscaping. In addition, the Council will encourage the appropriate and imaginative use of materials where they are in harmony with the character of the surrounding area, especially in conservation areas and on main approaches to the city.

The site under consideration is approximately 0.7 hectares in size and is orientated towards the south and south east. The site occupies a prominent location in the city centre and offers a unique opportunity to significantly strengthen and improve the currently very weak link between the city centre and the emerging Waterfront Area to the south.

In accordance with the requirements of Policy 55, the applicants have

submitted a Design Statement in support of their application. This Statement offers guidance on the concept and philosophy behind the development and advises on the justification for the buildings design details.

The site under consideration is approximately 0.7 hectares in size and is orientated towards the south and south east. The site occupies a prominent location in the city centre and offers a unique opportunity to significantly strengthen and improve the currently very weak link between the city centre and the emerging Waterfront Area to the south.

The applicants advise, through the terms of the Design Statement, that the proposals involve the redevelopment of this brownfield site with a mix of hotel, office and licensed premises uses within a structure of contemporary design. It is considered that the proposed mix of office, hotel and bar / restaurant is appropriate and complimentary to the continued development of the city's commercial and cultural quarter which commences within the application site and extends into the Nethergate, South Tay Street and the former Tay Works where other commercial and leisure developments are progressing. The proposed development will effectively establish the physical presence of the southern tip of the Cultural Quarter and the entrance to the Digital Media Park.

Generally, the proposed office accommodation to be located adjacent to the Nethergate / Marketgait junction rises 6 storeys above pavement level with a basement storey being provided to incorporate plant, services and storage along with cellarage facilities for the licensed premises. The ground floor level is primarily to be glazed to form a more direct relationship with the city streetscape with the facades being arranged behind the exposed structural grid to emphasise the alignment of the upper level facades. Entrances to the office accommodation and the licensed premises are located at opposite ends of the structure to define the uses by separation. With regard to the design treatment of the ground floor level of this corner section of the building, the natural movement of pedestrians along the south pavements of the Nethergate and crossing the existing carriageway to the north has been observed and considered with a resultant design

decision being taken not to extend the corner of the proposed building down to ground level. The proposals indicate that the upper floors of the office accommodation at the junction of Nethergate and Marketgait will be suspended above the entrance to the licensed premises. This will afford the free flow of pedestrian movement through an identifiable public space which will emphasise the entrance to the restaurant / bar as well as relating to open space on opposite sides of the existing junction without creating a standard width pavement. The upper floor levels are designed to extend outwards towards the alignment of what would have been a traditional pavement width to emphasise the prominence and presence of the proposed structure in this corner location.

The fifth floor level steps back from the alignment of the main facade and is predominantly of curtain wall design and the sixth floor level is restricted in footprint size to accommodate a high level boardroom with 270 degree vision across both the city and the river to the south. The office facade is to be articulated by the use of curtain walling, reconstituted stone, coloured rendered panels and feature panels of colour coated aluminium. The northern corner of the upper levels of the office accommodation is set to a swept curve concentric with the lower level street plan which incorporates a simple vertical stainless steel mast which can be illuminated in hours of darkness providing a reference point to the gateway to the Cultural Quarter.

The proposed 114 bedroom hotel is to be located in the south east corner of the application site and rises through 5 floors of public space and bedroom accommodation with a basement level accommodating plant, service areas, luggage storage facilities and car parking spaces. The main entrance is located on West Marketgait and will benefit from the shared use of an adjacent lay-by for setting down / pick up purposes. The entrance area provides direct access to reception foyer facilities alongside a restaurant / lounge area, hot desk and meeting room facilities. A total of eight bedrooms have been specifically designed for special needs purposes.

The restaurant / lounge are also located adjacent to street level with a predominance of glazed panels being evident. An additional access stair has

been introduced into the design and has been located in the south east corner of the structure with the purpose of playing a prominent and pivotal role as the structure turns at ninety degrees into the Greenmarket. Cantilevered planar glazing is intended to emphasise the corner stair tower with internal designed illumination providing colour and a point of focus during night time hours.

The office accommodation to be located within the southern corner of the application site is intended to rise through six storeys above ground level providing approximately 30,000 sq. ft. of net usable floor space. Each floor level has been designed to allow subdivision into smaller office units if required. The office footprint is "L" shaped to allow the formation of two distinct rear courtyards to provide access and restricted car parking and to minimise overshadowing of adjacent properties.

The main entrance is located on the south elevation directly opposite the proposed new 600 space multi storey car park and is emphasised by a double storey volume. The structure is intended to be articulated by the appropriate use of a limited palette of materials being curtain walling, facing brick panelling, colour render and coloured aluminium panelling. The roof profile, as indeed are all the proposed roof profiles in the scheme, is intended to be 'flat' finished in single sheet polymer roofing material.

Entrance to the rear courtyard areas will be by controlled access system and the groundscape materials will be varied in size and texture to assist in breaking down the scale and appearance of each new space. A certain limited degree of soft landscaping is also to be provided

With regard to the comments submitted by Architecture and Design Scotland (see 'Consultations' Section above), the applicants have been made aware of the various concerns and have submitted several amendments to the scheme that take account of several of the issues raised.

It is considered that submitted Design Statement offers a full justification for the layout and appearance of the proposed new buildings in this sensitive and prominent city centre location. It is concluded that the scheme offers a quality design that will repair the damage done to this part of

the city centre during the construction of the Markergait. The contemporary design of the buildings will not detract from the character of the adjacent listed buildings or adversely impact on the setting of the surrounding conservation area. In this respect, it is concluded that the proposed development is in accordance with the requirements and aspirations of Policy 55 of the Local Plan.

Policy 60: Alterations to Listed Buildings. This matter will be discussed more fully during the determination of the accompanying listed building application that will involve the adjacent buildings to the west. This matter is also briefly discussed in the discharge of Policy 55 above.

Policy 61: Development within Conservation Areas. The terms of the discussions in Policy 55 above are relevant to this policy and consequently, the same conclusions are offered. It is considered that the quality of the design of the proposed new structures will not adversely impact on the character or setting of the surrounding conservation area.

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

It is also concluded from the foregoing that the statutory duty set out in Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is discharged in this instance.

Other Material Considerations

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

The views of objectors.

- 1 With regard to the size and scale of the proposed development in relation to the surrounding area, this matter has been discussed in the context of Policy 55 of the Local Plan. It was concluded that the details of the development were appropriate for the site and its location.
- 2 With regard to the potential impact the proposals will have on the stain glass windows of the building to the east (St. Paul's Church), it is the case that any new built structure will have the capacity to create some form of impact on its adjacent

environment by reason of presence and the nature and variable phenomena of shadow. However, overshadowing is not constant and the fluidity and extent of its footprint is directly related to the daily sunpath throughout each yearly cycle. In this instance, the submitted details suggest that the frontage of the proposed office building is 38 metres from the west facade of the nave of the church and approximately 32 metres from the west gable of the transept. This is similar to the distance that exists between the Bank of Scotland Building to the north and the Overgate Centre to its east. Consequently, it is considered that the proposal will not have a significant detrimental effect or impact on the quality of natural light on the church's stain glass windows.

- 3 With regard to the proposals detracting from quality of the architecture existing in the area, this matter has been discussed and discharged in the context of Policy 55 of the Local Plan.
- 4 With regard to the proposals detracting from the emerging Cultural Quarter, this matter has been discussed above. It has been concluded that the uses proposed are in line with the aspirations of the Quarter. In addition, the development will result in formation of a quality gateway building at the southern entrance to the area.
- 5 The issue of the provision of additional licensed premises has been discussed above. The Cultural Quarter invites such uses within its confines and Policy 52 of the Local Plan supports this form of use by advising that restraints on the location of licensed premises within the city centre shall not apply to this area.
- 6 With regard to the impact of the proposals on the infrastructure of the local area, there are currently no known reasons why the proposed development could not proceed as a result of infrastructure capacity. The applicants have advised that they are currently progressing applications for public utility

connections and no known problems exist at this time.

- 7 With regard to the issue raised relating to vehicular and pedestrian access to the rear of the properties on Nethergate, this is considered to be civil matter that should be resolved outwith the remit of current planning legislation.
- 8 With regard to the provision of car parking to be associated with the proposed development, it is considered that the creation of 103 spaces is acceptable in this instance.

The views of Consultees.

With regard to the comments submitted by Architecture and Design Scotland (see 'Consultations' Section above), the applicants have been made aware of the various concerns and have submitted several amendments to the scheme that take account of several of the issues raised. This has included a re-appraisal of the detailing of the geometry and junction of the proposed office accommodation with the blank gable of the category B listed building at 132 Nethergate. This has involved the staircase design and height being amended to ensure that the abutment offers a greater degree of clarity between the old and the new properties. Further changes include a revision of the height of an adjacent building on the submitted contextual drawings following additional survey work and the provision of a limited amount of soft landscaping works in the proposed car parking areas to be located to the rear of the buildings. The applicants have also advised of the retention of the former sea wall and the provision of greater clarity on ground surface materials.

The impact of the proposed development on the adjacent buildings and the surrounding conservation area has already been discussed in the context of Policy 55 of the Dundee Local Plan Review 2005 above.

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 design rationale for the development is set out in the applicants Design Statement. The Nethergate corner is completed with an appropriate quality building that compliments the Overgate Centre opposite and signifies a city centre gateway and crossroads. The appropriate use of a limited palette of materials and the contemporary composition of the proposals combine to provide a dramatic building of a high quality design. It is considered that the scheme satisfies the requirements of Policy 55 of the Local Plan.

CONCLUSION

The proposals are considered to be in accordance with the Council's strategic initiative of reconnecting the city centre area with the Waterfront Area with buildings of the quality and scale expected of an urban centre.

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 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.
- 3 Development shall not begin until details of a scheme for landscaping works have been submitted to and approved in writing by the planning authority. For the avoidance of doubt, details of the scheme shall include :
 - i Location of new trees, shrubs and grassed areas.
 - ii Schedule of plants to comprise species, plant sizes and proposed numbers / density.
 - iii Programme for completion and subsequent maintenance.

All landscaping works shall be carried out in accordance with

the scheme approved in writing by the planning authority prior to the first occupation of any of the buildings hereby granted permission.

- 4 That any amplified music or vocals generated by the proposed development shall be so controlled as to be inaudible within residential accommodation at 132 - 148 Nethergate.
- 5 That total noise from all mechanical and electrical services shall not exceed NR35 as measured 1 metre from the facade of the nearest residential accommodation.
- 6 That deliveries and pick up for the hotel building shall take place between 0700hrs - 2300hrs Monday to Saturday and 0900hrs - 1800hrs on Sunday.
- 7 Development shall not begin until a scheme to deal with waste recycling has been submitted to and approved by the Council. The development shall not be brought into use until the agreed measures have been put in place in full accordance with the approved scheme.
- 8 Development shall not begin until a scheme to deal with contamination on the site has been submitted and approved in writing by the planning authority. The scheme shall include details of proposals to deal with contamination to include:
 - i the nature, extent and type(s) of contamination on the site
 - ii measures to treat/remove contamination to ensure that the site is fit for the use proposed
 - iii measures to deal with contamination during construction works
 - iv condition of the site on completion of decontamination measures.

Before any of the buildings are occupied, the measures to decontaminate the site shall be fully implemented as approved by the planning authority.
- 9 No development shall take place within the site until a scheme of

archaeological investigation (including a timetable) has been submitted to and approved by the Council. This approved scheme shall be fully implemented as approved by the Council.

- 10 Full details of the provision of public art for the development, including a timetable for implementation, shall be submitted to the Council for approval before any development is commenced and if approved shall be carried out only in full accordance with such approved details.

Reasons

- 1 The development hereby permitted shall be commenced within five years from the date of this permission
- 2 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 3 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 4 In order to protect local residents from noise nuisance generated by the proposed development
- 5 To protect local residents from noise nuisance generated by the proposed development.
- 6 To protect local residents from noise of hotel delivery vehicles during late evening and early morning hours.
- 7 In the interests of sustainable development.
- 8 In order to ensure that the site is fit for the use proposed.
- 9 In order to examine, record and salvage items related to archaeology and history
- 10 In order to provide for public art in the interests of visual amenity and in accordance with the Council's Percent for Art policy set out in Policy 56 of the Dundee Local plan Review 2005.