

**KEY INFORMATION**

**Ward** East Port

**Proposal**

Demolition of buildings, alterations to existing buildings and erection of 15 townhouses and 131 flats

**Address**

Wallace Craigie Works  
2 Wallace Street  
Dundee

**Applicant**

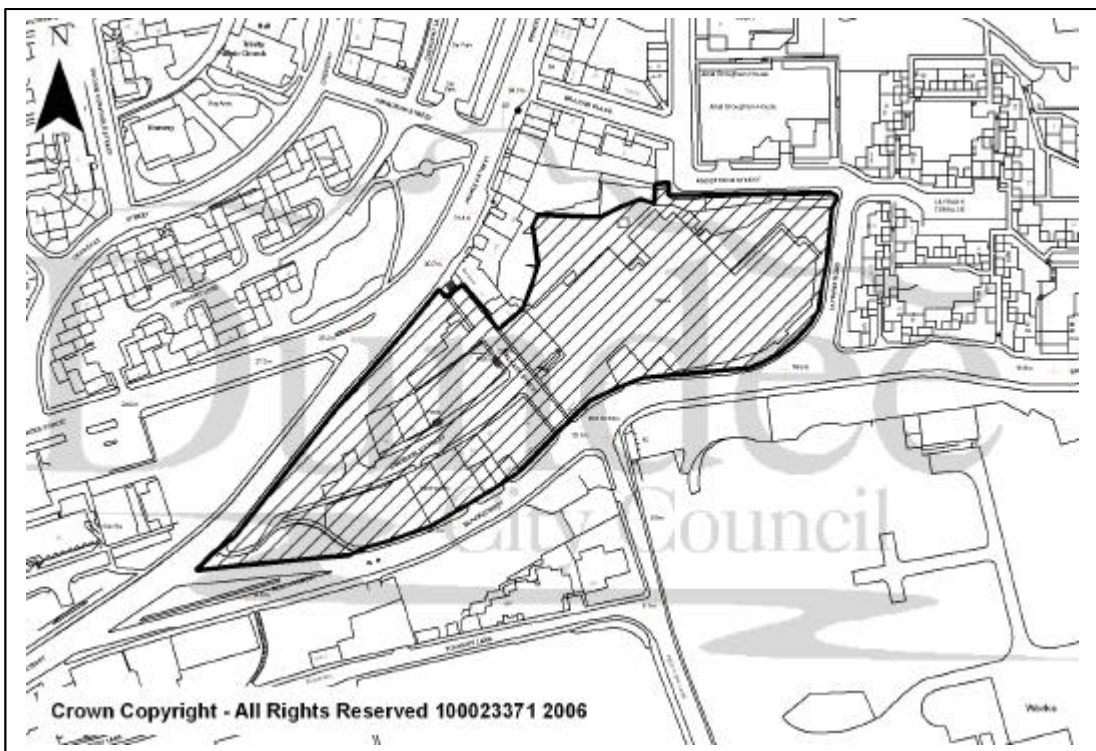
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Dundee DD4 7RH

**Agent**

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**Registered** 4 April 2006

**Case Officer** Julie Young



## Proposed Housing Development at Former Wallace Craigie Centre

The erection of 15 townhouses and 131 flats is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposal complies with Policy 55 of the Dundee Local Plan Review 2005. Although the proposal does not comply with Policy 4, the conversion of listed buildings, topography of the site and justification from the applicant justify a departure from the Policy. The objections are not supported and there are no material considerations to justify refusal of the application. Therefore, the application is recommended for **APPROVAL**.

**SUMMARY OF REPORT**

- Planning permission is sought for the demolition of buildings, alterations and conversion of existing buildings and the erection of 131 flats and 15 townhouses on a site at Wallace Craigie Works, Wallace Street, Dundee.
- Policy 4 of the Dundee Local Plan Review 2005 is of relevance to the determination of the application and sets out the requirements for new residential developments within the City. Policy 55; Urban Design is also relevant and it seeks to ensure that all new developments have a high quality design.
- Five letters of objection were received from neighbouring residents on the grounds of parking problems, overshadowing/loss of daylight, loss of privacy, access problems for patients using nearby physiotherapy business.
- The development is considered acceptable and will greatly enhance this derelict site at this prominent inner city location.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of 131 flats and 15 townhouses at Wallace Craigie Works, Wallace Street, Dundee. The proposal includes the demolition of some listed buildings, conversion of the main listed mill building, alterations to buildings and the erection of new build flats and houses within the site. The proposed development will adopt a contemporary style of architecture, using a simple palette of materials that will act as a suitable juxtaposition to the mill building, faced retention and the retained handloom buildings.

The proposed materials are red and dark red brick, light grey fibre cement panels, dark grey metal panels, grey roofing membrane, grey UPVC windows, timber doors, stone boundary walls, metal railings and red brick boundary walls.

The schedule of accommodation is as follows:

15 townhouses - 11 no 3 bed

4 no 4 bed

131 flats - 110 no. 2 bed

21 no 3 bed

### Justification from Applicant

A Design and Strategy Statement was submitted by the applicant in support of the application. It provides historical background, an urban context, local context, details of the site, site analysis, building analysis, design approach and design development.

A summary of the key points discussed in further detail in the statement are listed below:

- The site which is currently occupied by the Wallace Craigie Works is located to the east of Dundee City Centre and about 500m east of the inner ring road;
- The site is split into two zones (east and west) by the existing north-south axis formed by Wallace Street which is to be retained;
- Due to the recent realignment of Broughty Ferry Road and Princes Street the site now has a new prominence as a key location on

the route into and out of the City Centre;

- The family owned mill was built in phases and dates back to 1835;
- The factory closed in 2004 as the site could no longer accommodate modern transportation lorries due to limited access by the severe topography;
- The buildings on the site are B listed and have fallen into a state of disrepair;
- The current owners purchased the site in February 2004 and have advertised the site and buildings on numerous occasions for commercial use since April 2004;
- No interest was shown in leasing the property, so architects were employed to investigate the architectural and economic viability of changing the use of the site from industrial/commercial into residential use to safeguard a future for the mill building;



- Many similar buildings around Dundee have been successfully converted into residential accommodation;
- An architectural, structural and economic analysis was carried out on the buildings currently occupying the site and their suitability into being converted into modern residential accommodation.
- The outcome of the study was that the obtrusive work buildings at the east end of the site

surrounding the mill were unsuitable to be converted and it is proposed that the mill building, the adjoining south facing façade adjoining the east end gable and the remaining chimney stump are to be retained with the remaining buildings being demolished. This will allow the mill building to stand as the dominant building on the site;

- A partial retention scheme is proposed for the existing handloom buildings and warehouses to the west end of the site;
- A financial appraisal was prepared by consultants;
- The new buildings adjoining the retained handloom buildings will follow the line of Constable Street;
- The existing stone from the demolished buildings will be retained and used to construct a new boundary wall following the line of the existing street pattern. This wall will enclose the private south facing gardens for the family accommodation;
- Parts of the existing mill buildings north and south facades particularly at ground level have been removed and it is proposed that these will be infilled with contemporary pieces of architecture that will tell the story and history of the mill building;
- The proposed development will adopt a contemporary style of architecture, using a simple palette of materials that will act as a suitable juxtaposition to the mill building, façade retention and the retained handloom buildings.

### Structural Engineer's Report

The applicant has submitted this information in support for the demolition of some of the listed buildings within the site. It provides a description of the buildings on the site and technical information on the current structure of the buildings. In summary, all the roofs are leaking,

north light glazing on roofs is missing, stonework is severely weathered, stone lintels are cracked, floors are damaged, defects on all timber due to water penetration and an elevated walkway to the north of the mill building is in a dangerous condition. The buildings at 72 and 74 Constable Street were only inspected externally. Slates are missing from the roofs, rainwater goods have failed, stonework is severely eroded, movement of walls, displacement of door lintel and there is partial collapse of stonework.

## SITE DESCRIPTION

The site is situated to the east of Dundee City Centre and approximately 500m from the inner ring road. The application site lies between Broughty Ferry Road (to the south) and Princes Street (to the north). Wallace Street runs along the middle of the site in a north to south direction. There are existing buildings on the east and west sides of Wallace Street, which were part of a jute industry in the 19th century. The main mill building contributes towards the skyline of Dundee and can be seen from the railway, the Docks, City Quay and also East Dock Street. The site slopes steeply upwards from south to north. At the steepest point at the west end of the site, there is a full 3 storey level difference between Princes Street and Broughty Ferry Road.

The predominant building on the site is to the east side of Wallace Street and it is a 3 storey stone built former textile mill, which has been extended at the east end over the years. There are smaller stone buildings on the west side of Wallace Street, which are recognisable as former handloom buildings due to the small window openings and they range from 1.5 to 2 storeys in height. In later years, these buildings were used as offices and the windows adapted to accommodate the new use. There are former warehouses to the west end of the site and these have a steep drop of approximately 15 feet inside and access doors on Constable Street. Other more modern flat roof buildings are located in front of the mill building. There are remains of a listed chimney in front of the mill, which was significantly reduced in height in the 1990s without relevant permission.

There is a doctors' surgery with flats above immediately to the north of the site and fronting onto Princes Street. There are flats to the north on Robertson Street and to the east on Lilybank Road. There are commercial use buildings on the opposite side of Broughty Ferry Road and industrial uses opposite and to the east.

There is an existing green space at the westmost end of the site which is currently used as a pedestrian link between Blackcroft and Princes Street.

There are large advert hoardings along the Broughty Ferry Road boundary of the site at present, which screen the majority of the site from the public road.



## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

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

### Dundee Local Plan 2005

The following policies are of relevance:

#### Policy 4: Design Of New Housing

The design and layout of all new housing in Dundee should be of a high quality. As a basis for achieving this, new development will be required to conform to the Design Standards contained in Appendix 1 of this Local Plan unless:

- a the City Council, through either site allocation in the Local Plan or site planning briefs, considers it appropriate to vary the standards to reflect the constraints or opportunities offered by the development of a particular site; or

- b the proposal is within an established low density residential area, in which case the density of the new development should reflect this and more generous external space standards will be required.

New housing development should also have regard to the principles of the City Council's Urban Design Guide.

In addition, new housing development should meet "Secured by Design" standards. New residential streets should be designed to promote low vehicle speeds of 20 m.p.h. or less. New housing should have regard to opportunities to maximise energy efficiency and promote sustainable waste management.

Policy 55: Urban Design. For all new developments the emphasis will be on design quality and 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. All development should respect the setting of listed buildings.

The City Council require the use of Design Statements for planning applications or listed building applications for new buildings or extensions to existing buildings on significant sites.

All development will, in its design and layout, be expected to contribute to an environment which is safe and accessible to all.

Policy 59: Alternative Uses For Listed Buildings. Suitable alternative uses will be considered for listed buildings where this is necessary to secure their future. Any adaptation of the fabric must be undertaken carefully and sensitively and have minimum impact on the architectural and historic interest, character and setting of the building. Reference should be made to other policies in the Plan.

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.

The City Council will provide specific supplementary guidance on the following: window and door alterations, advertisements, shopfronts, roller shutters, treatments to masonry and painting and use of materials.

Policy 62: Demolition Of Listed Buildings And Buildings In Conservation Areas. Applications for the demolition of a listed building or building that is worthy of retention in a Conservation Area must be fully supported by reports on the condition and marketing history of the building along with a feasibility study which explores the viability of retaining the building in active use.

Where the demolition of buildings is permitted, applications must be supported by acceptable proposals for the redevelopment or treatment of the cleared site.

Policy 80: Waste Management Facilities. The City Council supports the policy of self-sufficiency for waste management within the Tayside Waste Plan Area. Development proposals for waste management facilities in Dundee will only be supported where they:

- are in accordance with the Development Strategy and BPEO as set out by the Tayside Area Waste Plan;
- accord with the proximity principle;
- avoid air, noise, land, surface water and groundwater pollution;
- avoid areas of flood risk and potential sea level rise;
- minimise impact on the natural, historic and built environment;
- safeguard the amenity of surrounding areas; and
- minimise effects of traffic on the road network. Where appropriate and as prescribed in the appropriate Regulations, development proposals will require to be accompanied by an Environmental Statement and Transport Assessment.

Proposals for waste management facilities which satisfy the above criteria will be acceptable within General Economic Development Areas provided they also meet the Policy 26 criteria relating to other uses of a wider industrial nature.

Key existing waste management sites will be safeguarded for future waste management use and , where appropriate, for expansion, in keeping with the requirements of the Tayside Area Waste Plan.

Proposals for new housing and commercial developments will be required to make appropriate on-site provision to accommodate recycling facilities. This will include provision for the separate collection of recyclates within the curtilages of individual houses.

## Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

Scottish Planning Policy 3: Planning for Housing reflects the key planning policies in Scottish Planning Policy 1: The Planning System and addresses them in relation to new housing.

Designing Places - Policy Statement for Scotland (Scottish Executive 2000). This document sets out the policy context for raising the standards of urban development in Scotland.

Planning Advice Note 67: Housing Quality explains how "Designing Places" should be applied to new housing. It identifies the qualities found in successful places and provides examples of successful development in order to promote good design.

## Non Statutory Statements of Council Policy

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

## SUSTAINABILITY ISSUES

The proposal involves the re-development of a brownfield site resulting in the improvement and enhancement of this derelict site. Sufficient waste recycling facilities are provided within the development. The application raises no concerns in relation to the Council's Sustainability policies.

## SITE HISTORY

The mill building was last used in 2004 and the buildings have remained derelict since that time. There is a

partner listed building application on the agenda which is recommended for approval.

## PUBLIC PARTICIPATION

The application was advertised as a departure to Policy 4 of the Dundee Local Plan Review 2005 on 24th April 2006.

Statutory neighbour notification was carried out and five letters of objection were received on the grounds of parking problems, overshadowing/loss of daylight, loss of privacy, access problems for patients using a nearby physiotherapy business.

The issues raised are discussed in detail in the "Observations" below. Copies of the letters of objection are available for viewing in the various Members' Lounges.

## CONSULTATIONS

Historic Scotland have details on their website outlining the importance of each of the listed buildings on the site. They consider the main mill building and former handloom buildings on the west side of Wallace Street to be of considerable importance. The warehouses on the west side of Constable Street and the façade to the east end of the mill building are classified as important. The 1865 extension to the east side of the main mill building is classified as being of small importance. All other buildings within the site are classified as neutral or intrusive. The applicant has taken this classification into consideration in the redevelopment of the buildings on the site.

The Head of Environmental Health and Trading Standards advises that the site is contaminated and standard conditions, requiring the site to be fully investigated and decontaminated where necessary, should be attached, if Members are minded to grant approval of the application.

The Head of Environmental Health and Trading Standards advises that due to the proximity of future residential properties to two main arterial routes (Broughty Ferry Road and Princes Street), a full Noise Impact Assessment (NIA) is required. This NIA has been submitted and assessed and it is considered that conditions can be attached to ensure the glazing is of an appropriate quality and standard to

protect future occupants from potential traffic noise.

The Head of Environmental Health and Trading Standards carried out a screening assessment for air quality at the site, which indicated that air quality standards will be met at the site.

The Health and Safety Executive were consulted on the proposal due to the close proximity to Nynas Refinery which is located within a hazardous zone. They do not advise against the development in these circumstances.

## 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 development is for 131 flats and 15 townhouses at Wallace Craigie Works, Wallace Street, Dundee. The proposal was advertised as contrary to Policy 4 of the Dundee Local Plan Review 2005 as the proposal consists predominantly of flats.

Throughout the site the severe topography limits the areas where suitable family townhouses with private gardens can be provided as required under Policy 4. There are only two fairly level areas and the townhouses have been situated in these areas. Policy 4 of the Dundee Local Plan Review 2005 requires houses in the inner city to have one car parking space within the curtilage of each house. 40% of houses should have a garage or space for one. Where on street parking is a problem, 30% visitor parking space should be provided. The proposed 15 townhouses comply with the parking standards. A minimum private useable garden ground of 50sqm should be provided for all houses. All gardens meet the minimum requirement of

50sqm, 30% have more than 75sqm and all gardens are private and enclosed. There are 18m between facing windows of habitable rooms. The housing element of this proposal complies with all the requirements of Appendix 1 and is in accordance with Policy 4.

Appendix 1 states that flats will only be permitted where there are site specific circumstances which demand a flattened solution or conversion of an existing building is proposed. The applicant provided a design statement with the proposal, which includes a justification for the flats within the site. The proposal involves the conversion of a number of listed buildings and it is considered that this is acceptable as it will mean the listed buildings are retained and subsequently the historic and architectural character of the buildings and area are retained. The existing mill building and façade retention element are to be converted into apartments and maisonettes as the buildings' existing height, depth and structure lend themselves to being suitably converted into this type of accommodation. The remainder of the site has extremely sloping gradients, which lends itself appropriately to the development of flats as opposed to houses, which would be lost within the site. The flats have been designed in a manner to form strong streetscapes onto Broughty Ferry Road and Princes Street and take advantage of the views to the south.

Flats within the inner city should have a minimum gross internal floor area of 60sqm. Only 3 flats out of 131 proposed fall marginally short of this threshold. The floor areas are 57.6m<sup>2</sup>, 59.5m<sup>2</sup> and 59.5m<sup>2</sup>, which is considered acceptable as it is only marginally short.

The required parking is 130% and this is met through both secure parking under buildings and parking areas adjacent to the buildings. Sufficient amenity space is provided with the flats and balconies are incorporated into 52% of the flats and this adds to the amenity space provided. There are two main areas of amenity space for the flats, the first is within the centre of the west end of the development and the second is located to the south of the mill building. These two south facing spaces will provide an intimate setting for recreation and relaxation. The applicant describes the amenity spaces

as the "focal heart" of the development. The spaces will reflect a more formal and mature planting strategy to reinforce their status and provide a soft counterpoint to the strong lines of the surrounding built environment. Another area of amenity space is the decked area above car parking at the east end of the site. This will have a formal hard landscaped design which will provide an attractive, safe area to play. A set of steps provide a direct link from the deck area to the communal green space in front of the mill building.

It is concluded that the flattened element of the proposal does not comply with Policy 4 but there are material considerations to justify the departure in these circumstances. These include the fact that conversion of a number of listed buildings is included, the topography of the site and the submitted justification from the applicant. The development has a wide diversity of accommodation ranging from 2 bed apartments and maisonettes to larger 3 bed apartments and terrace townhouses promoting a cross section of residents and providing a sustainable community development.

Policy 55 seeks to ensure that any proposed development is of a high design quality. It should incorporate architectural and landscape features and reflect and enhance historic street layouts, significant views and vistas. All development should respect the setting of listed buildings.

The massing of the buildings is generally dictated by the immediate context and site contours and a desire to introduce a sensitive development which does not dominate its surroundings. The height of the buildings has been restricted to 4 storeys, which complements the buildings on Princes Street. The signature building at the south west corner of the site will rise to a maximum of 5 storeys. The buildings all have living accommodation at the south side, which takes advantage of the views and orientation. The curved terrace of mixed accommodation facing Broughty Ferry Road has been increased in height at the west end to provide a suitable transition between the townhouses and signature building.

The proposed development adopts a contemporary style of architecture which uses simple forms expressed

with a simple palette of materials. The choice of materials will provide a suitable juxtaposition to the existing mill building and façade retention. The window and door openings are expressed as vertical punctures in the facades and the glazing areas to the south of the development are increased in size to maximise solar gain and to take advantage of the views southwards. The proposed massing and materiality of the development contribute to a comfortable relationship with the surroundings and allow the buildings to integrate and enhance the existing urban fabric.

The applicant has provided a design strategy with the following objectives:

- 1 To design a quality development that will allow the existing Mill to remain as the dominant building on the site;
- 2 Retain the existing line of Constable Street and some of the street character;
- 3 Form a new street frontage onto Princes Street that will enclose the development and protect it from the busy street;
- 4 Create green spaces that act as the focal heart of the development;
- 5 Retain and enhance the existing access route through the site from Broughty Ferry Road to Princes Street;
- 6 Locate parking areas to the north side of buildings to allow for larger south facing gardens/open spaces where appropriate;
- 7 Take advantage of the sites south facing slope and the views southwards towards the River Tay;
- 8 Create a new signature building at the south west corner of the site to signal the new development;
- 9 Retain and refurbish the existing mill building incorporating new quality contemporary apartments;
- 10 To use a simple palette of materials and contemporary design style that will provide a suitable contrast and juxtaposition to the existing mill building.

Given the proposals and the objectives presented by the applicant, it is

considered that the proposal complies with Policy 55.

It is considered that the proposal complies with Policies 59, 60 and 62 in terms of alternative uses for the listed buildings, alterations and demolition. These policies are discussed and discharged in greater detail within the "Observations" section of the partner listed building application (ref: 06/00314/LBC), which is also on this Agenda.

It is concluded from the foregoing that although the proposal does not comply with the provisions of the development plan, there are material considerations such as the conversion of listed buildings and topography of the site which justify the high number of flats at this location.

## Other Material Considerations

### Objections

- 1 Parking problems - the proposed development complies with the parking requirements as specified in Appendix 1 of Policy 4 of the Local Plan. The applicant is also providing five car parking spaces for an adjacent surgery as the existing surgery parking is being developed upon. The parking provision is considered sufficient for the development.
- 2 Overshadowing/loss of daylight - a resident to the east side of Wallace Street has raised this issue. The proposed flats on the west side of Wallace Street, which face onto Princes Street are 17m from the objector's property. Any potential overshadowing will occur in late evening. The site is located within an inner city area, where it is expected that there is a higher density of buildings. It is not considered that any overshadowing will be so significant to justify refusal of the application.
- 3 Loss of privacy - there are no balconies directly opposite the objector's flat. It is not considered that there will be loss of privacy or overlooking as there are 17m between the two properties.
- 4 Access problems for patients using nearby physiotherapy business - there is currently no

parking provision for flats at Wallace Street. The road will remain as a public road and residents will be able to park on the road, as they do at present. Therefore it is not considered that there will be access problems.

### PAN 67

The applicant has assessed their proposal under six essential criteria as outlined in the PAN and they are as follows:

- 1 Distinctive identity - new buildings are created that will create new public spaces and demonstrate an architectural language which is sensitive to the mill building and the surrounding area;
- 2 Safe and pleasant places - the buildings have been organised around 3 amenity spaces. The arrangement ensures that communal spaces and walkways are overlooked and a safe environment is encouraged. The mixture of hard and soft landscaping will provide alternative areas for residents to enjoy;
- 3 Easy to get around - routes through the site are connected either physically or visually to the main communal spaces;
- 4 Welcoming - amenity spaces are well defined and establish a sense of place. The layout is clearly legible with [paths and entrances to all accommodation clearly expressed;
- 5 Adaptable - a wide mix of residential accommodation for a variety of family types and living patterns;
- 6 Resource efficient - the buildings have been orientated to maximise passive solar gain. The position of the signature building and the buildings to Princes Street ensures a high level of shelter is provided from the prevailing wind conditions and the traffic on Princes Street.

It is concluded that there are material considerations such as the conversion of derelict listed buildings, topography of the site and justification from the applicant which justifies recommending approval of the

application, contrary to the Dundee Local Plan Review 2005.

It is therefore recommended that planning permission be granted with conditions.

## Design

It is considered that the proposed design and materials used for the residential development is appropriate for this location.

## CONCLUSION

The proposed development complies with Policy 55 of the Dundee Local Plan Review 2005. Although it does not comply with Policy 4 it is considered that there are material considerations that justify a departure from the Policy in these circumstances.

## RECOMMENDATION

### Recommendation 1

The 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. This agreement will relate to the prohibition of any of the proposed dwellings becoming a house in multiple occupation.

### Recommendation 2

It is recommended that consent 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 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.
  - a The scheme shall contain details of proposals to deal with contamination to include:
  - b 1 The nature, extent and type(s) of contamination on the site.
  - c Measures to treat/remove contamination to ensure the

site is fit for the use proposed.

- d Measures to deal with contamination during construction works.
  - e Condition of the site on completion of decontamination measures.
  - f Before any unit is occupied the measures to decontaminate the site shall be fully implemented as approved by the planning authority.
- 3 Details of all the proposed finishing materials for the houses, flats and boundary treatments shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.
  - 4 Details of proposed landscaping shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.
  - 5 Notwithstanding the provisions of Class 1 of Part 1 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, or any subsequent re-enactment thereof, no extensions to the proposed townhouses are to be built without the prior consent of the Local Planning Authority.
  - 6 If any damage is caused during construction to any adjacent roads and/or footways, they shall be repaired to the satisfaction of the City Council. Details shall be submitted to the Council for approval and such works shall only be carried out in accordance with such approved details.
  - 7 Details of specifications of glazing to be provided to the rooms identified in Section 6.14 of the Noise Impact Assessment conducted by Charles Fleming Associates and dated 4th March 2007 and the living room of the flats in Block B located on the corner of Princes Street and

Wallace Street shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details

- 8 Details of acoustically attenuated ventilation is to be provided as advised by the consultants to the rooms identified in Section 6.14 of the Noise Impact Assessment and details of specifications of the acoustically attenuated ventilators shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details
- 9 Full details of bin storage for the residential properties and communal recycling facilities shall be submitted to the Council for approval before any development is commenced and if approved the 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 the site is suitable for the future occupants of the residential properties.
- 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 that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 5 That due to the restricted application site and its relationship to listed buildings it is considered important to ensure that no additional development is carried out to the townhouses without the prior written permission of the City Council.
- 6 To ensure that any damage caused during construction is made good, in the interests of traffic and pedestrian safety.

- 7 To protect the amenity enjoyed by residents from unacceptable traffic noise.
- 8 To protect the amenity enjoyed by residents from unacceptable traffic noise.
- 9 To ensure there are adequate waste management facilities within the development site in the interests of sustainability and amenity provision for residents.