

KEY INFORMATION

Ward Law

Proposal

Change of use of warehouse to student accommodation and erection of new student accommodation to form 86 flats

Address

Land North of Hawkhill
Dundee

Applicant

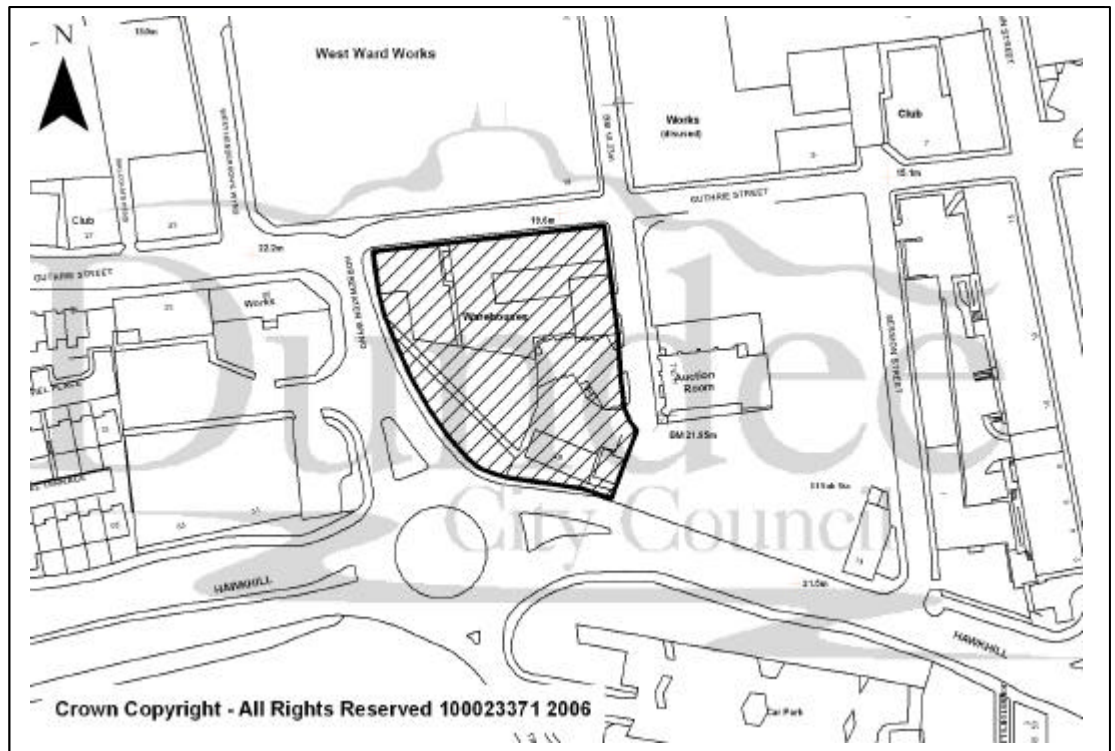
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Case Officer D Gordon



Proposed New Student Housing in Hawkhill

A change of use of warehouse to student accommodation and erection of new student accommodation is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is considered as a positive contribution to the redevelopment of this former industrial area and one that will complement and enhance the setting of the surrounding conservation area, listed building and other significant development proposals already ongoing in this local area. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the provision of 86 new flats on a site located on the north side of the Hawkhill by-pass. The proposal forms phase two of the recently completed student development on the site to the east. The development involves the erection of 59 new build flats in 7 storey buildings and the conversion of the existing industrial buildings located on the north side of the site into 27 flats. These structures are listed Category B listed buildings and the site is contained within the Blackness Conservation Area.
- The proposals were advertised in the local press as being a 'bad neighbour' development as the new buildings would, in part, be over 20 metres in height and as Development Affecting the Setting of a Conservation Area. Four letters of objection have been received that relate to the impact of the proposals on traffic parking and access in the local area.
- It is considered that the proposed development is acceptable in terms of design, siting, massing and scale. In addition, the levels of proposed car parking are considered acceptable. The appearance of the new buildings and the upgrading and re-use of the existing buildings will improve and enhance the visual quality of the local area, including the setting of the surrounding conservation area, and will combine to make a positive contribution to the continuing development by the University in the campus area to the south and by other parties on neighbouring sites.
- There are no material considerations, including the views of the objectors, which would justify the refusal of this application contrary to the adopted policies of the Plan.

DESCRIPTION OF PROPOSAL

The proposal under consideration seeks permission to erect new student housing on a site located to the north of the Hawkhill by-pass and to the east of Horsewater Wynd. The proposal also involves the conversion of industrial buildings located on the north side of the site into student flats. The development will result in the provision of 86 new flats.

The new build element of the proposal is located on the south side of the site and will form a continuation of the recently completed student flats evident to the east (The Hub). The new buildings will be 7 storeys in height and will be centred around a landscaped courtyard. A total of 59 flats are to be provided within this element of the proposal. The proposed finishing materials are proprietary render system (coloured and off white), cedar timber panels and concrete blockwork.

The existing stone built properties located on the north side of the site are to be converted into 27 flats. These former industrial buildings are Category B listed buildings. The applicants have used many of the existing openings to form windows and doors although a number of new openings are proposed. The height of the eastern section of building fronting onto Guthrie Street is to be raised but will remain below the level of the adjoining buildings located immediately to the west. A landscaped courtyard is to be created in the yard area that exists between the north and south blocks of buildings located on the east side of the site. A smaller courtyard is to be created on the Horsewater Wynd frontage.

Nine off street car parking spaces are to be located on the east side of the site with access being taken directly off Blinshall Street.

SITE DESCRIPTION

The site is bounded by Guthrie Street to the north, by Blinshall Street to the east, by Horsewater Wynd to the west and the Hawkhill by-pass to the south. The site accommodates stone built industrial buildings on its north side which are Category B listed buildings. The south west area of the site is open grass. To the east of the site there is

recently completed student housing (The Hub) and to the south west the new gateway building to the University campus area is becoming clearly evident.

The surrounding area displays a wide range of uses including restaurants, residential, industrial, religious, business, commercial and education.

The site is contained within the Blackness Conservation Area



POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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



Dundee Local Plan Review 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.

Where conversion of a listed building or other building worthy of retention is proposed, there may be limited flexibility in applying parking and garden ground requirements where compliance is impractical. The development of flats through conversions of buildings of merit may also be acceptable where conversion to flats is the only appropriate action.

Policy 9: Student Housing. Sites identified on the Proposals Map are considered appropriate for the development of student housing. In addition, student housing proposals on sites within fifteen minutes walking distance of the Universities will be supported where this is in accordance with other Local Plan policies. A Section 75 Agreement will be required to restrict occupancy to students unless a higher education institution was a partner in the proposed development, in which case planning conditions would be appropriate. Given the prominent location of many sites close to the City’s Universities, it is important that development proposals are of a very high quality design. Adequate car parking should be provided based on a parking and accessibility assessment that takes account of factors identified

in the Addendum to National Planning Policy Guideline 17 - Transport and Planning Maximum Parking Standards, including the need to avoid overspill parking on surrounding streets. Secure bike storage facilities should be included in all proposals.

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 56: Public Art. The City Council will continue to support Public Art through the adopted Public Art Strategy and the Percent for Public Art Policy by:

- a implementing the "Percent for Public Art" policy where all new development in Dundee with construction costs of £1,000,000 or over will be required to allocate at least 1% of the construction costs for the inclusion of an art project/s in a publicly accessible/visible place or places within their development. The implementation of the policy will be delivered through the development control process by the imposition of appropriate conditions on planning permission and the conclusion of legal agreements; and
- b involving the Dundee Public Art Programme at every opportunity in future environmental improvements and building developments; and
- c encouraging and developing the role of the artist within private sector developments; and

- d promoting the development of the community arts in residential areas; and
- e identifying sites through Development Briefs where public art would make a contribution to the streetscape, City image or local environment.

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 61: Development In Conservation Areas. Within Conservation Areas all development proposals will be expected to preserve or enhance the character of the surrounding area. This will require the retention of all features which contribute to the character and appearance including unlisted buildings of townscape interest, trees and landscape features and the historic pattern of streets and spaces, as identified in the Conservation Area management plans to be advanced in the near future.

Policy 79: Contaminated Land. When considering development proposals involving sites where the presence of contamination is suspected, the City Council will require applicants to:

- a submit the results of site investigations which assess the nature and extent of any contamination which may be present; and

- 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.

Alternatives to the uses permitted by the Local Plan may be supported on contaminated sites in instances where evidence can be presented to establish that the severity of contamination is such that the site cannot be economically developed for its allocated use. In such instances the City Council will require to be satisfied that:

- clear evidence has been provided to establish the nature and extent of the contamination present;
- an economic appraisal has been provided which demonstrates that development based on the Local Plan allocation is not economically feasible due to the remediation requirement;
- justification for the proposed alternative to the Local Plan allocation is supported by economic and market appraisals which include the assessment of other potential options; and
- the proposed alternative use can be justified in relation to other policies of the Local Plan.

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:

- a are in accordance with the Development Strategy and BPEO as set out by the Tayside Area Waste Plan;
- b accord with the proximity principle;
- c avoid air, noise, land, surface water and groundwater pollution;
- d avoid areas of flood risk and potential sea level rise;
- e minimise impact on the natural, historic and built environment;

- f safeguard the amenity of surrounding areas; and
- g 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 17: Transport and Planning Maximum Parking Standards (Addendum to NPPG 17)

National Planning Policy Guideline 18: Planning and the Historic Environment.

Planning Advice Note 67: Housing Quality

Designing Places - A Policy Statement for Scotland.

Non Statutory Statements of Council Policy

The following policy statements are of relevance:

Dundee - The Urban Guide

SUSTAINABILITY ISSUES

The development will result in the redevelopment of a brownfield site and the re-use of former industrial buildings that are Category B listed

buildings. The proposals are considered to be consistent with the Council's Sustainability policies. Waste management provision has been identified within the site.

SITE HISTORY

The site to the east of this current planning application was the subject of recent applications for development.

- 1 05/00305/FUL - Erection of 113 Student Flats - Approved (subject to Section 75 Agreement) 19.08.2005. This development has recently been completed.
- 2 05/00677/FUL - Erection of 122 Student Flats and provision of New Restaurant - Approved 26.09.2005. The required signing of a Section 75 Agreement has not been completed. However, this application cannot proceed due to the completion of application 05/00305/FUL above.
- 3 06/00845/FUL - Demolition of Restaurant (Byzantium), Re-Instatement of new 2-storey restaurant and erection of 21 flats - Approved 4 December 2006. The required Section 75 Agreement on the future occupancy of the flats remains to be signed by relevant parties.

PUBLIC PARTICIPATION

The applicants have undertaken the statutory neighbour notification procedure. In addition, the proposals have been advertised in the local press as Development Affecting the Setting of a Conservation Area and as a Bad Neighbour development as buildings will exceed 20 metres in height.

Four letters of objection to the proposals have been received from local businesses (1 business x 2 letters, 1 letter containing petition 10 signatures and 1 business x 1 letter).

The main issues of concern that have been raised relate to:

- 1 Traffic Parking and Access problems
- 2 Effect on the Setting of a Conservation Area and Listed Building

Copies of these letters are available for inspection in the Members Lounges. It is intended to comment on the above

matters in the "Observations" section of this report below.

CONSULTATIONS

The Council's Head of Environmental Health and Trading Standards has advised that conditions should be attached to any permission granted requiring the provision of waste recycling facilities and the remediation of any contamination found within the site. Further, due to the location of the site (ie adjacent to Hawkhill) a request for a Noise Impact Assessment was made. This Assessment has been completed and submitted by the applicants to accompany their application.

Historic Scotland was involved in pre-application discussions with the applicants and this Council. The initial comments are generally supportive of the proposed alterations to the building.

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 proposal under consideration seeks permission to provide 86 new student flats on a site located on the north side of the Hawkhill by-pass. The development involves the erection of 59 new build flats and on the south side of the site. The application also seeks permission to convert industrial buildings on the north side of the site to 27 student flats. These buildings are Category B listed buildings. Nine associated off street car parking spaces are to be located on the east side of the site.

Proposed Use of the Site

The proposed development forms the second phase of a student housing

development that has recently been completed on a site located immediately to the east. The proposed use of the application site for further student housing is appropriate and in accordance with the terms of Policy 9 of the Dundee Local Plan Review 2005 that allocated the site for such purposes. Further, the applicants have been in discussion with this Council on the future occupancy of the proposed new residences. The principle has been agreed that the residences shall be occupied only by students of either of the city's Universities and of other higher educational establishments. It has also been agreed in principle that the temporary occupancy of the residences for conferences, holiday lets etc., shall be limited to periods outwith appropriate semester / term dates. In this respect, as application is not on behalf of specific University or other higher educational establishment, it is considered that there is a requirement for a Section 75 Agreement restricting the occupancy of the new residences to those uses outlined above. The applicants have agreed to enter into such an agreement.

Design Matters

With regard to design matters, the applicants have advised that this submission forms phase two of a student housing development, the first phase of which has recently been completed (The Hub). The applicants have submitted a Design Statement to accompany their application.

The new build element of the proposal is split into 2 blocks. The east-most block (Block A) runs in a north to south direction and is a simple straight linear building that follows the streetscape lines imposed by Blinshall Street. The building is stepped back from the street frontage to allow the adjacent church (climbing centre) to continue to dominate and retain the architectural focus of the development. This block will be 7 storeys in height and will elevate above the height of the existing student housing located to the east. The applicants have advised that the simple form and shape of the building is to be enhanced by the use of strong colour on the main elements of the building.

Block B is located on the west side of the site. This 7 storey building 'turns the corner' onto Horsewater Wynd and, as a result, completes the urban block. The design of this building reflects the

scale and appearance of Block A to the east and again the strong use of colour is evident on the main elements of the building. The layout and the design of the block allows for a landscaped courtyard to be established at the heart of the development. This will allow a great quality of light into all the accommodation and will provide a sanctuary for the students.

With regard to the new build element ie Blocks A & B above, it is considered that the designs put forward by the applicants are entirely in keeping with the development aspirations for this area of the city. The proposals have been developed to respond to the context of the University campus area located to the south and other local influences including the newly completed student housing located to the east. This also includes the desire to see the Hawkhill by-pass achieve a more urban character, to produce clearly defined pedestrian routes to the area to the south and to relate to the scale, massing and prominence of several of the existing and proposed new buildings in the local area. With regard to the palette of finishing materials, it is the applicants' intention to minimise the numbers of materials used on the facades and to create interest in the elevations through modelling the facade with the strong use of colour on the main elements of the buildings.

With regard to the proposed conversions of the listed building located on the north side of the site to 27 new flats, it is considered that the appearance and the integrity of the structures have not been prejudiced by the proposals under consideration. Although the number of storeys has increased within the warehouse structures, all the simple breaks in the fenestration have been retained so that the overall character of the buildings is not compromised. All the new window and door openings will, to a greater degree, match the existing. The increase in the height of the eastern section of the building fronting onto Guthrie Street has been handled sensitively and results in a successful alteration that does not detract from the appearance of the building. Historic Scotland has been involved in pre-application discussions on the conversion of this building to student housing and have not, to date, raised objections to the development.

With regard to the impact that the proposals will have on the surrounding conservation area, Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the Council to have special regard to any buildings or land in a conservation area and special attention shall be paid to the desirability of preserving and enhancing the character of the area. This is reflected in Policy 61 of the Dundee Local Plan Review 2005. It is clear from the existing condition of the site that the proposed development will significantly improve the appearance of the site. In addition, it is also clear that the re-use of the existing listed buildings on the site will enhance the character of the local area. Consequently, as the development will not detract from the character or setting of the area, it is concluded that the conservation area status of the site will not be prejudiced by the proposals.

In light of the above it is considered that proposals are in accordance with Policy 4 (Design of New Housing), Policy 59 (Alternative Uses for Listed Buildings), Policy 60 (Alterations to Listed Buildings), Policy 61 (Development in Conservation Areas) of the Dundee Local Plan Review 2005.

Traffic and Parking Issues

With regard to car parking associated with this proposal, the applicants proposed to provide 9 off street spaces. These are to be located on the east side of the site and will be accessed from Blinshall Street. Under the terms of Policy 9 of the Dundee Local Plan Review 2005, adequate parking for new student housing should be provided that takes into account the requirements of Addendum to NPPG 17 (Transport and Planning Maximum Parking Standards). It is the case that the proposed car parking provision as discussed above will fall within the maximum limit as outlined by the Addendum. Consequently, the proposed parking provision is acceptable for a development of this type in this location.

With regard to Policy 56 (Public Art), the applicants are aware of the requirement to allocate at least 1% of the construction costs for the inclusion of an art project in a publicly accessible/visible place or places within their development. An

appropriate condition is to be attached to any permission granted

With regard to Policy 79 (Contaminated Land), due to the current and historical characteristics of the application site, it is intended to attach a condition to any permission granted relating to site investigations being carried out and the appropriate remediation measures carried out to ensure that the site is fit for the use proposed.

With regard to Policy 80 (Waste Management Facilities), discussions on this matter have taken place with the applicants agents. They have been made aware of the requirement to submit a scheme, to be agreed with this Council, for the provision of refuse storage facilities associated with the new development. It is intended to attach an appropriate condition to any permission granted.

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

Other Material Considerations

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

a Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires planning authorities, in considering applications that affect listed buildings, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which they possess. Section 64 of the Act requires that the Council have special regard to any buildings or other land in a conservation area and special attention shall be paid to the desirability of preserving and enhancing the character and appearance of the area.

This matter has already been considered in the assessment of the proposed development under Policies 60 and 61 of the Dundee Local Plan Review 2005 and it was concluded that the proposal would not detract from the appearance of the listed building or adversely impact on the setting of the conservation area. Consequently, it is considered that statutory duty set out in these Sections of the Act is discharged.

b The Memorandum of Guidance on Listed Buildings and Conservation Areas is of relevance and supports alternative uses for listed buildings to ensure their protection. As noted above, Historic Scotland have been involved in pre-application discussions and the partner Listed Building application will be referred to Historic Scotland for ratification should the application be approved.

c Views of the Objectors

The main issues raised by the objectors relate to:

- 1 Traffic Parking and Access Issues.
- 2 The effect of the development on the setting of the conservation area and the adjacent listed building.

With regard to parking and access issues, it is considered that this matter has been discussed and discharged above. It would appear from the letters of objection and discussions with a local business that the main issue of parking and access difficulties relates to construction traffic and long term on-street parking. It is clear that, due to the recent intensity of development works in the local area, construction traffic has caused local traffic problems. Construction traffic is difficult to manage as all licensed vehicles have a right of passage on a public road. However, should these vehicles cause an obstruction on a public road this should be dealt with by the police. The parking restrictions in this local area are under review to take account of all these uses and this, along with sufficient off street parking, should keep the street free of parked vehicles. It is noted that a number of the local businesses in the area do not enjoy the benefit of private associated off street car parking spaces.

With regard to the impact the proposal will have on the setting of the Blackness Conservation Area, this matter has been fully discussed and discharged in the 'Design Matters' section of this report above. With regard to the impact of the proposals on the adjacent Category B listed former St May Magdalene's Church, considerable care was taken at the time of designing phase one of this development to ensure that the new

build recognised and complemented the scale of this listed building. The existing student development wraps around the site of the church starting and finishing on Blinshall Street and as a result the church acts as a 'fulcrum' to the development. With this current proposal, the applicants have again recognised the importance of the adjacent church and have stepped the new building back from the frontage of Blinshall Street in order to allow the listed building to continue to dominate and remain the architectural focus of the area. The proposals result in the formation of a plaza type area in front of the church that is intended to be open, bright and lively. However, it should be recognised that while the church currently enjoys an exposed position on the Hawkhill due to demolitions and the formation of the Hawkhill by-pass, the building previously formed part of a very tight street pattern and had a very limited outlook. It is unlikely, due to the historic development pattern of the area, that this church played a prominent role in the visual make-up of this local area. In this respect it is concluded that the setting of the church will not be prejudiced by the proposals.

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

Design

The proposed development is similar in design and concept terms to recently approved student housing proposals on the adjacent site to the east and for the University of Dundee campus area located to the south. The development of the site in the manner proposed will allow the repair of the urban edge along this section of the Hawkhill by-pass with qualitative architecture of an appropriate scale, mass and design. The scheme will also provide the opportunity to successfully complete the urban block on adjacent street frontages.

CONCLUSION

The principle of a development of this nature is supported through the land

use policies of the Dundee Local Plan Review 2005.

The proposal is considered to make a positive contribution to the environmental quality of the surrounding conservation area and one that will complement the series of development proposals already being progressed by the University and other parties in this area. This local area is emerging as one of the most architecturally exciting locations within the city at present and this current proposal will successfully add to the quality of developments that has already been supported by the Council.

RECOMMENDATION

Recommendation 1

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

- 1 the future occupancy of the residences; and
- 2 periods of occupation of the residences by various user group.

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 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 shall include:
 - a location and design, including materials, of walls, fences and gates;

- b soft and hard landscaping works;
- c location of new trees, shrubs, hedges and grassed areas;
- d schedule of plants to comprise species, plant sizes and proposed numbers/density; and
- e programme for completion and subsequent maintenance.

Any trees or shrubs on the site which, in the opinion of the planning authority, are dying, severely damaged or diseased within 5 years of planting shall be replaced by trees or shrubs of a similar specification to those originally planted.

- 4 Development shall not begin until a scheme to deal with any contamination on the site has been submitted to and approved in writing by the planning authority. The scheme shall include details of proposals to deal with any contamination to include:
 - a the nature, extent and type(s) of contamination on the site
 - b measures to treat / remove any contamination to ensure that the site is fit for the use proposed
 - c measures to deal with any contamination during construction works
 - d condition of the site on completion of decontamination measures

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

- 5 Before the use commences, the building shall be insulated to achieve sound attenuation in accordance with a scheme approved by the City Council and thereafter implemented in accordance with such approved details.
- 6 Development shall not begin until a scheme to deal with waste recycling has been submitted to and approved in writing by the

planning authority. The development shall not be brought into use until the measures that have been agreed have been put in place in full accordance with the approved scheme.

- 7 That full details of public art provision for the development shall be submitted to the planning authority for approval prior to the commencement of development and if approved the development shall be completed only in full accordance with such approved details.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 3 To ensure a satisfactory standard of appearance of the development.
- 4 In order to ensure that the site is fit for the use proposed.
- 5 In order to protect the amenity of residents from traffic noise and any noise from adjacent occupiers.
- 6 In the interests of sustainable development
- 7 In order to provide for public art in the interests of visual amenity.