

**KEY INFORMATION**

Ward East End

**Proposal**

Erection of light industrial storage unit and associated facilities and car parking

**Address**

324-330 Broughty Ferry Road  
Dundee DD1 3NN

**Applicant**

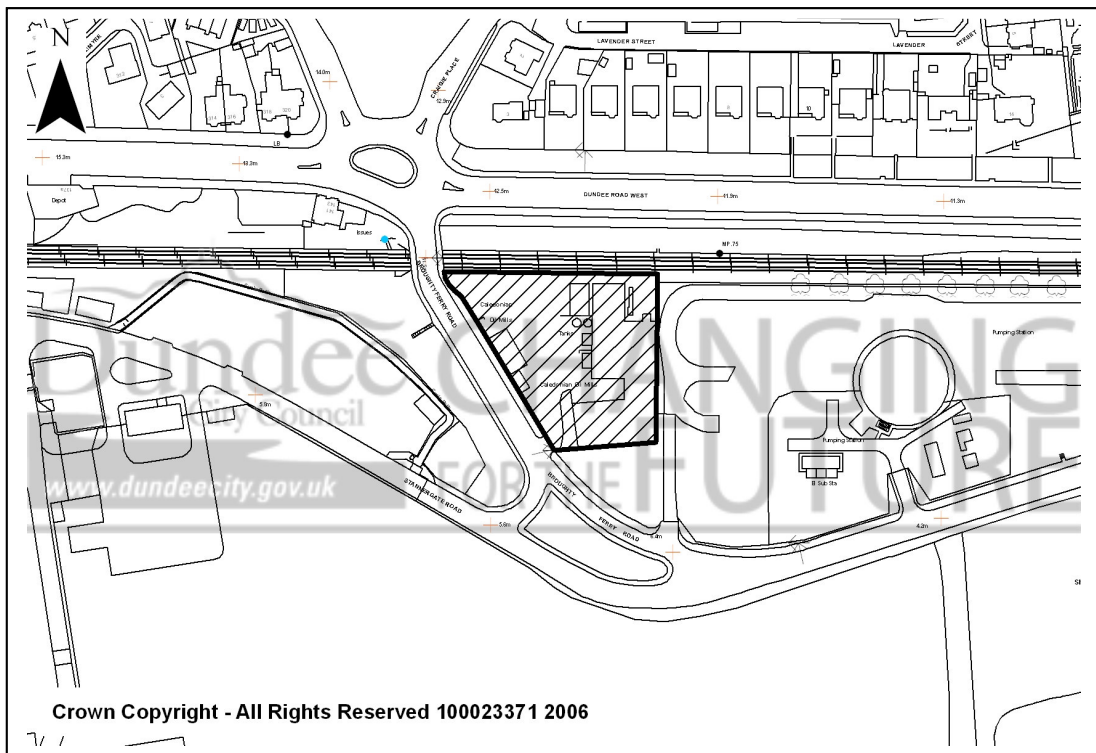
Deanscourt  
Belsize House  
Belsize Road  
Broughty Ferry  
Dundee  
DD5 1NF

**Agent**

Peter Inglis Architects  
Unit 3  
Prospect III  
Gemini Crescent  
Dundee  
DD2 1SW

Registered 27 Oct 2008

Case Officer Paul Macari



## Proposal for Storage Unit at Broughty Ferry Road

The erection of a light industrial storage unit and associated office is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

**RECOMMENDATION**

The erection of the proposed industrial building within a general economic development area for Class 6 (Storage and Distribution) purposes complies with the requirements of Policy 26 (General Economic Development Areas) of the Dundee Local Plan Review 2005. The views of the objector are not supported. Accordingly, the application is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- This application seeks planning permission for the erection of a light industrial storage unit that incorporates office accommodation, staff welfare facilities and car parking at 324-330 Broughty Ferry Road, Dundee. The proposed light industrial unit is to be used for the storage of bio-fuels.
- Policy 26 (General Economic Development Areas) of the Dundee Local Plan Review 2005 is relevant to the outcome of this planning application.
- The applicant has followed the statutory neighbour notification procedure stipulated by the Town and Country Planning (General Development Procedure)(Scotland) Order 1992. One letter of objection has been received from a neighbouring business concerned about the location of the proposed car parking facilities which would block access to the building.

## DESCRIPTION OF PROPOSAL

This application seeks planning permission for the erection of a light industrial storage unit, associated office accommodation, staff welfare facilities and car parking at 324-330 Broughty Ferry Road, Dundee.

The proposed light industrial unit will incorporate the proposed office and staff welfare accommodation internally. The industrial unit will have a floor area of 350m<sup>2</sup>. The proposed office accommodation and staff welfare facilities will take up 48m<sup>2</sup> with approximately 300m<sup>2</sup> given over to the storage of bio-fuels.

The bio-fuel will be stored in 3 x 50,000 litre cylindrical above ground enclosed bunded storage tanks, double skinned to contain any spillage that may occur.

The light industrial unit will be of a modern design and appearance with the external walls finished in charcoal coloured facing brick on the ground floor and oyster coloured Kingspan cladding on the upper levels. The roof of the proposed building will be finished in grey coloured Kingspan cladding. The window frames of the office and welfare accommodation will be white UPVC. Pedestrian doors in the building will also be finished in white UPVC. The roller door on the southern elevation of the building will be grey in colour.

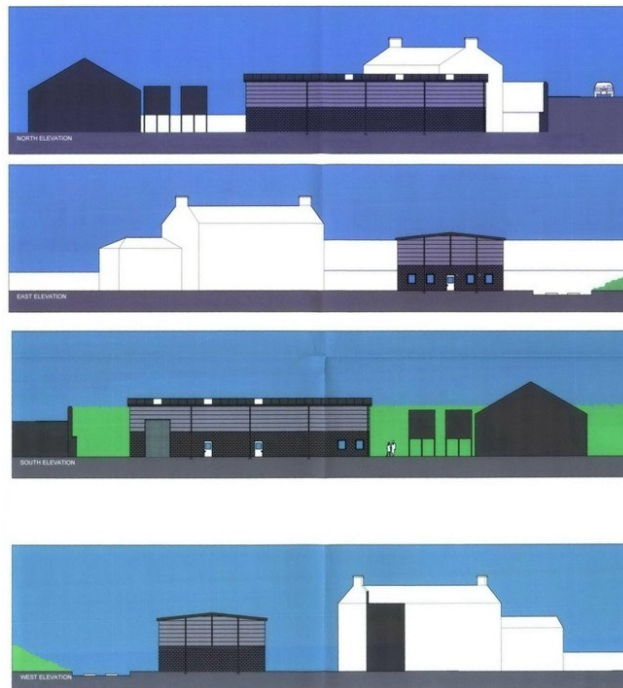
The proposed parking facilities will be located to the east, west and south of the building with a turning area to the south and south west of the proposed building.

## SITE DESCRIPTION

The application site is situated between the Edinburgh to Dyce coastal railway line and Broughty Ferry Road. The site is currently occupied by 3 large buff painted brick built buildings with concrete roofs that are employed for industrial uses. The buildings are located to the south east, south west and directly south of the proposed light industrial building.

The application site is set below Broughty Ferry Road with the western boundary made up of a

high retaining wall that also forms the western elevation of the west most building on site.



The area of ground between the existing buildings is surfaced in tarmac with the area where the proposed building is to be located used for ad-hoc storage.

Access to the application site is taken from Broughty Ferry Road and is shared between the 3 existing buildings as are car parking facilities.

## 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 26: General Economic Development Areas - in areas designated as General Economic Development Areas, proposals for Class 4, 5 and 6 developments will be supported. Other uses of a wider industrial nature such as car showrooms, wholesaling, taxi offices and scrap yards may be permitted provided that:

- there is no detrimental impact on neighbouring uses and local residential amenity, and
- there is no unacceptable traffic impact; and
- the scale of development is appropriate to the size and location of the site.

Class 1 retail will not be permitted unless in accordance with other policies in the Local Plan.

Residential development is generally not supported within General Economic Development Areas unless a satisfactory standard of residential amenity can be achieved; housing will not adversely impact on the ongoing operation of adjacent industrial areas; and evidence demonstrates that the site is no longer suitable for economic development purposes.

## Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application.

## Non Statutory Statements of Council Policy

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

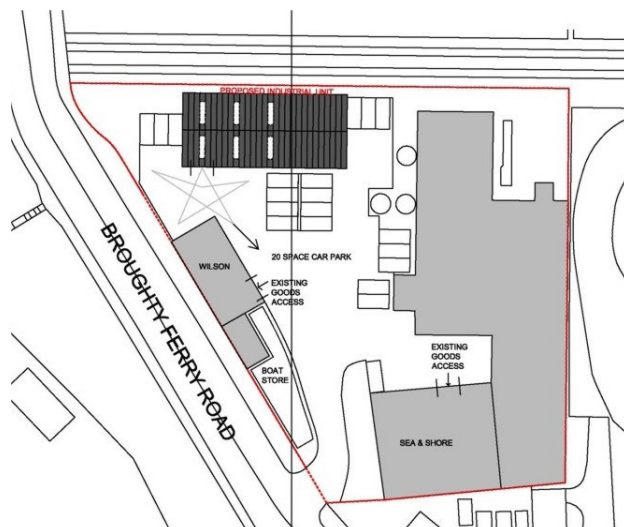
## SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

## SITE HISTORY

Planning application ref: 04/00893/OUT sought outline consent

20 April 2009



for residential development on the application site. This application was refused by the Development Quality Committee in February 2005. The application was refused on grounds that the application site is located in an industrial area and that the provision of flats within an area of suburbia was contrary to the provisions of the Adopted Dundee Local Plan 1998 and the Dundee Local Plan Review 2005. The subsequent appeal was dismissed by the Directorate for Planning and Environmental Appeals.

## **PUBLIC PARTICIPATION**

The applicant has followed the statutory neighbour notification procedure as stipulated by the Town and Country Planning (General Development Procedure) (Scotland) Order 1992. One letter of objection has been received from a neighbouring business concerned about the location of the proposed car parking facilities which would block access to the building.

Members will already have had access to copies of the objection letter and the issues are discussed in the "Observations" section below.

## **CONSULTATIONS**

No adverse comments have been received from Consultees.

The Council's Environmental Health and Trading Standards Department has recommended that should planning permission be granted, an informative is added to the decision notice indicating that due to the historic use of the application site there may be traces of contamination.

SEPA has been consulted and has no objections to the proposals. The storage of bio-fuels is regulated by SEPA under the Pollution Prevention and Control (PPC) regulations and should planning permission be granted the applicants will have to apply for the appropriate licenses.

Lengthy discussions have also taken place between the Health and Safety Executive and the Case Officer regarding the potential for the proposals to require Hazardous Substances Consent. The applicant has submitted details and amounts of the substances to be stored on site. It has been concluded that the proposals do not require to be the subject of a

formal application for Hazardous Substances Consent. Should the Committee be mindful to grant planning permission, a hazardous substances informative will form part of the decision notice.

## **OBSERVATIONS**

### **Statutory Requirements**

In accordance with Section 25 of the Town and Country Planning (Scotland) Act 1997 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. It is the aim of General Economic Development Areas to attract smaller businesses to take advantage of economic development land supply in the city. The location of a light industrial unit for uses falling within Class 6 (Storage and Distribution) complies with the requirements of Policy 26 (General Economic Development Areas). This is because the proposed light industrial building will be ideally located to take full advantage of the current transportation network as well as workforce accessibility.

The use of the building for the storage of bio-fuels will not impact upon the level of amenity afforded to neighbouring businesses. This is because the neighbouring commercial properties comprise of a dog food factory and an electrical contractors workshop.

The proposed building is to be situated on an existing area of hard-standing used for ad-hoc storage by the existing commercial units to the south east and west of the site. The proposed building will not develop the whole of this area leaving a significant area of hard-standing for parking and loading/deliveries.

The scale, massing, design and location of the proposed industrial

building will ensure that no associated traffic will impact upon neighbouring businesses. The proposed building will have a neutral effect on the appearance of the former Caledonian Oil Mills. This is because the neutral colours of the building will blend with the finish of the existing buildings on site.

The proposed building will be located no less than 60m from residential properties on the north side of Broughty Ferry Road. Given the difference in levels between Broughty Ferry Road and the application site, only the roof of the building will be visible from Broughty Ferry Road with the houses to the north situated above Broughty Ferry Road. Therefore, the proposed building will not impact upon the outlook of surrounding residential properties.

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:

Views of the objector - one letter of objection has been received from a neighbouring business. The main concern raised regards the location of parking spaces in front of a loading bay used by the neighbouring dog food factory. The applicant has amended the plans and demonstrated through submitting tracking drawings that the existing level of access and parking will not be hampered by the proposed development. In addition to the proposed industrial buildings new parking spaces and turning facilities will be provided within the curtilage of the former Caledonian Oil Mills. The concerns of the objector are not supported.

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 of the proposed industrial unit is considered to have a neutral effect on the existing buildings that formed the Caledonian Oil Mills. This is because the proposed building while

of contemporary design and finish, will be coloured to blend with the existing buildings on site.

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## **CONCLUSION**

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The erection of the proposed industrial building within a general economic development area for Class 6 (Storage and Distribution) purposes complies with the requirements of Policy 26 (General Economic Development Areas) of the Dundee Local Plan Review 2005. The views of the Objector are not supported. Accordingly it is recommended that planning permission be granted subject to conditions.

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## **RECOMMENDATION**

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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 BEFORE WORK STARTS ON SITE, details including samples of the proposed finishing materials shall be submitted to the Council for written approval and thereafter the materials approved by virtue of this condition shall be applied in accordance with the stamped approved drawings.

## **Reasons**

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of safeguarding visual amenity.