

**KEY INFORMATION****Ward** Coldside**Proposal**

Erection of a two storey  
Child Protection Unit with  
associated road works and  
car parking

**Address**

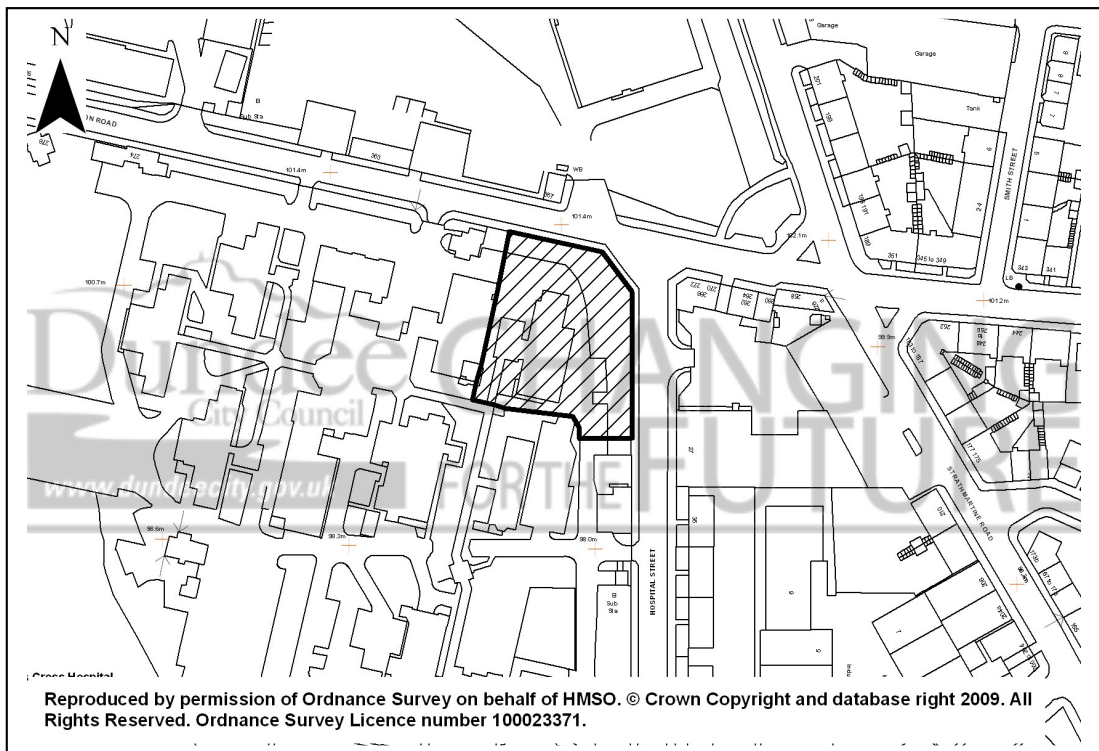
Former Ward 6  
Kings Cross Hospital  
274 Clepington Road  
Dundee

**Applicant**

Director of Social Work  
Dundee City Council  
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Dundee DD1 3RN

**Agent**

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Officer  
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**Registered** 26 Oct 2009**Case Officer** E Jones

## New Multi-agency Unit Proposed at Kings Cross Hospital

The erection of a two storey Child Protection Unit with associated road works and car parking is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

**RECOMMENDATION**

The proposed development is for a purpose built, multi agency child protection unit on the site of a vacant former Ward within the Kings Cross Hospital campus. The proposal complies with the relevant policies in the Dundee Local Plan Review 2009 and there were no adverse comments from consultees. Appropriate conditions can address matters of possible ground contamination, tree protection and replacement tree planting.

**SUMMARY OF REPORT**

- Planning permission is sought for the erection of a two storey, office to accommodate the multi agency Child Protection Unit which will involve staff from Social Work, NHS and the Police.
- The building is T shaped and orientated west/east to maximise energy efficiency and the development provides 18 additional car parking spaces and 10 cycle spaces. The development will also include the reconfiguration of the road to remove a dangerous blind bend in the internal road system which will result in the loss of two trees which are the subject of Tree Preservation Order 05/2002. This is justified by the improved safety on the internal road system and the trees will be replaced by appropriate replanting.
- The site lies in the north east corner of the Kings Cross Hospital site, close to the junction of Hospital Street and Clepington Road. The nearest house is 55 metres away to the south east. There were no objections and no adverse comments from consultees. All issues can be addressed by appropriate conditions.
- Dundee Local Plan 2005. The application complies with Policy 1: Vibrant and Sustainable Communities; Policy 29: Major Institution Masterplans; Policy 55: Urban Design and Policy 72: Trees and Urban Woodland.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a two storey office building to accommodate the Child Protection Unit which is being relocated from Seymour Lodge, Perth Road. It will accommodate staff from Social Work, NHS and Police. It does not include any residential facilities but has facilities for families including a small protected play area to the rear of the building.

The building will replace a vacant former ward building within the Kings Cross Hospital campus. The development will also include the reconfiguration of the road to remove a dangerous blind bend in the internal road system.

The building is T shaped and orientated west/east to maximise energy efficiency. It uses a palette of materials that is child friendly, modern and warm. Primary colours identify separate entrances for the different users of the facility. Composite wood wall panel cladding with smooth render completes the materials. The development provides 18 additional car parking spaces and 10 cycle spaces. Bin stores are provided and there is an enclosed sunny play area to the south of the building accessed from the Family Room.

The realignment of the road requires the loss of two trees which are the subject of Tree Preservation Order 05/2002 but this is justified by the improved safety on the internal road system. The trees will be replaced by appropriate replanting.

## SITE DESCRIPTION

The site lies in the north east corner of the Kings Cross Hospital site, close to the junction of Hospital Street and Clepington Road. The current building is of traditional stone and slate construction and is vacant. The building causes a blind corner within the internal road system. There is mature landscaping to the north and east of the building comprising shrubbery and three trees protected by Tree Preservation Order 05/2002. There is car parking to the north, east and south of the building which forms

part of the shared parking for the whole site.



The remainder of the Kings Cross Hospital site to the south and west contains a wide range of health related functions. To the north, across Clepington Road lies Dundee Contract Services yard and offices and there are commercial premises on the east side of Hospital Street. The nearest house is 55 metres away to the south east.



## 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 1: Vibrant and Sustainable Communities

Policy 29: Major Institution Masterplans

Policy 55: Urban Design

Policy 72: Trees and Urban Woodland

## 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

The "Urban Design Guide" is relevant to the determination of this application.

## SUSTAINABILITY ISSUES

The following sustainability policy implications arise from this application:

- 2 Energy and Water
- 4 Transport and Travel
- 5 Built Environment

The issues are discussed in greater detail below.

## SITE HISTORY

There is no relevant site history for this part of the Kings Cross Campus. There are a number of previous applications within the campus relating to new and refurbished buildings and additional car parking.

## PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and no

representations/objections were received.

## CONSULTATIONS

Scottish Water provided detailed advice to the applicant in respect of drainage and water supply requirements, which will be addressed at the detailed design stage.

The Head of Environmental Health and Trading Standards advises that further investigation is proposed in the submitted Stage 1 Desk Study and that this can be the subject of appropriate conditions if Members are minded to approve the application.

The Forestry Officer comments that protective tree fencing is required prior



to construction and has given specifications for replacement planting of six trees to compensate for the loss of two trees resulting from the development.

## 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.

Policy 1: Vibrant and Sustainable Communities - "The City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development should be in accordance with other policies in the Plan and seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell."

The site lies within a predominantly residential area but is enclosed within a walled site which contains a wide range of medical related uses. The layout of the unit has little impact on the surrounding area. The design is modern with an attractive materials palette which reflects the modern developments elsewhere within the Hospital site. The two storey scale of the building also reflects surrounding buildings. The site is quite restricted and the realignment of the road, which is necessary for safety reasons, has restricted the additional car parking spaces which can be provided. 18 parking spaces including 3 disabled and 2 family spaces are provided with 10 cycle spaces to encourage sustainable travel. Parking within the campus has been identified as an issue and a travel and parking statement has been submitted. It notes that a Travel

Plan will be in place within one year of the opening of the building which will identify the general approach to sustainable travel and include specific measures to increase use of public transport and decrease single car journeys. If Members are minded to approve the application, this can be the subject of an appropriate condition. It is considered that there will be no issues of noise or smell with a new development of this type.

It is considered that the proposal meets the requirements of Policy 1 provided it complies with other policies in the Plan.

Policy 29: Major Institution Masterplans - "The City Council supports the development of appropriately detailed Masterplans to provide a strategic context for the consideration of individual



development proposals within sites indicated on the Proposals Map. It is expected that these Masterplans would be approved by the City Council and would form a material consideration in the determination of planning applications."

Whilst no Masterplan has been approved for the Kings Cross Hospital site, the proposed use of the building, combining social work, health and police in a Child Protection Unit complies with the broad range of health related functions within the site.

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

A Design and Access Statement has been submitted which justifies the design and layout of the proposed development. The building has been specifically designed for this particular use and directs users to specific access points relating to the internal functions of the building. The use of materials reflects the need to make the building attractive and welcoming. The building will be visible from Hospital Street and Clepington Road and echoes the new building and building refurbishment which has been taking place elsewhere on this traditional hospital site.

The development is considered to meet the requirements of Policy 55.

Policy 72: Trees And Urban Woodland - "New developments must have regard to existing healthy mature trees, the survival and retention of which will be strongly encouraged through sensitive site layouts and both during and after construction. Where appropriate, development proposals must be accompanied by a tree planting and landscaping scheme which includes a supporting justification and sufficient map based material to document existing planting within the application site, as well as new planting and maintenance arrangements."

As noted in the Site Description, there are three mature trees within the site, two of which require to be removed to enable the road realignment for safety reasons. Whilst the loss of trees should be avoided if they can be incorporated into a development, the loss of two trees is justified on safety grounds in this instance. This has the advantage of allowing the planting of six new trees which will, in time, maintain the tree cover within the Kings Cross campus, will enhance the setting of the new building and benefit the wider area. If Members are minded to approve the application, new tree planting can be the subject of appropriate conditions.

It is concluded from the foregoing that the proposal complies with Policies 29 and 72 and thus also complies with Policy 1 of the development plan.

## Other Material Considerations

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

This development by Dundee City Council for a joint agency unit meets the Council's sustainability policies as follows:

- 2 Energy and Water - The building has been orientated west/east to maximise solar gain with natural ventilation, high specification insulation and energy efficiency measures.
- 4 Transport and Travel. - A Travel Plan will identify the general approach to sustainable travel and include specific measures to increase use of public transport and decrease single car journeys. The development provides additional parking, including disabled and family spaces and cycle parking. The realignment of the road will improve traffic safety within the whole site.
- 5 Built Environment - The development is for the redevelopment of the site of a vacant hospital ward with a modern, purposed built, efficient office which will enhance the hospital campus. It will adopt sustainable practices as required by the policy. There is the option for a 20% increase in the building in the future if required but this is not included within this application.

It is concluded that the development will meet the sustainability policies for the reasons given.

It is concluded from the foregoing that the material considerations weigh in favour of the granting of planning permission in accordance with the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

## Design

The Urban Design Guide seeks new buildings which are appropriate to the site and context. As noted in the Observations above, it is considered that the proposed development meets these requirements.

## CONCLUSION

The proposed development is for a purpose built, multi agency child protection unit on the site of a vacant former Ward within the Kings Cross Hospital campus. The proposal complies with the relevant policies in the Dundee Local Plan Review 2009 and there were no adverse comments from consultees. Appropriate conditions can address matters of possible ground contamination, tree protection and replacement tree planting.

## RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:-

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
- 2 Prior to the commencement of development, tree protection fencing in accordance with BS5837:2005 shall be erected on site in accordance with details which have previously been agreed and such fencing shall be retained in place throughout the construction period. Relocation of any fencing to allow construction works to proceed shall be agreed with the Forestry and Enforcement Officers prior to any movement of the fencing.
- 3 Three clear working days notice shall be given to the Forestry Officer of the erection of the tree fencing required by Condition 2 to allow the site to be inspected.
- 4 Prior to the commencement of development, a comprehensive landscaping scheme for hard and soft landscaping shall be submitted for approval and if approved, the works shall be carried out only in accordance with such approved details. The scheme shall include six replacement trees as follows:

Two *Carpinus betulus* (common hornbeam ) 25/30cm girth semi-mature trees planted as per BS:4043 in a location at the north side of the road, to be agreed on site with the Forestry Officer and

Four *Carpinus betulus* "Frans Fontaine" (fastigate hornbeam

cultivar) 16/18cm girth rootballed tree and planted as per BS:4043. These trees to be planted between the parking bays and the east boundary wall .

- 5 The landscaping scheme as required by condition 4 shall be fully implemented in accordance with the approved details within six months of the first occupation of the development. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted in terms of this condition.
- 6 Development shall not begin until the investigation and risk assessment proposed in the submitted Stage I Desk Study are completed and a remediation strategy to deal with contamination at the site has been submitted to and approved in writing by the planning authority. The strategy shall contain 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 the site is fit for the use proposed and does not contain any significant pollution linkages.
  - iii measures to deal with contamination during construction works.
  - iv verification of the condition of the site on completion of decontamination measures.
- 7 Before the unit hereby approved is first occupied, any remediation strategy shall be fully implemented and a verification report with relevant documentation demonstrating that the objectives of the remediation strategy have been achieved shall be submitted to the planning authority for written approval and such approval must be granted in writing before any occupation.

- 8 Before the first use of the building hereby approved, cycle racks, car parking and manoeuvring areas indicated on the approved drawings shall be completed.
- 9 A Travel Plan must be in place and agreed in writing with the Local Authority within one year of the first use of the development hereby approved.

## Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To protect the tree at the north east corner of the site which is the subject of Tree Preservation Order 05:2002.
- 3 To protect the tree at the north east corner of the site which is the subject of Tree Preservation Order 05:2002.
- 4 To ensure a satisfactory standard of appearance of the development and to compensate for the loss of two trees from within Tree Preservation Order 05:2002.
- 5 To ensure a satisfactory standard of appearance of the development and to compensate for the loss of two trees from within Tree Preservation Order 05:2002.
- 6 To ensure that the application site can be developed in a satisfactory manner.
- 7 To ensure that the application site can be developed in a satisfactory manner.
- 8 To ensure that adequate manoeuvring and parking space is available to serve the development in the interests of traffic safety.
- 9 To ensure that all measures are in place to encourage staff to use public transport and minimise the number of single car journeys.