

**KEY INFORMATION****Ward** North East**Proposal**

Demolition of 9 No flat/maisonette blocks and 7 No lock-ups and the construction of 60 new houses and 10 flats plus associated parking and boundary treatments

**Address**

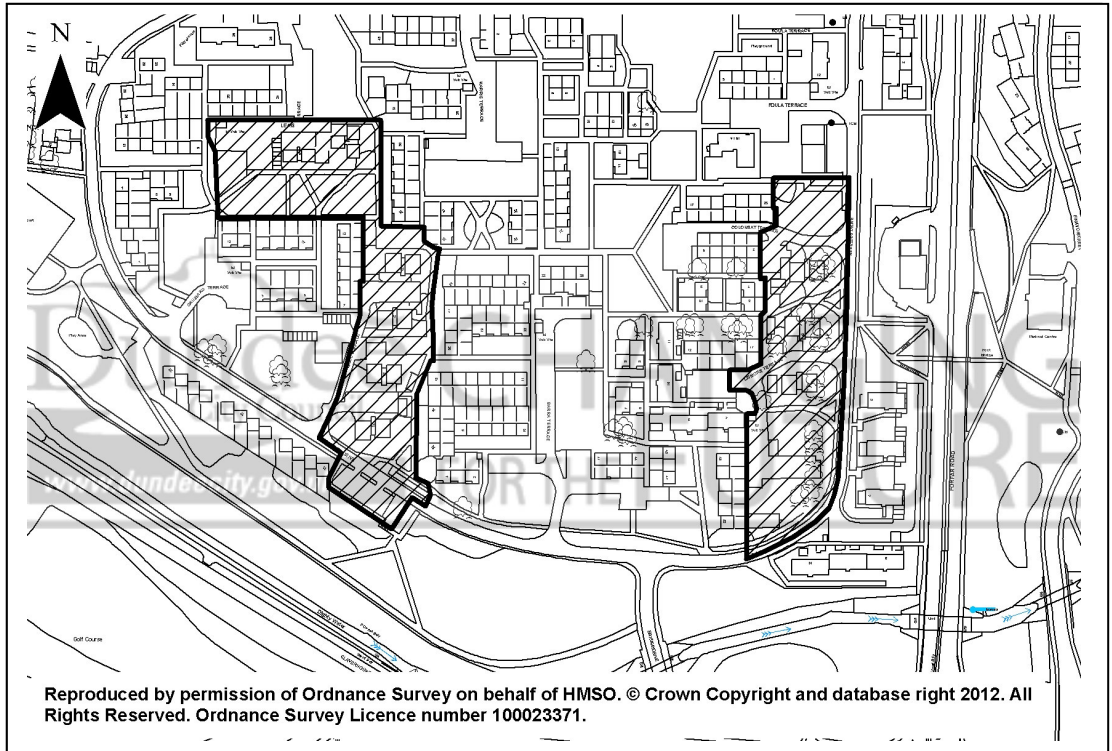
Phase 2 - Mill O'Mains  
Dundee

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## Phase 2 of Mill O'Mains Regeneration

The demolition of 9 No flat/maisonette blocks and 7 No lock-ups and the construction of 60 new houses and 10 flats plus associated parking and boundary treatments is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of City Development.

**RECOMMENDATION**

The proposals satisfy the requirements of the Development Plan. The concerns of the objectors are not supported. There are no material considerations that would justify refusal of planning permission. The application is therefore recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- This application seeks planning permission for the demolition of 9 flatted blocks and 7 lock-up garages and the erection of 60 houses, 10 flats and the formation of associated roads, parking facilities, landscaping and drainage infrastructure at Mill O'Mains, Dundee.
- Policies 3, 4, 5, 55, 67, 70, 72, 75 and 81 of the Dundee Local Plan Review 2005 and the Mill O'Mains Community Regeneration Masterplan are relevant to the outcome of this planning application.
- 4 valid letters of objection were received from residents within Mill O'Mains. The concerns raised relate to loss of on-street parking facilities, impact on wildlife, loss of trees and loss of recycling facilities.
- The proposals satisfy the requirements of the Development Plan.
- The concerns of the objectors are not supported.

## DESCRIPTION OF PROPOSAL

This application seeks planning permission for the demolition of 9 flatted blocks and 7 lock-up garages and the erection of 60 houses, 10 flats and the formation of associated roads, parking facilities, landscaping and drainage infrastructure at Mill O'Mains, Dundee.

The new housing will be located on 2 sites. Site 1 will comprise of 37 dwelling units on Gruinard Terrace, Mull Terrace and Hebrides Drive while site 2 will comprise of 33 dwelling units on Hebrides Drive, Lismore Terrace and Colonsay Terrace.

The housing mix consists of 3 detached houses, 28 semi-detached houses, 29 terraced houses and 10 flats over the 2 sites. Of the 60 houses proposed, 8 will be for sale through a shared equity scheme, 52 houses and 10 flats will be for social rent.

New on-street parking facilities will be created on Mull Terrace and to the rear of the new housing proposed on Hebrides Drive.

A new surface water attenuation basin is to be located on the southern side of Hebrides Drive in an area of open space to the east of Eriskay Drive to the north of the Dighty Burn.

As the area of the application site exceeds 2 hectares and the number of dwelling units proposed exceeds 50 the proposals fall within the meaning of a Major Planning Application as defined by Regulation 2(1) of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. Accordingly the applicant was required to undertake statutory pre-application consultation with the local community and incorporate the findings into the proposed development. This is evidenced in the Pre-application Consultation Report submitted as part of this application. In addition to the pre-application consultation report, the applicant has also submitted a detailed Design and Access Statement, Transport Statement and Design Development Report.

The proposal does not undermine the core land use and environmental strategies of the Development Plan or the viability of Dundee as a regional centre. In this instance where the Council is land owner, the application is not considered to be significantly contrary to the Development Plan and therefore does not require to be referred to the Scottish Government.



In accordance with the Council's Scheme of Delegation, all Major Planning Applications must be reported to the Council's Development Management Committee.



Proposed 3D View from West (Brook street)

## SITE DESCRIPTION

Mill O'Mains is located on the west side of Forfar Road and at the north end of the City. It is a Council estate development, which was developed in the late 1960s. Claverhouse Industrial Estate is located to the north, Trottick to the west and Caird Park to the south. Fintry is located on the opposite side of Forfar Road and Claverhouse East Industrial Estate to the north east, on

the opposite side of Forfar Road. The Dighty Burn runs along the southern end of Mill O'Mains. The house types in the estate are 2 storey terraced, small terraced cottages, semi-detached houses and 5 storey flatted blocks. Hebrides Drive is the main access road around the boundary of the site and cul-de-sacs are located off this road and lead to various parking courts and pockets of housing. There are no through roads providing access throughout the site. Various pedestrian footpaths are located throughout the area.

Phase 1 of the regeneration of Mill O'Mains covered 3 sites at Gruinard Terrace, Uist Terrace and Barra Terrace. Work is nearly complete on all 3 sites with most properties now occupied. The new houses comprise of terraced, semi-detached and detached dwellinghouses.

Phase 2 of the regeneration of Mill O'Mains covers 2 sites at Gruinard Terrace and Hebrides Drive. Site 1 is to the north and east of Gruinard Terrace and encompasses Mull Terrace and part of Hebrides Drive. Site 2 is to the east of Mill O'Mains and comprises of the eastern side of Hebrides Drive including Lismore Terrace and Colonsay Terrace.

A new surface water attenuation basin is to be located on the southern side of Hebrides Drive in a grassed area of open space to the east of Eriskay Drive to the north of the Dighty Burn.

At present there are nine 5 storey flatted blocks occupying the application site. These buildings have grey roughcast walls with pitched roofs finished in concrete roof tiles.

## 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 3: Housing Investment Focus Areas - the City Council will encourage investment in housing and

related social and physical infrastructure in the Housing Investment Focus Areas identified on the Proposals Map, working in partnership with Communities Scotland and the private sector. More detailed development frameworks, masterplans and action plans for each of the focus areas will be brought forward as appropriate by the Council and will form supplementary guidance to this Local Plan.

**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:

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 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 20mph or less. New housing should have regard to opportunities to maximise energy efficiency and promote sustainable waste management.

**Policy 5: Open Space Provision As Part Of New Housing Developments** - this policy requires major housing proposals to ensure that new open space is well integrated with the existing open space network by incorporating green access corridors which link up with existing path networks and open spaces, to allow ease of movement for pedestrians, wheelchair users and cyclists.

**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 67: Open Space Maintenance** - the Council will apply planning conditions or agreements to planning consents to make suitable provision for the long-term maintenance of open space in new housing developments.

**Policy 70: Semi-natural Greenspaces of Local Nature Conservation Importance** - this policy seeks to

protect Sites of Importance for Nature Conservation or Local Nature Reserves.

**Policy 72: Trees and Urban Woodland** - this policy requires new development to have regard to existing healthy mature trees and encourages their retention.

**Policy 75: Sustainable Drainage Systems** - this policy is supportive of proposals that can demonstrate through the provision of sustainable urban drainage techniques that existing and proposed development will not be significantly affected by a 1 in 200 year rainfall event. Significant flooding is defined as an event where the level of flooding is within 300mm of floor level.

**Policy 81: Pedestrians** - this policy promotes ease of access by pedestrians.

## Tayplan Strategic Development Plan

The Strategic Development Plan for the Tayplan area is under preparation and currently at the Proposed Plan stage. The Proposed Plan has been out for consultation and the period for making representations to it is now complete. On completion of the consideration of the representations the Proposed Plan will be sent to Scottish Ministers for approval. The Strategic Development Plan sets out the long term spatial strategy, vision, policies and proposals to guide development in the Tayplan area for the next 20 years. When approved by Scottish Ministers the Tayplan Strategic Development Plan will replace the Dundee & Angus Structure Plan 2001-2016. The Proposed Plan maintains the general thrust and direction of the Policies contained within the current Development Plan with regard to residential development and housing.

## Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

- Scottish Planning Policy 2010;

- Designing Streets 2009; and
- Designing Places 2001.

## Non Statutory Statements of Council Policy

The following policy statements are of relevance:

Mill O'Mains Community Regeneration Masterplan.

## SUSTAINABILITY ISSUES

The proposal involves the re-development of brownfield sites within Mill O'Mains resulting in the improvement and enhancement of the area and overall enhancement of the City. The application raises no concerns in relation to the Council's Sustainability policies.

## SITE HISTORY

Planning application ref: 09/00425/FUL formed Phase 1 of the approved Masterplan and was granted planning permission by the Development Management Committee in January 2010 for the erection of 64 houses as well as various drainage/infrastructure works to facilitate future phases of development.

Upon receiving planning permission the Applicant re-examined the approved housing mix. From discussions between the Council and Applicant it became apparent that there was reduced demand for large 4 bedroom dwelling units but a high demand for 3 bedroom dwelling units within the local community. Planning application ref: 10/00284/FULL sought permission to revise the house types approved by planning application ref: 09/00425/FUL and erect an additional house to meet the housing demands of the local community. This application was approved by the Development Management Committee in June 2010.

Planning application ref: 11/00553/FULL sought planning permission for the erection of 2 dwellinghouses on Plots 13 and 15, Site 3, Phase 1 Barra Terrace. This application was approved by the Council's Development Management Committee on 21 November 2011.

## PUBLIC PARTICIPATION

The Council has carried out the statutory neighbour notification procedure as stipulated in Section 19 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008.

This application was also advertised in the Dundee Evening Telegraph as a departure to the Development Plan.

4 valid letters of objection submitted in a standard format have been received from residents of Mill O'Mains. The concerns raised relate to:

- loss of recycling facilities on the southern side of Hebrides Drive;
- loss of on-street parking facilities;
- impact on wildlife; and
- loss of trees.

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

## CONSULTATIONS

The Head of Environmental Protection has raised a concern that the site may be contaminated by historic land uses. However, it has been concluded that these concerns can be overcome by the use of planning conditions.

## OBSERVATIONS

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless material considerations indicate otherwise.

## 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 3 (Housing Investment Focus Areas) - it is the aim of Policy 3 to target new investment in new housing towards specific areas where strong opportunities exist to consolidate existing communities, mitigate further deterioration and begin to lay the basis for preventing further population decline in the city.

Through the preparation of the Mill O'Mains Community Regeneration Masterplan, the Council and Home Scotland have worked in partnership with the local community to highlight the problems facing the Mill O'Mains area of Dundee and created a blueprint for addressing these problems.

The proposals therefore satisfy the requirements of Policy 3 of the adopted Local Plan.

Policy 4 (Design of New Housing) - it is the aim of Policy 4 to ensure that new houses and flats benefit from a high level of amenity while the level of environmental quality afforded to surrounding properties is maintained or enhanced by residential development.

Policy 4 requires proposals for the erection of new houses and flats to comply with the requirements of Appendix 1 of the adopted Local Plan unless the application site is located within an established low density area or a site planning brief varies the quantitative standards that new housing developments must comply with.

## Houses

The Mill O'Mains Community Regeneration Masterplan makes provision for the erection of houses that do not satisfy the quantitative standards of Appendix 1 of Policy 4 with regard to usable garden ground and in-curtilage parking facilities.

Appendix 1 of Policy 4 requires 75% of houses to have 3 bedrooms or more or a minimum gross internal floor area of 100m<sup>2</sup>. However, for social rented developments, this guideline may be applied flexibly where the design of the house enables easy extension. 62% of the 52 social rented houses proposed will have 3 or 4 bedrooms and the remaining 38% 2 bedrooms. 10 of the proposed 2 bedroom social rented houses can be extended to form 3 bedroom properties which would increase the provision of 3 and 4 bedroom properties within Phase 2 of the Mill O'Mains Regeneration to 77%. Each of the proposed shared equity houses will have 3 bedrooms.

In terms of car parking provision Appendix 1 stipulates that all new build houses should benefit from at least 1 space within the curtilage of each property. Private houses with 3 or more bedrooms should have at least 2 spaces. In addition, 50% of all



houses should have a garage or space for one.

In terms of garden ground provision Appendix 1 stipulates that on brownfield sites a minimum private usable garden ground of 120m<sup>2</sup> should be provided for all houses.

Of the 60 houses proposed, 52 will benefit from in-curtilage car parking facilities with 18 houses benefiting from on-street car parking.

Each of the proposed houses will benefit from private garden grounds that exceed 60m<sup>2</sup> in area apart from Plots 34 -37 on Site 1 and Plots 1-4 on Site 2. These plots have been designed to replicate the quantitative standards of the popular cottage style housing within Mill O'Mains. The Masterplan accepts that the new houses will deviate from the adopted Local Plan garden ground standards in order to provide tenants with greater choice in house type and amenities.

Although the proposed houses do not benefit from the required amount of private usable garden ground and in-curtilage parking facilities stipulated by Appendix 1, the approved Mill O'Mains Community Regeneration Masterplan states that a deviation from the Local Plan standards for garden ground and in-curtilage parking provision is acceptable.

In terms of window to window distances, the proposed houses will not have any windows serving habitable rooms that are located directly opposite facing windows serving habitable rooms of neighbouring properties.

## Flats

Appendix 1 stipulates that flats will only be permitted in exceptional circumstances to provide choice where this type of accommodation is not available in the surrounding area or where identified in a site planning brief.

One of the main aims of the Mill O'Mains Community Regeneration Masterplan is to replace the existing unpopular flats with high quality housing. All of the existing flatted blocks within Mill O'Mains will be removed by the completion of Phase 4 of the Mill O'Mains Community Regeneration Masterplan. Therefore, the mix of house types proposed will include low rise flats to provide tenants

being re-housed with greater choice. Therefore, the incorporation of new build flats as part of the regeneration of Mill O'Mains provides choice in the type/cost of accommodation available within Mill O'Mains.

Appendix 1 also requires social rented flats to benefit from 100% car parking and usable communal garden ground provision of 10m<sup>2</sup> per flat or 100m<sup>2</sup> whichever is the greater. Living room windows of flats should not unacceptably overlook private gardens of houses.

In terms of car parking and garden ground provision, each of the proposed flats will benefit from 1 in-curtilage car parking space and private usable garden ground of no less than 60m<sup>2</sup>. The windows serving living rooms of flats will not overlook the private gardens of neighbouring houses.

The proposals therefore satisfy the quantitative requirements of Policy 4 of the adopted Local Plan and the Mill O'Mains Community Regeneration Masterplan.

Policy 4 requires new housing development to meet "Secured by Design" standards and to accord with the guidance contained within the Dundee Urban Design Guide.

Measures that promote safety and security have been incorporated into the design and layout of Sites 1 and 2. The applicant proposes to integrate the existing buildings into the surrounding area more effectively than at present. Presently some houses are accessed from pedestrian-only paths and are surrounded on all sides by public routes, meaning they are difficult to access and have no defensible space. New streets will be created that pass these houses and footpaths will be removed to allow access around the houses and provide a safer environment for residents. Pedestrian links have been designed to be overlooked to provide for a degree of surveillance. It is proposed that footpaths will be well lit.

In terms of bin storage, the current arrangements in Mill O'Mains are that residents use communal bin stores. The proposals will remove the existing communal bin store on Hebrides Drive with each household benefiting from individual bins. The proposed development introduces streets that are accessible by refuse lorries.

The requirements of the Dundee Urban Design Guide have been incorporated into the design principles for new streets in the Mill O'Mains Community Regeneration Masterplan. As the proposals adhere to the requirements of the Masterplan, the aims of the Urban Design Guide are satisfied.

It is concluded that the proposed development complies with the approved Masterplan for Mill O Mains and therefore also complies with Policy 4 of the Local Plan.

Policy 5 (Open Space Provisions as Part of New Housing Developments) - Policy 5 seeks to protect existing open spaces and secure appropriate provision that meets the needs of households as part of new housing proposals. The Policy accepts that this provision may be off site, depending on local provision in the surrounding area.

The site benefits from being within close proximity to open space in the form of Caird Park. The proposals will involve the removal of areas of public open space on Hebrides Drive and between Mull Terrace and Lewis Terrace. However, the proposals involve the creation of 2 replacement areas of public open space within Site 1. The proposed areas of public open space will be overlooked by the new houses, are usable and of a high quality accessible design and location. Although the proposed areas of open space will be created within Site 1, the location of the proposed areas of open space and the network of footpaths through Mill O'Mains will ensure that the new open space provision is very accessible.

In accordance with the requirements of Policy 67 (Open Space Maintenance) the landscaping and maintenance of these areas of open space will be controlled by condition as will the form of any street furniture such as benches to ensure that the aspirations of the Mill O'Mains Community Regeneration Masterplan are achieved.

It is therefore considered that the proposals comply with Policies 5 and 67.

Policy 55 (Urban Design) - Policy 55 seeks to ensure that any proposed development is of a high quality design. It should 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.

The applicant submitted a design and access statement and a design development report for the current proposals.

The submitted reports demonstrate that the applicant has selected a palette of simple materials and crisp details which complement the existing single and two storey houses within Mill O'Mains and the new properties built by Phase 1 of the regeneration.

By virtue of combining traditional building shapes with contemporary finishes Phase 2 of the regeneration of Mill O'Mains will create a strong sense of place and the development will be integrated within the local context. Problems with the existing street pattern and built form have been identified by the applicant and addressed through the proposed layout, which will provide a more accessible, pedestrian and traffic friendly environment with a wide choice of housing with private garden areas and parking provision. The residential environment created by Phase 2 of the regeneration of Mill O'Mains will compliment the new urban streetscapes created by Phase 1 and will form a significant element in the creation of an inclusive, accessible and sustainable community within Mill O'Mains. To allow the applicant greater flexibility in the choice of materials, the finish of the proposed buildings, boundary enclosures and surfacing materials shall be controlled by condition.

The proposals therefore satisfy the requirements of Policy 55.

Policy 70 (Semi-natural Greenspaces of Local Nature Conservation Importance) - Policy 70 states that development proposals must not adversely affect the nature conservation qualities of Sites of Importance for Nature Conservation or Local Nature Reserves. There will be a presumption against the development of semi-natural greenspaces within Wildlife Corridors shown on the Proposals Map, to minimise physical barriers to continuity, safeguard ecological integrity and promote biodiversity conservation.

In this phase, the only proposal which may affect the Wildlife Corridor to the south of Mill O'Mains is the proposed

location of the attenuation basin to the east of Eriskay Drive and south of Hebrides Drive. No houses are proposed within the wildlife corridor itself. The proposed basin is to be sewn with grass and can be landscaped so that through time the basin will enhance biodiversity in the area by providing a habitat for flora and fauna commonly found within the Dighty Wildlife Corridor. Should Members be minded to approve the application then the protection of the nature conservation value of the wildlife corridor can be made the subject of a planning condition.

Policy 72 (Trees and Urban Woodland) - Policy 72 requires new development to have regard to existing healthy mature trees and encourages their retention. Although several trees will require to be felled to accommodate the new houses, new areas of open space will be created which will allow for the planting of new trees and shrubs. The proposals are satisfactory in this regard and the protection of existing trees, the planting of replacement trees and shrubs and their maintenance can be dealt with by planning conditions should Members be minded to approve this application.

The proposals satisfy the requirements of Policy 72.

Policy 75 (Sustainable Drainage Systems) - in accordance with the provisions of Policy 75(Sustainable Drainage Systems), it is proposed to drain surface water run-off using sustainable urban drainage techniques with excess surface water being attenuated in the proposed basin. The basin will be sewn in grass and will blend with the landscaping of the wildlife corridor and area of open space on the southern side of Hebrides Drive and east of Eriskay Drive. The surface water drainage proposals involve 1 level of treatment for the houses and 2 levels of treatment for Hebrides Drive.

The Council's Drainage Engineers have confirmed that the detailed design of the proposed drainage system can be controlled by condition.

The proposals comply with the provisions of Policy 75.

Policy 81 (Pedestrians) - Policy 81 seeks to promote ease of access by pedestrians and to enhance facilities

and infrastructure for this sustainable mode of travel.

In compliance with Policy 81 the proposals seek to enhance the facilities available to pedestrians through the construction of new roads with shared surfaces and the creation of illuminated footpaths that are overlooked by housing. To ensure that the existing and proposed roads and footpaths do not adversely affect pedestrian safety by virtue of their design and composition conditions relating to the composition of the footpaths, the removal of redundant accesses and the submission of Road Safety Audits for new junctions and roads will be incorporated into the grant of planning permission should the Committee be minded to approve this application.

The proposals satisfy the requirements of Policy 81.

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 - Mill O'Mains Community Regeneration Masterplan

An overall Masterplan for Mill O'Mains was produced after considerable consultation exercises with the local community and various bodies. It was formally approved by the Development Management Committee in July 2009.

The Masterplan has 5 objectives:

- 1 Create New Houses on Streets - where possible, existing parking courts will be removed and new streets created through Mill O'Mains. The streets will be designed to keep traffic speeds low and will allow existing and new residents to get direct access to their front doors, and to park cars outside their homes.
- 2 Create Good Quality Open Spaces - At present many open spaces on Mill O'Mains are left over after the demolition of buildings. As flats are being replaced with houses, there will be fewer public open spaces in the area, but the aim is to make

them high quality, safe and well designed.

- 3 Improve the Connections - At present it can be difficult to find your way around Mill O'Mains. An aim is to make it easier and safer to get around, with more well lit streets and fewer badly lit footpaths.
- 4 Build Popular House Types - The "Semis" on Mill O'Mains are very popular and more houses like these will be built. They will be well insulated to keep heating costs down and will have level access at the entrances to make it easier to get in and out, for residents and visitors.
- 5 Create a Positive Image - the proposals for Mill O' Mains are to improve the good bits and remove the less good. As well as changing it for the people who live there, the image of the area will be improved throughout the rest of the City.

Through the assessment of the proposals against the Development Plan it has been concluded that Phase 2 of the Mill 'Mains Regeneration is compliant with the aims and aspirations of the approved Mill O'Mains Community Regeneration Masterplan.

## B - Statements of Government Policy and Guidance

Designing Places 2001 & Designing Streets 2009

Designing Streets is a companion document to Designing Places and applies the principles of good design contained in that policy to both new and existing streets. Like Designing Places, it marks the Scottish Government's determination to raise standards of urban and rural development and is aimed at everyone who plays a part in shaping the built environment. Designing Places highlights six key qualities of successful places. Designing Streets explains how these qualities are applied to street design as follows:

- Distinctive: responding to local context to create places that are distinctive.
- Safe and Pleasant: creating safe and attractive places using

imaginative layouts to minimise vehicle speeds naturally.

- Easy to get to and Move Around: enabling ease of movement by all modes of travel, particularly walking and cycling, connecting well with existing streets and allowing for links into future areas of development.
- Welcoming: encouraging positive interaction between neighbours, creating a strong sense of community,
- Adaptable: planning networks that allow for future adaptation.
- Resource Efficient: using materials and designs that are durable and cost effective to construct and maintain.

The design and access statement and design development report demonstrate that like Phase 1, Phase 2 of the Mill O'Mains Community Regeneration Masterplan will create new streetscapes that are distinctive, safe and pleasant through a combination of traditional building shapes, contemporary finishing materials, shared surfaces and sensitive building positions.

Through the use of shared surfaces, the removal of unsafe and poorly surveyed footpaths and their replacement with new illuminated and wide footpaths that are purposefully overlooked, both Phases 1 and 2 of the Mill O'Mains Community Regeneration Masterplan have sought to create a place that is easy to get to, move around in and that is safe.

The proposed positions and design of buildings, locations of open space, on-street car parking facilities, tenure mixture and street design will create an urban environment that encourages positive interaction between neighbours to create a strong sense of community.

The design, orientation and finish of the proposed housing will create individual housing units that are adaptable and resource efficient.

To ensure that the proposed new road layouts are safe, conditions requiring redundant accesses to be made good as footpaths, the composition of new footpaths and road safety audits for new roads and junctions will be incorporated into the grant of planning

permission should the Committee be minded to approve this application.

Phase 2 of the Mill O'Mains Community Regeneration Masterplan combines all 6 of the key qualities of successful places defined and developed by Designing Streets and Designing Places.

## C - Views of Objectors

4 valid letters of objection have been received from residents of Mill O'Mains. The concerns raised relate to:

- loss of recycling facilities on the southern side of Hebrides Drive
- loss of on-street parking facilities
- impact on wildlife
- loss of trees

The objectors concerns relating to the loss of the existing recycling facilities on the southern side of Hebrides Drive and their replacement with 4 houses (Plots 34 -37) are not supported. This is because each of the existing houses to be retained, the new houses built in Phase 1 and the houses proposed in Phase 2 will benefit from in-curtilage refuse storage facilities in the rear gardens. The existing, recently built and proposed houses are now located on streets that can be accessed by refuse vehicles. The regeneration of Mill O'Mains will therefore allow for kerb-side collection of household refuse rather than collection from communal recycling and bin storage facilities that are unsightly, constantly vandalised and that are an uneconomical use of space.

The objectors are concerned that the proposed development will lead to a loss of on street parking facilities. Phase 2 will create a total of 89 on street and in-curtilage parking spaces. Of the 70 houses and flats proposed only 18 units will require the use of on-street parking facilities. Due to the demolition of existing housing, there will be an increase in the level of on-street car parking within Mill O'Mains for up to 19 vehicles.

In this instance the proposals will lead to an increase in on-street car parking and therefore the concerns of the objectors are not supported.

The objectors are concerned that the proposals will impact on existing wildlife found in the Dighty Wildlife corridor. These concerns have been

addressed in the assessment of the proposals against the requirements of the Development Plan. It has been concluded that the proposed attenuation basin through sensitive landscaping will enhance biodiversity within the wildlife corridor by providing a suitable habitat for new flora and fauna. In this instance the concerns of the objectors are not supported.

The objectors have raised concern that the proposals will lead to a loss of trees. It has been concluded in the assessment of the proposals against the requirements of the Development Plan that the level of tree felling is acceptable providing the existing trees on site are retained and maintained and additional replacement trees and shrubs are planted in the proposed areas of open space. This matter will be controlled by condition should the Committee be minded to grant planning permission.

The concerns of the objectors are not supported.

It is concluded from the foregoing that the material considerations are supportive of the approval of planning permission. 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 are appropriate for this location.

## CONCLUSION

The proposals satisfy the requirements of the Development Plan. The concerns of the objectors are not supported. There are no material considerations that would justify refusal of planning permission. Therefore it is recommended that planning permission is granted subject to conditions.

## RECOMMENDATION

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

- 1 Details of the proposed finishing materials including 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.

- 2 Prior to the commencement of development, a scheme of landscaping shall be submitted to and approved by the Council, and it shall include indications of all existing trees and hedgerows on this land, and details of any to be retained, together with measures for their protection in the course of development in accordance with BS5837:2005. Full details of new planting and landscaping shall also be submitted to and approved by the planning authority prior to the commencement of development. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 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.
- 3 Full details of a maintenance plan for the existing and proposed trees and proposed areas of open space 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 Prior to the commencement of work on site, details of the proposed landscaping scheme including boundary enclosures for the attenuation basin shall be submitted to the Council for written approval. Thereafter, the attenuation basin will be landscaped and enclosed in accordance with the details approved by this condition.
- 5 Development shall not begin until the investigation and risk assessment proposed in the submitted Stage 1 Desk Study are completed and, if necessary, a remediation strategy to deal with contamination at the site shall be 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; and
- iv verification of the condition of the site on completion of decontamination measures.

- 6 Before any of the dwellings hereby approved are occupied, the 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 and approved in writing by the planning authority.
- 7 Prior to the commencement of work on site, a Stage 1/2 Road Safety Audit shall be submitted to the Council for written approval. Thereafter, the recommendations of the road safety audit will be fully implemented before the occupation of the first dwelling unit hereby approved. For the avoidance of doubt, the Stage 1/2 Road Safety Audit must be prepared to Dundee City Council specifications for all new roads/junctions associated with the proposed development.
- 8 Prior to the first occupation of the dwelling units hereby approved, any existing vehicle accesses that are no longer required as part of the proposed development must be made good as footway to Dundee City Council specifications.
- 9 Prior to the commencement of work on site, details of the proposed road and footpath construction shall be submitted to the Council for written approval. Thereafter, the new roads and footpaths shall be constructed in accordance with the details approved by this condition.
- 10 Prior to the commencement of work on site, detailed drainage design drawings and calculations including modelling and simulation results for the



proposed surface water drainage system shall be submitted to the Council for written approval. Thereafter, all works approved by virtue of this condition shall be carried out prior to the occupation of the first dwelling unit forming Phase 2 to the development hereby approved. For the avoidance of doubt, all information submitted to the Council should comply with the adoptable standards of Scottish Water and SEPA and shall be in accordance with the SUDS Manual (CIRIA 697).

## **Reasons**

- 1 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 2 To ensure that the trees felled are replaced and the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 3 To ensure that the existing and proposed trees are adequately maintained, in the interest of the visual amenity value of the area.
- 4 In the interests of visual amenity and maintaining the conservation value of the Dighty wildlife corridor.
- 5 To ensure that the application site can be developed in a manner fit for the proposed residential use.
- 6 To ensure that the application site can be developed in a manner fit for the proposed residential use.
- 7 In the interests of road safety.
- 8 In the interests of road safety.
- 9 In the interests of road safety.
- 10 In the interests of ensuring that surface water can be drained adequately from the application site without causing instances of flooding.