

KEY INFORMATION

Ward West End

Proposal

Erection of 3 storey office accommodation for creative industries at Seabraes Yards, Dundee

Address

Land to south of
Greenmarket, Dundee

Applicant

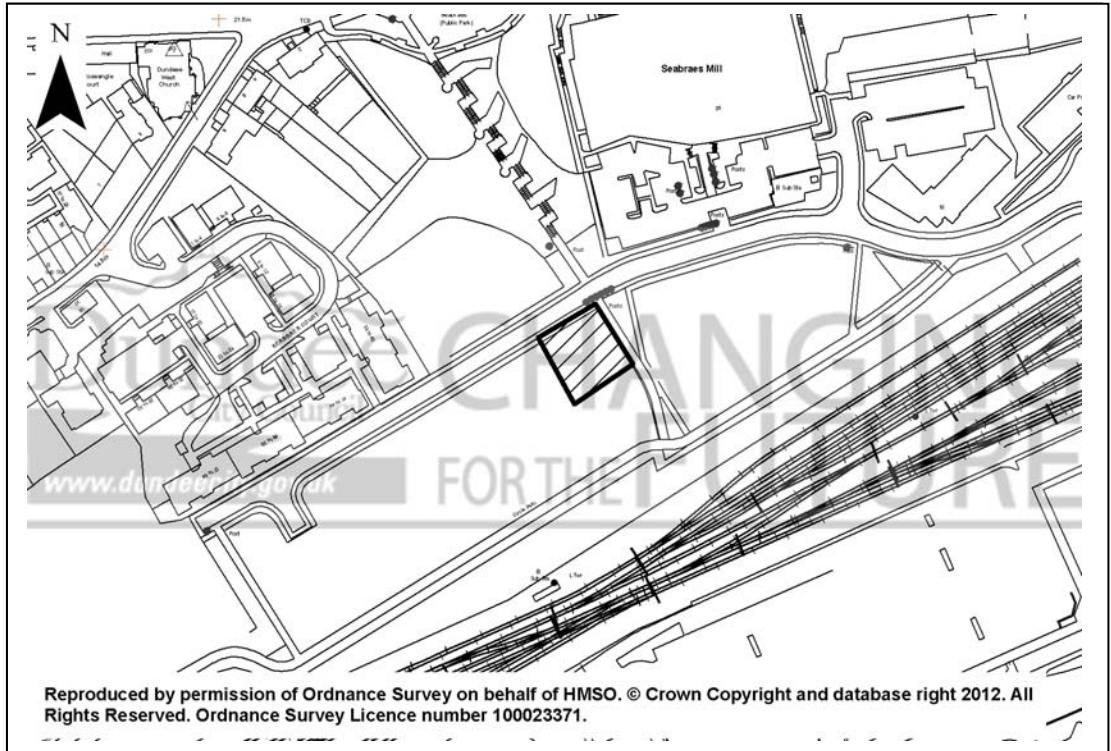
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Registered 6 Jan 2012

Case Officer Eve Young



Office Accommodation for Creative Industries at Greenmarket

The erection of 3 storey office accommodation for creative industries at Seabraes Yards, Dundee is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

RECOMMENDATION

The proposal complies with Policy 23 - Digital Media Park; Policy 55 - Urban Design and Policy 79 - Contaminated Land of the Dundee Local Plan 2005 and with the Council's Urban Design Guide.

There are 6 objections and 5 letters of support and one representation. The material considerations are strongly weighted in favour of granting planning permission, subject to conditions, in accordance with the Development Plan. Therefore, the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of Class 4 offices with associated parking, bin stores and sub station on a vacant reclaimed site forming part of the former Railyards . They will be formed using 18 former shipping containers arranged in three storey of 6 units arranged around a central staircase and lift. There will be communal meeting rooms, toilets and showers, plant and break out areas.
- These are 2nd use, virtually new containers shipped to the UK fully loaded then recycled for building use. This building method has been carried out elsewhere in the UK for business and retail uses. The development seeks, by a range of energy efficient proposals, to achieve Zero Carbon status with a carbon footprint reduction of 40%-50% against conventional buildings.
- This site has particular ground conditions which prevent conventional building methods and lies to the south of the fully serviced access road which already serves the DCA and Sensation buildings. The District 10 concept, of which this is the first unit, has a coherent design strategy to provide up to 9 blocks with associated parking, pedestrian links, open space and landscaping. It forms an integral part of the wider Dundee Waterfront redevelopment.
- The proposal complies with Policy 23 - Digital Media Park; Policy 55 - Urban Design and Policy 79 - Contaminated Land of the Dundee Local Plan 2005 and with the Council's Urban Design Guide.
- There are objections against the development from five local businesses and a local resident and five letters in favour from the University of Abertay, Dundee College and NESTA. The objections are not supported. A representation was received from Dundee Civic Trust.
- This development is a pilot unit for the development of a sustainable form of modular, low cost, office building providing flexible, pre fabricated start up space in a clustered form which is considered to support the development of businesses in the digital medial sector.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a 3 storey unit for Class 4 office accommodation. The unit will comprise 18 modular structure formed from recycled shipping containers arranged on 3 floors, each floor of 6 units will have 3 modules on each side of a central stair and service core with a lift tower. Electrical and associated plant will be located within a second floor unit next to a common meeting room and there will be photovoltaic cells on the flat roof. One individual container unit will provide 39.6m² of floor space and the proposed 18 unit block provides 865.4m² metres including common areas. There are 15 works spaces for 4 persons each, the remaining units providing toilets and showers, meeting rooms, plant room and break out areas. Individual units can be linked together as required by users.

The outer units in the block will be painted dark grey and the inner ones light grey. Colour will be provided by the applied graphics, coloured window frames and the exterior of the lift tower to tie the elements together. All will be glazed on the outer elevation, with some of the doors fixed open to provide screening.

This is proposed to be a pilot unit for a larger development on the south side of Greenmarket to provide a total of 9 similar units with access roads, pedestrian routes, parking and landscaping. The site lies within the Digital Media Park and it is proposed, by the applicant, that use be restricted to creative industries within digital media.

The plant room is integral to the block with photovoltaic cells on the roof to provide energy. 16 parking spaces, including 3 disabled spaces, are provided with a covered bicycle store and an enclosed bin store for refuse and recycling facilities. The site also has a sub-station to serve the District 10 development.

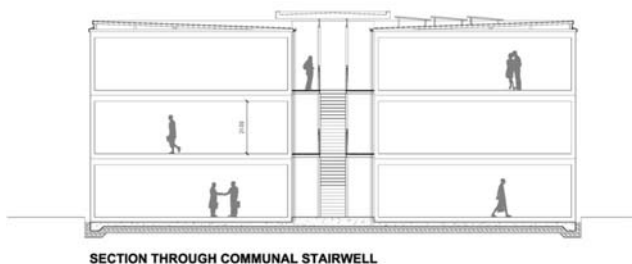
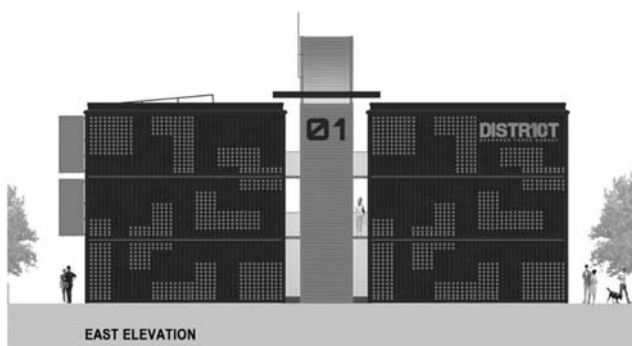
SITE DESCRIPTION

The site is in the north east corner of a much larger redevelopment site given

the development name of District 10. The District 10 site is located within the Digital Media Park (former railyards area) to the south of the new access road through the site and west of the main footpath which connects to the Seabraes steps off Perth Road.



To the east lie the Vision Building, new offices and beyond that the DCA, the Sensation Building and multi storey car park. To the west is open ground which has recently been the subject of upfiling and regrading to render it suitable for proposed residential development. A recently



formed pedestrian route from the City Centre to Magdalen Green lies to the south bounding the main east coast railway line and the Tesco store beyond that, fronting Riverside Drive.

To the north of District 10 the land slopes steeply up to Perth Road which is accessed by the new pedestrian path and steps. There is 4 storey student housing at the lower level, bounding the western part of the District 10 site.

The site is flat and has lain undeveloped for many years following its reclamation from the former railway sidings and goods yards.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

The following policies are of relevance:

EP2: Existing Employment Areas - the Plan states that Councils will continue to safeguard and promote land for employment use (Class 4, 5 and 6) at "other high quality well located brownfield employment sites which are appropriate for regeneration and redevelopment."

Dundee Local Plan 2005

The following policies are of relevance:

Policy 23: Digital Media Park.

Policy 55: Urban Design.

Policy 79: Contaminated Land.

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 of relevance.

SUSTAINABILITY ISSUES

The following sustainability policy implications arise from this application.

The application is for the re-use of former shipping containers to form modular office space which will have photovoltaic cells on the roof. The containers are described as second use

and are shipped to the UK fully loaded then recycled for building use. The units provide robust, flexible, modular units which can be pre-fabricated off site and will allow the site to develop organically. The development seeks, by a range of energy efficient proposals, to achieve Zero Carbon status with a carbon footprint reduction of 40%-50% against conventional buildings.

This issue is discussed in greater detail below.

SITE HISTORY

03/00759/OUT - Outline permission and Masterplan to create Digital Media Park to include Class 4 business, commercial, residential and open space uses - approved 26 January 2004.

04/00502/FUL - Construction of Infrastructure including access road, footpath, cycleway and landscaping - approved 2 September 2004.

The approved Masterplan covered the wider area of the former Railyards and part of the development has been carried out including the provision of new offices and new road and footpath infrastructure to serve the site. A programme of remediation of the contaminated land has also been approved and carried out on other parts of the area. Whilst the planning permission for the Masterplan has now expired, the future development of the site has remained under review. Proposals for the remainder of the site have evolved through time to address changes in the economy and to reflect new ideas for modern methods of construction to reflect the needs of the proposed end users and to cater for its physical characteristics.

PUBLIC PARTICIPATION

No properties required to be notified as the surrounding land is all in the same ownership as the application site. The application was not advertised in the local press.

Representations have been submitted as follows:

6 objections have been received. 5 are from local businesses objecting on the valid grounds of poor design contrary to Policies 23, 55 and 57 which will adversely affect the development

which has already been carried out in the area and that there is enough office accommodation available locally. An objection from a resident is on the grounds that the development will block the view of the river from Seabraes.



Five letters of support have been received, three from the University of Abertay, Dundee College and the National Endowment for Science, Technology and the Arts (NESTA). They advise that they support these proposals to provide for the development of creative industry businesses.



Dundee Civic Trust has commented that the use is in accordance with the Local Plan and welcomes the innovative, adaptive and flexible accommodation. It notes the buildings are significantly lower than the existing media related buildings and will not obstruct views of the river from Seabraes. The Trust requests conditions to time limit the permission and ensure the landscaping is maintained to a high standard.

The representations have already been made available to elected Members and the points raised will be considered in the Observations below.

CONSULTATIONS

The Head of Environmental Protection seeks appropriate conditions in respect of the development of a site which may be contaminated as a result of its former use and to ensure that any noise from the development does not adversely affect any adjacent residential property.

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.

Dundee and Angus Structure Plan 2001-2016

Policy EP2: Existing Employment Areas supports high quality, well located brownfield employment sites which are appropriate for regeneration and redevelopment. It is considered that the Digital Media Park complies with this criteria.

Dundee Local Plan Review 2005

The application site is not identified for any specific use in the Dundee Local Plan Review 2005. The site to the west is identified as a 'Brownfield Housing Development Proposal' in the Dundee Local Plan Review 2005 (Inner City Proposal H13 - Railyards refers). Approved reclamation of that site has been carried out to prepare for future housing. There are no policies relating to the provision of offices.

Policy 23: Digital Media Park - "The Council will support the principle of a digital media park with an appropriate mixture of student and mainstream housing and open space on the former railyards site. All development proposals for this site must have full

regard to opportunities for maintaining and improving the quality of the built environment."

The proposal is for a modular office development to provide accommodation for Class 4 Office Use. The principle of this use complies with the policy.

The policy also requires that all development proposals have full regard to opportunities for maintaining and improving the quality of the built environment.

The design of the development and its impact on the built environment will be considered in more detail in the assessment against Policy 55: Urban Design and its final compliance with Policy 23 will be considered thereafter.

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."

There are no listed buildings affected by the development.

The development seeks to provide a development which provides small units that provide flexible space. Small starter units are required that can be expanded to provide additional space as businesses grow. Large floorspace conventional buildings do not provide this flexibility or the identity that can aid the creative process by the clustering together of similar activities.

The proposed development provides these flexible modular spaces at relatively low cost whilst recycling robust structures with a low carbon footprint which can be constructed quickly to meet the needs of the users. There is opportunity for variety of

finished and colours which will add to the vibrancy of the development. Glazing will be provided at the end of each container. Cargo doors on the south elevations will be retained in the open position to provide screening.

It is intended that the blocks will be off set to give the units south facing views across the site which will allow them to overlook the car parks of the adjacent units to improve security. The outer units in the block will be painted dark grey and the inner ones light grey. Colour will be provided by the applied graphics, coloured window frames and the exterior of the lift tower to tie the elements together.

The District 10 concept, of which this is the pilot project, has a coherent design strategy to provide up to 9 blocks with associated parking, pedestrian links, open space and landscaping.

The development of District 10 will provide a new footpath through the site and will also integrate with the new footpath layout which connects Perth Road, the City Centre and Roseangle. It will also link with the proposed footbridge over the railway to Riverside drive and the Waterfront.

A Design Statement for the development of District 10 as whole and the individual blocks of work pods as detailed in this application provides background information to the site, the design rationale of the proposals and the sustainable credentials of the development.

The concept of building using these containers is not new and has been successfully developed around the world for commercial and residential uses. In the UK a sports hall in Lambeth which was a finalist in the 2010 RIBA Awards, a successful live/work development and an office development at Trinity Wharf, London and a retail outlet also in London have been developed.

Given the nature of the proposed uses, the proximity to Perth Road, the proximity of the City Centre and the railway station and the easy access by bicycle from west and east, it is likely that a high percentage of occupiers will not be car users. However, businesses will be required to provide a Travel Plan to demonstrate how single car user trips will be avoided in this development. This can be the subject of an appropriate condition.

Design and Graphics - the containers will provide opportunities for appropriate external design treatments to integrate with adjacent units whilst retaining variety of colour or graphics to reflect the users. The external details can be in the form of applied vinyl graphics which can be removed and replaced as required. This can be the subject of appropriate conditions to control the details.

It is considered that the location and scale of the buildings proposed will not detract from the surrounding context and that the external appearance of the buildings will present a dynamic and attractive contribution which complies with the requirements of Policy 55.

As the development is considered to comply with Policy 55 it is also considered that the design will maintain and improve the quality of the built environment as required by Policy 23.

Policy 79: Contaminated Land - the site lies within the former rail yards and sidings which have been reclaimed. However there are constraints to conventional methods of construction in such a location. The proposed container units will be installed on concrete rafts above a gas membrane. The central stairwell is self supporting. All services are electric and all drainage will be connected to the existing drainage system as the site is not suitable for SUDS. A reclamation strategy for the site has been approved.

The Head of Environmental Protection considers that any permission can be subject to an appropriate condition in this regard.

It is considered that the proposal complies with Policy 79.

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

Other Material Considerations

A - Urban Design Guide

Policy 55 indicates that the Council's Urban Design Guide is a material consideration in the determination of an application. The Guide sets out Urban Design Principles against which new development should be considered. It identifies the following topic areas:

- 1 Context and Local Distinctiveness;
- 2 Sustainability;
- 3 New Buildings;
- 4 Safe and Attractive Residential Areas;
- 5 Public Art; and
- 6 Design Statements.

It is considered that the proposals for District 10 and this application in particular set a new context and provide local distinctiveness on this open, undeveloped reclaimed site.

As detailed above, the development embodies highly sustainable building methods which are appropriate to this reclaimed site and provides well designed public spaces which are linked by footpath and cycle routes to other parts of the City.

The development uses a modern, sustainable modular form of construction which will create a well designed new form of building in this location.

The development provides opportunities for public art using the exterior of the buildings and a sense of identity to the wider District 10 project. This development does not require a formal "Percentage for Art" contribution but will involve art works as part of the development.

A Design statement has been submitted and is supported.

It is concluded that the proposal complies with the Urban Design Guide.

B - Dundee Waterfront

The District 10 proposal forms an integral part of the wider Dundee Waterfront which encompasses the major developments being undertaken in the City. The Wider Waterfront Area extends from the Tay Rail Bridge to the Stannergate. This is entirely made ground recovered from the estuary over 100 years ago and encompasses former rail yards and docks. The Dundee Waterfront Project integrates the redevelopment of the four areas, Seabraes, Central Waterfront, City Quay and the Port. Each area has a significant factor, Seabraes/District 10 focuses on the strengths of the creative industries, new city living at City Quay, Dundee Renewables with the Port of Dundee

and the V&A at Dundee at Central Waterfront. Individually these are important in the local economic outlook, in aggregate they are transformational.

The creative industries are important to the Vision for the city. Businesses such as computer games, animation and generally design oriented business are understood to find clustering together and proximity to the Universities and College of Art to be important, hence there is a focus on the Seabraes area for this sector. The proximity of the proposed V&A at Dundee design centre is also a factor.

C - Sustainability

Sustainable building is an increasingly important consideration and the proposed development uses recycled 2nd use containers which are almost new, provide a 25 year warranty and the opportunity to pre fabricate off site and install very quickly. This finish is of a substantially higher grade than that typical of conventional start up office space. A significant consideration is the embodied energy expended in a building's overall delivery and the relative CO₂ emissions.

The building solution rigorously responds to the challenging site conditions. To protect the remediation measures of the brownfield site a light weight, pre-fabricated assembly process was agreed mounted onto a raft foundation. The raft is built above the remediation line to provide a non-invasive approach to site preparation. The final building components are almost entirely assembled off-site and craned into position to reduce site energy use and CO₂ emissions. ISO shipping containers were identified as the preferred pre-fabrication system ahead of less sustainable alternatives such as modular steel or pre-cast concrete plank, both inherently CO₂ heavy. The adoption of recycled containers rather than modular steel is considered a more sustainable approach to building delivery.

The photovoltaic arrays on the flat roofs assist in approaching a Zero Carbon status and the low profile will ensure the maximum performance of the PV array.

It is concluded that the development will have significant sustainability advantages which comply with Council objectives.

D - Supporting Statement

The applicant's agent has submitted a Design Statement and additional supporting information which advises as follows:

The project is supported by European Funding on the basis that the new accommodation is for creative industries. It is focussed on small businesses with 1-4 employees as a feeder for mainstream property. The European funding focuses on the incubation of business.

The development will support Dundee Waterfront's commitment to achieving BREEM Sustainable Communities status and the design reflects targets to reduce embodied carbon in both materials and construction processes. The scheme involves redevelopment of part of a major brownfield site, close to the City Centre.

The proposals will support and grow new companies emerging from Abertay University's Prototype Fund, 'Dare to be Digital' and MProf programmes. Dundee College is also highly supportive of the project. They have highlighted an ongoing lack of suitable accommodation for their emerging graduate businesses.

Creative industry stakeholders have provided positive feedback on the design. The planning submission document illustrates a high quality product which sits well on the site, and offers opportunities to create public art and spaces. It also highlights attractive, cutting edge and high quality container building precedents around the world. The planning submission is for a modest pilot building only, and does not set out an aspiration for container architecture across the wider Dundee Waterfront site.

Recycled shipping containers provide an economic means of building with a high quality material (steel), rather than an alternative pre-fabricated structure with low-cost poor quality render. Shipping containers are durable, robust, have a 25 year guarantee and perform well in all environments.

Due to the gradient of the shipping container roof covering, it has been possible to deliver a near optimum arrangement of PV cells without a costly and visually obtrusive framing system. The favourable orientation of

Seabraes Yards allows the building to maximise the opportunity for on-site renewable power generation.

The supporting statement and additional information are considered to be valid material considerations and worthy of support.

Economic Case - the applicant has submitted the Economic Case in support of the application. This states that a key obstacle facing small creative businesses is appropriate accommodation and the proposed small unit sizes will address this market failure at rental levels affordable to embryonic digital media companies. This pilot scheme has attracted £200,000 of European Funding which is available on the basis of the new accommodation being for creative industries. The project has also attracted a potential grant from a charitable organisation which supports the digital media industry. The proposal is supported by key stakeholders involved in the creative industries.

E - Representations

As noted above, there are representations both objecting to and supporting this application.

Objections

Five of the objection letters are from business sources objecting on the following grounds:

- 1 Contrary to Policy 23 as the re-using of a container does not integrate with the high profile and quality of design that has already been established in the area. Use of a container is unacceptable as it would not improve the design quality of the built environment.
- 2 Contrary to Policy 55 on design grounds as the steel container would form an unattractive and unsympathetic addition to the area. Additional containers would create a series of unduly dominant features.
- 3 Contrary to Policy 57 as the site is adjacent to Ambassador Routes at Marketgait and the Esplanade. This development would not enhance the image of Dundee.
- 4 Office use not suitable and a rigorous sequential assessment should have been carried out

before considering such a use in such a prestigious location.

- 5 They consider that there is suitable office space available in the City.

The Council comments are as follows:

1 and 2 - the proposal has been considered against Policies 23 and 55 and is considered to comply with them.

3 - the site does not lie adjacent to an Ambassador Route as the railway and the Tesco store intervenes. It is considered that the proposal will not have an adverse impact on the Ambassador Route at Riverside Drive.

4 - the Masterplan which was approved in 2004 was to create Digital Media Park to include Class 4 business, commercial, residential and open space. The proposal is for Class 4 Business Use which includes offices.

5 - the issue of commercial competition is not a material planning consideration. However, it is appropriate to consider whether the form and character of a development ie the design proposed, is materially different. It is considered that in this particular case, the modular flexible nature of the development is different from conventional offices and can be taken into account. The supporting information submitted by the applicant and agent and the supporting letters from the educational establishments indicate that there is a lack of suitable accommodation for these particular industries and that clustering of businesses of this type aids the creative process.

An objection from a local resident is on the grounds that the development will block the view of the river from Seabraes. Seabraes lies some 16m above this site and the proposed units will 8.68m high. This development will not block any views of the river from the seating area at the top of the steps.

For these reasons, the objections are not supported.

Support

Five letters of support have been received, three from the University of Abertay, Dundee College and NESTA, the National Endowment for Science, Technology and the Arts. They advise that they support the proposals to provide for the development of

creative industry businesses and consider that this development will provide small, start up space for the graduates of Dundee's further education establishments. They consider that District 10 will provide a strong route of supported progression for the students of creative media and computer studies who want to set up businesses in this field. Such premises are best clustered for maximum benefit.

The letters of support are accepted as material considerations in support of the application.

Dundee Civic Trust requests conditions to time limit the permission and ensure the landscaping is maintained to a high standard. This development is not the type of structure for which a temporary planning permission would be required. Conditions are imposed to ensure the landscaping is provided and maintained.

Conclusion

It is concluded from the foregoing report that insufficient weight can be accorded to the objections such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is considered that the other material considerations, including supporting statements from the applicant and agent; the letters of support; compliance with the Urban Design Guide; meeting the objectives of the wider Dundee Waterfront and the sustainable method of construction weigh heavily in favour of the application.

Design

The design issues have been considered at length in the foregoing report. In summary, it is considered that the location and scale of the buildings proposed will not detract from the surrounding context and that the external appearance of the buildings will present a dynamic and attractive contribution to this sector of the Dundee Waterfront project.

CONCLUSION

This development of a sustainable form of modular, low cost, office building providing flexible, pre-fabricated start up space in a clustered form is considered to support

the development of businesses in the digital medial sector.

The development as proposed complies with Policy 23 - Digital Media Park; Policy 55 - Urban Design and Policy 79 - Contaminated Land of the Dundee Local Plan 2005 and with the Council's Urban Design Guide. It presents a dynamic, attractive and sustainable contribution to this sector of the Dundee Waterfront project. There are strong material considerations which weigh heavily in favour of the application. It is concluded from the foregoing report that insufficient weight can be accorded to the objections such as to justify the refusal of planning permission contrary to the provisions of the development plan.

RECOMMENDATION

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

- 1 The proposed offices shall not be used for any purpose other than a purpose within Class 4 (a) of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1989 as amended or re-enacted. For the avoidance of doubt any permitted change to Class 6 is hereby removed.
- 2 Prior to the erection of the building, full details of the external finishes, including colour and any applied graphics, shall be submitted to the City Council for approval and if approved, the works shall be carried out in accordance with those approved details.
- 3 Development shall not begin until a scheme to deal with contamination at the site has been submitted to and approved in writing by the planning authority. The scheme shall contain details of 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;

- iii measures to deal with contamination during construction works; and
- iv condition of the site on completion of decontamination measures.

The above shall be carried out in accordance with the documents "Former Dundee Goods Yard Commercial Reclamation Strategy" and the overarching document "Former Dundee Goods Yard Master Reclamation Framework".

- 4 Before any unit is occupied the measures to decontaminate the site shall be fully implemented and verification submitted for approval in writing by the planning authority.
- 5 Total noise from all mechanical and electrical services shall not exceed NR35 during the night as measured 1 metre external to the facade of any adjacent residential property. For the avoidance of doubt, night time shall be 11.00pm - 7.00am.
- 6 Before any of the units is first occupied the car parking and manoeuvring areas indicated on the approved drawings shall be provided and thereafter kept available for use at all times
- 7 The proposed bin store and covered bicycle store shall be provided prior to the first occupation of any unit within the site and it shall be maintained for such uses whilst any unit is occupied.
- 8 Within 1 year of the first occupation of any unit, a Travel Plan to minimise single car journeys shall be submitted to the Council for approval and if approved the Plan shall be applicable to the occupants of the development.
- 9 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.
- 10 The landscaping scheme as detailed in Condition 9 shall be fully implemented in accordance

with the approved details and with BS 4043: 1989 within 6 months of the completion of the 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.

Reasons

- 1 The site lies within an area where only office use is appropriate and any use other than a use within Class 4 (a) would fail to comply with the relevant policies in the Dundee Local Plan Review 2005 and would adversely affect the character and amenity of the development as the site does not have an adequate road layout and parking provision to cater for visiting members of the public or for larger vehicles. For the same reasons, Class 6 (Storage and Distribution) would also be unacceptable in this location.
- 2 To protect the amenity of the area.
- 3 To ensure that the application site can be developed in a satisfactory manner.
- 4 To ensure that the application site can be developed in a satisfactory manner.
- 5 In the interests of the amenities of the occupiers of nearby properties.
- 6 To ensure that a satisfactory provision of off-street car parking and turning facilities are maintained at all times in the interests of the free flow of traffic and highway safety.
- 7 In order to ensure that the facility is available for occupants in the interests of the amenities of the area.
- 8 In order to promote alternative commuting methods or car sharing in the interests of the environment.

- 9 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 10 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.