

KEY INFORMATION**Ward** The Ferry**Proposal**

Refurbishment of a multispan structure which carries a public footpath. This will include removal of existing parapet, installation of a new post and rail barrier, infilling under the structure and surfacing in asphalt.

Address

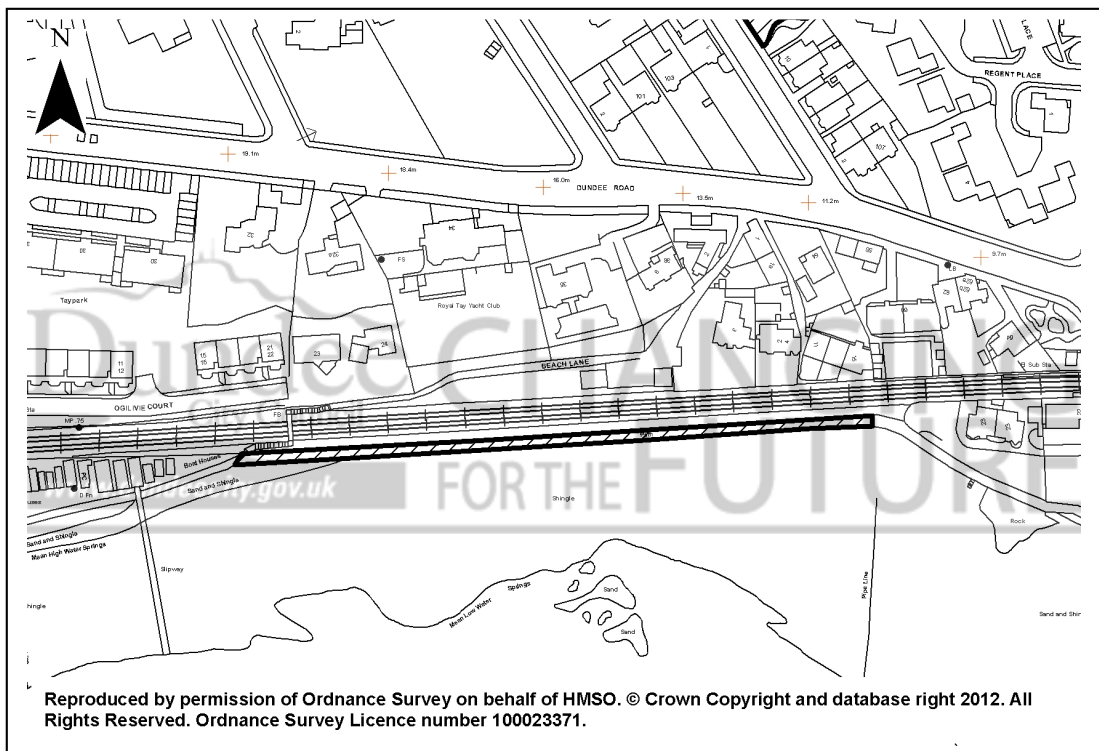
Land adjacent to Douglas Terrace, Broughty Ferry

Applicant

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Registered 24 May 2012**Case Officer** Paul Macari

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Refurbishment of Douglas Terrace Walkway

The refurbishment of a multispan structure which carries a public footpath and will include the removal of an existing parapet, installation of a new post and rail barrier, infilling under the structure and surfacing in asphalt is **RECOMMENDED FOR APPROVAL**. Report by Director of City Development.

SUMMARY OF REPORT

- This application seeks planning permission for the refurbishment of the existing multi-span structure which carries the coastal footpath at land adjacent to Douglas Terrace, Broughty Ferry Dundee.
- Policy 61 (Development in Conservation areas) and Policy 82 (Cycling Facilities) of the Dundee Local Plan Review 2005 are relevant to the outcome of this application.
- No letters of objection have been received.
- No adverse comments from Consultees have been received.
- The proposals satisfy the requirements of the Development Plan.

RECOMMENDATION

The proposals satisfy the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. The application is therefore recommended for **APPROVAL**.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the refurbishment of the existing multi-span structure which carries the coastal footpath at land adjacent to Douglas Terrace, Broughty Ferry Dundee.

The existing concrete multi-span structure supports a 222m section of the coastal footpath between Dundee and Broughty Ferry.

The existing structure comprises of a concrete clad iron walkway surfaced in asphalt with a 1m high concrete balustrade projecting up from the walkway surface. The structure is fixed to the sloping shore by concrete legs at either side of the walkway. The legs are distanced 6m apart.

The proposals will involve the removal of the existing concrete parapet and balustrade and the installation of a new black painted steel post and rail barriers. In addition the proposals will also involve filling the gaps between the legs of the existing multi-span structure and the gap under the elevated walkway with concrete and re-surfacing the existing walkway.

The proposals are a continuation of previous works to repair the existing walkway, slipway and balustrade to the east of the application site. In its current form the elevated walkway is showing signs of significant erosion with the proposed works being essential to keep the coastal walkway and Green Circular route operational.

In accordance with the Council's Scheme of Delegation this application is being reported to the Development Management Committee as the Council is the site owner, applicant and developer.

SITE DESCRIPTION

The application site is located to the west of Douglas Terrace between the coastal railway line between Edinburgh and Dyce and the Tay Estuary. The application site forms part of the Green Circular and coastal footpath between Dundee and Broughty Ferry.

At the present the site comprises of an elevated walkway suspended above the

shore line by multi-span concrete clad iron structure. The walkway is surfaced in asphalt and enclosed by a 1m high concrete balustrade projecting up from the walkway surface. The walkway is positioned against the stone built wall which separates the coastal railway line from the shore.



The existing concrete clad iron structure is showing signs of significant erosion with rust from the iron skeletal structure staining the concrete superstructure of the elevated walkway.



POLICY BACKGROUND

TAYplan Strategic Development Plan 2012

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

Dundee Local Plan 2005

The following policies are relevant to the determination of this application:

Policy 61 (Development in Conservation Areas); and

Policy 82 (Cycling Facilities).

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

Scottish Planning Policy 2012; and

Scottish Historic Environment Policy 2009.

Non Statutory Statements of Council Policy

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

SUSTAINABILITY ISSUES

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

SITE HISTORY

There is no planning history of relevance to the proposed development.

PUBLIC PARTICIPATION

The statutory Neighbour Notification procedure was carried out by the Council. No objections have been received.

CONSULTATIONS

No adverse comments have been received from consultees.

OBSERVATIONS

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance the development plan unless other 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 61 (Development in Conservation Areas). This policy and the accompanying reasoned justification indicates that all development proposals will be expected to preserve or enhance the character of conservation areas.

The proposals by virtue of scale, massing, design and choice of materials will enhance the appearance of the existing elevated walkway and multi-span structure. The form of the proposed walkway will not differ significantly from the existing structure and therefore the proposals will preserve the character of the West Ferry Conservation Area.

The proposals therefore satisfy the requirements of Policy 61 of the adopted Local Plan.

Policy 82 (Cycling Facilities). This policy supports the provision of both on and off- road facilities for cyclists. In particular Policy 82 promotes the development and improvement of recreational cycling facilities with emphasis on enhancing the existing open space network, the Green Circular, National Cycle Network and North Sea Cycle Route.

The application site forms part of the Green Circular Network and is the main route for cyclists commuting from Broughty Ferry to Dundee. The proposals seek to enhance and maintain the application site as part of the Green Circular Network to ensure that there remains a safe and accessible route between Broughty Ferry and Dundee for cyclists.

The proposals satisfy the requirements of Policy 82.

It is concluded from the foregoing that the proposal complies with the provisions of the Development Plan.

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

Section 64 of the Act requires planning authorities in considering applications in conservation areas to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

It is evident from the assessment of the proposals against the requirements of the Development Plan that the special interest and historic character of the West Ferry Conservation Area will be preserved by the proposed development. The statutory duty outlined by Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is therefore discharged.

Other Material Considerations

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

A - National Policy and Guidance

The Scottish Planning Policy 2010 and the Scottish Historic Environment Policy 2009 set out the means by which proposals for development in conservation areas should adhere to the requirements of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as amended. It is considered that the proposals will not adversely impact on the appearance of the West Ferry Conservation Area. The proposals therefore adhere to the guidance contained within the Scottish Planning Policy 2010 and the Scottish Historic Environment Policy 2009.

B - Public Safety

The proposed works to the elevated coastal walkway will maintain this



public facility while also enhancing the level of safety afforded to member's of the public who use this route. This is demonstrated by the re-surfacing of the walkway and the replacement of the existing balustrade.

It is concluded from the foregoing that there are no material considerations that would justify refusal of planning permission. It is therefore recommended that planning permission is granted.

Design

The proposed works to the elevated coastal walkway will maintain the appearance of the existing structure while also preserving the character of the West Ferry Conservation Area.

CONCLUSION

The proposals satisfy the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. It is therefore recommended that planning permission is granted.

RECOMMENDATION

It is recommended that consent be APPROVED. There are no conditions or reasons attached to this consent.