

Housing and Open Space Development

KEY INFORMATION

Ward North East

Address

Former Office and Yard
Barns of Claverhouse Road
Dundee

Applicant

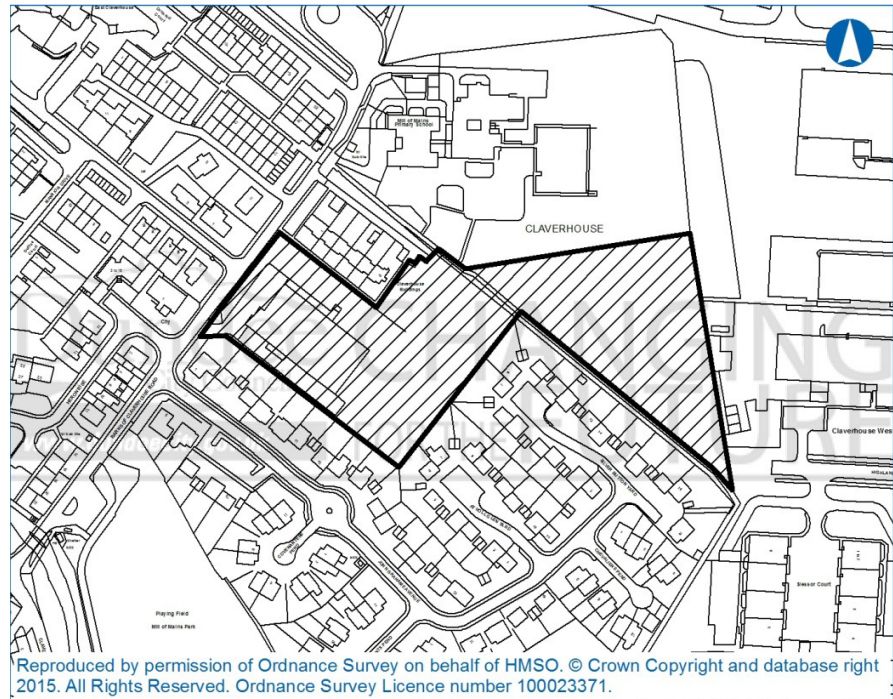
BHL Directors SSAS Ltd
Cyberifa, 24 South Tay Street
Dundee DD1 1PD

Agent

Neil Gray
Rapleys LLP
Caledonian Exchange
19A Canning Street
Edinburgh EH3 8EG

Registered 7 July 2015

Case Officer Paul Macari



SUMMARY OF REPORT

- This application seeks planning permission for the erection of 35 houses, the demolition of a vacant workshop building, creation of a new open space, SUDs ponds and footpath improvements.
- The proposal satisfies the requirements of the Local Development Plan.
- The concerns of objectors are not supported.
- More information can be viewed at: <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=NQJYGYGC0AX00>.

RECOMMENDATION

The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore, it is recommended that the application is APPROVED subject to conditions.

1 DESCRIPTION OF PROPOSAL

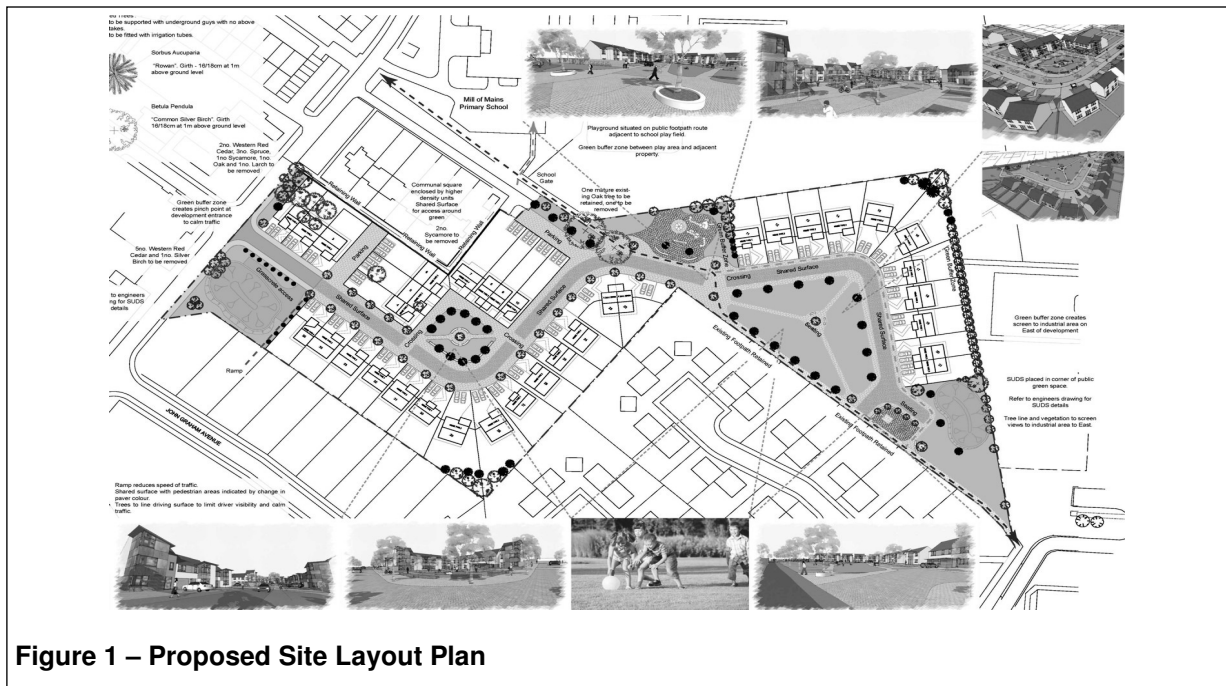


Figure 1 – Proposed Site Layout Plan

- 1.1 This application seeks planning permission for the erection of 35 houses, the demolition of a vacant workshop building, creation of a new open space, SUDs ponds and footpath improvements.
- 1.2 The proposed houses are to be located around the periphery of the site with a central access road leading to useable areas of public open space amounting to 5,121m². SUDs ponds are to be located at the eastern and western ends of the site and incorporated in the areas of useable open space. An equipped play area is to be created in the centre of the site to the north of the access road and flanked by housing.
- 1.3 The proposed access road will take the form of a shared surface with street trees delineating vehicle and pedestrian routes.
- 1.4 The proposed housing mix shall comprise of detached, semi-detached and terraced houses. The semi-detached and detached houses will be 2 storeys in height with the terraced houses being a mixture of 2 and 3 storeys in height. 18 of the proposed houses will have three bedrooms and 17 will have four bedrooms. Each of the proposed houses will have rear gardens exceeding 120m² in area and curtilage parking. The four bedroom houses will each have an integral garage.
- 1.5 As the application site exceeds 2Ha, 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. A Pre-application Consultation Report is submitted as part of this application. In addition the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 stipulate that major planning applications should be accompanied by a Design and Access Statement. The applicant has complied with this requirement. In accordance with the Council's Scheme of Delegation, all Major Planning Applications must be reported to the Council's Development Management Committee.

2 SITE DESCRIPTION

- 2.1 The site lies to the east of Barns of Claverhouse Road, positioned between the back gardens of houses on John Graham Avenue, Atholl Glen Yard and Silver Button Yard respectively, to the south of Mill O'Mains Primary School on Barns of Claverhouse Road, and to the west of Claverhouse Industrial Park, at Highland Chief Way. The rectangular part of the site is currently occupied by a vacant, derelict former workshop and the triangular part of the site is designated by the Dundee Local Development Plan as open space and is presently securely enclosed. A core path leads from Barns of Claverhouse Road, via Mill O'Mains Primary School, east towards Claverhouse Industrial Park.



Figure 2 – Existing Workshop and Yard

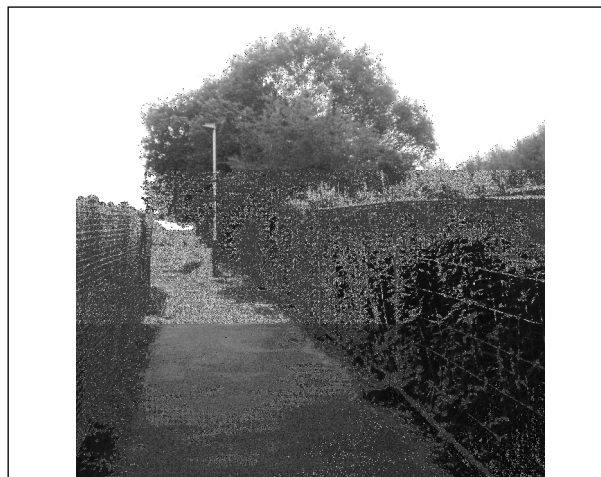


Figure 3 – Existing Open Space

3 POLICY BACKGROUND

- 3.1 The following plans and policies are considered to be of direct relevance:

TAYPLAN STRATEGIC DEVELOPMENT PLAN 2012-2032

Policy 5: Housing

DUNDEE LOCAL DEVELOPMENT PLAN

Policy 7: High Quality Design

Policy 8: Housing Land Release

Policy 9: Design of New Housing

Policy 29: Low and Zero Carbon Technology in New Development

Policy 35: Protected Species

Policy 36: Open Space

Policy 37: Open Space Maintenance

Policy 40: Waste Management Requirements for Development

Policy 42: Sustainable Drainage Systems

Policy 45: Land Contamination

Policy 51: Scheduled Ancient Monuments and Archaeological Sites

- 3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

4 SITE HISTORY

- 4.1 There is no relevant planning history.

5 PUBLIC PARTICIPATION

- 5.1 Pre Application - as noted above, public consultation forms part of the statutory requirements for the submission of a Major application. The applicants submitted a Pre-application Consultation (PAC) Report as part of the planning application in order to comply with the statutory requirements. The applicants held a public event on 7 June 2014 in the Mill O'Mains Pavilion which is in close proximity to the application site.
- 5.2 The exhibition featured plans and images of the proposed development. The event was attended by 7 people who came to view the proposals. There were a number of positive comments received during the event and afterwards 10 e-mails of support were received. The positive comments received related to the mix of housing, the creation of a safe route to school through improvements to the core path and encouragement for the re-use of a derelict site. No concerns were raised by attendees.
- 5.3 The submitted Report notes how comments relating to the connectivity of the site to the wider area have been taken forward and recognised by the application in formulating the final proposals.
- 5.4 Planning Application - the Council has carried out the statutory neighbour notification procedure detailed in the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. This application was also advertised in the Dundee Evening Telegraph.
- 5.5 3 letters of objection have been received from neighbouring residents concerned about:
- drainage/flooding;
 - overlooking/ privacy;
 - road and pedestrian safety;
 - noise from use of play areas and open space;
 - impact on amenity and environmental quality through removal of designated area of open space; and
 - loss of view.
- 5.6 Members will already have access to the letters of objection and the issues raised are considered in the Observations section below.

6 CONSULTATIONS

- 6.1 **Environment Department** – should planning permission be granted the Heads of Environmental Protection and Environmental Management have requested that matters relating to site contamination and landscaping are controlled by condition.

- 6.2 **SEPA** – has no objection to the proposed development.
- 6.3 **Scottish Water** – were consulted but did not reply to the consultation request.
- 6.4 **SNH** – has confirmed that the information contained within the submitted bat report is sufficient to allow for a license to be granted and that this will be required before the commencement of work on site.
- 6.5 **The Council's Archaeological Consultant** - recommended that in the interests of preserving and recording the history of Dundee archaeological works, prior to the commencement of development the archaeological works are secured by condition should planning permission be granted.

7 DETERMINING ISSUES

- 7.1 **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 LOCAL DEVELOPMENT PLAN

- 7.2 **Policy 7: High Quality Design** - states that all development must contribute positively to the quality of the surrounding built and natural environment and should be planned and designed with reference to climate change, mitigation and adaptation. The design and siting of development should respect the character and amenity of the place and should create and improve links within the site and into the surrounding area beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.
- 7.3 The submitted design and access statement demonstrates that the design and layout of the proposed development have been driven by a desire to connect with the nearby urban area, infrastructure, local services and facilities as well as core paths and active transport routes. The statement goes on to demonstrate that accessibility within the proposed development is delivered by four key aims:
- 1 encourage low vehicle speeds;
 - 2 create an environment in which pedestrians can walk, or stop and chat without feeling intimidated by motor traffic;
 - 3 make it easier for people to move around, particularly wheelchair users and people pushing wheeled equipment such as prams; and
 - 4 promote social interaction.
- 7.4 In terms of layout and design the tall 3 storey townhouses to the west of the site act as visual markers to create a gateway to the development. The road surface changes from tarmac to a raised shared surface after the first terrace and is reinforced by rows of trees on either side of the road. As well as creating an entrance to the site this traffic calming measure gives

drivers time to recognise that they are entering a residential street and adjust their speed accordingly. With regard to street design, consideration has been given to pedestrians and cyclists through the use of shared surfacing. Measures such as informal crossings and minimal use of signs and road markings have been incorporated into the layout and design of the proposed development to encourage motorists to recognise the space as being different, drive more slowly and respond directly to the behaviour of others. The street layout coupled with the massing and position of buildings contributes to the flow of the site leading pedestrians from east to west across the site and enhancing links with the surrounding core path network. The proposed houses share a material palette so that the development is given a homogeneous appearance despite variations in design and tenure. The combination of natural materials such as slate and timber cladding in contrast with the smooth white render create a contemporary style. The different house types offer a variety of scale and massing which set the development apart from the surrounding area. In terms of landscaping, the SUDs basins serving the proposed development have been incorporated into the location and form of areas of public open space enhancing environmental quality.

- 7.5 Should Members be minded to grant planning permission the finish of the proposed houses, form of boundary enclosures, the landscaping of the application site and the design of the proposed shared surface and associated infrastructure shall be controlled by condition to ensure that the quality of the development is not diminished.
- 7.6 In addition, Policy 7 advises that all developments with construction costs over £1 million will be required to allocate costs for the inclusion of art projects in a publicly accessible or visible place within the development. This matter can be controlled by condition should Members be minded to grant planning permission.
- 7.7 Taking cognisance of the submitted Design and Access Statement and the assessment of the design and layout, it is concluded that the proposed development is of a high quality design commensurate with the aspirations of the policy requirements.
- 7.8 **The proposal satisfies Policy 7.**
- 7.9 **Policy 8: Housing Land Release** - states that housing land release on brownfield sites, in addition to the allocations set out within the adopted Local Development Plan, may be acceptable where it can be demonstrated that it will improve the tenure mix in an area where existing choice is limited and would make a positive contribution to the regeneration objectives of the area.
- 7.10 The application site comprises of an area of poorly maintained and securely enclosed open space and a vacant yard and workshop building surrounded by a mixture of modern housing, former Council housing and a Principal Economic Development Area. The proposal presents an opportunity to redevelop the application site to form a mixture of modern three and four bedroom houses, create usable pockets of open space, improve accessibility and enhance links between the application site and surrounding area. The modern, inclusive and accessible layout of the proposed development and its compatibility with surrounding land uses is commensurate with the regeneration aspirations of the local community.
- 7.11 **The proposal satisfies Policy 8.**
- 7.12 **Policy 9: Design of New Housing** - requires the design and layout of new housing developments in Dundee to be of a high quality and contribute to creating places that build on and enhance the distinct character and identity of the different parts of the city. Policy 9 requires all new housing developments to conform to the guidance on the Design of New Housing set out in Appendix 3 of the Local Development Plan.

- 7.13 As outlined in the assessment of Policy 7, the layout and design of the proposed development is of a high quality that will enhance the residential environment of the surrounding area.
- 7.14 Appendix 3 of the Dundee Local Development Plan requires 75% of new houses in suburban areas of Dundee to have 3 or more bedrooms or a minimum gross internal floor area of 100m², 2 in curtilage parking spaces, private gardens of no less than 120m² and an average of 140m² across the whole development and a minimum of 18m between the facing windows of habitable rooms.
- 7.15 Each of the proposed houses will have 3 bedrooms and 2 in curtilage parking spaces. In terms of garden ground provision each of the proposed houses will have private useable gardens that are no less than 120m² in area with an average private useable garden ground of 152m² across the site. The proposed houses have been positioned on the site to respect the amenity of neighbouring properties. There is a distance of no less than 18m between the facing windows of habitable rooms of the proposed houses and neighbouring houses.
- 7.16 **The proposal satisfies the requirements of Appendix 3.**
- 7.17 **The proposal satisfies Policy 9.**
- 7.18 **Policy 29: Low and Zero Carbon Technology in New Development** - requires that, for specified developments, carbon emissions will be reduced by defined percentages through the installation and operation of zero-carbon generating technologies. Should planning permission be granted this matter will be controlled by condition to ensure that the requirements of Policy 29 are met.
- 7.19 **The proposal satisfies Policy 29.**
- 7.20 **Policy 35 Protected Species** - is not supported of development proposals that are likely to have a significant effect on a European protected species unless:
- 1 there is no satisfactory alternative; and
 - 2 the development is required for preserving public health or public safety or for other imperative reasons of overriding public interest including those of a social or economic nature or which have beneficial consequences of primary importance for the environment.
- 7.21 The submitted Bat Survey Report demonstrates that there is bat activity on the application site with the vacant workshop building being the location for at least one roost. The report makes several recommendations including the creation of compensatory roosts and supplementing foraging areas (open space) within the site with bat friendly species of plant and tree.
- 7.22 SNH has confirmed that a license will be required for the proposed works and removal of a known bat roost. However, the detail contained within the Bat Survey Report is sufficient to demonstrate that the proposal will not adversely impact on the existing bat population of the application should all the recommendations be implemented in full. It is therefore likely that a license under Section 44 of the Habitats Regulations 1994 (as amended), would be granted by SNH. This implementation of the recommendations within the Bat Survey Report and the provision of a license under Section 44 will be controlled by condition should planning permission be granted.
- 7.23 **The proposal satisfies Policy 35.**

- 7.24 **Policy 36: Open Space** - is supportive of development proposals that would result in a change of the use of a site identified in the Local Development Plan as open space to anything other than an open space use must establish that the site no longer has a potential value as an open space use must establish that the site no longer has a potential value as open space of any kind unless the Council are satisfied that:
- 1 the proposals are consistent with a masterplan, strategy or programme approved by the Council; or
 - 2 compensatory open space of equal benefit and accessibility will be provided in or adjacent to the community most directly affected; or
 - 3 proposals affect only a lesser part of the site and are ancillary to it or result in improved recreational or amenity value on the remainder of the site.
- 7.25 There will be a presumption that new development should contribute to the enhancement and connectivity of open space and habitats, where appropriate, as part of the wider green network.
- 7.26 Part of the application site is zoned by the Local Development Plan as public open space. However, the amenity value of this area of open space is compromised by lack of maintenance and its secure boundaries that restrict accessibility. The proposal presents an opportunity to redevelop the vacant workshop and yard and the adjoining area of designated open space. The proposal will greatly enhance the amenity value of the existing area of open space by creating an inclusive mixture of housing with high quality pockets of open space that are accessible, complementary to the surrounding residential uses and well connected to the surrounding area. In this instance the proposal satisfies Criteria 2 and 3. Criterion 1 is not relevant to the proposal as the site is not the subject of a masterplan, strategy or programme approved by the Council.
- 7.27 **The proposal satisfies Policy 36.**
- 7.28 **Policy 37: Open Space Maintenance** - states that the Council will apply planning conditions or Section 75 obligations to planning permissions to make suitable provision for the long-term maintenance of open space in new housing developments, based on the following options:
- 1 open space will be adopted by the Council, subject to appropriate agreements with the developer over the scheme of landscaping and annual maintenance, including payment of a commuted sum to cover annual maintenance costs; or
 - 2 a developer may lay out the open space, transfer the land to a suitable third party, and either:
 - i pay a commuted sum to cover maintenance costs; or
 - ii hand over the maintenance costs to residents of the new development.
- 7.29 The applicant has confirmed that the proposed areas of public open space and equipped play areas with the exception of the SUDs basins will be maintained by a private factor. The SUDs basins will be adopted and maintained by the Council. These matters will be secured by conditions should planning permission be granted.
- 7.30 **The proposal satisfies Policy 37.**

- 7.31 **Policy 40: Waste Management Requirements** - for Development requires development proposals to demonstrate that they adequately address the Council's waste strategy to reduce, collect, sort, recycle and reuse waste.
- 7.32 The proposed houses have adequate storage space within their curtilage for bin storage in order to satisfy the Council's waste strategy.
- 7.33 **The proposal satisfies Policy 40.**
- 7.34 **Policy 42: Sustainable Drainage Systems** - requires all new development proposals except for single houses or where discharge is to coastal waters to treat surface water by a Sustainable Urban Drainage System (SUDS).
- 7.35 The applicant has submitted drainage reports detailing how surface water will be treated as part of the new development. The drainage strategy has been prepared in consultation with the Council's Engineers Division, and the proposal includes attenuating surface water within basins at the eastern and western margins of the site and connecting the proposed drainage system to Scottish Water's drainage network. The drainage system has been designed to adhere to the requirements of Sewers for Scotland 3. SEPA has also been consulted on the proposal and has no objection.
- 7.36 The detailed design of the drainage system and maintenance responsibilities will be controlled by condition should planning permission be approved.
- 7.37 **The proposal satisfies Policy 42.**
- 7.38 **Policy 45: Land Contamination** - requires that:
- 1 a site investigation is submitted establishing the nature and extent of contamination; and
 - 2 the Council is satisfied that remediation measures proposed for the development, adequately address contamination risks to all receptors, such that the land demonstrably does not meet the statutory definition of contaminated land and is suitable for the planned use.
- 7.39 Following the submission of a preliminary site investigation report, the Council's Head of Environmental Protection has requested that in the event that members are minded to grant approval that conditions be imposed to ensure that any potentially contaminated land is remediated to the satisfaction of the Council. With the imposition of the conditions, it is considered that the terms of the policy have been met and that any potential contaminated land can be suitably addressed prior to the occupation of the school.
- 7.40 **The proposal satisfies Policy 45.**
- 7.41 **Policy 51: Scheduled Ancient Monuments and Archaeological Sites** - states that where any proposal could affect a site of known archaeological importance or potential, the applicant will be required to provide an assessment of the archaeological value of the site and the likely impact of the proposal on the archaeological resource. Such an assessment will require a field evaluation to be carried out to the reasonable satisfaction of the Council, to determine:
- 1 the character and extent of the archaeological remains;
 - 2 the likely impact of the proposal on the features of archaeological interest; and

- 3 the ways in which the development proposal can be amended or designed in order to mitigate its impact on the archaeological remains.
- 7.42 Where the development is considered to be acceptable and it is not possible to preserve the archaeological resource in situ, the developer will be required to make arrangements for an archaeological investigation. Planning conditions will be used and agreements sought to secure these arrangements.
- 7.43 The Council's Archaeological Consultant has viewed the proposed plans and has recommended that archaeological works to preserve and record the history of the application site, prior to the commencement of development are controlled by condition.
- 7.44 **The proposal satisfies Policy 51.**
- 7.45 **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 - VIEWS OF OBJECTORS

- 7.46 3 letters of objection have been received from neighbouring residents concerned about:
- drainage/flooding;
 - overlooking/privacy;
 - road and pedestrian safety;
 - noise from use of play areas and open space;
 - impact on amenity and environmental quality through removal of designated area of open space; and
 - loss of view.
- 7.47 The concerns of the objectors relating to drainage/flooding, overlooking/privacy, road and pedestrian safety and impact on amenity and environmental quality through removal of designated area of open space have been addressed in the assessment of the proposal against the requirements of the Local Development Plan above. It has been concluded that the proposed development by virtue of design and layout will not adversely impact on neighbouring properties by virtue of overlooking, flooding or road and pedestrian safety. The proposed development will enhance the connectivity of the application site through promoting a safe traffic calmed residential environment while also upgrading an existing core path. The proposal will also create useable areas of public open space that will be maintained and are accessible to the public.
- 7.48 The concerns of the objectors relating to noise from the use of play areas and public open space relates to behavioural noise. The noise generated by children and adults using the proposed areas of public open space will not exceed World Health Organisation thresholds and is therefore will not adversely impact on the amenity of the surrounding residential area.

- 7.49 Loss of view is not a material planning consideration and has not been taken into account in the assessment of the proposed development.
- 7.50 The concerns of the objectors are not supported.
- 7.51 **It is concluded from the foregoing that the material considerations are not of sufficient weight to prevent the approval of planning permission.**

8 CONCLUSION

- 8.1 The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore, it is recommended that planning permission be granted subject to conditions.

9 RECOMMENDATION

- 9.1 It is recommended that consent be GRANTED subject to the following conditions:
- 1 Prior to the commencement of works, details of all finishing materials shall be submitted to the planning authority for written approval and shall only be completed in accordance with the approved details.
 - 2 Prior to the commencement of works, a traffic management plan for all construction works on site, shall be submitted to the planning authority for approval and if approved construction traffic shall operate only in accordance with the approved management plan. For the avoidance of doubt, the traffic management plan shall include details of parking for construction workers.
 - 3 Development shall not begin until the investigation and risk assessment proposed in the submitted Stage I Desk Study are completed and, if necessary, a remediation strategy to deal with any 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; and
 - iv verification of the condition of the site on completion of decontamination measures.
 - 4 Before any unit is 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 by the planning authority.
 - 5 Prior to the commencement of work on site, details of the proposed boundary treatments shall be submitted to the Council for written approval. Thereafter the boundary treatments approved by this condition shall be in place prior to the first occupation of any of the houses hereby approved.

- 6 A Sustainability Statement demonstrating the extent to which the development will meet the requirements of Policy 29 of the Dundee Local Development Plan 2014 shall be submitted for the approval of the Council and the works shall be completed in accordance with the approved Statement
- 7 Prior to the commencement of work on site, evidence that Scottish Water has granted technical approval for connection to their drainage network shall be submitted to the Council for written approval.
- 8 Prior to the commencement of the development hereby approved, a detailed surface water drainage/SUDs design including drawings, calculations, full modelling and simulation results, design risk assessment and completed Dundee City Council Sustainable Drainage Design "Compliance" and "Independent Check" certificated 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 first occupation of any of the housing units hereby approved.
- 9 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 BS5837:2012. Full details of new planting, site levels 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.
- 10 Prior to the commencement of any works on site, details of the landscaping of the attenuation basins, a means of access to the attenuation basins for maintenance purposes and a maintenance schedule for the attenuation basins shall be submitted to the Council for written approval. Thereafter, the attenuation basins shall be formed in accordance with the details approved by this condition.
- 11 The hard surfaces within the individual dwelling curtilages or private areas must be made of porous materials or provision must be made to direct run off water from the hard surfaces to permeable or porous areas or surfaces/systems within the curtilages of the dwellinghouses.
- 12 Prior to the commencement of work on site, the applicant will contact the Council's Public Art Officer to approve in writing a scheme of public art to be provided within the development hereby approved. Thereafter, the approved scheme of public art shall be installed prior to the completion of the development hereby approved.
- 13 Details of the proposed roads and accesses must be agreed prior to any works on site and they must be formed and constructed to Dundee City Council standards and specifications.
- 14 Any existing accesses/junctions that are no longer required as part of the proposed development must be made good as footway to Dundee City Council standards and specifications. Details of these alterations must be agreed prior to any works on site.
- 15 A footway must be provided ex adverso the site to Dundee City Council specifications. Details of the footway must be agreed prior to any works on site.

- 16 A Stage 2 Road Safety Audit to Dundee City Council specifications must be submitted and agreed for all new roads associated with the development.
- 17 A Stage 3 Road Safety Audit to Dundee City Council specifications must be submitted and agreed for all new roads associated with the development within one month of the road completion.
- 18 A Street Lighting system must be provided by the applicant at their expense to Dundee City Council standards and specifications.
- 19 In association with the 20mph Zone, the applicant must provide as necessary, traffic calming, lining, signing, including any amendments to existing infrastructure associated with the development. The full extent, details and location of all these works shall be agreed with Dundee City Council Transportation Division prior to any works on site. All associated costs shall be met by the developer.
- 20 Prior to the commencement of work on site, details of a disposal route for road surface water which discharges to a system publicly maintained/maintainable by the relevant authority shall be submitted to the Council for written approval. Thereafter the approved disposal route for road surface water shall be implemented in full before the first occupation of any of the houses hereby approved. For the avoidance of doubt any alterations required to the existing road surface water drainage system as a result of the development shall be at the applicant's expense to Dundee City Council standards and specifications.
- 21 Prior to the commencement of work on site, details of 3 metre wide cycle tracks along the northern boundary of the site and north/south through the centre of the site shall be submitted to the Council for written approval. Thereafter, the cycle tracks will be formed and constructed to Dundee City Council standards and specifications prior to the first occupation of any of the houses hereby approved. For the avoidance of doubt all works will be at the applicant's expense and include signing, lining, lighting and the provision of visirail type pedestrian barriers including any amendments to existing infrastructure.
- 22 No development shall take place within the development area until the applicant has secured the implementation of a staged programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant, agreed by the local Archaeology Service and approved by the Planning Authority.
- 23 Prior to the first occupation of any of the houses hereby approved, the recommendations of the Bat Survey Report dated 1 July 2014 by Jenny Wallace shall be implemented in full and a copy of the license obtained from SNH under Section 44 of the Habitats Regulations 1994 (as amended) shall be submitted to the Council for written approval.
- 24 Prior to the commencement of work on site, details of the equipped play park and areas of public open space, associated maintenance schedules and factoring arrangements shall be submitted to the Council for written approval. Thereafter, the equipped play park and factoring arrangements shall be in place prior to the first occupation of any of the houses hereby approved.

REASONS

- 1 In order to ensure that the development hereby approved shall be completed to a high standard of design.
- 2 In the interests of road and pedestrian safety.
- 3 In the interests of ensuring that any contamination of the application site is identified and suitably treated.
- 4 In the interests of ensuring that the remediation of site contamination has been successful.
- 5 In the interest of visual amenity and the provision of private garden ground.
- 6 In the interests of facilitating sustainable development.
- 7 In the interests of preventing flooding.
- 8 In the interests of preventing instances of flooding from occurring.
- 9 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 10 In the interest of maintaining a high quality residential environment.
- 11 To ensure that surface water from within the individual curtilages or private areas of the site does not drain to the adjacent roads.
- 12 In the interests of enhancing the amenity and environmental quality of the development.
- 13 In the interests of vehicle and pedestrian safety.
- 14 In the interests of vehicle and pedestrian safety.
- 15 In the interests of pedestrian safety.
- 16 In the interests of vehicle and pedestrian safety.
- 17 In the interests of vehicle and pedestrian safety.
- 18 In the interests of vehicle and pedestrian safety.
- 19 In the interests of vehicle and pedestrian safety.
- 20 To ensure an appropriate and publicly maintainable system is provided.
- 21 In the interests of pedestrian and cyclist safety and to encourage modal shift.
- 22 In the interests of accurately recording the history of Dundee.
- 23 In the interests of preserving the conservation interests of Pipistrelle Bat population of Dundee.

- 24 In the interests of ensuring the creation and maintenance of the equipped play park and areas of open space.