

Proposed Regional Performance Centre for Sport and Caird Park Training Ground

KEY INFORMATION

Ward Strathmartine

Address

Stadium, Caird Park
Mains Loan

Applicant

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Case Officer S Dorward



SUMMARY OF REPORT

- Planning permission is sought for a Proposed Regional Performance Centre for Sport and Caird Park Training Ground.
- The statutory neighbour notification procedure was undertaken; 56 letters of representation have been received, including 18 letters of objection, 37 letters of support and one letter with comments neither objecting nor supporting the proposals.
- Plans have been amended in accordance with section 32A of the Town and Country Planning (Scotland) Act 1997 as amended, and the application re-advertised.
- In accordance with Dundee City Council's scheme of delegation, this application is to be determined by the Development Management Committee as it constitutes a major development.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=O9FHJIGCMV100>.

RECOMMENDATION

The application complies with the Adopted Strategic TAYplan, and the Dundee Local Development Plan. There are no material considerations that would justify refusal of the application. The application is therefore recommended for APPROVAL subject to conditions.

1 DESCRIPTION OF PROPOSAL



Figure 1 – Proposed Site Plan

- 1.1 The application seeks planning permission for the provision a Regional Performance Centre for Sport and Training Ground, as a training and competitive venue for regional clubs and squads across a wide but defined range of sports. The need for a new Regional Performance Centre for Sport in Tayside and Fife was highlighted by sportscotland. The Regional Performance Centre would be operated by Leisure and Culture Dundee which is a Scottish Charitable Incorporated Organisation. The application proposes the erection of a main hub building, indoor football pitch, athletics building, energy centre and associated synthetic football and rugby pitch and community grass pitch. The proposals necessitate the demolition of an existing pavilion building on site and the relocation of a listed war memorial. The relocation of the category B listed Mains Parish WW1 Black Watch War Memorial will be the subject of a future listed building consent application. Vehicular access to the site would be from Claverhouse Road which has a footway along the northern side.
- 1.2 The application has been amended to address the concerns raised in planning objections to the original submission and the withdrawal of the proposal for a Caird Park football training ground facility.
- 1.3 The main hub building, which was originally proposed to the north west of the site, is now proposed away from Mains Castle to the south of the site. The building would have a footprint of 3,227m², and would be constructed with a flat roof to a maximum height of 15.1 metres. The building would accommodate an 8 court multi-sport hall extending the internal height of the building, with two floors of studio, office space, and changing facilities adjacent to the

sports hall. External finishes are proposed as muted off-white cladding and brick, with a red brick feature elevation and dark grey base course. Silver grey zip-lock metal sheet roofing is proposed, with extensive use of photo voltaic panels on the south facing roof and rooflights to the core of the building. Glazing to the main building would be incorporated to the curtain walling. The adjacent full size indoor football pitch would be housed in a building with a footprint of 7,446m² and would be built to a maximum height of 5.5 metres with a convex roof, details including colour are not yet specified for the external cladding. The indoor athletics building is proposed with a footprint of 1,785m² to provide an 80m athletics straight, training facilities and storage/changing facilities. The building would be a rectangular form, constructed to a maximum height of 8.3 metres. External finishes are proposed as masonry walling and light grey cladding on a red brick plinth.

- 1.4 Sports to be catered for throughout the development would include:- badminton, basketball, disability sports, football, netball, rugby, volleyball, athletics, golf and track cycling. Dundee City Council and sportscotland are partners in the project to create a Regional Performance Centre for Sport in Dundee to serve Tayside and Fife. The football training ground facilities do not form part of the revised proposals for the Regional Performance Centre for Sport.

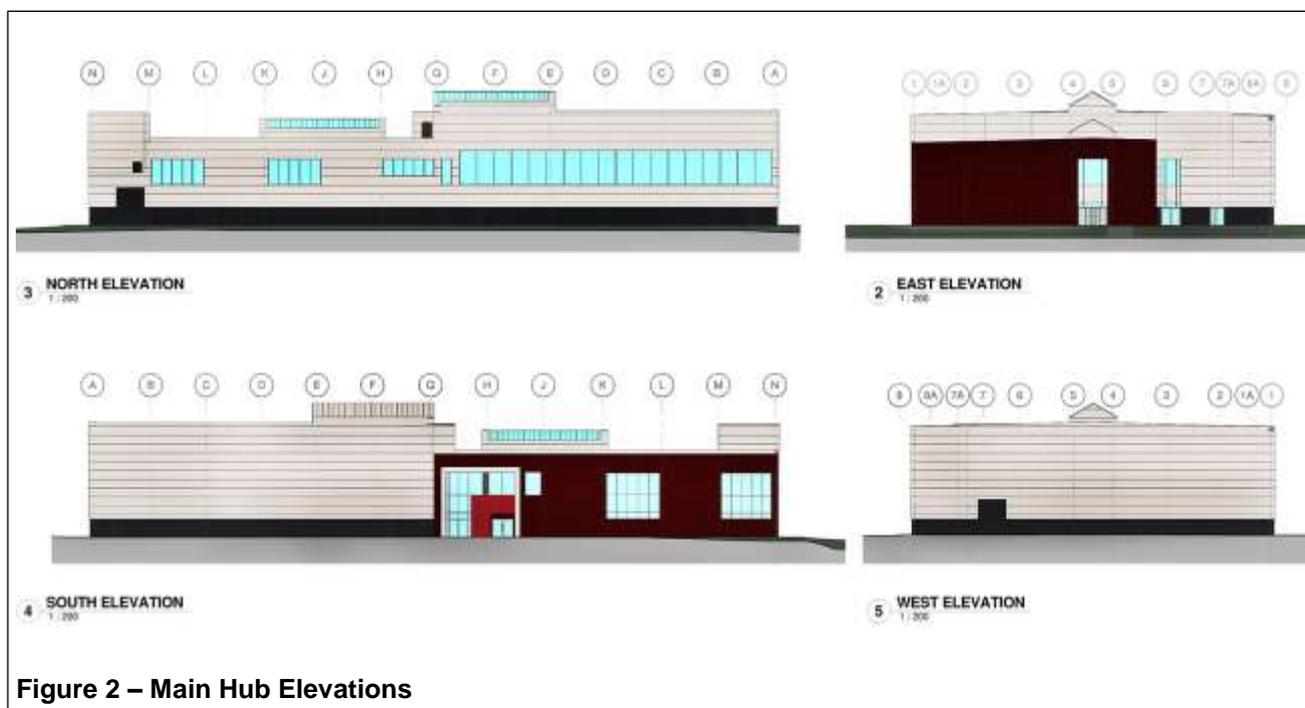


Figure 2 – Main Hub Elevations

- 1.5 The proposals include an energy centre for the development to house a CHP boiler, the building is proposed to the north of the main hub building. The centre would incorporate five boiler flues to a height of 13 metres. The proposed building would have a mono-pitch roof extending to a maximum height of 11.7 metres and the building would cover an area of 190m². Proposed external finishes are grey rainscreen cladding, and a standing seam aluminium roof.
- 1.6 A total number of 27 trees have been identified for removal for the proposed development from within the application site. A total number of 2,500 whips would be planted within the development site to enhance existing shelter belts and 8 heavy standard trees have been identified for tree planting at Mains Loan to enhance the tree avenue.
- 1.7 As the application site exceeds 2 hectares, the proposals constitute 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 Proposal of

Application Notice (PAN) was submitted in October, 2015 and a Pre-application Consultation Report has been submitted within the application supporting statement together with a design and access statement. A transport statement, ecology and tree studies, drainage strategy and landscape statement have also been submitted with the application. Plans have been amended in design terms to reflect consultation comments during the course of the application.

- 1.8 An Environmental Impact Assessment screening exercise was undertaken under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 as amended, following a request to the Scottish Government. Scottish Ministers have now issued a screening direction to confirm that an Environmental Impact Assessment is not necessary for the revised proposals. The development has been advertised as a development falling under a class of development specified in Schedule 3(4) of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 and constituting a “bad neighbour”, as the construction of a building(s) for indoor games/gymnasium which does not fall part of a school, college or university.
- 1.9 In accordance with the Council's Scheme of Delegation, the application requires to be determined by the Council's Development Management Committee as the application is for a major development.

2 SITE DESCRIPTION

- 2.1 The application site measures 17.5 hectares and is located within Caird Park to the north of Dundee. The site is currently parkland, with existing sporting facilities comprising a velodrome and the Ronnie McIntosh Athletics Stadium. Areas within the site are currently used for informal community football pitches, there is also an area to the north in periodic use for funfairs and circuses. The site is gently sloping to the north, a well-established area of oak trees known as Oak Ward Wood lies to the north of the site. Mains Castle, a category A listed property, lies to the north west of the site boundary and is currently used as an events venue. The site is bound by the A90 Kingsway to the south and the A90 Forfar Road to the east, Oak Ward Wood and Claverhouse Road to the north and Caird Park golf courses and Mains Loan lie to the west of the site.



Figure 3 – Site Photo



Figure 4 – Site Photo

- 2.2 The area is identified as designated open space within the Adopted Dundee Local Development Plan (2014). The Dighty Wildlife Corridor, which is a Site of Importance for Nature Conservation, and the Den O' Mains Site of Importance for Nature Conservation, which

is partly within the Oak Ward Wood, lie to the north of the site, outside the application site boundary. There are no burdens or covenants pertaining to the land.

3 POLICY BACKGROUND

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

TAYPLAN STRATEGIC DEVELOPMENT PLAN 2012-2032

Policy 1: Location Priorities

Policy 2: Shaping Better Quality Places

DUNDEE LOCAL DEVELOPMENT PLAN

Policy 5: Tourism and Leisure Developments

Policy 7: High Quality Design

Policy 29: Low and Zero Carbon Technology in New Development

Policy 34: Locally Important Nature Conservation Sites

Policy 35: Protected Species

Policy 36: Open Space

Policy 38: Trees and Urban Woodland

Policy 40: Waste Management

Policy 41: Flood Risk

Policy 42: Sustainable Drainage Systems

Policy 44: Air Quality

Policy 45: Land Contamination

Policy 47: Environmental Protection

Policy 51: Archaeology

Policy 54: Active Travel

Policy 55: Accessibility of New Developments

SCOTTISH PLANNING POLICY, PLANNING ADVICE NOTES AND CIRCULARS

Policy Planning Policy 2014

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 Proposal of Application Notice 15/00702/PAN for the construction of a Regional Performance Centre for Sport and Training Ground was submitted in October 2015.

5 PUBLIC PARTICIPATION

5.1 A total of 18 letters of objection have been received to the proposals, 6 of the 18 letters have been submitted in relation to the amended proposals. Concerns originally raised have been in relation to a lack of footpath provision and a safer crossing over the Kingsway. Issues in relation to the removal of greenspace and public accessibility were also raised. Concerns have also been put forward with regard to potential impact on wildlife, and the removal of trees. Loss of trees and damage to ancient woodland were raised as an objection by the Scottish Woodland Trust to the former proposals, their objection has now been retracted. Questions were also raised at this time in relation to public participation in the planning process, and the decision making route for the proposals. Objection letters have stated that the proposals are

contrary to the development plan and queried the need for an Environmental Impact Assessment.

- 5.2 Issues raised following the publication of amended plans are in relation to the level of car parking, increased traffic and road safety, loss of greenspace, environmental concerns including impact on wildlife, and the loss of community use of this section of Caird Park. The requirement for the additional football pitches was queried, along with the requirement for an audit of current sporting facilities. The potential issue of flooding due to the use of Astro Turf was also raised. Concerns have been raised that the updated plans are incomplete and that public consultation guidelines have not been followed. It is the case, however, that any consultation following the amendment of plans has been additional to statutory requirements.
- 5.3 An electronic link to a petition has been lodged as an objection with 1,421 names, however there are no signatures or full postal addresses and therefore the online petition cannot be accepted as valid representation.
- 5.4 One letter of representation which was neither an objection nor a letter of support was received which sought assurance with regard to the Council's Pitch Strategy, tree replacement and the location of the hub and impact upon Mains Castle.
- 5.5 A letter of support was received in relation to the original plan from the head coach of the Tayside Dynamos Powerchair Football Club and chairman of the Scottish Powerchair Football Association who would welcome the facilities which would provide access for the needs of powerchair users in Tayside.
- 5.6 Following the publication of amended plans, an additional 36 letters of support have been received, citing reasons as the provision of improved accessible facilities, which would allow Dundee to compete at higher standards, economic benefits and profile enhancement, as well as health and inclusion benefits. Comments included that Caird Park has capacity for the development, and that the amended plans are sympathetic to local wildlife.

6 CONSULTATIONS

- 6.1 **sportscotland** – have advised that the amended plans accord with SPP, there is no objection to the proposal subject to confirmation that the proposal accords with the Pitches Strategy. It was previously advised that the works are phased to ensure that community access will be retained throughout the construction works, planning conditions were recommended in relation to pitch surfaces to ensure that replacement pitches would be of an appropriate standard.
- 6.2 **SEPA** – have maintained that they have no objections to the proposals.
- 6.3 **Scottish Water** – have no objection to the planning application.
- 6.4 **Transport Scotland** – advises that conditions are attached to any planning permission granted to ensure that facilities are provided for pedestrians and that the safety and free flow of traffic on the trunk road is not diminished.
- 6.5 **Historic Environment Scotland** – has retracted the previous objection to the proposals which was due to the impact the sports hub centre would have on the setting of the category A listed nationally important Mains Castle. The reworked scheme shows the hub building and covered pitch relocated away from the immediate setting of Mains Castle.

- 6.6 **The Council's Consultant Archaeologist** – has recommended that a programme of archaeological works is conditioned as part of any planning permission granted, as the proposed development is within an area rich in archaeological sites.
- 6.7 **The Head of Community Safety and Protection** – has advised that conditions are appended to any planning permission granted to ensure that there is no contamination on the site, to ensure that noise levels are acceptable and to ensure that air quality standards are maintained.
- 6.8 **The Head of Environment** – recommended that the mitigation identified within the Ecological Appraisal and Tree Report are followed and appropriate conditions appended. The proposals to extend Oak Ward Wood are welcomed.

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.

ADOPTED TAYPLAN STRATEGIC DEVELOPMENT PLAN 2012

- 7.2 **Policy 1: Location Priorities** - states that the principal settlements within the region have the potential to accommodate the majority of development in the region and make a major contribution to the region's economy; Dundee's core area is identified as a Tier 1 principal settlement.
- 7.3 **The proposal satisfies Policy 1.**
- 7.4 **Policy 2: Shaping Better Quality Places** - requires that climate change resilience and resource efficiency is built into the natural and built environment, that new development is integrated with the existing community and transport links, that waste management solutions are incorporated into development proposals and that new designs and layouts take cognisance of Scottish Governments Designing Places and Designing Streets, incorporating and enhancing present natural and historic assets. The proposals have demonstrated that they comply with the above; the site is well located and the proposals have addressed the required policy statements.
- 7.5 **The proposal satisfies Policy 2.**

ADOPTED DUNDEE LOCAL DEVELOPMENT PLAN 2014

- 7.6 **Policy 5: Tourism and Leisure Developments** - states that tourist attractions capable of strengthening the appeal and attraction of Dundee to a wide range of visitors will be supported and that proposals should complement existing visitor facilities and be located in the City Centre unless activity-specific issues indicate that this is impractical. Proposals for major leisure uses will be directed firstly towards the City Centre and thereafter to District Centres and existing leisure parks, unless activity-specific issues indicate that this is impractical.

- 7.7 A number of sites were considered for the location of the Regional Performance Centre for Sport during the feasibility stage of the project. Caird Park was selected as the essential fit as it complemented the existing facilities and met all essential criteria. Activity-specific and size issues dictate in this instance that a City Centre location would be impractical. The two key reasons identified within the supporting statement submitted with the application for site selection were the existence of the same sports on site and proximity to and easy access onto the Trunk Road network.
- 7.8 **The proposal satisfies Policy 5.**
- 7.9 **Policy 7: High Quality Design** - requires all development to contribute positively to the quality of the surrounding environment, with reference to climate change adaptation. The design and siting of development should respect the character and amenity of the place and improve connectivity. Proposals should also incorporate new landscape and planting works appropriate to the development. Proposals should also:
- consider and respect site topography and any surrounding landmarks, views or skylines;
 - contribute to a sense of identity by developing a coherent structure of streets, spaces, and buildings that are accessible and respect the existing building lines;
 - the design should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours;
 - existing buildings, streets and spaces should create safe accessible inclusive places for people which are easily navigable particularly on foot, bicycle and public transport and designed with future adaptability in mind; and
 - existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.
- 7.10 The Supporting Statement submitted for the development sets out the reasoning for the design, siting and choice of materials proposed for the site. A landscaping scheme and new tree planting are also proposed. It is considered that site topography, views and skylines have been respected in the proposed design and the proposed location of the development. Building height, materials, scale, massing and finishes would be appropriate for the intended function and the setting of the buildings. The site is accessible and well connected, the existing core path network runs through the site. The design of each of the buildings proposed within the site has been dictated by function. The hub building has been primarily designed to deliver the performance programmes required of the participating sports and sportscotland. Externally the main building is intended to have a visual presence on site but is sensitive to its parkland setting. The massing of the overall form would be composed of a palette of brick and cladding in muted tones. The covered football pitch would be a lower structure with convex shape, set adjacent to the hub building. The athletics building is proposed as a simple rectangular form with a lightweight roof to maximise natural light, and the energy centre a more functional metal cladding finish. The pavilion building to be removed does not contribute to the local townscape, the War Memorial would remain within the application site.
- 7.11 The positioning of the buildings within the application site has been altered to address the concerns of Historic Environment Scotland. Historic Environment Scotland had raised an objection to the original proposals due to the effect on the setting of the category A listed Mains Castle, in terms of the hub building and its proximity to the Castle. The proposed location of the development is now to the south of the site, the hub building and covered pitch relocated from the immediate setting of Mains Castle to the less historically sensitive southern part of

the site adjacent to the Kingsway. Historic Environment Scotland have fully retracted their objection and now support the overall project.

- 7.12 The proposed design is considered to be appropriate for the setting. Public art would be incorporated into the design of the new development, which would allow for the creation of additional interest to parts of the development where this can be accommodated, this would be controlled by condition. Draft proposals appropriate to the parkland setting are currently being developed.
- 7.13 **With the addition of a planning condition, the proposal would comply with Policy 7.**
- 7.14 **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.
- 7.15 An appropriate condition is proposed that would ensure that a Statement is submitted in accordance with the terms of Policy 29.
- 7.16 **With the addition of a planning condition, the proposal would comply with Policy 29.**
- 7.17 **Policy 34: Locally Important Nature Conservation Sites** - states that development which could have a significant effect on the conservation interests associated with Local Nature Reserves, Sites of Importance for Nature Conservation or Wildlife Corridors will only be permitted where an ecological or similar assessment has been carried out which details the likely impacts of the proposal on the conservation interests of the designation, any negative impacts are mitigated, and it has been demonstrated that there are no other suitable sites that could accommodate the development.
- 7.18 The ecological assessment submitted with the application concludes that although the Trottick Park Local Nature Reserve is relatively close to the site, it is unlikely to be affected by the proposed development due to a relatively busy road and vast amounts of managed amenity grassland separating the application site and the Local Nature Reserve. The non-designated Den O' Mains Site of Importance for Nature Conservation lies to the north of the site within Oak Ward Wood, however the woodland is to be retained and will not be affected by the development. No other designated sites, including the Dighty Wildlife Corridor, would be affected by the development. The main habitat on the site is species poor amenity grassland of very limited botanical interest and the majority of the grassland areas are bound by species-poor hedgerows, also of low botanical interest.
- 7.19 **The proposal satisfies Policy 34.**
- 7.20 **Policy 35: Protected Species** - does not support development proposals which are likely to have a significant effect on a European protected species unless there is no satisfactory alternative, the development is required for preserving public health or safety, or other reasons of overriding public interest. Development proposals that would be likely to have an adverse effect on a species protected under the Wildlife and Countryside Act 1981 (as amended) will similarly not be supported unless the development is required for preserving public health or public safety, for development affecting a species of bird protected under the 1981 Act there must also be no other satisfactory solution.
- 7.21 A preliminary ecological appraisal was undertaken for the site in 2015, to determine if further assessment would be required. There are no designations for wildlife protection within the site, one statutory designated site, the Trottick Mill Ponds Local Nature Reserve, lies within 1km of the site, and two non-designated Sites of Importance for Nature Conservation lie within 1km at Den O' Mains and the Dighty Wildlife Corridor. The ecological appraisal summarises

that the main habitat within the application site is amenity grassland playing fields, which are extensively surrounded by semi-natural broad-leaved woodland. There are habitats likely to support roosting, commuting and foraging bats and nesting birds. The pavilion building was identified as being capable of supporting low numbers of roosting bats and there is suitable bird nesting habitat within the site, old nests were identified within trees on site. No evidence of any other protected species was found. No non-native invasive species were observed in the survey and it was concluded that no further surveys were required.

- 7.22 As the habitats on site were considered to provide suitable habitat for foraging and commuting bats and it was advised that as many trees as possible should be retained. During emergence surveys, undertaken in August and September 2015, no bats were seen emerging from the pavilion building. The activity survey, which was undertaken at the same time to determine how bats use the site, recorded two species of bat within the site, which are common throughout Scotland and within urban environments, the bats were predominantly using the hedge adjacent to the existing running track and edges of woodland in the wider area for foraging. It was advised that the site could be enhanced for bats by erecting bat boxes in suitable mature trees around the site, a planning condition is proposed.
- 7.23 The site contains trees and bushes that are likely to be used by low numbers of common birds for nesting and two large nests were noted during the 2015 survey. The ecological appraisal therefore recommended that any site clearance is undertaken to avoid any impact on nesting birds as required under the provisions of the Wildlife and Countryside Act 1981. It was further suggested that bird boxes could be erected on trees to enhance the site for birds, appropriate planning conditions are proposed.
- 7.24 Surveys for red squirrels carried out over the last few years have indicated that there were very few in Caird Park and these individuals were found mostly in the woodland associated with the golf courses. It is likely that these squirrels were transient and it is therefore unlikely that they were resident in the park. As there is suitable habitat for this species on site, and their presence is known within the area, it is recommended that any mature trees which are identified for felling are checked immediately prior to felling for the presence of drays in case red squirrels have moved into the site. This is recommended as part of a planning condition.
- 7.25 The Preliminary Ecological Appraisal was updated in April 2017, in order to meet with current guidance and best practice. The basic Phase 1 Habitat Survey methods were again followed and the area was surveyed for badger, otter, red squirrel, and nesting birds. All trees proposed to be removed on the site have been re-surveyed for bats, evidence of nests and birds preparing to build nests.
- 7.26 The broad habitats and botanical value remain unaltered since the survey undertaken in 2015. No grey or red squirrel drays or other evidence was recorded in 2015 or 2017 however foraging opportunities remain within the site. One elm tree was considered suitable as a bat roost. Two bird nests were observed at the time of the survey, however, no nesting bird activity was identified in the trees to be removed at the time of the survey.
- 7.27 Recommendations following the 2017 survey include that the elm tree be re-surveyed prior to removal to inspect the void for any roosting bats. Any vegetation site clearance should have cognisance to the bird breeding season, but if clearance is carried out during the season, the site should be checked 48 hours prior to any vegetation clearance by an ecologist and any nests in use left undisturbed until the young have fledged. A check for squirrel drays should also be undertaken 48 hours prior to the felling of any trees.
- 7.28 It can therefore be concluded that the proposed development would not have a significant effect on a European protected species.

- 7.29 **With the addition of planning conditions, the proposal would comply with Policy 35.**
- 7.30 **Policy 36: Open Space** - indicates that proposals which would result in a change of use of open space must be able to demonstrate that the proposals are consistent with a strategy approved by the Council, compensatory open space will be provided or the proposals would affect only a lesser part of a site and are ancillary to it, or would result in improved recreational or amenity value on the remainder of the site. Proposals affecting playing fields and sports pitches are required to provide compensatory or improved playing fields unless the proposals are consistent with the Sport and Physical Activity Strategy.
- 7.31 The proposed area for the development is in the eastern section of Caird Park, the remainder of the park including the golf courses would remain untouched. The area for the proposed development includes the existing provision for athletics and cycling and would therefore be an appropriate location and development within this area of the park. The additional provision for various sports would improve recreational activity within the area and increase the amenity value of the space. The informal use of the space as pitches would be formalised with appropriate facilities for users and it would be considered that the proposal would have increased recreational and amenity value within the park.
- 7.32 The Dundee Physical Activity Strategy is currently under review, it was agreed in principle at the Policy and Resources Committee on the 31st October, 2016, and is fully supportive of the Regional Performance Centre and Training Ground. The development of the Regional Performance Centre for Sport and Training Ground was also considered as part of the Dundee Pitch Strategy which was approved at Neighbourhood Services Committee on 31st October, 2016.
- 7.33 As a result of the development, the site would go from having 4.5 grass pitches to 2 full size Synthetic Grass Pitches and a 7-a-side grass pitch. This equates to the same or greater playing capacity, in accordance with SPP and Dundee City Council's Pitch Strategy. No difficulties are envisaged given the generous supply of grass pitches throughout the city. Additional community facilities would also provide for the use of community clubs, such as the provision for rugby, that do not currently exist at the application site. The proposals are therefore deemed satisfactory in terms of the provisions of Policy 36.
- 7.34 **The proposal satisfies Policy 36.**
- 7.35 **Policy 38: Trees and Urban Woodland** - seeks to ensure that new development contributes to the expansion of tree planting and woodland development where appropriate and must ensure the survival of existing healthy mature trees through sensitive site layout both during and after construction. Development proposals must be accompanied by a tree planting and landscaping scheme with supporting statement and map based material showing the existing and proposed planting arrangements.
- 7.36 A total of 27 trees are proposed for removal to allow the construction of the proposed development to proceed.
- 7.37 An updated Landscape Statement and Landscape Strategy Plan have been submitted with the application. A total number of 1,078 new trees have been planted as an extension to Oak Ward Wood outside the application site boundary to the north. Enrichment planting of 2500 whips within the development site would enhance the existing shelter belts. An additional 8 heavy standard trees have been identified for tree planting at Mains Loan to help enhance the tree avenue along Mains Loan and ensure continuity of the landscape character.
- 7.38 A letter in relation to the original plans received from the Woodland Trust determined that although Oak Ward Wood does not appear on the inventory, it falls under SNH's ancient

woodland classification. The loss of trees and damage to ancient woodland was raised as an objection to the original proposals. The Head of Environment has advised that as the wood does not support any ancient woodland indicator species, apart from the trees themselves, and does not have a typical woodland structure composed of native species which would be expected in an ancient woodland, that Oak Ward Wood is not an ancient woodland. The fact that it has had tree cover since 1860 does not mean it is an ancient woodland, but just that the site supports a number of old trees. Oak Ward Wood is not on the Scottish Natural Heritage ancient wood map as it does not meet the minimum 2 hectare size criteria, Oak Ward Wood is 0.54 hectares. The Council does however recognise the need to retain and protect old and ancient trees and will continue to do so. The proposals to extend Oak Ward Wood with native species are welcomed. The applicant has re-consulted with the Woodland Trust following the amended proposals and the Scottish Woodland Trust have stated that the revised plans are a significant improvement and do not object to the development in its revised form.

- 7.39 Tree felling techniques and tree protection measures required during construction of the development are proposed as per British Standards, appropriate planning conditions are recommended to ensure that satisfactory felling techniques and tree protection measures are implemented and that a replanting scheme is implemented and maintained.
- 7.40 It is acknowledged that the delivery of the Regional Performance Centre and Training Ground would necessitate the removal of trees and bring about changes to the landscape. To mitigate for this impact, elements within the site and the wider landscape have been considered for additional enhancement and tree planting proposals have been identified. Tree removal has been carefully considered to minimise tree felling to accommodate placing of the buildings and pitches on the Caird Park site.
- 7.41 **With the addition of planning conditions, the proposal would comply with Policy 38.**
- 7.42 **Policy 40: Waste Management Requirements** - for Development requires development proposals to demonstrate that they have adequately addressed the Council's waste strategy. It is noted that no details of waste management for the development have been submitted, however the proposals would be able to meet the requirements of this policy and an appropriate planning condition is proposed.
- 7.43 **With the addition of a planning condition, the proposal would comply with Policy 40.**
- 7.44 **Policy 41: Flood Risk Management** - indicates that areas with a 1 in 1000 to 1 in 200 year annual probability of flooding will be suitable for most developments. A Flood Risk and Drainage Strategy was submitted with the application, which observes that the 1:200 year flood risk areas of the Gelly and Dighty Burn are located to the north of the site. The development site is located outside this area, and Dundee City Council have no records of flooding within the development site; the proposals would therefore be considered in accordance with Policy 41.
- 7.45 **The proposal satisfies Policy 41.**
- 7.46 **Policy 42: Sustainable Drainage Systems** - states that surface water from new development must be treated by a Sustainable Urban Drainage System (SUDS), which should be designed so that in a 1 in 200 year rainstorm event, flooding will not be higher than 300mm below floor level. Proposals are encouraged to adopt an ecological approach. A Drainage Strategy has been submitted for the proposal which indicates that the site runoff will be discharged into the Gelly Burn with appropriate levels of attenuation, which is considered to be satisfactory subject to conditions in relation to SUDS design, check certification,

construction water run-off management, SUDS maintenance and providing evidence of Scottish Water approval for connection,

- 7.47 **With the addition of planning conditions, the proposal would comply with Policy 42.**
- 7.48 **Policy 44: Air Quality** - states that there is a general presumption against development proposals that could significantly increase air pollution or introduce people into areas of elevated pollution concentrations unless mitigation measures are adopted to reduce the impact to levels acceptable to the Council.
- 7.49 **The Head of Community Safety and Protection** - has advised that with regard to the proposed energy centre and associated flues, an air quality assessment will be required to ensure that local air quality is maintained. It is advised that the air quality assessment is based on the maximum installed capacity to ensure that all chimneys are the height they need to be. Nearby trees can also influence dispersion and would be considered along with building heights. An appropriate planning condition is recommended to require the assessment with reference to the National Air Quality Strategy and any mitigation measures necessary.
- 7.50 **With the addition of a planning condition, the proposal would satisfy the terms of Policy 44.**
- 7.51 **Policy 45: Land Contamination** - requires that the development of potentially contaminated land will be considered where a site investigation has been submitted and establishes the nature and extent of the contamination, and where remediation is proposed that it would adequately address contamination risks and be suitable for the planned use.
- 7.52 The Head of Community Safety and Protection has recommended planning conditions to ensure that there would be no contamination at the site, to seek proposals for re-using soils, ground conditions and any mitigation required, with the addition of which the proposals would comply with the policy.
- 7.53 **With the addition of planning conditions, the proposal would comply with Policy 45.**
- 7.54 **Policy 47: Environmental Protection** - asks that all new development that would generate noise, vibration or light pollution is required to demonstrate that it can be accommodated without an unsatisfactory level of disturbance to the surrounding area. New development in close proximity to existing sources of noise, vibration or light pollution will need to demonstrate that it can achieve a satisfactory level of amenity without impacting on the viability of existing businesses or uses.
- 7.55 In this case, it is recommended by the Head of Community Safety and Protection that a condition is appended to any planning permission granted to mitigate against any potential noise issues, a condition restricting noise from plant and machinery associated with the proposed development is proposed, together with a condition to limit the use of any proposed public address tannoy systems, to minimise the impact on the amenity of neighbouring properties.
- 7.56 **With the addition of planning conditions, the proposal would comply with Policy 47.**
- 7.57 **Policy 51: Archaeology** - prescribes 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 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 the character and extent of the archaeological remains, likely impact of the proposal on features of archaeological interest,

and the ways in which the development proposal can be designed in order to mitigate any impact on archaeological remains.

- 7.58 An archaeologist has been engaged in the project and has reviewed the application and supporting documentation. The development is within an area rich in archaeological sites, predominantly from the medieval period. The development generally lies on the eastern side of the route way running north from Dundee to Forfar. To the west is Mains Castle (formerly Fintry Castle) which dates from the 15th century while to the North West, across the burn, is the contemporary Mains Church. These important medieval structures highlight the importance of this route way, which in the mid-18th century also had the linear settlement of Hill o' Mains running along it (on the west side of the development area). While there is no clear evidence that this recorded activity extended into the proposed development site, it is reasonable to presume that there is a strong likelihood that it did, and that the area has the potential for archaeologically significant material from the medieval and post-medieval periods. This potential is balanced by the existing development of this ground that may have compromised any such features should they be present. Should significant archaeological features be present, the development proposals would have the potential to generate an adverse impact, however there is no objection to the proposals, given the current land use at the site.
- 7.59 It is recommended that any planning permission should be conditioned for a programme of archaeological works, to enable the archaeological potential to be appropriately tested and a mitigation strategy agreed then implemented if required. The implementation of a staged programme of archaeological work is recommended. The scope of these works is likely to focus initially on an intrusive evaluation to determine the presence or absence of archaeological sites. The scale and character of subsequent responses would be determined by the quality and quantity of materials identified - these responses are likely to focus on either preservation or recording through archaeological excavation and analysis.
- 7.60 **With the addition of planning conditions, the proposal would comply with Policy 51.**
- 7.61 **Policy 54: Active Travel** - states that new development should be designed in order to minimise the need to travel by private car, improve access to services and promote healthy lifestyles by encouraging active travel. All developments should make provision for walking and cycle access and ensure that any existing core path is immediately accessible. All developments which border an existing or proposed core path must ensure that it is immediately and easily accessible from that development by the provision of appropriate facilities. Provision for walking and cycling should be afforded priority over motorised transport and walking and cycling routes should be fully useable prior to the first occupation of a new development.
- 7.62 Roads in the immediate vicinity of the site have good footway provision and benefit from street lighting. There is also a network of footpaths through Caird Park and Finlathen Park, and the Green Circular is in close proximity to the site, which further enhances walking opportunities; the Green Circular also offers a traffic-free route for cyclists in proximity to the site. There are several bus stops located close to the site on the A90 and Claverhouse Road. Enhancements are proposed in terms of pedestrian crossings and footpath links.
- 7.63 The principal east-west pedestrian route through the site would be via the shared core path to the edge of Oak Ward Wood, which lies outside the facility's northern boundary fence. The perimeter of the site would be secured outside opening hours. Pedestrian routes from the west are limited, there is a core path through the golf course from Mains Loan to Old Glamis Road. Routes to the south require a crossing of the Kingsway, which is to be implemented as further discussed below. From the east and north, access is well served by existing pedestrian facilities. Routes to the application site in Caird Park have already been improved and there

are plans for future improvements to path networks within the park, as a result of public consultation.

7.64 **The proposal satisfies Policy 54.**

7.65 **Policy 55: Accessibility of New Developments** - seeks that all development proposals which generate travel should be designed and well served by all modes of transport and development proposals are required to incorporate facilities for walking, cycling and public transport networks. Proposals should also comply with Dundee City Council's road standards.

7.66 A Transport Assessment has been submitted with the application documents, which concludes that the site offers good sustainable access through existing footways, cycling and public transport connections. Many of the paths in the area would be generally upgraded to become shared use pedestrian and cyclist routes, the site has good links to the local and national road network; no mitigation measures are required on the road network as a result of the proposals. The existing site access is being upgraded to cater for greater demand and pedestrian crossing facilities will provide a link from the footpath on Claverhouse Road to the proposed footway on Mains Loan. The conclusions of the Transport Assessment are agreed subject to the addition of planning conditions to require pedestrian crossings to be completed, footpath links to be agreed and completed, the implementation of a travel plan and compliance with Dundee City Council's road design standards. Transport Scotland advice that conditions are appended to any planning permission granted, also to require the installation of pedestrian crossings at the Kingsway/Mains Loan junction and Kingsway/Graham Street junction, agreement of lighting within the site and submission of further details regarding works adjacent to the trunk road.

7.67 **With the addition of planning conditions, the proposal would comply with Policy 55.**

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

STATUTORY DUTY

7.69 Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that special regard is given to the desirability of preserving listed buildings or their setting or any features of special architectural interest which they possess when determining applications for planning permission.

7.70 For the reasons set out above the proposed works comply with national planning guidance with regard to development affecting the setting of a listed building. The amended application proposes development at a considerable distance from Mains Castle and the statutory duty set out in Section 59 of the Act would be discharged through the approval of planning permission.

OTHER MATERIAL CONSIDERATIONS

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

A - Scottish Planning Policy (2014)

7.72 Scottish Planning Policy (SPP) states that a positive approach to enabling high quality development should be taken while making efficient use of land to deliver long term benefits for the public while protecting and enhancing natural and cultural resources. The SPP considers that planning should direct the right development to the right place by locating development where investment in growth would have most benefit to the amenity of local

people and the vitality of the local economy. Change to the historic environment should be sensitively managed to minimise adverse impacts on the fabric and setting of the asset, and protected sites and species should be conserved and enhanced, seeking benefits for biodiversity from new development where possible.

7.73 The requirements of Scottish Planning Policy are also satisfied.

B - VIEWS OF OBJECTORS

7.74 Letters of objection have been received from a total of 18 individuals, including a letter from the Woodland Trust in relation to the original plans. Concerns have been raised in relation to lack of footpath provision and a safer crossing over the Kingsway. Issues in relation to the removal of greenspace and public accessibility were also raised. Concerns have also been put forward with regard to potential impact on wildlife, and the removal of trees. The Woodland Trust raised the loss of trees and damage to ancient woodland as an objection to the original proposals, their objection has been removed following the amended proposals. Questions were also raised in relation to public participation in the planning process, and decision making route for the proposals. Objection letters have stated that the proposals are contrary to the development plan and have queried the need for an Environmental Impact Assessment. The majority of these issues have been discussed earlier within this report, planning conditions are suggested to provide mitigation and improve the environment. The planning application has been assessed in accordance with statutory procedures and the Council's scheme of delegation.

7.75 The concerns of the objectors are not supported.

7.76 **It is concluded from the foregoing that the material considerations support 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 conditions:

- 1 **Condition** - the new 100m x 60m and 120m x 70m pitch (Pitches 1 and 2 per Drawing P16571/1002) will be surfaced with a synthetic pitch that will be designed and constructed by a recognised (eg Sports and Play Construction Association registered) specialist pitch contractor(s). Details of contractor(s) and pitch specification shall be submitted for the written approval of the planning authority prior to the commencement of development.

Reason - to ensure that the development is suitable for the proposed use.

- 2 **Condition** - the new grass pitch marked Pitch 3; and the new grass pitch in the centre of the Athletics Track (per Drawing P16571/1002) will be designed and constructed by a recognised (e.g. Sports and Play Construction Association registered) specialist pitch contractor(s), details of contractor(s) and pitch specification shall be submitted for the written approval of the planning authority prior to the commencement of development.

Reason - to ensure that the development is suitable for the proposed use.

- 3 **Condition** - prior to the commencement of any works on site, the developer shall establish a fixed datum point and shall submit to this Planning Authority a plan indicating the exact location and value of this datum point. The finished height of the hub building relative to the fixed datum shall also be indicated on this plan. This agreed datum point shall be used for future reference as the development proceeds.

Reason - to enable this Planning Authority to establish that the development is commencing from the correct level based on an agreed fixed datum point; and in order to ensure that the height of the development conforms to the approved plan.

- 4 **Condition** - prior to the commencement of any works on site, details of the specification and colour of the proposed external finishes shall be submitted for approval in writing by this Planning Authority.

Reason - in the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

- 5 **Condition** - prior to the commencement of any works on site, samples of external finishing materials shall be submitted for the written approval of this Planning Authority.

Reason - in the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

- 6 **Condition** - prior to the commencement of any works on site details of a scheme of public art to be provided within the development hereby approved shall be submitted to the Council for written approval. Thereafter, the approved scheme of public art shall be installed prior to the completion of the development hereby approved.

Reason - in the interests of enhancing the amenity and environmental quality of the development.

- 7 **Condition** - prior to the commencement of any works on site, a Sustainability Statement demonstrating the extent to which the development will meet the requirements of Policy 29 of the Adopted 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.

Reason - in order to demonstrate that the new development will meet the required carbon emissions reduction standards in the interests of the environment.

- 8 **Condition** - prior to the commencement of any works on site, details for the installation of bird boxes on trees within the development shall be submitted for the prior approval of Dundee City Council as planning authority.

Reason - to enhance the ecological potential of the site for birds.

- 9 **Condition** - prior to the commencement of any works on site, details for the installation of bat boxes throughout the development shall be submitted for the prior approval of Dundee City Council as planning authority.

Reason - to enhance the ecological potential of the site for birds.

- 10 **Condition** - tree felling shall be undertaken as agreed within the tree report and drawings which form part of this planning permission and shall be undertaken as per BS3998: 2012. Prior to felling, the trees shall be checked for any European protected species or nesting birds and if discovered the work shall cease and the developer will liaise with Dundee City Council as Planning Authority and appropriate organisations. Prior to any excavations, the tree protection recommendations identified within the Tree Survey dated 29/10/2015 and forming part of this planning permission shall be fully implemented and all tree works shall be carried out as per BS5837: 2012.

Reason - to ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenity and ecological preservation of the area.

- 11 **Condition** - within 6 months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved by the City Council; this scheme shall include a proportion of native trees and shrub species. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted in terms of this condition.

Reason - in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.

- 12 **Condition** - prior to the commencement of any works on site, a detailed surface water drainage/SUDS design including drawings, calculations, full modelling, simulation results, design risk assessment, signed Dundee City Council Design and Independent Check Certification, and where appropriate SEPA comments shall be submitted to the Council for written approval. Thereafter, all works approved by virtue of this condition shall be carried out prior to occupation of the buildings hereby approved.

Reason - in the interests of flood protection.

- 13 **Condition** - prior to the commencement of any works on site, details of measures proposed to manage surface water run-off from the site during construction 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 part of the development hereby approved.

Reason - in the interests of flood protection.

- 14 **Condition** - prior to the commencement of any works on site, maintenance responsibilities along with a maintenance schedule for the surface water drainage system/SUDS features shall be submitted to the Council for written approval. Thereafter, all works approved by virtue of this condition shall be carried out in perpetuity.

Reason - in the interests of flood prevention and visual amenity.

- 15 **Condition** - prior to the commencement of any works on site, evidence of Scottish Water approval for the proposed drainage system for the development hereby approved shall be submitted to the Council for written approval.

Reason - in the interest of flood protection.

- 16 **Condition** - prior to the commencement of any works on site, an assessment of the impact of emissions to air from or associated with the development, including the energy

centre, construction and demolition, carried out by a method agreed by the planning authority shall be submitted to and approved in writing by the planning authority. The assessment report shall make reference to the standards and objectives of the National Air Quality Strategy. Where the development is assessed as having an adverse impact on local air quality, mitigation measures shall be specified in the report. The approved mitigation measures shall be completed before the use of the development commences in relation to the energy centre, and prior to any work beginning on site in relation to construction and demolition.

Reason - to ensure that local air quality is maintained.

- 17 **Condition** - details of any proposed public address (tannoy) system, shall be submitted to and approved in writing by the local planning authority before the system is installed, with these details including the locations of tannoys, maximum operational sound levels, permitted uses, and times of operation and any approved details shall be in place prior to the first use of the system and remain in perpetuity thereafter.

Reason - to safeguard the amenities of the area and the occupiers of neighbouring properties.

- 18 **Condition** - the total noise from all mechanical and electrical services plant shall not exceed NR45 during daytime hours and NR35 during night time hours when measured 1 metre external to the facade of nearby residential properties. For avoidance of doubt, day time hours shall be 0700 to 2300 hours, and night time hours shall be 2300 to 0700 hours.

Reason - to safeguard the amenities of the occupiers of neighbouring properties.

- 19 **Condition** - prior to the use of the development hereby permitted, the proposed installation of a signalised pedestrian crossing at the A90 Kingsway / Mains Loan junction, generally illustrated in Dundee City Council's drawing titled "Kingsway at Mains Loan - Dual Pedestrian Crossing" dated July, 2016, shall be implemented to the satisfaction of the Planning Authority, after consultation with Transport Scotland, Trunk Road and Bus Operations (TRBO).

Reason - to ensure that the design layout complies with the current standards, that facilities are provided for the pedestrians that are generated by the development, and that the safety and free flow of traffic on the trunk road is not diminished.

- 20 **Condition** - prior to the use of the development hereby permitted, the proposed installation of a signalised pedestrian crossing at the A90 Kingsway/Graham Street junction, generally as illustrated in Dundee City Council's drawing entitled "Kingsway at Graham Street - Dual Pedestrian Crossing", dated July, 2016, shall be implemented to the satisfaction of the Planning Authority, after consultation with Transport Scotland TRBO.

Reason - to ensure that the design layout complies with the current standards, that facilities are provided for the pedestrians that are generated by the development, and that the safety and free flow of traffic on the trunk road is not diminished.

- 21 **Condition** - prior to the commencement of any works on site, details of the lighting within the site shall be submitted for the approval of the planning authority, after consultation with Transport Scotland, as the Trunk Roads Authority.

Reason - to ensure that there will be no distraction or dazzle to drivers on the truck road and that the safety of the traffic on the trunk road will not be diminished.

- 22 **Condition** - prior to the commencement of any works on site, details of the frontage landscaping treatment along the trunk road boundary shall be submitted to, and approved by, the Planning Authority, after consultation with Transport Scotland TRBO.

Reason - to ensure that there will be no distraction to drivers on the truck road, and that the safety of the traffic on the truck road will not be diminished.

- 23 **Condition** - prior to the commencement of any works on site, details of the barrier proposals along the trunk road boundary shall be submitted to, and approved by, the planning authority, after consultation with Transport Scotland.

Reason - to minimise the risk of pedestrians and animals gaining uncontrolled access to the truck road with the consequential risks of accidents.

- 24 **Condition** - there shall be no drainage connections to the trunk road drainage system.

Reason - to ensure that the efficiency of the existing trunk road drainage network is not affected.

- 25 **Condition** - prior to the use of the development hereby permitted, the proposed installation of a toucan crossing on Claverhouse Road, shall be implemented to the satisfaction of the Planning Authority, after consultation with the planning authority.

Reason - in the interests of vehicle and pedestrian safety.

- 26 **Condition** - prior to the commencement of any works on site, details of footpath links within Caird Park shall be submitted and agreed with Dundee City Council as planning authority

Reason - in the interests of pedestrian safety.

- 27 **Condition** - prior to the commencement of any works on site, details of proposed road marking alterations at the Kingsway/Forfar Road junction shall be submitted to Dundee City Council as planning authority in consultation with Transport Scotland, thereafter the works shall be completed in accordance with the agreed details.

Reason - in the interests of vehicle and pedestrian safety.

- 28 **Condition** - a Travel Plan shall be in place and agreed with the Local Authority within one year of the development opening.

Reason - in the interests of promoting sustainable transport.

- 29 **Condition** - prior to the commencement of any works on site, details of a footway on the west side of Mains Loan linking the site with Claverhouse Road shall be submitted to Dundee City Council as planning authority, thereafter the works shall be completed in accordance with the agreed details.

Reason - in the interests of vehicle and pedestrian safety.

- 30 **Condition** - electric car charging points shall be provided at a location and number to be agreed with Dundee City Council as Planning Authority prior to opening of the development.

Reason - in the interests of sustainable travel measures.

- 31 **Condition** - The hard surface within the curtilage shall be made of porous materials or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the site

Reason - to ensure that surface water from within the curtilage of the site does not drain to the adjacent adopted road.

- 32 **Condition** - the applicant shall provide a disposal route for road surface water to the satisfaction of Dundee City Council which discharges to a system publicly maintained/maintainable by the relevant authority

Reason - to ensure an appropriate and publicly maintainable system is provided.

- 33 **Condition** - 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

Reason - in order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.

- 34 **Condition** - prior to the commencement of any works on site, a landscaping plan, including proposals for the use and re-use of soils shall be submitted for the prior approval of Dundee City Council as Planning Authority

Reason - in the interests of providing a site suitable for future development.

- 35 **Condition** - prior to the commencement of any works on site, a proposal for assessing ground conditions during investigation should be submitted for the prior approval of the planning authority. This should include details of recommended actions should unexpected ground conditions become apparent during works. If necessary, further assessment, and proposals for remediation should be submitted to and approved in writing by the planning authority prior to works commencing. 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.

Reason - in the interests of providing a site suitable for future development.

- 36 **Condition** - prior to first use, the landscaping plan, and if necessary, the remediation strategy shall be fully implemented and a verification report with relevant documentation demonstrating that the objectives have been achieved shall be submitted to, and approved by the planning authority.

Reason - in the interests of providing a site suitable for future development.

- 37 **Condition** - prior to the commencement of any works on site, a timetable of construction works will be submitted for prior approval of the Planning Authority. This timetable shall include a demonstration that facilities will remain publicly available

Reason - to ensure that community access to the site is retained throughout construction works.

- 38 **Condition** - prior to the commencement of any works on site, the developer shall submit a scheme for the prior approval of Dundee City Council as Planning Authority to demonstrate that the Council's waste strategy is adequately addressed.

Reason - in the interests of amenity and environmental protection.