

Construction of Temporary Access to Construction Site

KEY INFORMATION

Ward West End

Address

Site of former Homebase Store
Riverside Drive
Dundee

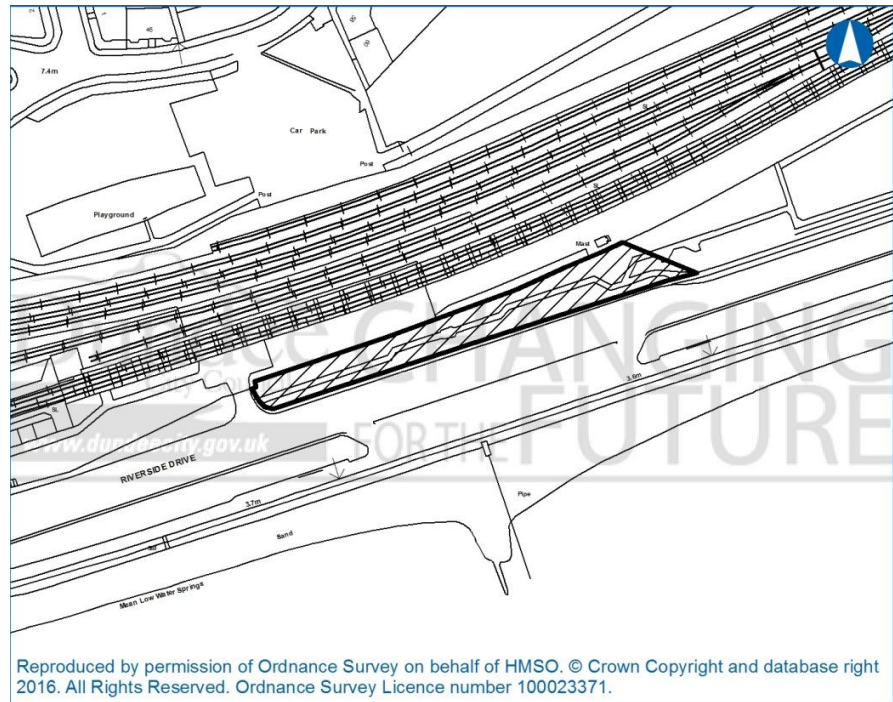
Applicant

Mr Stephen Forbes
H & H Properties
71 Blackness Road
Dundee DD1 5PD

Agent

Registered 14 July 2016

Case Officer Paul Macari



SUMMARY OF REPORT

- This application seeks planning permission for the formation of a temporary access to a construction site and environmental improvements at Riverside Drive.
- Policy 7 (High Quality Design) of the Dundee Local Development Plan 2014 is relevant to the outcome of this application.
- A letter of objection has been received from West End Community Council.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=OAAS7WGC06600>

RECOMMENDATION

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

1 DESCRIPTION OF PROPOSAL

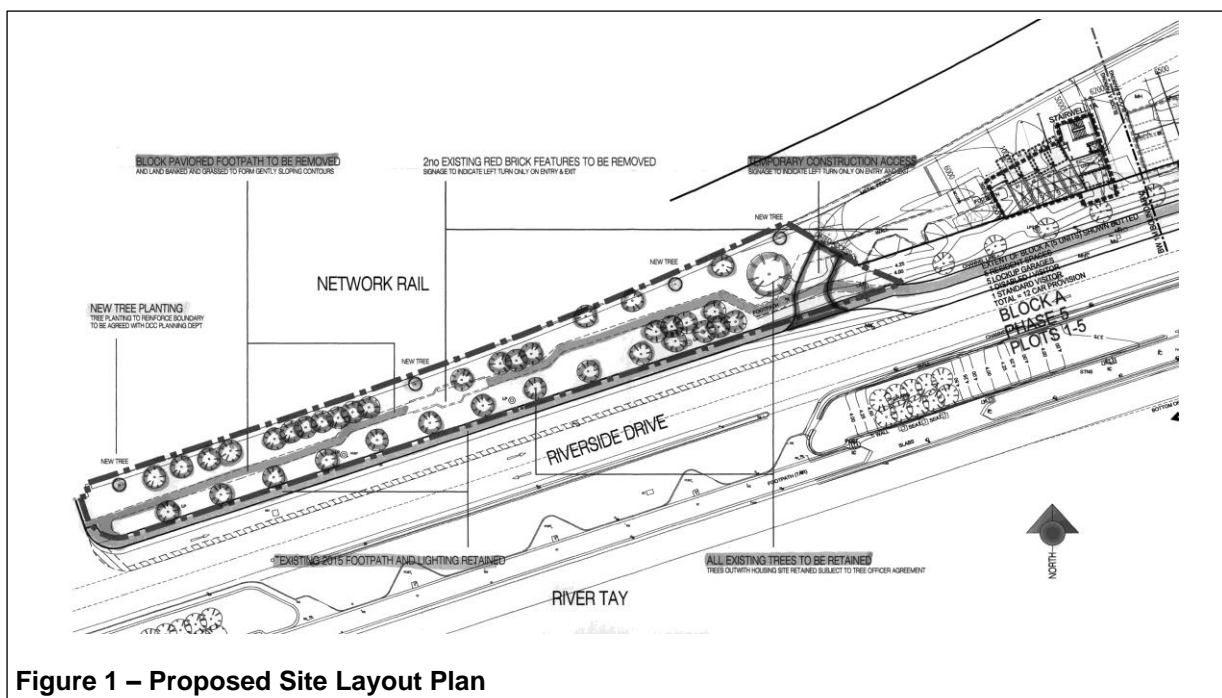


Figure 1 – Proposed Site Layout Plan

- 1.1 This application seeks planning permission for the formation of a temporary access to the construction site at the Former Homebase Store on Riverside Drive and environmental improvements to the land to the west of the construction site.
- 1.2 The purpose of the temporary access is to allow construction vehicles to access the development site to the west of the existing block of flats without generating conflict between vehicles accessing the Tesco superstore to the east of the application site and vehicles accessing the recently completed block of flats.
- 1.3 The temporary access will be formed and shall operate for a period of 5 years after which the land will be returned to its original condition and landscaped. The environmental improvements proposed involve the removal of the existing pedestrian footpath and brick built structures and replacing them with trees, shrubs and grass. A new pedestrian footpath has recently been formed along the northern side of Riverside Drive rendering the existing footpath that is to be removed, redundant.
- 1.4 In accordance with the Council's Scheme of Delegation this application requires to be determined by the Development Management Committee as the West End Community Council has objected and the proposal is recommended for approval.

2 SITE DESCRIPTION

- 2.1 The application site is located on the northern side of Riverside Drive to the west of the former Homebase Store that is currently under construction. To the immediate east of the site is an existing block of flats, to the north is the east coast railway line and to the west is a landscape buffer.

3 POLICY BACKGROUND

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

DUNDEE LOCAL DEVELOPMENT PLAN 2014

Policy 7: High Quality Design

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 Planning application ref: 05/00770/FUL sought permission for the erection of 202 apartments and provision of 239 car parking spaces at the site of the former Homebase Store on Riverside Drive. This application was approved by the Development Management Committee subject to conditions.



Figure 2 – Photograph Looking East Along Riverside Drive



Figure 3 – Photograph Looking West Along Riverside Drive

5 PUBLIC PARTICIPATION

5.1 The statutory neighbour notification procedure has been followed. No letters of objection or representation have been received.

6 CONSULTATIONS

6.1 **Network Rail** – has no objection to the proposed development.

6.2 **West End Community Council** – objects to the proposed development on grounds of road and pedestrian safety.

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** - requires all development to contribute positively to the quality of the surrounding built and natural environment. The design and siting of development should respect the character and amenity of the place.
- 7.3 The proposed temporary construction access will allow the block of flats in the western sector of the development approved by planning application ref: 05/00770/FUL to be completed without generating conflict between construction traffic and domestic vehicles accessing the Tesco superstore. In addition the proposed temporary access will also minimise any impact that construction traffic will have on the amenity of the recently completed flats on Riverside Drive in terms of noise and disturbance. Once construction works are completed or the period of 5 years expires (which ever is the sooner), the construction access will be removed and the site landscaped to blend with its surroundings. Conditions controlling the use of the design of the construction access and the realignment of the pedestrian footpath on the northern side of Riverside Drive will be controlled by condition should planning permission be granted.
- 7.4 The environmental improvements proposed will enhance the appearance and quality of the landscape buffer on the northern side of Riverside Drive through the removal of the redundant pedestrian footpath and brick built structures that no longer contribute to the visual amenity of the street. Although the applicant has specified a scheme of landscaping for this area of the site, this matter will be controlled by condition to ensure that suitable species of plant, shrub and tree are planted and also that they are maintained for a period of 5 years.
- 7.5 The temporary access road will have a neutral impact on the appearance of the Riverside Drive streetscape once it is formed and operational given its location adjacent to a construction site. However, once construction on the west most block of flats approved by application ref: 05/00770/FUL is complete, the temporary access removed and the proposed environmental improvements completed the visual amenity and environmental quality of the Riverside Drive streetscape will be greatly enhanced.
- 7.6 **The proposal satisfies Policy 7.**
- 7.7 **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 WEST END COMMUNITY COUNCIL

- 7.8 West End Community Council has objected to the proposed development on grounds of road and pedestrian safety. The Community Council is concerned that the width of Riverside Drive in combination with the proposed temporary access will impact on road safety. In addition the Community Council is concerned that the proposed access will impact on pedestrian safety along the northern side of Riverside Drive as pedestrians will be forced to cross the proposed access road.
- 7.9 The concerns of the Community Council have been addressed in the assessment of the proposed development against the Local Development Plan above. With regard to road safety the design of the proposed access on to Riverside Drive will be controlled by condition should planning permission be granted. This will enable the Council to ensure that vehicles using the construction access travel east along Riverside Drive before turning left on to the temporary road and those exiting the application site do so by also turning left and travelling east along Riverside Drive. This will prevent vehicles making a right turn in front of on coming traffic which would be to the detriment of road safety. With regard to pedestrian access there are pedestrian crossing points to the east and west of the application site that will allow pedestrians to safely access attractions and facilities on the northern side of Riverside Drive. In addition the realignment of the existing pedestrian footpath through the temporary construction access will be controlled by condition to maintain pedestrian access along the northern side of Riverside Drive.
- 7.10 **The concerns of the Community Council are partially supported and can be overcome by the use of conditions.**
- 7.11 **It is concluded from the foregoing that the material considerations do not hold sufficient weight to justify the refusal 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 therefore 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 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 and landscaping and an associated maintenance schedule 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.

- 2 Prior to the commencement of any work on site, details of the temporary construction access including proposed road signs and markings shall be submitted to the Council for written approval. Thereafter the access shall be formed and constructed to Dundee City Council standards and specifications.
- 3 Prior to the commencement of work on site, details of the realignment of the footway through the proposed temporary access shall be submitted to the Council for written approval. Thereafter, the works shall be carried out in accordance with these details approved by this condition.
- 4 Prior to the commencement of work on site details of the removal of the temporary construction access hereby approved and the restoration of the land that it occupies shall be submitted to the Council for written approval.
- 5 Prior to the commencement of work on site, details of a disposal route for road surface water from the temporary construction access which discharges to a system publicly maintained/maintainable by the relevant authority shall be submitted to the Council for written approval. Thereafter the road drainage system approved by this condition shall be implemented in full before the temporary access and construction road becomes operational.
- 6 The temporary construction access hereby approved shall be removed by no later than 1 November 2021 and the environmental improvements, landscaping and restoration works approved by Conditions 1 and 4 of this planning permission fully implemented by no later than 1 February 2022.

REASONS

- 1 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 2 In the interests of vehicle and pedestrian safety.
- 3 In the interests of vehicle and pedestrian safety.
- 4 In the interests of vehicle and pedestrian safety.
- 5 To ensure an appropriate and publicly maintainable system is provided.
- 6 In the interest of safeguarding visual amenity.