

# Erection of 29 houses

## KEY INFORMATION

**Ward** Strathmartine

**Address**

Site of the former Macalpine Primary School, St Leonard Place

**Applicant**

H and H Properties Ltd  
71 Blackness Road  
Dundee

**Agent**

None

**Registered** 5 June 2017

**Report by Head of Planning and Economic Development**

**Contact** Claire Myles



## SUMMARY OF REPORT

- Planning permission is sought for the erection of 29no houses on the site of the former Macalpine Primary School.
- The site is allocated for housing in the Local Development Plan (H08).
- The application is in accordance with the development plan.
- The statutory neighbour notification process was undertaken and the application advertised in the local press. Two letters of representation have been received.
- In accordance with Dundee City Council's scheme of delegation, this application is to be determined by the Planning Committee at the request of an elected member.
- More details can be found at <http://idoxwam.dundeeecity.gov.uk/idoxpa-web/simpleSearchResults.do?action=firstPage>.

## RECOMMENDATION

The proposal is in accordance with the Development Plan. There are no material considerations that would justify refusal of planning permission. The application is therefore recommended for APPROVAL subject to conditions.

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## 1 DESCRIPTION OF PROPOSAL

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- 1.1 The proposal is for the erection of 29no houses offering a mix of 26no 3 bedroom and 3no 4 bedroom detached villas with in-curtilage parking and gardens.
- 1.2 An area of green space on the southern boundary of the site has been incorporated into the proposed site layout.
- 1.3 The applicant has submitted the following in support of the application:
- Transport Statement;
  - Drainage Scheme;
  - Tree Survey;
  - Landscape Plan;
  - Contaminated Land Assessment;
  - Sustainability Statement; and
  - Design and Access Statement.



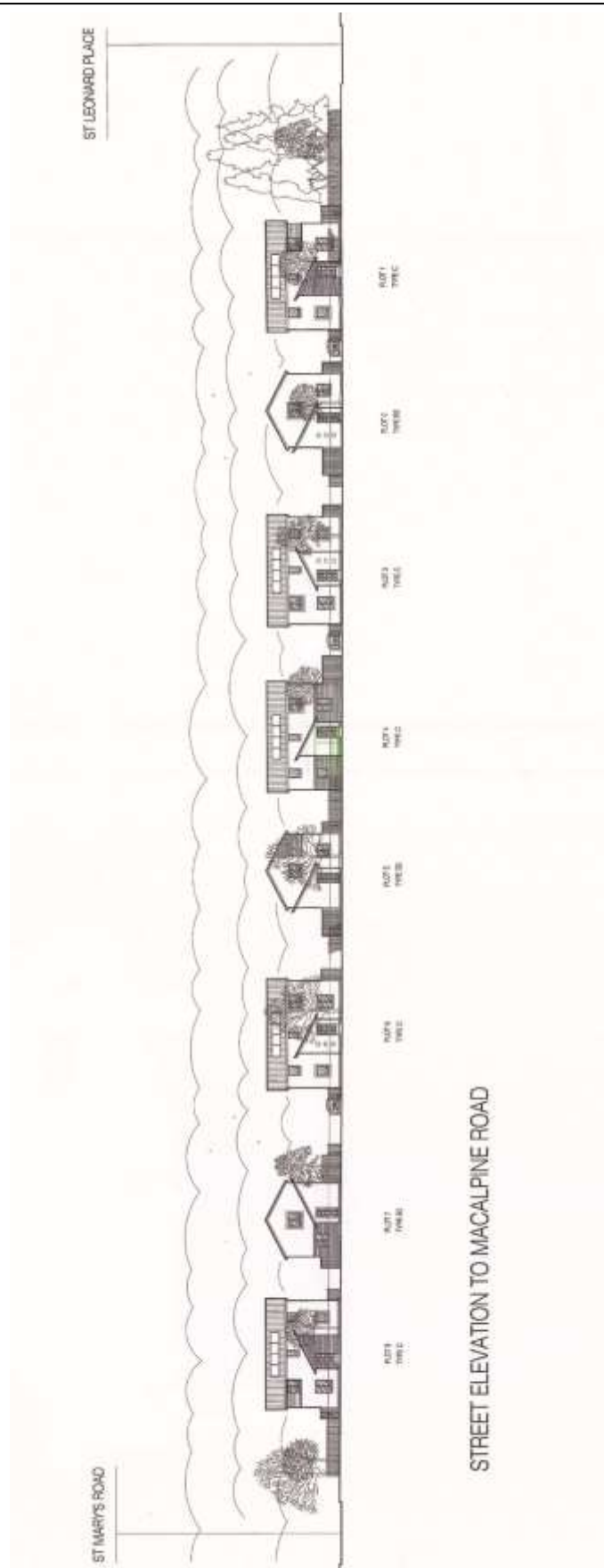


Figure 2: Proposed Street Elevation (Macalpine Road)

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## 2 SITE DESCRIPTION

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- 2.1 The application site is located in St Mary's on the site of the former Macalpine Primary School.
- 2.2 The site is approximately 1.58ha and has been cleared and laid to grass with mature trees in the southeast corner and around the perimeter.
- 2.3 It is bounded by three roads - St Mary's Road to the north; St Leonard Place to the south and Macalpine Road to the west.
- 2.4 Semi-detached and terraced housing is located to the north and west of the site; to the east is St Andrew's Primary School and St Leonards RC Church is located opposite the southern boundary of the site.
- 2.5 The site is owned by Dundee City Council and a Site Planning Brief has been prepared.
- 2.6 The site is allocated in the Local Development Plan (H08) with an indicative capacity of 25 units.





**Figure 3: Site Photo**



**Figure 4: Site Photo**

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## 3 POLICY BACKGROUND

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

**TAYPlan 2016 – 2036**

Policy 1: Location Priorities

Policy 4: Homes

**DUNDEE LOCAL DEVELOPMENT PLAN 2019**

Policy 1: High Quality Design and Placemaking

Policy 2: Public Art Contribution

Policy 9: Housing Land Release

Policy 10: Design of New Housing

Policy 28: Protecting and Enhancing the Dundee Green Network

Policy 30: Green Infrastructure Maintenance

Policy 35: Trees and Urban Woodland

Policy 37: Sustainable Drainage Systems

Policy 41: Land Contamination

Policy 44: Waste Management Requirements for Development

Policy 48: Low and Zero Carbon Technology in New Development

Policy 54: Safe and Sustainable Transport

Policy 56: Parking

**Former Macalpine Primary School Site Planning Brief (March 2015)**

<https://www.dundee.gov.uk/service-area/city-development/publications/former-macalpine-primary-school-site-planning-brief>

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

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## 4 SITE HISTORY

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- 4.1 Planning Application 19/00333/FULL is pending consideration for construction of an off-site SUDS facility to serve the proposed residential development on the site of the former Macalpine Primary School (17/00420/FULL).

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## 5 PUBLIC PARTICIPATION

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- 5.1 The statutory neighbour notification procedure has been undertaken and the application advertised in the local press.
- 5.2 Two letters of representation have been received raising the following valid material grounds:
- parking; and
  - impact on local road network
- 5.3 The valid grounds of representation are taken into account in the material considerations section of this report.

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## 6 CONSULTATIONS

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**6.1 Scottish Water** - has confirmed that after several discussions they are now satisfied that a solution to the surface water discharge from the former Macalpine Road Primary School site can be achieved subject to a successful technical audit of a detailed design. It is proposed that a SUDS feature will be installed off site with a connection into the existing culvert in the park opposite the site, this culvert currently discharges into the combined sewer however as part of the wider strategy Scottish Water intend to reinstate the culvert to the original discharge point to the Dighty Burn.

**6.2 The Head of Community Safety and Protection** was consulted on the following matters:

Contamination - a site survey has been submitted for review and it is recommended that further risk assessment, including probable site investigation is required. It is recommended that conditions are attached to any planning permission granted to request that this further survey work is completed and if necessary a remediation strategy is submitted for written approval by the Council prior to the commencement of development.

Noise – no comments.

**6.3 The Head of Environmental Management** – was consulted on a landscape plan and a tree survey submitted for the original proposed site plan which included an on-site SUDS solution on the southern boundary of the site. This would have required the removal of a number of trees along the southern boundary of the site. A revised proposed site plan has been submitted proposing an area of green space on the southern boundary and a new application submitted for an off-site SUDS solution (19/00333/FULL) following discussion with Scottish Water. In light of this, a revised tree and landscape plan is required and it is recommended that a condition is attached to any planning permission granted to secure this prior to the commencement of development.

## 7 DETERMINING ISSUES

**7.1 Section 25 of the Town and Country Planning Act 1997 as amended 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.

### TAYPLAN 2016 – 2036

**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 that the re-use of previously developed land and buildings should be priorities; Dundee's core area is identified as a Tier 1 principal settlement.

**7.3** The proposed residential development is located in an area of Dundee with an established residential character. The proposal would re-use a vacant brownfield site and the applicant has demonstrated 29 houses can be integrated into the surrounding area.



- 7.4 **The proposal would therefore satisfy Policy 1.**
- 7.5 **Policy 4: Homes** - requires Local Development Plans to identify appropriate land to be allocated for housing to ensure a generous supply of effective housing sites. This includes provision of a mixture of sites to ensure an effective supply of housing which meet the needs of the region.
- 7.6 The application site is allocated within the Dundee Local Development Plan 2019 for housing and will contribute to the mix of housing types, size and tenures in the local area.
- 7.7 **The proposal would therefore satisfy Policy 4.**

### **DUNDEE LOCAL DEVELOPMENT PLAN 2019**

- 7.8 **Policy 1: High Quality Design and Placemaking** – all development proposals should follow a design-led approach to sustainable, high quality placemaking. Development should 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, create a sense of community and identity, enhance connectivity and incorporate creative approaches to urban design, landscaping and green infrastructure, appropriate to the local context and the scale and nature of the development. New development will be required to meet the six qualities of successful place in accordance with the guidance provided in Appendix 1.
- 7.9 A Site Planning Brief has been published for the application site. This recommends that 2 and 3 bedroom houses may offer the best mix for the site. It outlines that dwellings should face onto the three perimeter streets and the preferred vehicle access points are from Macalpine Road and St Leonard Place. A permeable network of streets and pathways should be provided linking with surrounding areas and these should be overlooked by the fronts of new housing. Trees on the site should be retained where possible and the brief requires a row of street trees to be provided in the front gardens of houses along Macalpine Road.
- 7.10 The proposal is for 26no detached 3 bedroom houses and 3no detached 4 bedroom houses. The Design and Access Statement highlights that the two storey detached houses will provide an additional variation and complement the existing range of semi-detached and terraced dwellings. In line with the Site Planning Brief, the proposed houses will front the perimeter streets and the vehicle access point to the houses is to be taken from St Leonard Place to the south. Driveways will be accessed from the rear of the properties to remove the need to enter and exit directly onto the surrounding streets. Footpaths have been provided linking the site to the surrounding area from the north and south. In order to ensure a high quality finish to the houses it is recommended that a condition is attached to any planning permission granted to request that full details and samples of all finishing materials and boundary treatments including the 'entrance statement masonry feature' as shown on the proposed site plan, are submitted to the Council for written approval prior to the commencement of development.
- 7.11 The application process has been delayed due to ongoing discussion with Scottish Water regarding a drainage solution for the site. This has resulted in an off-site proposal for the SUDS to serve the housing site which is subject to a separate planning application (19/00333/FULL). The proposed site plan has been revised to take account of this proposed drainage solution and an area of green space is proposed on the southern boundary of the site and this has been sensitively integrated into the proposed site layout. The revised site plan shows that existing trees are to be retained where possible including a tree group on the southern boundary which is in line with the site planning brief. It is recommended that an updated tree and landscape plan is submitted for written approval by the Council prior to the

commencement of development to ensure that suitable trees are identified for retention; tree protection measures are put in place for the construction phase; and an appropriate number, species and size of tree is selected for planting around the site and in front garden ground.

- 7.12 With regard to Appendix 1, this states that the scale, nature and location of the development will determine the extent to which the six qualities are appropriate to the assessment process. Appendix 1 is assessed as follows:

Distinctive - A Design and Access Statement has been submitted. This highlights that the proposed two storey detached houses will provide variation and complement the existing range of two storey semi-detached and terraced dwellings. In line with the Site Planning Brief, the dwellings will front the perimeter streets and the vehicle access point to the houses is from St Leonard Place to the south. New footpaths will be created to provide access through the site and link the development to the surrounding area. Green infrastructure is to be retained and enhanced as part of the proposal. The proposal responds positively and sensitively to local features and will create a positive place with a strong sense of identity.

Safe and Pleasant – the site is bounded by three roads to the north, west and south. The vehicle access point to the application site will be taken from St Leonard Place to the south. Driveways will be provided to the rear of the houses to remove the need to enter and exit onto the surrounding streets including Macalpine Road to the west. New footpaths will be created to provide access through the site and link the development to the surrounding area. An area of green space is to be retained and enhanced on the southern boundary of the site. The houses have been orientated to provide natural surveillance over new footpaths and green space. The proposal will create a vibrant and attractive place.

Easy to Move Around and Beyond – new footpaths have been sensitively integrated into the proposed site layout to connect with the surrounding area. A bus stop is located immediately adjacent to the site on Macalpine Road (west). A core path runs along Macalpine Road and the new houses will front this providing natural surveillance with pedestrian access provided to the houses from Macalpine Road. The new houses will also front St Mary's Road (north). Vehicle access to the proposed houses will be to the rear with access taken from St Leonards Place to the south to avoid any potential conflict and lessen any potential impact on the surrounding roads. The proposal considers place and responds positively and sensitively to the needs of people.

Welcoming – the proposed site plan shows an entrance statement masonry feature to help define the place and as outlined previously in the report it is recommended that further detail of this is secured by condition. New footpaths through the site will be overlooked by the new houses offering natural surveillance and a safe and welcoming environment. The proposal positively promotes wayfinding and a sense of orientation.

Adaptable – this is an allocated brownfield housing site and the proposal is in line with a Site Planning Brief published for the site. The proposed houses will be a positive addition to the mix of houses in the area. Green infrastructure is to be retained and enhanced as part of the proposal.

Resource Efficient – a Sustainable Statement has been submitted. This outlines that the layout of the houses promotes good solar access. All dwellings are to be fitted with PV panels and waste and recycling will accord with the Council's Waste Management Strategy. Green infrastructure will be retained and enhanced as part of the proposal.

- 7.13 **The proposal meets the requirements of Appendix 1.**

- 7.14 The proposed development of private family homes will make a positive contribution to this residential neighbourhood in the north of the city. The design and layout has been sensitively considered to respect the character and amenity of the surrounding area and the proposal will enhance connectivity and green infrastructure.
- 7.15 **The proposal is in accordance with Policy 1, subject to conditions.**
- 7.16 **Policy 2: Public Art Contribution** – all developments in Dundee with construction costs of £1 million or over will be required to allocate at least 1% of construction costs for the inclusion of art projects in a publicly accessible/visible place or places within the development.
- 7.17 The applicant has confirmed that this policy applies and it is recommended that an art project is secured by condition.
- 7.18 **The proposal is in accordance with Policy 2, subject to conditions.**
- 7.19 **7.10 Policy 9: Housing Land Release** – Priority will be given to the development of the allocated brownfield and greenfield sites.
- 7.20 7.11 The site is a brownfield site allocated in the Local Development Plan (H08) with an indicative capacity of 25 units.
- 7.21 **The proposal is in accordance with Policy 9.**
- 7.22 **Policy 10: Design of New Housing** – the design and layout of new housing developments in Dundee should be of a high quality and contribute to creating places that respect and enhance the distinct character and identity of the different parts of the city. All new housing developments should meet the six qualities of successful place, as set out in Policy 1 and should provide a balanced choice and type of housing. All new housing developments will be required to conform to the guidance on the Design of New Housing set out in Appendix 4. All new housing developments will need to ensure that the design and layout respects and enhances the character of adjoining properties and the surrounding area and does not have a detrimental impact on residential amenity and parking.
- 7.23 The proposal is required to meet the suburban standards for houses set out in Appendix 4 which requires the following:
- House Type** - in general, 75% of houses should have 3 or more bedrooms or a minimum gross internal floor area of 100m<sup>2</sup>.
- Response** – the 29no houses proposed are 26no 3 bedroom and 3no 4 bedroom detached villas in line with this requirement.
- Car Parking** – all car parking should be located within the curtilage of each house. All tenures should have at least 1 space. Private houses with 3 bedrooms should have at least 2 spaces. Private houses with 4 or more bedrooms should have at least 3 spaces.
- Response** – in line with this requirement all car parking is within the curtilage of each house. The 3 bedroom houses have 2 parking spaces allocated and the 4 bedroom houses have 3 parking spaces.
- Cycle Provision** - one secure, covered space per house must be provided unless a suitable garage or other secure area is provided within the curtilage of the house.

**Response** – the Design and Access Statement and revised proposed site plan states that this will be provided in each rear garden. This requirement has been met.

**Amenity/Garden Ground** - brownfield sites will provide an average private useable garden ground of 140m<sup>2</sup> per house with a minimum garden size of 120m<sup>2</sup>.

**Response** – the application site is brownfield. The 29no proposed gardens range from the minimum 120m<sup>2</sup> to 260m<sup>2</sup>. The average private useable garden ground is 154m<sup>2</sup>. This is in line with this requirement.

**Privacy** - a minimum of 18 metres between the facing windows of habitable rooms.

**Response** – the site plan and Design and Access Statement highlights that this has been met across the site.

**General Requirement** - provision for waste and recycling should be provided in accordance with the Council's waste management strategy.

**Response** – the Design and Access Statement states that waste and recycling will be implemented in full accordance with the Council's Waste Management Strategy.

**General Requirement** – parking areas should provide provision for electric car charging points.

**Response** – the Design and Access Statement and revised proposed site plan state that the infrastructure will be provided for this.

**7.24 The proposal meets the Appendix 4 standards.**

7.25 The proposal meets the requirements of Policy 1 and Appendix 1 subject to conditions requesting full details and samples of the finishing materials and boundary treatments to ensure a high quality development. The design and layout respects and enhances the character of the surrounding area and the proposal will not have a detrimental impact on existing residential amenity and parking in the surrounding area. An area of green space is to be retained and enhanced on the southern boundary of the site and this has been sensitively integrated into the site layout. The proposed houses will overlook the greenspace providing both an attractive and interesting outlook for the houses and natural surveillance of this area.

**7.26 The proposal is in accordance with Policy 10, subject to conditions.**

7.27 **Policy 28: Protecting and Enhancing the Dundee Green Network** – development proposals shall protect and enhance the Dundee Green Network by ensuring that development will not lead to the fragmentation of the existing network of green infrastructure. New development should contribute to the Dundee Green Network where appropriate and as determined by the Council, through the integration of green infrastructure in masterplans or development frameworks and the creation and/or improvement of green infrastructure within development sites or in the local area.

7.28 In line with the Site Planning Brief trees will be retained around the site. The proposed site plan shows that a row of trees will be provided in the garden grounds of houses fronting Macalpine Road and further planting will take place around the site. An area of green space is to be retained and enhanced on the southern boundary of the site and this has been sensitively integrated into the proposed site layout.

- 7.29 It is recommended that an updated tree and landscape plan is submitted for written approval by the Council prior to the commencement of development to ensure that suitable trees are identified for retention; tree protection measures are put in place for the construction phase; and an appropriate number, species and size of tree is selected for planting around the site and in front garden ground.
- 7.30 The proposal will not lead to the fragmentation of the existing network of green infrastructure.
- 7.31 **The proposal is in accordance with Policy 28, subject to conditions.**
- 7.32 **Policy 30: Green Infrastructure Maintenance** - the Council will apply planning conditions or Section 75 obligations to planning permissions to make suitable provision for the long-term maintenance of green infrastructure (including open space and landscaping associated with Sustainable Drainage Systems) in new housing developments, based on the following options:
- 1 green infrastructure will be adopted by the Council, subject to appropriate agreements with the developer over the landscaping scheme and annual maintenance, including payment of a commuted sum to cover annual maintenance costs; or
  - 2 a developer may lay out the green infrastructure, 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.
- This latter option should be clearly set out in the sale agreement so residents agree to effectively share the cost of maintaining green infrastructure on an annual basis.
- 7.33 The applicant has confirmed in the Design and Access Statement that a factor will maintain all communal areas including the existing mature tree belt and any new communal tree planting and this will be covered legally as part of the purchase missives. In order to secure this it is recommended that a condition is attached to any planning permission granted.
- 7.34 **The proposal is in accordance with Policy 30, subject to condition.**
- 7.35 **Policy 35: Trees and Urban Woodland** – the Council will support the establishment and enhancement of woodland, tree belts and corridors. New development must ensure the survival of woodland, hedgerows and individual trees, especially healthy mature trees, of nature conservation or landscape value through sensitive site layout both during and after construction, unless removal has been approved in advance by the Council. Where appropriate, development proposals must be accompanied by maintenance arrangements and justification for the removal of any trees or hedgerows.
- 7.36 The proposed site plan shows that existing trees are to be retained around the site where possible including a tree group on the southern boundary. It is recommended that an updated tree and landscape plan is submitted for written approval by the Council prior to the commencement of development to ensure that suitable trees are identified for retention; tree protection measures are put in place for the construction phase; and an appropriate number, species and size of tree is selected for planting around the site and in front garden ground.
- 7.37 **The proposal is in accordance with Policy 35, subject to a condition.**
- 7.38 **Policy 37: Sustainable Drainage Systems** - surface water discharging to the water environment from new development must be treated by a Sustainable Drainage System

(SuDS) except for single houses or where discharge is to coastal waters. SuDS should be designed so that the water level during a 1:200 year rainstorm event plus allowances for climate change and future urban expansion is at least 600mm below finished floor levels. This incorporates an allowance for the effect of climate change. In addition, proposals will be encouraged to adopt an ecological approach to surface water management, ensure an appropriate level of treatment and exploit opportunities for the system to form an integral part of the Dundee Green Network through habitat creation or enhancement through measures such as the formulation of wetlands or ponds. Proposals should have no detrimental impact on the ecological quality of the water environment.

- 7.39 A drainage scheme was submitted for an on-site SUDS proposal in the south-east corner of the site to serve the housing development. Since the application was submitted in 2017, there has been discussion with Scottish Water and the Council regarding drainage constraints and flooding in the immediate surrounding area which impacts on the development of this site. This discussion has resulted in an off-site SUDS solution coming forward on an area of public open space to the south of application site. This is subject to a separate application 19/00333/FULL. A revised proposed site plan was submitted to show the removal of the SUDS originally proposed and this area of the site will now incorporate an area of greenspace.
- 7.40 It is recommended that a condition is attached to any planning permission granted to ensure that the off-site SUDS proposal (19/00333/FULL) is implemented to serve the proposed housing development prior to the commencement of any work on the application site.
- 7.41 **The proposal is in accordance with Policy 37, subject to condition.**
- 7.42 **Policy 41: Land Contamination** - development of potentially contaminated or statutorily identified contaminated land will be considered where:
- 7.43 a site investigation is submitted establishing the nature and extent of contamination; and
- 1 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.
- 7.44 A site survey has been submitted. This has been reviewed by the Head of Community Safety and Protection and it is recommended that further risk assessment, including probable site investigation is required. It is recommended that conditions are attached to any planning permission granted to request that this further survey work is completed and if necessary a remediation strategy is submitted for written approval by the Council prior to the commencement of development.
- 7.45 **The proposal is in accordance with Policy 41 subject to conditions.**
- 7.46 **Policy 44: Waste Management Requirements for Development** - development proposals should demonstrate that they adequately address the Scottish Government's Zero Waste Policy and that sufficient provisions are made to maximise opportunities for waste reduction and waste separation at source and enable the separate collection of recyclable material as outlined in the Waste (Scotland) Regulations 2012.
- 7.47 The Design and Access Statement confirms that this will be undertaken in full accordance with the Council's Waste Management Strategy.
- 7.48 **The proposal is in accordance with Policy 44.**



- 7.49 **Policy 48: Low and Zero Carbon Technology in New Development** - proposals for all new buildings will be required to demonstrate that a proportion of the carbon emissions reduction standard set by Scottish Building Standards will be met through the installation and operation of low and zero carbon generating technologies. A statement will be required to be submitted with an application for planning permission to demonstrate compliance with this requirement.
- 7.50 A Sustainability Statement has been submitted which states that all dwellings will have PV panels.
- 7.51 **The proposal is in accordance with Policy 48.**
- 7.52 **Policy 54: Safe and Sustainable Transport** - all development proposals\* that generate travel should be designed to be well served by all modes of transport. In particular the sustainable modes of walking, cycling and public transport should be afforded priority and provide for easy access to local amenities, education facilities and other services.
- 7.53 Development proposals will be required to:
- 1 minimise the need to travel by private car;
  - 2 provide facilities on-site (and/or off-site through developer contributions or by direct delivery) for walking, cycling and public transport networks, including road/junction improvements and cycle parking. Developments without high quality, safe and convenient links to adjacent walking and cycling networks will not be supported;
  - 3 incorporate measures to permit access to public transport networks within a walking distance of no more than 400 metres from all parts of the development;
  - 4 have no detrimental effect on the capacity or safe functioning of the existing road or rail networks;
  - 5 ensure that safe and adequate provision is made for road freight and waste access, loading and unloading;
  - 6 comply with the National Roads Development Guide and any local variations within Dundee City Council's roads design standards; and
  - 7 be supported by a travel plan to mitigate transport impacts and improve the accessibility of developments where the Council considers that the development will generate significant travel.
- 7.54 Walking and cycling routes should be fully useable prior to the first occupation of a new development.
- \*this includes the re-use of existing buildings.
- 7.39 In respect of the criteria above:
- 1 The application site is located adjacent to a public transport route and a core path on Macalpine Road with a bus stop within walking distance of the site.
  - 2 The application site has been designed with safe and convenient links to adjacent walking and cycling networks and cycling storage will be provided within the curtilage of each house as required.

- 3 A bus stop is located on the western perimeter of the site on the east side of Macalpine Road and 2no further bus stops are located within 400 metres of the site on the west side of Macalpine Road.
  - 4 A Transport Statement has been submitted and its findings accepted. The proposed development will not have a detrimental effect on the capacity or safe functioning of the existing road network.
  - 5 Safe and adequate provision has been made for road freight and waste access, loading and unloading.
  - 6 It is recommended that a condition is attached to any planning permission granted to ensure the Council's roads design standards are complied with.
  - 7 A Transport Statement has been submitted and its findings accepted. The application site is readily accessible by sustainable and active travel modes. There is no need for a Travel Plan in this instance.
- 7.55 The application site is well served by all modes of transport including the sustainable modes of walking, cycling and public transport. It offers easy access to local amenities, education facilities and other services.
- 7.56 **The proposal is in accordance with Policy 54, subject to conditions.**
- 7.57 **Policy 56: Parking – Developments Outwith City Centre**
- Vehicle Parking** - all new developments shall be required to comply with Dundee City Council's adopted guidance on road standards; with the national maximum parking standards; and the national minimum disabled parking standards. Residential developments should include infrastructure to provide electric car charging points, either through electrical connections adjacent to private driveways, or through infrastructure for the installation of charging points within communal car parking areas.
- Cycle Parking** - all new developments should include cycle parking facilities in accordance with Dundee City Council's adopted guidance on roads standards and the Appendix 4 design standards.
- 7.58 As outlined previously, the proposal meets the Appendix 4 parking standards for residential development in suburban areas. The Design and Access Statement and the revised proposed site plan states that electric charging infrastructure will be provided for within the development.
- 7.59 As outlined previously, as per Appendix 4 standards, the Design and Access Statement and revised proposed site plan states that cycle storage will be provided in the rear garden of each house.
- 7.60 **The proposal is in accordance with Policy 56.**
- 7.61 **It is concluded that the proposal is in accordance with the Development Plan.**

## MATERIAL CONSIDERATIONS

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

### A – Site Planning Brief

- 7.62 The Site Planning Brief was published for this allocated brownfield site in March 2015. The site is owned by the Council.
- 7.63 The brief requires dwellings to face onto the three perimeter streets. It recommends that 2 and 3 bedroom houses may offer the best mix for the site. A permeable network of streets and pathways should provide a choice of routes through the development linking with surrounding areas. These should be overlooked by the fronts of new housing to ensure routes are attractive, well lit, interesting and benefit from natural surveillance. A high quality public realm is expected to complement the wider setting of the development site. Trees on the site should be retained where possible. Public realm proposals should fully take into consideration potential for improvements to the biodiversity of the site and its surroundings. The brief requires a row of street trees to be provided along Macalpine Road and these should be located within the front gardens or in the existing roadside landscaping strip. These trees should be of an appropriate size and species for this roadside location.
- 7.64 There is a requirement for open space to be provided within the site set out in the Site Planning Brief, however, this requirement has been superseded with the adoption of the new Local Development Plan and associated non-statutory planning guidance on the Dundee Green Network.
- 7.65 Through discussion with the applicant at the pre-application stage and during the planning application process the requirements of the Site Planning Brief have been met.
- 7.66 The proposal is for 26no detached 3 bedroom houses and 3no detached 4 bedroom houses. The Design and Access Statement highlights that the two storey detached houses will provide an additional variation and complement the existing range of semi-detached and terraced dwellings.

### B – Representations

- 7.67 Two representations have been received raising the following valid material grounds:
- Parking; and
  - Impact on local road network.
- 7.68 The matters raised are considered and assessed as follows:
- Parking** – in curtilage parking has been provided for this development in line with the Appendix 4 Standards for suburban residential developments. It has been demonstrated that the development will not have a detrimental impact on the existing parking provision.
- Impact On Local Road Network** – a Transport Statement was submitted and its findings accepted. The proposed development will not have a detrimental effect on the capacity or safe functioning of the existing road network.
- 7.69 The issues raised in the representations have been considered and addressed in the report and the grounds raised are not of sufficient weight to justify refusal of planning permission.

- 7.70 It is concluded that there are no material considerations of sufficient weight in this case to justify refusal of planning permission.

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## 8 CONCLUSION

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- 8.1 The application for the erection of 29no houses is in accordance with the development plan. There are no material considerations of sufficient weight that would justify refusal of planning permission. Therefore it is recommended that planning permission be granted subject to conditions.

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## 9 RECOMMENDATION

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- 9.1 It is recommended that planning permission be GRANTED subject to the following conditions:

- 1 **Condition** - prior to the commencement of work on site, details and samples of the proposed finishing materials and boundary treatment of the development hereby approved shall be submitted to the Council for written approval. Thereafter, the proposed development shall be finished in strict accordance with the details approved by this condition. For the avoidance of doubt the details submitted shall include all finishes for the houses; boundary treatments within the site and around the perimeter and details of the 'entrance statement masonry feature' highlighted on the revised proposed site plan hereby approved.

**Reason** – in the interests of visual amenity and to ensure a high quality finish for the development which respects the character and amenity of the surrounding area.

- 2 **Condition** - prior to the commencement of work 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.

- 3 **Condition** - development shall not begin until further risk assessment is 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.

**Reason** – in the interests of providing a site suitable for residential development.

- 4 **Condition** - 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.

**Reason** – in the interests of providing a site suitable for residential development.

- 5 **Condition** - 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.

**Reason** - to ensure that the proposed development has a satisfactory external appearance in the interests of the environmental quality and visual amenities of the area.

- 6 **Condition** - full details of a maintenance plan for the existing (and proposed) trees shall be submitted to the Council for approval before any development commences on site and if approved the development shall be carried out only in full accordance with such details.

**Reason** - to ensure that the character of the application site and the surrounding area is maintained.

- 7 **Condition** - prior to any works on site the applicant must 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.

- 8 **Condition** - details of the proposed roads must be agreed with the planning authority prior to any works on site and the access must be formed and constructed to Dundee City Council standards and specifications.

**Reason** – in the interests of vehicle and pedestrian safety.

- 9 **Condition** - any existing accesses that are no longer required as part of the proposed development must be made good as footway to Dundee City Council specifications. Details of these alterations must be agreed prior to any works on site.

**Reason** – in the interests of vehicle and pedestrian safety.

- 10 **Condition** - a Street Lighting system must be provided by the applicant to Dundee City Council standards and specifications.

**Reason** – in the interests of vehicle and pedestrian safety.

- 11 **Condition** - the hard surface within the individual driveways should be made of porous materials or provision should 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.

- 12 **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 commencement of the development hereby approved and shall be maintained until development is complete.

**Reason** - in the interests of flood prevention.

- 13 **Condition** - prior to the commencement of any works on site, the off-site SUDS solution to be located in the public open space on the south side of St Leonard Place shall be constructed and fully implemented to serve the housing development hereby approved.

**Reason** – in the interests of flood prevention.

- 14 **Condition** – prior to the commencement of any work on site, maintenance responsibilities along with a maintenance schedule for all communal areas 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 visual amenity.

Informative

A Road Construction Consent (RCC) application (found via the following link on the Dundee City Council website: <http://www.dundee.gov.uk/a2z/constructionconsent>) must be submitted to Dundee City Council as Roads Authority for work on the adjacent public road or footway and consent for this must be obtained prior to the commencement of any work on the public road or footway. For further details please contact 01382 433341 or [developmentroads@dundee.gov.uk](mailto:developmentroads@dundee.gov.uk).