

**REPORT TO: PLANNING & TRANSPORTATION COMMITTEE  
30 OCTOBER 2000**

**REPORT ON: SITE PLANNING BRIEF – BLACKNESS NURSERY  
LAWRIES GARDEN CENTRE**

**REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION**

**REPORT NO: 633-2000**

## **1 PURPOSE OF REPORT**

1.1 To advise Committee of guidelines for the development of the above site.

## **2 RECOMMENDATIONS**

2.1 It is recommended that Committee:

- a approve the attached planning brief for the purposes of marketing the site;
- b approve the attached brief for the purposes of consultation with the appropriate Community Council and interested parties and report back to Committee at its meeting on 4 December 2000;
- c authorise the promotion of a Tree Preservation Order for the site;
- d allocate the site for housing purposes in the forthcoming Local Plan Review;
- e the brief be reported to the Development Quality Committee as a material consideration.

## **3 FINANCIAL IMPLICATIONS**

3.1 There will be no financial implications.

## **4 LOCAL AGENDA 21 IMPLICATIONS**

4.1 The brief has addressed the following key themes of 'Dundee 21'.

- Resources are used effectively;
- The diversity of nature is valued and protected;
- Local needs are met locally;
- Access to a wider range of sites is not achieved at the expense of the environment and are accessible to all;
- Health is protected by creating safe clean pleasant environment;
- People live without fear of personal violence by secure design;
- Places, spaces and objects combine meaning and beauty with utility;
- Settlements are "human" in scale and form;
- Diversity and local distinctiveness are valued and protected.

## **5 EQUAL OPPORTUNITIES IMPLICATIONS**

5.1 The following Equal Opportunity themes have been addressed:

- Opportunity to create a barrier free city;
- Crime prevention, community safety created through design;

- Opportunities will be sought to form new partnerships with appropriate developers.

## **6 BACKGROUND**

- 6.1 The Dundee City Council is to market the former Lawrie's Garden Centre at Blackness Nursery. As a result a prominent site in a popular location is available for development.
- 6.2 The Council is determined to achieve a high standard of development in this attractive part of the city and will encourage and promote high quality, well designed and carefully laid out developments. This site planning brief has been prepared to provide guidance to developers and designers.

## **7 LOCAL PLAN CONTEXT**

- 7.1 The City Council, through the Dundee Local Plan 1998, recognises that:
- "To help with business attraction, large houses are needed to compete with neighbouring areas and good value for money is required. A generous supply of sites in many locations is felt to be the best way of achieving this.
  - Smaller developments are popular and can be more easily assimilated into their surroundings."

In terms of the Local Plan Strategy it is considered that:

- "New allocations will support existing communities and economic initiatives.
- The plan will provide an improved choice of housing sites, house types, tenure, sizes and prices to help reduce migration from Dundee to more distant parts of the travel to work area.
- The Plan will pursue quality."

The Blackness Nursery Site can effectively fulfil these objectives and strategy.

- 7.2 The Site is unallocated and is therefore covered by Local Plan Policy H1 "Existing Residential Areas".

"Within Areas where residential Use predominates, developments will be permitted where:

- a They do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell; and
- b They are in accordance with the policies and proposals contained elsewhere within this Local Plan.

"As part of the drive to retain and attract industry the availability of upper market housing is important. Over recent years the general lack of opportunities has resulted in increasing development pressure on the most popular mature suburbs,

the consequence of which is that in these places the quality of environment is at risk. NPPG3 advises that protection from such damage is required.”

## **8 CONCLUSIONS**

- 8.1 The attached brief identifies an acceptable approach to the development of the site to achieve five large plots in a mature, secluded setting which will assist to meet a demand at the higher end of the executive market provision within the city.
- 8.2 It is proposed that the brief be issued to prospective developers as part of the site sale particulars.
- 8.3 The contents of the site planning brief will be the subject of consultation with the appropriate community council and other interested parties. The result of the consultation process will be reported back to the earliest committee.
- 8.4 In order to protect the mature arboreal setting it is appropriate that a Tree Preservation Order be approved for the site.

## **9 CONSULTATIONS**

- 9.1 The Chief Executive, Director of Finance, Director of Support Services, Director of Corporate Planning and Director of Economic Development, have been consulted and are in agreement with the contents of this report.

## **10 BACKGROUND PAPERS**

None.

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Mike Galloway  
Director of Planning & Transportation

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Keith Winter  
Policy and Regeneration Manager

KW/DMacD/KR/SA/P

11 October 2000

Dundee City Council  
Tayside House  
Dundee

## **SITE PLANNING BRIEF**

### **BLACKNESS NURSERY – LAWRIES GARDEN CENTRE**

#### **LOCATION**

The site is located to the south of Perth Road opposite Invergowrie Drive. The site is heavily landscaped and enclosed by a security fence. This fence is camouflaged by climbing plants and boundary planting. The site contains a high number of mature trees many of which are exotic species. This site is sub-divided by shelter belts of high hedging and trees which effectively create a number of substantial, secluded plots which enjoy a quality, mature, established landscape setting. See attached site analysis diagram.

#### **HOUSE/TYPE MIXES**

In this suburban location the anticipated capacity of the site is 5 units. This site is suitable to low density, large houses on a prime site for executive housing therefore all units should have at least 4 but preferably more bedrooms. There should be a variation in plot sizes to improve the range of choice.

#### **FORM**

The slope of the site and the spectacular views should encourage architectural innovation in order that all units might have a southern aspect and maximum number of rooms may enjoy the views. Interest and informality within the site should be achieved by extensive use of shared private drives. Boundaries should be solid, either walls, fences or hedges 1.5m-1.8m in height particularly around rear gardens but also around gardens generally to secure privacy. Existing planting could serve this function.

The site is especially suited to individually designed dwellings either as a small development of high amenity large houses.

The range of materials should be limited within each dwelling. Roofs should be dark in colour using existing properties as a reference.

The developer may wish to consult the Tayside Police Architectural Liaison Officer in order to achieve security by design, consistent with other requirements in this brief.

#### **AMENITY GARDEN AREAS**

Given the size of the site and the sub-division to 5 plots, gardens are likely to vary between 500 sq m and 1750 sq m. After consideration of existing trees etc each house must have at least 150 sq m of useable private space.

There must be at least 18m between facing windows in habitable rooms or balconies. Private garden areas in adjacent plots or of dwellings in neighbouring sites must not be overlooked by windows of habitable rooms or balconies.

#### **DRAINAGE**

A sewer runs through the site from north to south. The developer must satisfy the appropriate Authorities that all existing subsoil drainage and water courses are identified and suitably renovated. Surface water will not be permitted into the foul system however it may drain to the water course along the west boundary or drain into the garden area to achieve sustainable drainage.

## **ACCESS**

Vehicular access will be taken from Perth Road, where there is an existing access. A sight line of 4.5m x 70m must be provided. Internal roads will be shared surface/private drives, 3 m wide increasing to 5.5m over the first 10m at the entrance. The maximum gradient over the first 10m will be 1 : 15, the entrance will be constructed to "type B" details. There are a number of internal tracks and paths and tree lined avenues which could be incorporated into a layout. See attached diagram.

The footpath adjacent to the site is to be made up to adoptable standards and increased in width to 1.8m – 2.5m.

Each house will have 3-4 car spaces within the curtilage. Garages where detached, will be constructed in a form and in materials to match the adjacent dwelling.




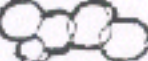
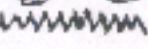
## **LANDSCAPE**

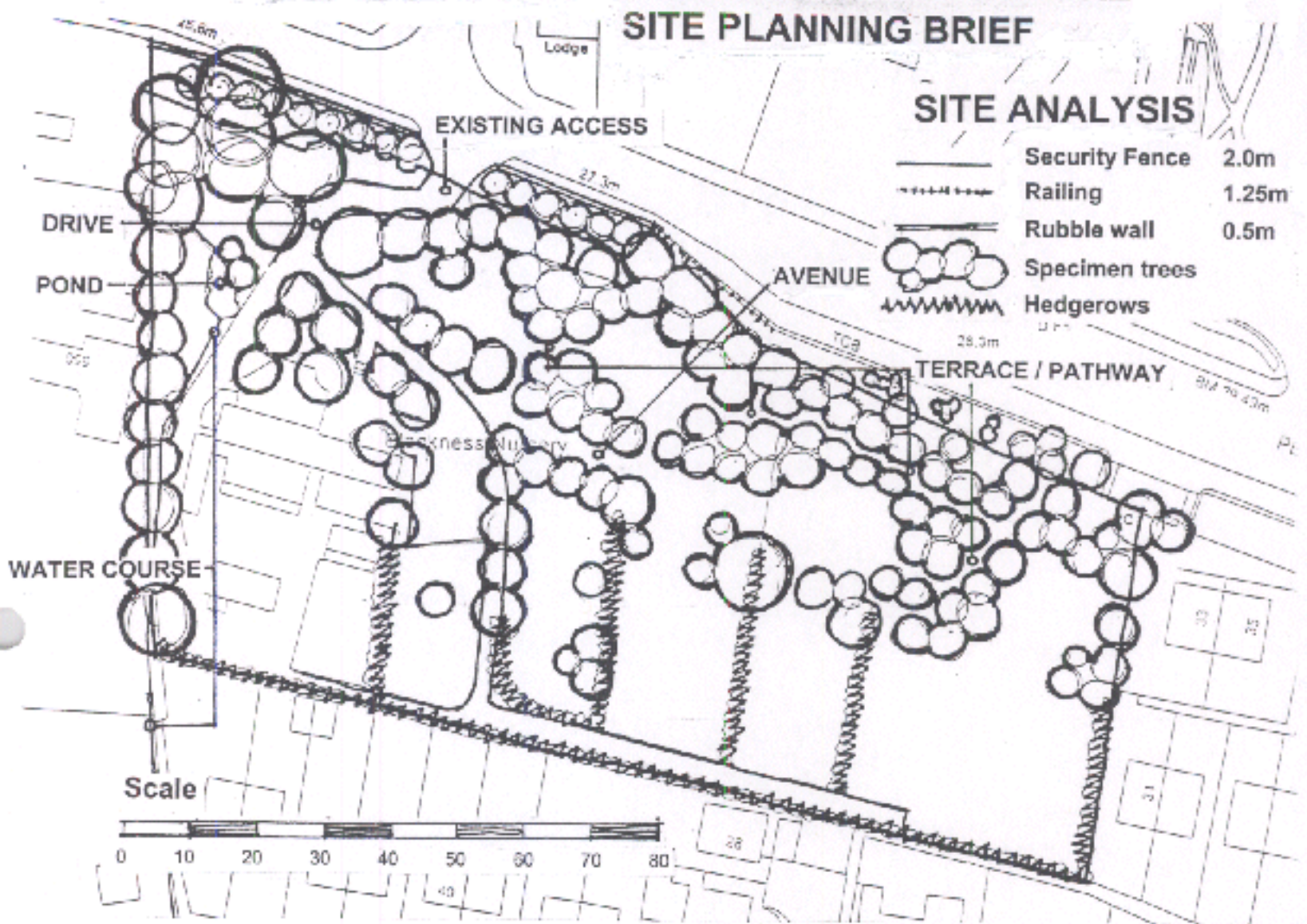
New development should protect existing habitat, trees, planting and wildlife on the site. The landscape proposals must contain indigenous species in order to attract wildlife. The developer must ensure minimum disturbance to wildlife habitat during construction. Where disturbance is unavoidable species should be transferred to "safe" locations within the site.

There are a number of outstanding tree species within the site which must be retained and protected. A Tree Preservation Order will protect the site. The existing screen planting between the various planting beds should also be retained. The mature landscape is a major feature in the locality and must be used to define plots, afford privacy and provide an established landscape setting. A full tree survey and a contour plan must be submitted with any application for planning permission, as must a comprehensive landscaping plan. All existing trees and landscaping including canopy and root spread, must be protected during construction works. Any trees to be removed will be replaced on a 2 for 1 basis. Prior to development the developer will be required to provide a fencing plan, a plan showing the proposed compound area and a means for site management.

# BLACKNESS NURSERY - LAWRIES GARDEN CENTRE SITE PLANNING BRIEF

## SITE ANALYSIS

-  Security Fence 2.0m
-  Railing 1.25m
-  Rubble wall 0.5m
-  Specimen trees
-  Hedgerows



## INDICATIVE LAYOUT

