

## **5 OUTLINE APPLICATION FOR CLASS 4 DEVELOPMENT (D25225), FULTON ROAD, WESTER GOURDIE INDUSTRIAL ESTATE, DUNDEE (AN309-2002)**

An outline application for a new office development on a site located to the east of the new NCR headquarters building on Fulton Road, was registered with this Council on 30th May 2001. The applicants, Castlelaw Estates Ltd, propose the provision of 2500 sq m of Class 4 office and ancillary support accommodation on this 0.433 hectare site.

As part of the formal consultation process, Article 15 of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 as amended requires that the Scottish Executive Development Department – Road Network Management and Maintenance Division (as a Statutory Body) be notified of the proposal as development located within 67 metres of a trunk road (Kingsway West). The Executive were notified of this application by the Council in May 2001. The Executive responded on 26th June seeking an extension to the consultation period and advising that a Transport Assessment was required in order to assess the full impact of the proposal on the adjacent trunk road. The Executive also stated that until the formal issue of a TR/NPA/2, their response must be taken as an intent to respond recommending conditions relating to the application or to refuse the application.

The applicants submitted the requested Transport Assessment to the Executive in November 2001. To date, no formal response TR/NPA/2 from the Scottish Executive on the acceptability or otherwise of the conclusions of the Assessment has been issued. The Council are advised that should they wish to proceed with the determination of the application and that they are minded to approve the development, they will require to notify the application to the Scottish Ministers. To date, this option has not been pursued as the applicants are still attempting to resolve the matter with the Executive.

The delay in the issue of this formal response is now a matter of concern to this Council. The land forms an important gateway site on the eastern approach into the Technology Park extension located on the north side of the Kingsway. The proposals offer an excellent opportunity to provide a further landmark Class 4 office building of a quality that would complement and enhance the acclaimed new NCR headquarters building located to the west. The site is also seen as a potentially important future inward investment site along this prominent part of the Kingsway Corridor.

The outline application is considered to be acceptable in land-use terms and in accordance with the policies and proposals of the adopted Dundee Local Plan 1998. The non-determination of the application is frustrating in that development of the site is being blocked and that the Council's performance indicators for the time taken in processing planning applications are being adversely prejudiced.

The Members instructions are being sought with regard to the above matters raised.