

**REPORT TO: PLANNING & TRANSPORTATION COMMITTEE - 27 JANUARY 2003**  
**REPORT ON: DEVELOPMENT BRIEF - PARKER STREET, DUNDEE**  
**REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION**  
**REPORT NO: 10-2003**

## **1 PURPOSE OF REPORT**

- 1.1 To advise Members of the Committee of the outcome of consultations on the Development Brief contents with interested parties.

## **2 RECOMMENDATIONS**

The Committee is asked to

- 2.1 Note the consultees comments on the Development Brief.
- 2.2 Approve the finalised Development Brief and refer it to the Development Quality Committee as a material consideration in the determination of planning applications.
- 2.3 Remit the Director of Economic Development to include the Development Brief in any sales' particulars for the site.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 There are no direct financial implications arising from the approval and issue of this Brief.

## **4 LOCAL AGENDA 21 IMPLICATIONS**

- 4.1 The redevelopment of this site will help to contribute to the viability and vitality of the city centre. With the successful improvement of this important site the distinctive character of the City Centre will be enhanced and assist in addressing a key theme of Dundee 21 "Places, spaces and objects combine meaning and beauty with utility".
- 4.2 The upgrading of the major access corridors into the City Centre will have considerable benefits for the visual elements of the environment and accessibility.
- 4.3 The development of this site will help discourage commuting.

## **5 EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1 Provisions for pedestrians is an important objective and access for the disabled is an issue which will be addressed in the development of this site.

## **6 BACKGROUND**

- 6.1 The Development Brief was approved on 28 October 2002 and issued to West End Community Council, Dundee Civic Trust and the two Universities.
- 6.2 Dundee Civic Trust have no comments but advised that this area of Dundee has a strong historical connection with the development of jazz music in Dundee which could be reflected in any future development.

- 6.3 Both Universities would like to see an option for student residences for the site and therefore this is included within the brief, (para 5.1a refers). The University of Abertay have indicated an interest in developing the site.
- 6.4 West End Community Council have indicated some concern regarding the promotion of more flats and the scale of the envisaged development, however, they state that these are not formal comments as a Consultee as the site lies outwith their area. The Draft Local Plan encourages more housing in the city centre to add to its vitality, and the Brief sets height and massing guidelines and asks for a qualitative bold and imaginative design.
- 6.5 Having considered the various comments made by the consultees, it is recommended that the Development Brief can be issued to interested parties, developers, architects, etc unchanged and included in any sale particulars for the site to be prepared by Economic Development Department.

## **7 CONSULTATIONS**

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

## **8 BACKGROUND PAPERS**

- 8.1 Report No 708-2002.
- 8.2 Development Brief, Parker Street.

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17 January 2003

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