

**REPORT TO: CITY DEVELOPMENT COMMITTEE - 27 APRIL 2009**  
**REPORT ON: MID CRAIGIE SCHOOL - SITE PLANNING BRIEF**  
**REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION**  
**REPORT NO: 115-2009**

## **1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to inform the Committee of the findings of the public consultation on the Draft Site Planning Brief for the site of the former Mid Craigie Primary School, Pitairlie Road, and to seek approval of the Finalised Brief (copies of the Brief are available in the Members Lounges).

## **2 RECOMMENDATION**

- 2.1 It is recommended that the Committee
- a note the findings from the public consultation;
  - b approve the Mid Craigie Primary School Site Planning Brief as supplementary planning guidance to the Dundee Local Plan Review 2005 to direct the future development within the Mid Craigie Primary School area; and
  - c refer the final site planning brief to the Development Quality Committee as a relevant material planning consideration.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 There are no financial implications arising as a result of this report.

## **4 BACKGROUND**

- 4.1 Reference is made to report 431-2008 and the decision of the Planning and Transportation Committee of 8 December 2008 when it was agreed to approved the draft Mid Craigie Primary School Site Planning Brief for the purpose of consultation and to report back to Committee on the completion of the consultation exercise.
- 4.2 Copies of the brief were sent to all residential properties surrounding the site and further copies were sent out to interested parties including Mid Craigie Parish Church, Fields in Trust, Scottish Water, the Ward Councillors and Sportscotland. The brief was also hosted on the City Council website. Recipients were given a period of seven weeks (to 30 January 2008) in which to submit comments on the content of the draft brief.
- 4.3 One comment has been received by those consulted. It has been summarised in appendix 1.

## **5 POLICY IMPLICATIONS**

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategy Environmental Assessment, Anti-Poverty and Equality Impact Assessment and Risk Management. The major issues are set out below.
- a Sustainability

The Site Planning Brief accords with the Council's Sustainability Policy, particularly the key principles of "Transport and Travel" and the "Built Environment". The draft Brief anticipates the redevelopment of brownfield land, and highlights the opportunity to

provide pedestrian links within a location already accessible by public transport and close to local services and amenities.

The current Building Standards require any development to meet certain criteria in terms of the Sustainability Principles of "Environmental Legislation", and "Energy and Water use".

b Anti-Poverty

The Brief promotes the provision of affordable housing.

c Equality Impact Assessment

The Brief falls outwith the need for an Equality Impact Assessment and its contents are believed to have no effect on equal opportunities.

d Risk Management

The Brief has no implications on Risk Management.

## 6 CONSULTATIONS

- 6.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance), Assistant Chief Executive (Community Planning), Director of Education and Director of Economic Development have been consulted and are in agreement with the contents of this report.

## 7 BACKGROUND PAPERS

- 7.1 Dundee Local Plan Review 2005.  
7.2 Report 431-2008.

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**APPENDIX 1****MID CRAIGIE PRIMARY SCHOOL SITE PLANNING BRIEF - SUMMARY OF RESPONSES TO PUBLIC CONSULTATION EXERCISE****Respondent 1: Wendy McMurchie (and neighbours), 21 Mauchline Avenue, Dundee****Summary of Comments**

Comments were received in the form of one letter from the residents on Mauchline Avenue, confirming that parking is limited due to the road closure. It is felt that if the new development has fronts facing onto this row of properties, parking in the area will be more difficult, particularly when there are visitors. There is also a request to partially open this road so that residents can access the main door of their properties.

**Response**

All access to dwellings will be taken through the site and there will be no driveway access from the perimeter of the site. The reopening of the road at Mauchline Avenue has been investigated and it is considered that this would create a through road that is not necessary. If the road were partially re-opened from the south, a turning circle would need to be established and it is considered that there would not be sufficient space to do this.

**Revision to the Brief**

None.

**APPENDIX 2****MID CRAIGIE PRIMARY SCHOOL, PITAIRLIE ROAD - DRAFT SITE PLANNING BRIEF****1 INTRODUCTION**

- 1.1 The decision by Dundee City Council to relocate Mid Craigie Primary School on a merged campus elsewhere in the city presents the opportunity to redevelop this brownfield site.
- 1.2 This Draft Site Planning Brief has been prepared as supplementary planning guidance to the Dundee Local Plan Review 2005. The intention of the Draft Brief is not to prescribe how the school site should be developed, but to set clear guidelines which will ensure the successful and sustainable redevelopment of the site.
- 1.3 Housing is the prevailing use in the surrounding area and is the preferred use for this site. The opportunity exists to provide a choice of house types and sizes in an appropriate layout to add interest to the development as a whole.
- 1.4 The Dundee Local Plan Review 2005, particularly Policy 4 (Appendix 1) and Policy 55, set the general standards for housing development in this part of the city. In accordance with Policy 55, developers shall refer to the Dundee Urban Design Guide. This sets out the broad principles which development in Dundee is expected to follow and discusses the importance and benefits of good urban design.

**2 LOCATION**

- 2.1 The site lies to the north of Kingsway East and runs alongside Pitairlie Road, which is a busy bus route. It has excellent links to transportation, recreation facilities, shopping facilities and primary and secondary schools.
- 2.2 It is approximately 1.43 hectares in area and comprises the site of a soon to be demolished primary school and its playing field.
- 2.3 Vehicle and pedestrian access to the school site is from the west via Pitairlie Road. Pedestrian access is also available from Mauchline Avenue to the east, and a number of mature trees can be found along this boundary. Craigielea Terrace and Craigielea Place are to the north of the site. There are also a number of mature trees to the north western corner of the site. The site stands alone with roads and pathways surrounding the perimeter.
- 2.4 There is a row of shops including a takeaway to the eastern side of the site and there is good open space surrounding the site and in the locality.

**3 HOUSE TYPE/MIX**

- 3.1 The site is within the Suburban area identified in the Local Plan. In accordance with the Local Plan Appendix 1 standards it should be developed with houses only. To create a diverse environment and to provide housing choice development will provide a mix of house types and sizes with a minimum of 40% semi-detached and/or terraced houses.
- 3.2 In accordance with Appendix 1 of the Local Plan, 75% of housing in new developments to contain, as a minimum, 3 or more bedrooms or to have a minimum gross internal floor area of 100 square metres.

**4 FORM**

- 4.1 It is not the intention of the Draft Brief to stipulate the layout of the new development but to set clear guidelines which will ensure the successful redevelopment of the site.

- 4.2 In this part of the city architecture and the design of the public realm should complement the existing character of the area, and provide contemporary design solutions, which reflect modern functions and styles and the diversity within the community.
- 4.3 It is suggested that 2-3 bedroom houses may offer the best mix for this site; built as two-storey houses with potentially a third storey in the roof profile. To create choice of housing it may be appropriate to develop a small number of terraced houses.
- 4.4 To avoid the situation where open plan front gardens are dominated by cars, front gardens should be enclosed by walls or hedges. Garages and car parking spaces should be sited to the rear of properties (although access can still be taken through the front garden).

## **5 MATERIALS**

- 5.1 Innovative design enables developers to explore the use of new and alternative materials that can add further visual interest to a housing development. Developers are encouraged to use sustainable construction systems and techniques and to promote good environmental practice in the redevelopment of this brownfield site.

## **6 SUSTAINABILITY**

- 6.1 The City Council actively promotes sustainable development and would encourage developers to embrace the principles of sustainable development. In this case developers are encouraged to design and orientate houses to maximise passive solar gain and where possible exceed the Building Standards in relation to energy efficiency and water use. To encourage recycling all dwellings should provide adequate space for the storage and use of recycling bins.

## **7 AMENITY/GARDEN SPACE**

- 7.1 Appendix 1 of the Local Plan requires new housing development in suburban locations to provide a minimum private useable garden ground area of 120 square metres and for 40% of the whole development to have more than 160 square metres of useable garden ground. Recognising that there may be difficulties in meeting this standard for terraced housing, under the terms of this Draft Brief these standards may be applied more flexibly for terraced housing. However, mid terraced properties should provide a minimum 100 square metres of private useable garden ground. Appendix 1 standards will apply across the remainder of the development.

## **8 MOVEMENT, ACCESS AND PARKING**

- 8.1 A permeable network of streets and pathways should provide access and a choice of routes through the development, linking with surrounding areas. These should be overlooked by the fronts of new development to ensure routes are attractive, well lit (with white lighting), interesting and benefit from natural surveillance.
- 8.2 All dwellings must provide 1 car parking space within the curtilage whilst dwellings with three or more bedrooms should have at least 2 car parking spaces. In addition 50% of all dwellings should have a garage or provide space for a garage. Again it recognised that there may be some difficulties in accommodating these standards for terraced housing. There may be scope to relax these standards to allow an innovative and high quality design solution in order to accommodate an appropriate level of parking for any terraced properties. Appendix 1 standards will apply across the remainder of the development.

**9 LANDSCAPING**

- 9.1 A high quality public realm is expected to complement the wider setting of the development site. It is expected that trees and established landscaping will be retained where possible. New boundary treatments should have regard to and generally allow for the natural surveillance of surrounding streets, pathways and open space. Public realm proposals should fully take into consideration potential for improvements to the biodiversity of the site and its surroundings.
- 9.2 In the interests of the occupiers of the new dwellings and those in the existing neighbouring dwellings the landscaping shall be retained along boundaries and improved where appropriate.
- 9.3 Given the size of the site and the area of open space that will be lost to development there is a need for appropriate provision of public open space within the site. A pocket park or similar would be appropriate and this should be designed to be a focal point within the development and could be linked into the landscaping strip.
- 9.4 Communal spaces tend to be better used when they are overlooked by and directly linked to the properties they serve, where general public access is discouraged through perceived territoriality or by physical obstacle.