

REPORT TO: CITY DEVELOPMENT COMMITTEE - 10 MAY 2010

REPORT ON: QUARRY GARDENS - SITE PLANNING BRIEF – RESULT OF CONSULTATIONS

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 212-2010

1 PURPOSE OF REPORT

1.1 The purpose of this report is to advise Committee on the results of the consultation stage for the draft Quarry Gardens Site Planning Brief and seeks approval of it as guidance to prospective owners, appropriate design teams and potential developers.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- a note the response to the consultation stage for the draft site planning brief as indicated in Appendix 1;
- b confirm the terms of the Site Planning Brief as indicated in Appendix 2;
- 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 for the City Council in approving this Site Planning Brief.

4 BACKGROUND

4.1 Reference is made to report 500-2009 and the decision of the City Development Committee of 9 November 2009 when it was agreed to:

- a note the draft Site Planning Brief; and
 - b remit the Director of City Development to consult with the local community and appropriate bodies on the content of the revised Brief and report back to Committee within 6 months.
- 4.2 The draft site planning brief was issued to the local Community Association and all conterminous proprietors inviting comment on the draft Site Planning Brief.
- 4.3 Of those receiving a consultation draft, two have responded. Appendix 1 contains a detailed response to each comment.
- 4.4 Neither response is an objection to the draft Site Planning Brief. Both seek clarification, one in respect of the former drainage embargo in the area (the Brief will be clarified in respect of this) and the other in respect of the informal car parking on the west boundary. The adjacent streets are wide enough to accommodate the on street parking of those existing residents who do not have off street parking.

4.5 A copy of the amended Brief is attached.

5 POLICY IMPLICATIONS

5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

6 CONSULTATIONS

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

7 BACKGROUND PAPERS

7.1 Dundee Local Plan Review 2005 – Dundee City Council.

7.2 Dundee City Council – Lochee Physical Regeneration Framework 2007.

7.3 Dundee City Council - Report No 500-2009 – 9 November 2009.

Mike Galloway
Director of City Development

Ian Mudie
Head of Planning

MPG/IGSM/DMacD/KM

16 April 2010

Dundee City Council
Tayside House
Dundee

APPENDIX 1 - LIST OF CONSULTEES

Group	Comments	Response	Action
Stephen McMahon Occupier 115 Liff Road	I see no mention in the Brief of any restrictions on drainage, I was of the understanding that there were restrictions with regard to new build due to sewer capacity and risk of flooding in the Pitalpin area.	Whilst there was previously a drainage embargo in this part of the city, the upgrading of the South Road sewer has addressed this. Prior to the commencement of development of the site, the developer will be required to agree satisfactory drainage arrangements with both Scottish Water and Dundee City Council.	The Brief will be clarified in this respect.
James S Smith Occupier 8 Quarry Gardens	Will the current off-road parking still be available for Quarry Garden residents?	Whilst there were formerly lock-up garages on the western edge of the proposed development site they fell into disrepair and were subsequently demolished. The site has been used informally for parking by nearby residents. The Site Planning Brief requires adequate off-street parking within the site for any dwellings to be built. The adjacent streets are wide enough to accommodate the on street parking of those residents who do not have off-street parking.	The Brief will be clarified in this respect.

APPENDIX 2

QUARRY GARDENS - SITE PLANNING BRIEF

1 INTRODUCTION

- 1.1 This Site Planning Brief has been prepared as supplementary planning guidance to the Dundee Local Plan Review 2005.
- 1.2 Quarry Gardens is a windfall site identified during the preparation of the Lochee Physical Regeneration Framework as a Potential Housing Development Site. This is a brownfield site having been part of an adjacent quarry.
- 1.3 An exciting opportunity exists for a residential development that will provide a mix of house types and sizes on this site and inject new housing opportunities within this part of the city.

2 LOCATION

- 2.1 The Quarry Gardens site is located north of Liff Road, bounded on the west by Quarry Gardens. To the north beyond Napier Drive is the Dryburgh Educational Resource Centre and to the east is Thomson Park, an enclosed junior football ground. The site is 0.54ha and includes substantial tree cover over the west edge. On the north west boundary at the heel line of Napier Drive is an electricity sub-station.
- 2.2 The site is located in an area where previously there was an embargo on development due to the constraints of the South Road/Lochee sewer. These constraints were removed with the construction of the waste water treatment works at Hatton near Arbroath.

3 HOUSE TYPE/MIX

- 3.1 The Quarry Gardens site is located within the suburban area identified in the Local Plan. The Local Plan encourages the development of houses in suburban areas; therefore the development of flats would be inappropriate.
- 3.2 To create a diverse environment the development will provide a mix of house types and sizes with a minimum of 50% semi-detached and/or terraced houses.
- 3.3 75% of houses in the new development will contain, as a minimum, 3 or more bedrooms or a minimum gross internal floor area of 100m².

4 MOVEMENT, ACCESS AND PARKING

- 4.1 Vehicular access may be sited from Quarry Gardens midway between Liff Road and Napier Drive or from Napier Drive midway between Quarry Gardens and Dryburgh Crescent.
- 4.2 All houses must provide 1 car parking space within the curtilage whilst houses with three or more bedrooms should have at least 2 car parking spaces. In addition 50%

of houses should have a garage or provide space for a garage. It is recognised that accommodating these standards may require innovative housing design solutions that include well designed out of curtilage parking that achieves a satisfactory environment whilst providing the desired level of supervision of parking spaces without either resorting to large parking courts or "front garden parking" where the car dominates the street scene.

- 4.3 The west edge of the site is presently used as informal parking. The adjacent streets are wide enough to accommodate the on street parking of those existing residents who do not have off-street parking or the opportunity to provide such. This informal parking will be removed.

5 AMENITY/GARDEN SPACE

- 5.1 A minimum private useable garden ground of 100m² will be provided for terraced dwellings. Rear pedestrian service access will require to be provided for all terraced properties.
- 5.2 A minimum private useable garden ground of 120m² will be provided for semi-detached and detached dwellings.

6 LANDSCAPING

- 6.1 Any development on these sites must have regard to the existing healthy mature trees (during and after construction), the survival and retention of which will be strongly encouraged through sensitive site layouts. Development proposals must be accompanied by a tree planting and landscaping scheme which includes a supporting justification and sufficient map based material to document existing planting within the application site, as well as new planting and maintenance arrangements thereafter.
- 6.2 Should the electricity sub-station be retained then suitable landscaping (for noise attenuation purposes) should be provided around it. Similarly, there is a risk of noise nuisance from the junior football ground to the west and a landscape buffer should be provided. The depth of such a buffer and the species will be crucial to the effectiveness of the noise attenuation. It would be appropriate to seek guidance from the Environmental Health and Trading Standards Department.

7 FORM

- 7.1 Architectural innovation will be required to create an identity for this site incorporating the natural features of the existing landscaping whilst protecting residents from potential noise nuisance from adjacent uses. Quality boundary treatments will be of paramount importance to protect gardens from possible trespass from visitors to the football ground. It is also essential that the new development is not dominated by parked cars and that blank facades and gables are avoided.

8 MATERIALS

- 8.1 There is no typical building material that prevails in the immediate vicinity of the site and as a consequence the Council will remain open minded in terms of the use of high quality and innovative building materials.

9 SUSTAINABILITY

- 9.1 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 current 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.

10 SUBMISSION

- 10.1 Prospective developers will be expected to engage in pre-application consultation with both the Planning Division of the City Development Department and the local community.
- 10.2 In order to support the consultation process and the consideration of any application it is essential that any prospective developer submits a Design Statement with any proposals.

LOCATION PLAN



