

REPORT TO: PLANNING AND TRANSPORT COMMITTEE - JUNE 2007

REPORT ON: DRAFT SITE PLANNING BRIEF: FORMER FOUNDRY SITE AT LOONS ROAD/LAWSIDE ROAD

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 251-2007

1 PURPOSE OF REPORT

- 1.1 This report advises Committee on the results of the consultation stage for the draft site planning brief for the former foundry site at Loons Road/Lawside Road and seeks their approval as guidance to the owners, design teams or developers.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a note the response to the consultation stage;
 - b confirm the terms of the site planning brief as indicated in Appendix 1;
 - c remit the Director of Planning and Transportation to make available the final approved site planning brief to any interested party; and
 - d 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 SUSTAINABILITY POLICY IMPLICATIONS

- 4.1 The site planning brief is considered to have a positive impact on the Council's Sustainability Policy as the proposals would meet the relevant key principles of the Policy. In this case the key principles are:
- compliance with the environmental legislation.
 - energy and water.
 - transport and travel.
 - built environment.

The current building standards require any new housing development to meet certain basic criteria in terms of the sustainability principles of environmental legislation, energy and water use. The brief encourages sustainable construction.

The site is believed to contain a degree of contamination resultant from its former industrial use. The redevelopment of this site will address this contamination to the benefit of the local area.

5 EQUAL OPPORTUNITIES IMPLICATIONS

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

6 BACKGROUND

- 6.1 Reference is made to report 88-2007 and the decision of the Planning and Transportation Committee of 12 March 2007 when it was agreed to:

- approve the site planning brief for the purpose of consultation;
- remit the Director of Planning and Transportation to consult with the local community and interested parties on the terms and content of the draft site planning brief; and
- remit the Director of Planning and Transportation to report back on the result of the consultation exercise.

- 6.2 On 16 March 2007 over 70 letters, with the draft site planning brief attached, were sent to landowners, agents, local Councillors and local residents. The closing date for receipt of responses was 9 April 2007.

Two responses were received from local residents and one response was received from an agent acting on behalf of the owners.

- a C MacGregor: supported the content of the brief and its allocation for residential use;
 - b E Forbes: did not support the building of houses on the site and would like it to remain as it is; and
 - c James Paul Associates (agents for landowners): no objection in principle to the contents of the brief, although they made some comments on the design issues.
- 6.3 In response to the statement by E Forbes it should be acknowledged that the majority of the site is in a derelict condition and that there have been a number of planning applications for the site. With applications having been received from the owners of the printing works it is clear that the site is unlikely to remain in its current use indefinitely. Its retention as a printing works is outwith the powers and scope of the planning system. Accordingly, the wishes of E Forbes are impossible to meet.

Given this situation, the purpose of the Site Planning Brief is to encourage the highest quality of development on the site, thus benefiting the area.

- 6.4 The letter from James Paul Associates supported the contents of the Brief but raised some additional comments they wished to be noted:

- a they believe that there is an opportunity for three storey and terraced housing on the site;
- b certain houses would have a frontage to two roads, which they state is not normally supported by the Council; and

- c the site may have higher than normal development costs due to the site contamination and demolition works required and would require a reasonable density to offset those costs.

The Site Planning Brief process considered the full range of house types that would be suitable. The prevailing house type in the locality is low density two storey housing (4 in a block). Three storey and terraced housing would therefore be out of character in this area and was discounted from the Brief on design grounds. Terraced and three storey designs have been previously refused planning permission on this site - a decision which was upheld during a planning appeal.

Whilst the owners feel that property fronting two roads is not normally supported by the Council, this is not Council Policy. It is true that double fronted properties present unusual design considerations, but in this case such a design is necessary to allow for the full development of the site.

The owners concerns regarding development costs is not a planning matter. However, the existence of this Brief should provide a level of certainty upon which potential developers can evaluate their options and commercial risk. The brief acknowledges the cost of developing the site and therefore permits a higher density of development than is to be found in the surrounding area.

- 6.5 After consideration of the above it is therefore recommended that the draft Brief be approved without further change.

A copy of the final Brief is attached.

7 CONSULTATIONS

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

8 BACKGROUND PAPERS

- 8.1 Dundee City Council Report 88-2007 12 March 2007.

Mike Galloway
Director of Planning & Transportation

Ian Mudie
Head of Planning

IGSM/SP/EC

10 May 2007

Dundee City Council
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APPENDIX 1

DRAFT SITE PLANNING BRIEF - FORMER FOUNDRY SITE AT LOONS ROAD/LAWSIDE ROAD

1 INTRODUCTION

- 1.1 This site planning brief has been prepared as supplementary planning guidance to the Dundee Local Plan Review 2005 to guide prospective developers to arrive at an informed and comprehensive solution for the redevelopment of this site. The City Council is determined to achieve a high standard of redevelopment in this established and popular residential area.
- 1.2 The Dundee Local Plan Review 2005 identifies the north and western portion of the site as a potential housing development site (H22), however, two previously unsuccessful planning applications for both the cleared (H22) site and the printing works suggest that only a comprehensive redevelopment that includes the current printing works will be able to achieve the necessary quality demanded by such a prominent site.
- 1.3 The Dundee Local Plan Review, particularly Policy 4, Policy 55 and Appendix 1, sets out the basis for the standards regarding the site. The Dundee Urban Design Guide provides further general design guidance to ensure that appropriate redevelopment addresses the surrounding context.

2 LOCATION AND SITE DESCRIPTION

- 2.1 The site forms the corner of Loons Road and Lawside road and has direct road and public transport connections with recreation, education and shopping facilities within easy reach.
- 2.2 The site area is approximately 0.47 hectares and contains a cleared area plus a large industrial building containing a printing works. At present the land is largely level although the ground is believed to hold a degree of contamination from its former use as a foundry. The removal of such contamination may result in the final site surface being lowered or gently sloping to the south.
- 2.3 To the south-east and south-west the site is bounded by residential garden ground and a private car park. The context of the wider area is formed by two storey housing and on Loons Road, to the north-west of the site, there are industrial uses.

3 HOUSE TYPE/MIX

- 3.1 In keeping with the predominantly low density nature of the surrounding residential area, this site will be developed with detached or semi-detached houses with a maximum of two storeys in height. The more urban forms of townhouses, flats and terraced designs are not appropriate in this location.
- 3.2 Appendix 1 of the approved Local Plan requires that all houses have a minimum of two bedrooms, with 65% to have 3 or more bedrooms or a minimum gross internal floor area of 100m².

4 FORM

- 4.1 This is a prominent location and the residential redevelopment should be sympathetic to the form of the existing residential context. In this respect, houses should be set back around 6metres from the rear of the footway on Loons Road and dwellings must be designed to provide a frontage onto the surrounding roads.
- 4.2 To enable the full use of the site, an internal access road will be required, extending from Lawside Road. It is expected that this will be formed as a shared surface road without the need for formal footways.
- 4.3 Dwellings of a high quality contemporary architectural design are necessary to give a strong visual identity and create a development that positively contributes to the character and "sense of place" of the wider area.

5 MATERIALS

- 5.1 The promotion of sustainable construction systems and techniques will be encouraged to promote good environmental practice in the redevelopment of this brownfield site. Particular regard will be given to the colour and quality of the finishing materials.

6 SUSTAINABILITY

- 6.1 The layout of the development, and house design, should embrace the principles of sustainable development including permeable surfaces to aid drainage. The open southerly aspect also allows for the development to take maximum advantage of solar gain. Adequate provision of storage for general domestic waste, garden waste and paper is necessary within each dwelling.

7 LAND CONTAMINATION

- 7.1 The site is believed to have a degree of contamination resultant from its previous industrial uses. The site is known to have contained a Foundry for many years. All contamination will require to be removed or treated to the satisfaction of the City Council and early agreement with the Environmental Health and Trading Standards Department on how this is to be achieved is essential.

8 AMENITY/GARDEN AREA

- 8.1 Appendix 1 of the approved Local Plan requires that all houses have a minimum private usable garden ground of 50m², although 30% should have more than 75m².

9 PARKING

- 9.1 All dwellings must provide one car parking space within the curtilage of each house, and 40% of dwellings should have a garage or have sufficient space for a garage, although dwellings with 3 or more bedrooms should have at least 2 car parking spaces.

10 ACCESS

- 10.1 Vehicular access shall be from Lawside Road for all properties. For properties fronting Lawside Road and Loons Road, pedestrian access direct from those roads is required.

11 LANDSCAPING

- 11.1 This brief requires the plots fronting Loons Road to be set back around 6m from the rear of the footway in line with the existing residential development facing onto this road. These are to be front gardens but should include new street trees of an appropriate size and species to contribute to the establishment an attractive streetscape. A comprehensive landscape plan is to be submitted with the redevelopment proposals for this site.

12 DESIGN STATEMENT

- 12.1 A design statement illustrating how the redevelopment proposals respond to this Site Planning Brief and the context of the wider area is to be submitted with the redevelopment proposals for the site. Planning Advice Note 68 suggests the necessary content of a Design Statement.

13 PRE APPLICATION MEETING

- 13.1 A pre-application meeting arranged by the developer agent with the Development Quality Planning Officer is necessary to discuss early redevelopment concepts for the site.

14 ADDITIONAL INFORMATION

- 14.1 Dundee Local Plan Review 2005 (approved August 2005).
- 14.2 Dundee and Angus Structure Plan 2001-2016 (approved October 2002).
- 14.3 Dundee Urban Design Guide, Planning and Transportation Department, DCC - 2002.
- 14.4 Dundee Sustainable Development Guide for Construction (Sustainable Construction Working Group, DCC - 2006).
- 14.5 Dundee - Streets Ahead - Planning and Transportation Department, DCC - 2005.
- 14.6 The Development Quality Service - A User's Guide - Planning and Transportation Department, DCC - 1998 (revised September 2006).

All of the above are available to download on the Planning and Transportation section of the Council's website (www.dundee.gov.uk).

- 14.7 Planning Advice Note 33 - Contaminated Land (revised 2000).
- 14.8 Planning Advice Note 68 - Design Statements (2003).

Both of the above Planning Advice Notes are available on the Scottish Executive Website (www.scotland.gov.uk/planning).