

**REPORT TO: PLANNING & TRANSPORTATION COMMITTEE – 4 JUNE 2001**

**REPORT ON: ARDLER NEW HOUSING PARTNERSHIP – MACALPINE ROAD ENVIRONMENTAL IMPROVEMENTS**

**REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION**

**REPORT NO: 272-2001**

## **1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to:
- a advise Committee of the discussions being progressed with the owners and tenants of the Macalpine Road district shopping centre;
  - b advise Committee of the proposed environmental improvement scheme to improve the facility;
  - c seek authority to progress with the proposal and to purchase an area of land required for road alignment purposes.

## **2 RECOMMENDATIONS**

- 2.1 It is recommended that Committee:
- a agrees to the bringing forward a planning application for environmental improvements;
  - b approves the acquisition of land north of Americanmuir Road for the purpose of road realignment

## **3 FINANCIAL IMPLICATIONS**

- 3.1 The estimated cost to implement the environmental improvement works is approximately £390,000. The cost to purchase the land required for the road re-alignment associated with the environmental improvement works is £45. These costs (including legal fees) will be met from the Ardlar New Housing Partnership Non-Housing Budget managed by the City Council.

## **4 LOCAL AGENDA 21 IMPLICATIONS**

- 4.1 The proposal aims to create a pleasant and attractive shopping environment in an existing district centre, ensuring that convenience shopping is within walking distance of local residents, minimising journey lengths and the need for additional journeys.

## **5 EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1 The proposed improvements seek to secure the future viability of the Macalpine Road Shopping Centre for all users and aim to co-ordinate the proposals with the comprehensive improvement of the area and Dundee as a whole.

## **6 BACKGROUND**

- 6.1 Situated between Camperdown Road and Americanmuir Road to the east of Ardlar, the Macalpine Road shops form a parade of 20 units. To the rear of the shopping parade there is a Kwik Save supermarket and a social club. This development plays a crucial role in providing

services for the local community that are both accessible and affordable for a maximum number of users from Ardler, St Marys, West Kirkton etc and further afield.

- 6.2 The local traders representatives have identified the following problems which are seriously affecting their future provision of local services;
- The existing shops and their immediate environs are in a poor condition, the building fabric is generally in poor repair and suffers from vandalism and graffiti;
  - Inadequate on-street parking provision to the front of the shops results in congestion on Macalpine Road and reduces passing trade;
  - Macalpine Road forms a barrier between the shops and the residents of Ardler;
  - The area to the rear of the shops has poor surveillance resulting in vandalism, a fear factor and further congestion at the front of the shops, as people avoid parking here.
- 6.3 Within the Macalpine Road centre the majority of the shops are occupied with a good variety of shops, serving a wide area. It has an obvious physical relationship with Ardler and it is important that it is upgraded to improve viability and to reflect the investment being made in Ardler.
- 6.4 Although New Housing Partnership funds for Ardler are limited to the existing estate boundaries, there has always been an appreciation of the need to avoid hard-line boundaries and to adopt a more flexible approach to the areas immediately adjacent. In this regard there is an understanding of the direct impact that the Macalpine Road district shopping centre has on the redeveloped Ardler and vice versa, hence the need to promote appropriate environmental improvements and to fund these from the Ardler Non-Housing Budget. In fact this has been recognised by the community in awarding a Social Inclusion Partnership (SIPs) small capital grant to fund the feasibility design work for these environmental improvements.
- 6.5 The following objectives have been identified as areas of opportunity and the proposed environmental improvement scheme aims to address these:
- Introduce roundabout junctions to the north and south on Macalpine Road to slow traffic, to allow safe vehicle turning manoeuvres and to improve pedestrian safety;
  - Increase the level of on-street car-parking provision on both sides of Macalpine Road to attract passing trade;
  - Enhance the quality of the streetscape, improving links between shops and open space, create the character of a village high street and to enhance vitality of the district centre.
- 6.6 The improvement objectives will be met through some localised road realignment, the installation of new quality hard landscape materials and the incorporation of specimen tree planting. A sketch plan of the proposed environmental improvements will be displayed in the members' lounge.
- 6.7 In order to create a roundabout to the north of the parade, at the junction of Macalpine Road and Americanmuir Road, landtake of 45 sq metres is required from a development site north of Americanmuir Road. Discussions have progressed with the landowner and agreement has been reached on the nominal payment of £45 (£1 per sq metre). A plan detailing the required landtake will be displayed in the members' lounge.
- 6.8 Detailed discussions have taken place with the owner's agent and the shop tenants regarding matching improvements to the appearance of the building fabric. These discussions have been positive and agreement has been reached to re-roof the structure, remove an

overhanging canopy, improve the street frontage and to improve the security of the rear car park. An application for planning permission to carry out these works to the premises is expected in late summer 2001.

- 6.9 The phasing of the environmental works to Macalpine Road, following a planning application in September 2001, envisages work starting probably in March 2002 on the first phase of road improvements with the bulk of the environmental improvements taking place after the completion of the building fabric improvements.

## **7 CONSULTATIONS**

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

## **8 BACKGROUND PAPERS**

- 8.1 There are no relevant background papers.

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14 May 2001

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