

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE
26 APRIL 2004**

**REPORT ON: PITALPIN VILLAGE DRAFT SITE PLANNING BRIEF
CONSULTATION RESPONSE**

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 274-2004

1 PURPOSE OF REPORT

1.1 This report advises Committee on the results of the consultation stage for the draft site planning brief for Pitalpin Village and seeks their approval as guidance to the owners, appropriate design team and developers.

2 RECOMMENDATIONS

2.1 It is recommended that Committee:

- a notes the response to the consultation stage for the draft site planning brief as indicated in Appendix 1;
- b confirm the terms of the amended site planning brief as indicated in Appendix 2;
- c remit the Director of Planning and Transportation to issue the final approved site planning briefs to the owners, appropriate design teams and developers;
- d remit the Director of Planning and Transportation to serve an emergency Tree Preservation Order on trees around Pitalpin House; and
- e 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 arising from the approval of this draft Site Planning Brief.

4 LOCAL AGENDA 21 IMPLICATIONS

4.1 The purpose of the draft site planning brief is to provide a safer, high quality environment within the vicinity of the proposed development site and that the following key themes of "Dundee 21" are addressed:

- a Health is protected by creating safe, clean, pleasant environments:
 - The purpose of the draft site planning brief is to secure a safe, clean, pleasant environment both for users of the site and nearby residents.
- b All sections of the community are empowered to participate in decision making:
 - The purpose of the report is to report on consultations with the public.

- c Places, spaces and objects combine meaning and beauty with utility:
 - The purpose of the draft site planning brief is to secure a quality environment in a number of derelict or under used industrial sites.
- d Settlements are human in scale and form:
 - The purpose of the draft site planning brief is to stress the importance of individual residents, neighbouring residents and the pedestrian within the vicinity of the proposed development site.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 It is the purpose of this report to report back on consultations with the public and appropriate groups on those issues which affect them.

6 BACKGROUND

- 6.1 Reference is made to Report 24-2004 and the decision of the Planning and Transportation Committee of 26 January 2004 when it was agreed to:
 - a approve the attached draft Site Planning Brief for the purpose of consultation;
 - b 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
 - c remit the Director of Planning and Transportation to report back on the results of the consultation exercise within a period of three months.
- 6.2 The draft Site Planning Brief was issued to appropriate community representatives and nearby residents, inviting comment on the draft.
- 6.3 A number of comments have been received within the prescribed deadline as outlined in the attached Appendix 1. Of the groups and individuals receiving a consultation draft, 7 have responded. The appendix contains a detailed response to each comment or objection.
- 6.4 The principle observations generally support the objectives of the brief, however, there are a number of points of detail which will be addressed in the revised brief (see Appendix 2).
- 6.5 The consultation process has revealed that the design standards referred to in the Draft Site Planning Brief relate to inner city sites whereas it should have referred to the suburban standards. The Brief will be amended accordingly, however, since the site contains a Listed Mill Complex and a series of sites within the curtilage of the Mill Complex it is appropriate to vary the standards as provided for in Policy 4 of the Local Plan Review.
- 6.6 The amended brief is attached.
- 6.7 Since the issue of the Draft site Planning Brief which identifies the importance of the trees on the site, particularly those around Pitalpin House, a number of important

trees have been felled. It would therefore be appropriate for an emergency Tree Preservation Order to be served.

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 No 24-2004 – 26 January 2004.
- 8.2 Dundee City Council – Urban Design Guide.
- 8.3 Dundee City Council – Dundee 21 Plan For Sustainability.
- 8.4 Dundee City Council – Dundee Local Plan Review 2004.
- 8.5 Scottish Executive - “Designing Places”.

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15 April 2004

Dundee City Council
Tayside House
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APPENDIX 1 – LIST OF CONSULTEES

Group	Comments	Response	Action
E Paterson (adjacent proprietor)	1 Brief refers to only 2 development sites whereas at least 4 development sites should be mentioned.	The brief refers to a great number of sites.	The attached plan will be clarified.
	2 The “pseudo public sector” and private sector should be treated in the same manner.	These sectors and tenures will be treated in accordance with the Local Plan.	No action.
	3 The H43 (Pitalpin Village) Reference is unclear in the draft and will be objected to until greater clarification has been given to all interested parties.	This is unclear.	No action.
	4 Contrary to the suggestion in the Brief that there is an over supply of flats, the Brief should state that this is in the public/housing association sector.	This is not the case.	No action.
	5 Access to Pitalpin House should be encouraged from Portmore Place as the access in the Brief hints at the possibility of creating a true village development.	There appears to be difficulties with access from Portmore Place.	No change.
	6 Villages without exception by their nature have multiple in roads and out roads.	Agreed. This is addressed by the Brief.	No change.
	7 Clarification as to the exact location of the existing landscaped area would enable a more comprehensive discussion of the Brief.	Not clear.	No change.
	8 The statement “due to the limited capacity for dwellings on this site” is prejudicial. I have presented several worthy schemes to the Planning Department over the last 10 years.	No scheme has been submitted for consent.	No change.

Group	Comments	Response	Action
E Paterson (adjacent proprietor) continued	9 Current EU parking regulations stipulate that all aspects of design and build include parking. The private and public sector housing sector should be similarly treated, therefore clarification should stipulate which criteria of parking percentages are to be used by all concerned (sic).	This is inaccurate and unclear.	No change.
	10 The direct route indicated is liable to create a problematic scenario. A more meandering course making natural pathways is more in keeping with "The Essex Design Guide" created by HRH Prince Charles (sic).	This is inaccurate. The Brief does use "The Essex Design Guide" as an example. Prince Charles did not create the Essex Design Guide.	No change.
Historic Scotland	1 The Brief looks good.	Noted.	No change.
	2 It is appreciated that substantial change will occur, including removing parts of the Mill.	The Brief takes account of this.	No change.
	3 The high west gable should be retained along with the structural bays.	Noted.	No change.
	4 Listed building consent will be required.	Noted.	No change.
	5 A number of detailed points of description are made.	Noted.	The Brief will be clarified.
KDM Architects on behalf of 4 developers	1 It is not clear how many sites are included in the Development Area.	Noted.	The Brief will be clarified.
	2 Town house and loft style apartments will prove suitable for the Mill conversion but there would be a limited market for either type as new build.	Noted.	The Brief will be clarified.
	3 Clients are concerned that "permeability" be carefully controlled to enhance overall security.	Permeability considered essential.	No change.
	4 Development plans will allow for permeability in consultation with Tayside Police.	Reference is made to "Secure by Design" and involvement of the Police Architectural Liaison Officer.	No change.

Group	Comments	Response	Action
KDM Architects on behalf of 4 developers continued	5 Access to present kick about space will be restricted due to part of the common land being sold to an owner occupier.	Noted.	Brief to be clarified.
	6 Portmore Place must merit serious consideration as an access to the site south and east of Pitalpin House.	Apparently problems with this access.	Brief to be clarified.
	7 Access from Pitalpin Street to the old quarry site may be limited due to change in level.	Noted.	Brief to be clarified.
	8 Areas designated as public open space may not be best suited in development terms. Areas of poor ground condition where construction is uneconomic are available. Flexibility in the provision of open space is necessary.	It is essential that public open space is developed strategically rather than only because it cannot be developed.	No change.
	9 Open space should not be concentrated in the area to the south.	It is not and will be developed strategically.	
	10 Clients are concerned at the maintenance of these spaces.	This is the responsibility of the developers as per present policy.	
	11 Clients welcome the recommendation for amenity garden areas of 50m ² minimum with 30% 75m ² or over.	The brief indicates the inner city standard instead of the suburban standard in terms of the Design Guidelines, however policy 4A affords the opportunity to apply the standard flexibility. This is particularly appropriate in the conversion of the mill complex and the development of its setting.	Brief to be amended.
P Socha (adjacent resident)	1 Area needs cleaning up particularly where the wooded area has been used as a dumping ground.	Noted.	
	2 Can access to Pitalpin House be taken from Portmore Place? The old gates at the present entrance is too restricted.	Apparently difficult to achieve.	Brief to be clarified.
	3 There is no mention of play areas or areas for walking dogs.	This will be determined at detail stage but open space is to be strategically located.	No change.

Group	Comments	Response	Action
Little Sisters of the Poor (Wellburn Retirement House)	1 Approve of any development which will improve the area.	Noted.	No change.
	2 Anxious that development does not prejudice the drainage system serving the house.	The Brief takes account of existing situation and seeks sustainable urban drainage systems.	No change.
M M Taylor (adjacent resident)	1 The upgrading of older and derelict buildings would be welcomed. However, there are considerable fears and reservations concerning the open area owned by Abertay.	Noted.	No change.
	2 The adjacent householders are concerned at the removal of an open area that has been enjoyed for a considerable time. Their gardens are also small (approximately 30m ²).	A buffer will be allocated.	Brief to be altered.
	3 This field is waterlogged and only dries after a period of good weather.	This is a question of detail.	No change.
	4 Tree felling and building would be detrimental to surrounding houses.	Not necessarily, if the Brief is adhered to amenity will be protected.	No change.
	5 Residents are worried about the increase in traffic if access is taken from Greenlee Road.	The Brief seeks to minimise this.	No change.
	6 Access from Portmore Place is restricted by land owned by a resident.	Noted.	Brief is to be clarified.
	7 Will privacy of residents adjacent to the field be protected?	Yes. A shelter belt of trees/landscaping will be incorporated.	Brief to be clarified.
	8 There is an existing parking problem. Would new development cause more problems?	The Brief will address this.	No change.
	9 Most residents would be disappointed to see the woods felled. Clearance is already in progress.	Noted.	No change.
	10 The widening of the original drive to Pitalpin House would require Abertay land.	Noted.	No change.

Group	Comments	Response	Action
M M Taylor (adjacent resident) continued	<p>11 Query reference to public open space east of Pitalpin House.</p> <p>12 All green areas are currently paid for by Abertay residents. If this ground is developed who pays for the remaining green areas?</p>	<p>Noted.</p> <p>This is an issue for Abertay.</p>	<p>Brief is to be clarified.</p> <p>No change.</p>
Dundee Civic Trust	<p>1 The brief is comprehensive and provides a very satisfactory basis for the dramatic improvement of this run down area.</p> <p>2 The consultants map is unclear.</p> <p>3 There is a tendency to repetition.</p> <p>4 The upgrading of the Buttars Loan shopping should be investigated at the same time.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>This will be investigated.</p>	<p>This will be addressed in the Brief.</p> <p>This will be addressed in the Brief.</p> <p>This will be addressed in the Brief.</p>

SITE PLANNING BRIEF – DRAFT

PITALPIN VILLAGE

1 BACKGROUND

- 1.1 There are a number of sites at the former Pitalpin Village in various stages of occupation and dereliction and the sites are in a complex pattern of separate ownerships. These sites are available for development. Due to the difficulties of access, services, drainage and restricted nature of the sites it is appropriate that proposals for these sites require to be designed and, preferably, developed as one and certainly require to be developed in accordance with an overall comprehensive strategy.
- 1.2 Dundee City Council is determined to achieve a high standard of development in this part of the city, which has suffered from a range of development embargoes, lack of investment and increasing levels of dereliction. There are a number of listed buildings within the site. The Council will also encourage and promote high quality, well designed and carefully laid out developments. This Site Planning Brief has been prepared to provide guidance to developers and designers.

2 LOCAL PLAN CONTEXT

1998 Dundee Local Plan

- 2.1 In the 1998 Dundee Local Plan, parts of the site is allocated for development for housing (Reference HS21). In terms of details, proposals must conform to Policy H10.

2003 Dundee Local Plan Review

- 2.2 In the 2003 Dundee Local Plan Review a key objective is the enhancement of Dundee's role as a strong regional centre by means of making available a quality living environment. This will be achieved by the successful combination of factors such as location, form, quality of houses, layout, landscaping, boundary treatments, accessibility, permeability, and proximity to quality facilities such as shops, schools and open space. This will be supported by a strategy of enhancing the range of and quality of housing opportunities, a balance of brownfield release and improving the choice of housing available through the encouragement of the development of houses as opposed to flats.
- 2.3 The sites are referred to as H43 (Pitalpin Village) with the southmost part of the site allocated for public open space. The sites are not included within the Housing Investment Focus Area. All the sites are considered to be brownfield sites. In terms of detail, proposals must conform to design standards for the suburban sector as referred to in Appendix 1 of the Local Plan Review. The Local Plan Review is a material consideration in the determination of any application.

3 LOCATION

- 3.1 The Pitalpin area, west of Lochee and east of Charleston has suffered for a great number of years from a range of problems including restrictions on development due to a drainage embargo, a range of mixed uses which are generally incompatible, disused and derelict buildings and general lack of investment.

- 3.2 The drainage embargo is now lifted, ownerships are now changing and key landholders are indicating a willingness to progress. In anticipation of this and given the difficulties of a complex ownership pattern, restricted access, services, drainage and need for a comprehensive approach to the development of the site prompts the preparation of a site planning brief to guide future development.
- 3.3 The site stretches from Buttar's Loan to Stewart's Lane and from Greenlea Drive to the rear of properties in Liff Road. The site is 5.63 ha in area.
- 3.4 At present a number of vacant buildings, comprising former weaving sheds, stores and warehouses of Pitalpin Works, occupy the central part of the study area. These buildings are listed as being of architectural or historic interest. All of these buildings are vacant, some are in a semi-derelict condition and some have been partially demolished for safety reasons.
- 3.5 Immediately south of the mill complex is Pitalpin House, also listed. It is most unusual for the mill owner's house to be located so close to the factory. Consent will be required and justification must be made for the removal of any of the listed buildings and their boundary enclosures on the site.
- 3.6 A number of sites within the study area are vacant and derelict and a number of cottages occupy part of the site.
- 3.7 As a consequence of the industrial history of the site both in linen and jute manufacture and stone extraction from three quarries (see attached plans) on the site, it is imperative that a report is submitted indicating ground conditions or proposed decontamination measures.

4 HOUSE TYPE/MIXES

- 4.1 Within the city there is an over supply of private flats, particularly of one and two bedrooms. The balance of provision in the new build on the site should be in favour of houses. However, flats may be acceptable through conversions of buildings of merit where conversion to houses is not suitable or achievable. Flats should have generous internal space standards and two or more bedrooms.
- 4.2 75% of houses should have three or more bedrooms or a minimum gross internal floor area of living accommodation of 100m².
- 4.3 For social rented housing the design standard guideline may be applied flexibly where the design of the house enables easy extension.
- 4.4 Flats, where provided should be of a high standard of layout, outlook and facilities. This can be achieved by creating "stacked houses", "loft" style and penthouse flats, making use of the site levels to achieve private entries, maximising the southern aspect, providing meaningful balconies (at least 6 sq m) and by providing covered, secure, exclusive car parking.
- 4.5 Policy 4 of the Local Plan Review makes provision for all Design Standards to be flexibly applied and to vary the Standards to reflect constraints on a particular site. It is considered that the Mill Complex is suited to conversion to flats or town houses and the central part of the site, being the setting of the listed complex, should reflect the character of the existing Mill cottages which may benefit from standards usually applied to the Inner City particularly in terms of amenity space.

5 FORM

Context

- 5.1 To the north, the site abuts 1-3 Stewart's Lane, 132-150 Liff Road, Kingsburn Court. To the west the site bounds the rear of the parade of shops at 31-45 Buttar's Loan whilst to the south the site is bounded by Portmore Place and Greenlea Drive. To the east the industrial units at Liff Road and Wellburn House bound the site.
- 5.2 This area is characterised by narrow lanes and high walls. The overriding impression is of an intimacy of scale. Any development must seek to recreate this character. It is essential that reference be made to the Dundee Urban Design Guide, which is a material consideration in dealing with any application for planning consent.
- 5.3 Within the site there is a distinct east-west orientation of the various buildings and there remain a number of former weaver cottages adjacent to the former mill. The mill complex itself is vacant and a number of buildings have been demolished as being unsafe. However the remaining buildings are now consolidated and present a valuable resource and a strong basis on which to develop a new community.
- 5.4 The cottages are single storey whereas the mill buildings range from one to four storeys. The mill grouping presents a particularly fine piece of townscape. The existing buildings form an urban design framework on which the remainder of the site can build.
- 5.5 The site must, however, be treated comprehensively. On the basis of access, this brief will look at four areas, west of the mill complex, south of the mill complex and two areas north and north east of the mill complex separated by Pitalpin Street. Donald's Lane would provide access to the area to the west, Pitalpin Street the area to the north, Stewart's Lane the area to the north east and the area to the south served by a combination of options.

Donald's Lane

- 5.6 Donald's Lane serves three undeveloped sites, the cottages and part of the mill complex. Development here should follow the line of the street reflecting the former layout with an access to the north to serve the northern part of the site and the long garden ground of the westmost cottage.
- 5.7 To the south the existing landscaped area should be retained to compensate for the loss of part of the southern open space. The remainder of the south site would create a series of courts overlooking the open space, addressing the housing to the south and Buttar's Loan.
- 5.8 The existing cottages should be retained and upgraded where necessary. The Mill buildings create a core feature to the area. The high buildings should be converted to flats and, with selective demolition of internal walls, the lower buildings converted to town houses or courtyard houses. The external walls create a strong sense of scale and enclosure and should be retained.

Pitalpin Street

- 5.9 Pitalpin Street serves an undeveloped site in two ownerships and the cottages at 41-45 and 51 Pitalpin Street. At the south end of Pitalpin Street there is an opportunity for the creation of a 'village square'. It would be bounded to the north by

an extension to the cottage row, to the west by 51 Pitalpin Street, to the east by the boundary wall and to the south by the north wall of the former factory. The square should be surfaced in reclaimed cobbles, as is the core section of Donald's Lane and the southmost length of Pitalpin Street.

- 5.10 At present there is no formal off street parking for the cottages therefore any layout must make provision for this. Access could be taken from Pitalpin Street south of Kingsburn Court to form an access/parking court for the new infill.
- 5.11 The north east site could in part be accessed from Pitalpin Street. In this case care must be taken to make the minimum breach in the boundary wall.

Stewart's Lane

- 5.12 Stewart's Lane serves the cleared site to the north east. It could also serve the bulk of the converted mill buildings. Care must be taken to make the minimum breach in the various boundary walls. A pedestrian route must be secured from this part of the site to access the retained open space to the south of Pitalpin House.

Mill Buildings

- 5.13 The mill complex comprises warehouses and stores south of Donald's Lane and at the junction of Donald's Lane and Pitalpin Street. These buildings range from two to four storeys and could be converted to flats or a combination of flats and townhouses. To the east end of Donald's Lane is the high mill. This could be converted to flats or a combination of flats and townhouses.
- 5.14 In the case of Pitalpin Mill, the retained listed building, the curtilage should be retained to provide a setting for the building. It would be appropriate for the higher buildings to be converted to flats whilst the shell walls could form the basis for a courtyard development or a series of townhouses using the existing structures for enclosure and privacy.
- 5.15 A pedestrian access may be taken through the factory gates. The east – west range of weaving sheds are partially demolished, however the substantial external walls are still in place and form the shell of a townhouse/courtyard development.
- 5.16 Access will be taken from Stewart's Lane through to the cobbled yard. The roof pattern should reflect the original in terms of slope and materials with appropriate infill to the existing window openings.

Pitalpin House

- 5.17 Pitalpin House is already converted to three dwellings. There are development opportunities in the former walled garden and adjacent to the main drive to the house. The walled garden should be retained as the setting for Pitalpin House. There is an existing cottage within the policy area. This should be retained and its access and amenity secured and its privacy protected from overlooking from new development.
- 5.18 This site is suited to detached houses set in the mature woodland subject to a tree survey to confirm extent of development. Measures will be taken to secure those trees considered worthy of retention. Access can be taken from Stewart's Lane or, due to the limited capacity for dwellings on this site, from the original drive from

South Road subject to localised widening for passing places. Such widening would be on land outwith the control of the present owner of the scheme.

South Site

- 5.19 Between the policies of Pitalpin House and the houses provided by Abertay Housing Association at Greenlea Drive is an open space area presently occupied by two kick-about pitches. Ground conditions make these pitches unpopular and underused.
- 5.20 In the wider context of development, open space needs to be distributed more evenly. The east part of the site, farthest from housing should be retained as open space to accommodate one kick-about space whilst the west part can be developed.
- 5.21 This site is suited to semi-detached or terraced dwellings in keeping with the existing neighbouring developments.
- 5.22 The amenity of existing dwellings in Greenlea Drive and Portmore Place will be protected by means of an open space/landscape buffer.

6 MATERIALS

- 6.1 The predominant building material within the area is coursed stone. The treatment for external elevations could be block, reconstituted stone, timber or a render, however, in terms of sustainability there are a number of very substantial stone buildings and walls that should be incorporated or reused. Where walls are not required then stone should be set aside for reuse in new build and for repairs.

7 AMENITY GARDEN AREAS

- 7.1 A minimum usable private garden area of 120 sq m should be provided for all houses although 40% should have more than 160 sq m. Mid terrace houses must have a private path to the street to access gardens without going through the house.
- 7.2 In the case of flats, 100 sq m of usable private open space or 10 sq m per flat must be provided whichever is the greater. Drying areas must be provided in addition to amenity space. Private garden provision may be reduced if useable sunny balconies, at least 6 sq m are provided. Where a building is converted to flats then its garden ground must be considered separately from amenity space for other flats or dwellings.

8 PARKING

- 8.1 Local Plan Review Guidance (Appendix 1) requires that at least one parking space must be provided within the curtilage of each house. This should be behind the building line. Private houses with three or more bedrooms should have at least two spaces. In addition, 50% of all houses should have a garage or space for one.
- 8.2 An additional 30% visitor parking should be provided where on street parking is a problem. Generally private flats should have 130% parking whereas social rented should have 100%.
- 8.3 This provision may be increased or decreased in light of on street and off street parking provision nearby. There are parking restrictions on the surrounding streets and the existing road network within the site is restricted therefore the higher parking

requirement must apply. Innovative design solutions incorporating secure parking will be encouraged.

- 8.4 Forecourt parking along the principal access road is not acceptable, rather it should be provided behind the building frontage. The existing dwellings in Donald's Lane do not enjoy formal off street parking space within the vacant site. Provision must be made, within the proposed layout, for parking space for these premises. In the case of flats, secure indoor storage for bikes must be provided.

9 ACCESS

- 9.1 This area is characterised by narrow lanes and high walls. The overriding impression is off an intimacy of scale. Any development must seek to recreate this character. The design principles associated with "Homezones" may be appropriate for areas of the site. Access will be taken from Buttar's Loan, Pitalpin Street, Stewart's Lane and South Road. These accesses should emphasise the enclosed nature of the site and lengths of the road will be considered suitable for shared surface roads. Not only will this reflect the character of the area and discourage indiscriminate use by the general public of any of the routes as "rat runs" or any parking spaces within the site.
- 9.2 There should be a degree of permeability within the site with at least a pedestrian route from Liff Road to South Road to provide access to the public open space south of Pitalpin House.
- 9.3 In order to maximise the amount of developable land, the circulation within the site will be seen in relation to the surrounding traffic system, therefore consideration should be given to making the access to this site or parts of the internal circulation, one-way at the central village green or square where there is restricted access.
- 9.4 Granite/whin setts presently surface throughout the core section of the site. These may be appropriate for parts of the new layout. The road layout should be designed to keep speeds below 20mph for standard access roads and 10mph where "Homezone" areas are proposed.
- 9.5 Road standards to be applied to the new road layout require road widths of 5.5m This may be reduced over short lengths and where servicing a limited number of dwellings.
- 9.6 Where shared surfaces are proposed 2m wide service strip must be provided adjacent to both sides of the road. Where required the footway must have a minimum width of 1.8m.

10 LANDSCAPE

- 10.1 Existing mature trees provide relief to the urban form and screening to the site from adjacent developments. The trees should be retained as far as possible. Much of this landscape is naturally regenerated therefore a tree survey must be carried out and a planting plan submitted.
- 10.2 There is a significant belt of trees along the south boundary, within the policies of Pitalpin House and further mature landscaping throughout the site. A full arboricultural impact assessment for the study area will require to be carried out from which will be identified those trees to be retained and protected, felling measures, a planting plan and an arboricultural management plan.

- 10.3 Consideration should be given to the introduction of planting along the west boundary to screen the service area/rear elevation of the shopping parade.

11 SERVICES

- 11.1 The developer will require to establish whether existing services are still needed or have to be upgraded. They will require to be relocated as appropriate. Care must be taken to ensure that any relocated facilities do not cause noise nuisance to existing and future residents.

12 DRAINAGE

- 12.1 Any existing sewers, subject to agreement with the City Council, Scottish Water and the developer, may be diverted at the expense of the developer. Diversion must be a balance between securing a suitable layout against the cost of diversion.

- 12.2 The site is adjacent to the line of the Lochee Burn which, at this location, is in a culvert. The area is known to have a high water table which has resulted in a history of water problems. Prospective developers will be expected to establish the exact nature of the water table and plan accordingly. A separate drainage system will be required to deal with site surface water which includes road and roof water. This will probably be via a Sustainable Urban Drainage System (SUDS) and depending on the layout, a water holding feature may be required. Attenuation of site surface water will be required to cater for a 1:200 year storm. The use of porous materials in gardens and for private parking areas may be appropriate depending on ground conditions. However, early discussions are recommended due to the complexity of this site.

13 SUSTAINABLE WASTE RECYCLING

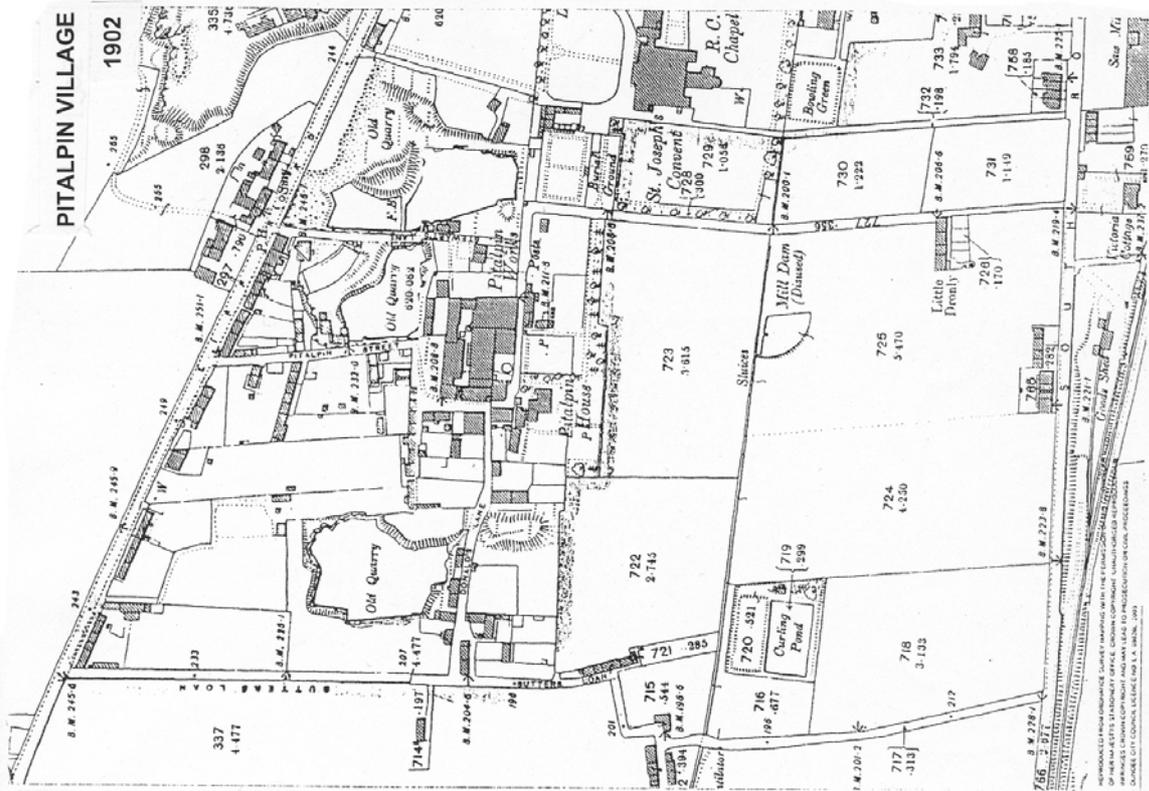
- 13.1 In line with Council Policy the developer should liaise with Dundee City Council regarding the incorporation of recycling provision for each property. Details of any recycling provision should be discussed with the Waste Management Department of the Council.

14 SUBMISSIONS

- 14.1 Drawings will require to be submitted showing the relationship of the proposed buildings to existing buildings particularly on adjacent sites.

15 CONSULTATIONS

- 15.1 The proposals will require to be the subject of consultation with local residents and community groups.



PITALPIN VILLAGE
STUDY AREA



**SUGGESTED TREATMENT
DONALD'S LANE &
PITALPIN 'VILLAGE STREET'**
Source Essex Design Guide

