

REPORT TO: CITY DEVELOPMENT COMMITTEE – 9 DECEMBER 2013

REPORT ON: DRAFT SITE PLANNING BRIEFS – HADDINGTON EAST, WHITFIELD; FORMER DOWNFIELD PRIMARY SCHOOL ANNEX, EAST SCHOOL ROAD AND FORMER FIRE STATION, STRATHMORE AVENUE

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 481-2013

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek approval of Draft Site Planning Briefs for consultation with local communities and interested parties in order to promote the redevelopment opportunities at the vacant Council owned sites at Haddington East in Whitfield, the former Downfield Primary School and the former Fire Station on Strathmore Avenue.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a approves the Draft Site Planning Briefs for consultation purposes;
 - b remits the Director of City Development to consult with the local communities and interested parties on the Draft Site Planning Briefs; and
 - c remits the Director of City Development to report on the results of the consultation.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications arising from the approval of these Draft Site Planning Briefs.

4 BACKGROUND

- 4.1 Haddington East, Haddington Avenue - Whitfield
- a Reference is made to Report 85-2010 and the decision of the City Development Committee of 8 March 2010 when it was agreed to approve the Whitfield Planning Framework 2010 as supplementary planning guidance to the Dundee Local Plan Review 2005 to direct the future development within the Whitfield area.
 - b The completion of the central street, the construction of the shared services building (The Crescent) and the demolition of the surplus Council housing at Small Meadow Court have created a development site at Haddington East, and stimulated developer interest in this site. Given the characteristics of the site it is considered necessary to prepare a Site Planning Brief to positively encourage the type and form of development that will help realise the wider vision for the regeneration of Whitfield.

- c The site is owned by Dundee City Council. Most of the site is allocated in the Dundee Local Development Plan for housing development as H33 - Site 5 Whitfield with an indicative capacity of 26 homes. The remainder of the site is not allocated for any particular use, but is deemed suitable for housing or other compatible use.
- d The car parking area and north entrance to The Crescent lie immediately to the south of the Brief site, and a key requirement of the draft Brief is for new development to include a degree of integration and overlooking between the two sites in the interest of natural surveillance and to reduce the likelihood of anti social behaviour.

4.2 Former Downfield Primary School Annex, East School Road

- a Reference is made to Report 103-2008 and the decision of the Planning & Transport Committee of 10 March 2008 when it was agreed to approve the Downfield Primary School Site Planning Brief as supplementary planning guidance to the Dundee Local Plan Review 2005 to direct the future development of the site.
- b The 2008 Site Planning Brief refers to the future development of both parts of the former primary school site. The use of the southern part of the site has since changed from education to office use and now houses the City Council's IT Department. The Site Planning Brief was duly withdrawn in January 2012 as recommended in Report 18-2012. It is considered that the principles of the Brief remain valid. It is therefore necessary to amend the Brief to ensure it relates solely to the redevelopment of the northern part of the site.
- c The site is owned by Dundee City Council. The site is allocated in the Dundee Local Development Plan for housing development as H28 - Former Downfield Primary School (Annex) East School Road, with an indicative capacity of 25 homes.
- d Although there are no significant changes proposed to the principles of the Brief it was considered necessary to give the community and interested parties an opportunity to comment on the reduced scope and content of the Brief.

4.3 Former Fire Station, Strathmore Avenue

- a Reference is made to Report 13-2011 and the decision of the City Development Committee of 24 January 2011 when it was agreed to approve the amendment to the Approved Site Planning Brief for the Former Fire Station, Strathmore Avenue.
- b Reference is also made to Report 553-2006 and Agenda Note AN1-2007 where the Former Fire Station, Strathmore Avenue, was approved for consultation purposes and subsequently approved as supplementary planning guidance to the Dundee Local Plan 2005.
- c The site is owned by Dundee City Council. The site is allocated in the Dundee Local Development Plan for housing development, H17 Strathmore Avenue, with an indicative capacity of 7 homes.

- d The current Site Planning Brief promotes housing development on the site and asks developers to consider the retention and conversion of the existing buildings. The buildings on the Former Fire Station site have since been demolished, and it is therefore necessary to amend the Brief.
- e A significant change proposed to the Brief is to enable the development of flats on the site. In light of this it is considered necessary to give the community and interested parties an opportunity to comment on the amended content of the Brief.

4.4 All 3 Draft Site Planning Briefs set clear guidelines for the redevelopment of the site. Copies of the Draft Site Planning Briefs are included as appendices to this report. These will be the subject of the proposed consultation with the community and interested parties.

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 and there are no major issues.

5.2 The promotion of these sites for redevelopment that respects and enhances the local environment with appropriate new uses is in accordance with the built environment tenets of the Single Outcome Agreement.

6 CONSULTATIONS

6.1 The Chief Executive, the Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

7.1 None.

Mike Galloway
Director of City Development

Gregor Hamilton
Head of Planning

GH/AH/KM

25 November 2013

Dundee City Council
Dundee House
Dundee

APPENDIX 1**DRAFT SITE PLANNING BRIEF****HADDINGTON EAST, WHITFIELD****DECEMBER 2013**

This Site Planning Brief has been prepared as supplementary guidance to the Dundee Local Development Plan and in support of the principles set out in the Whitfield Planning Framework. The intention of this Brief is to set clear guidelines which will ensure the successful and sustainable redevelopment of the Council owned site at Haddington East.

Whitfield is a Priority Regeneration Area within the city and to direct the future development of the estate the City Council has prepared the Whitfield Planning Framework. This sets key principles which new development must follow to ensure that Whitfield is an attractive, popular and sustainable place to live. This Brief must be read in conjunction with the Whitfield Planning Framework.

Summary

- Location: North of The Crescent/Life Services Building and to the east of Haddington Avenue, DD4 0RN.
- Site extends to circa 2.96 hectares (7.3 acres).
- The majority of the site is identified as a Brownfield Housing Site (ref: H33) in the Dundee Local Development Plan with an indicative capacity of 26 units.
- Cleared brownfield site laid to grass with mixed planting to the north.
- Suitable for a mix of house types and sizes; primarily detached or semi-detached.
- There must be a degree of integration and overlooking between the site and the adjacent Crescent building.
- Development must incorporate a SUDS.
- Appropriately sized and located areas of public open space and equipped areas for play must be provided within the site.



Site Boundary

Site Description

The site is located within Whitfield to the north of The Crescent – the new Life Services Building on Lothian Crescent – and east of Haddington Avenue. Immediately to the south of the site is the new Life Services building which accommodates the library, café, local shops and healthcare services. Located opposite the new Ballumbie Primary School this forms the new focal point in the Whitfield area.

The site has an area of approximately 2.96ha. The site was previously developed for residential flatted blocks, and forms part of an established residential area to the east and west. The site has been cleared of all buildings and is now laid to grass. It is an undulating site with north/south orientation.

The site has easy access to Berwick Drive, Lothian Crescent and is in close proximity to bus routes, including a main bus route to the city centre.

Development Options

Housing is the preferred use for this site. The majority of the site is allocated as a brownfield housing site (H33) in the Dundee Local Development Plan for the development of 26 units. An opportunity exists to create a high quality housing development that provides a mix of house types and sizes. The development must contribute positively to the quality of the surrounding built and natural environment and should be planned and designed with

reference to climate change, mitigation and adaptation. There should be a degree of integration and overlooking between the site and the adjacent Crescent building.

Design of Housing

To create a diverse environment and to meet the demand for affordable, owner-occupied housing, the development should provide a mix of house types and sizes. It is expected that there will be a mix of primarily detached and semi-detached houses provided on the site.

The site lies within the Suburban area of the City (as defined by the Dundee Local Development Plan). The Plan sets the following standards for new houses in the Suburban area:

- 75% of houses should have 3 or more bedrooms or a minimum gross internal floor area of 100m².
- In terms of parking, all tenures should have at least 1 space within the curtilage of each house.
- Private houses with 3 bedrooms should have at least 2 car spaces.
- An average private useable garden ground of 140m² per house with a minimum garden size of 120m² should be provided. On this site developers are encouraged to provide generous areas of garden ground in line with the Whitfield Development Framework.
- A minimum of 18 metres between the facing windows of habitable rooms should be achieved.

Design and Site Layout

In the interest of natural surveillance and reducing the likelihood of anti social behaviour to the north of the Crescent building there should be a degree of integration and overlooking between the two sites. New housing must not turn its back on the Crescent building.

A permeable network of streets and pathways should be created to provide access and a choice of routes through the development. These should be overlooked by the fronts of new development to ensure routes benefit from natural surveillance and are well lit, attractive and interesting.

There should be good connectivity between the proposed roads and the existing road layout, offering a high level of permeability from north to south and east to west for all modes of transport. The maximum road width required is 5.5 metres. Areas of shared surface road may be acceptable. The layout should be in accordance with recommendations in Designing Streets and generally to an adoptable standard.

Parking should be provided in line with the Dundee Local Development Plan standards and all housing car parking must be in curtilage.

Early discussion with Dundee City Council is requested to ensure that proposals can meet the requirements of this Site Planning Brief and the Whitfield Planning Framework.

Landscape and Open Space

The site currently has a mature landscape setting, and it is expected that this will be integrated with development proposals. Planning applications must include a full tree survey of the whole site all as per BS:5837:2012, including a tree protection plan for retained trees.

It should be noted that the group of trees to the north should be retained.

Additional amenity planting and shelter belts of trees should be planted along Haddington Crescent and to the west of the boundary fence at Dunbar Park/Red Admiral Court. These should be designed so that it will not infringe pathway sightlines and residents safety. The planting of garden trees is encouraged.

Proposed landscaping should take into account planting species that are good for wildlife particularly native species. This would especially apply to tree and shrubs both for food and nesting habitat for birds, and insects such as bees which are in decline in the countryside.

Developers are expected to provide a Local Equipped Area of Play (LEAP)/pocket park as part of the development. The most appropriate location for this is in the north east of the site. It may also be appropriate to include smaller Local Areas for Play within the development.

Early discussion should take place with the Environment Department to agree the landscape, play and open space strategy for the development, and to agree long term maintenance arrangements.

Sustainable Urban Drainage Systems (SUDS)

Given the scale of development, a sustainable urban drainage system must be designed into the redevelopment of the site. The City Council has constructed a regional detention basin and installed connecting pipework across Whitfield. Developments are expected to link into this system. Innovative design solutions such as dual purpose SUDS/open space should be considered. If SUDS are to be maintained by the Council, then the design should meet the maintenance standards required by the Environment Department and a contribution towards the cost of maintenance would normally be requested based on a 25 year calculation. Early discussions on SUDS and flood mitigation measures with the City Engineer, Scottish Water and SEPA are recommended.

Public Art

Local Development Plan Policy 7 requires all developments in Dundee with construction costs of £1 million or over will be required to allocate at least 1% of construction costs for the inclusion of art projects in a publicly accessible/visible place or places within the development.

Further Information

The Council encourages early pre-application discussions with developers and their agents to ensure high quality developments. There is no charge for these discussions. To arrange a meeting, please e-mail development.management@dundeecity.gov.uk or telephone 01382 433105.

Additional information can be found at:

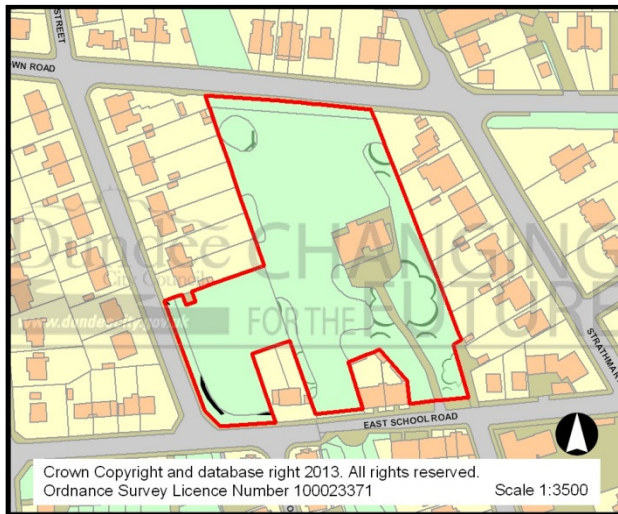
www.dundeecity.gov.uk/citydevelopment/siteplanningbriefs.

APPENDIX 2**DRAFT SITE PLANNING BRIEF****FORMER DOWNFIELD PRIMARY SCHOOL ANNEX, EAST SCHOOL ROAD****DECEMBER 2013**

This Site Planning Brief has been prepared as supplementary guidance to the Dundee Local Development Plan. The intention of this Brief is to set clear guidelines which will ensure the successful and sustainable redevelopment of the Council owned site at the former Downfield Primary School site.

Summary

- Location: East School Road, Dundee, DD3 8NX.
- Site extends to circa 1.27ha (3.14 acres).
- Identified as a Brownfield Housing Site (ref: H28) in Dundee Local Development Plan with an indicative capacity of 25 units.
- Site forms part of an established residential area with no prevailing style of housing.
- Site lies to the north of the Kingsway, with good access to trunk road and public transport networks.
- Cleared brownfield site laid to grass with semi-mature trees.
- Suitable for detached or semi-detached houses with 2 or more bedrooms, with flats or terraced housing on part of site.
- May be suitable for a residential care facility or other specialist residential accommodation.
- Development must incorporate a SUDS and a flood risk assessment is required.
- Public art and an area of public open space must be provided within the site



Site Description

This site lies towards the north of the City and has an area of approximately 1.27ha (3.14 acres). The site is currently owned by Dundee City Council and is available for development due to the relocation of a former primary school.

The site is located to the north of the Kingsway and lies between Strathmartine Road, Camperdown Road, Frederick Street and East School Road. The site forms part of an established residential area. The properties in the surrounding area vary in age and style. The surrounding houses are 1, 1½ and 2 storeys in height. There is a traditional 4½-storey tenement adjacent to the site; this is not in keeping with the other properties due to its height. There are 2-storey flats to the south and southwest of the site.

In the wider area, there are primary and secondary schools, a doctors' surgery, a pharmacy, supermarkets and the Kingsway West Retail Park. The site has easy access to the Kingsway and the trunk road network and is in close proximity to bus routes, including a main bus route to the City Centre and Ninewells Hospital.

The site was previously used as an annex to a primary school and as a yard for the Council. A branch railway line ran through the west of the site until around 50 years ago.

The site is currently vacant. The site has been cleared of all buildings and is now laid to grass. There are a number of semi mature trees on the site, the majority of these being towards the boundaries of the site. The main access to the site is currently from East School Road to the south. The site is reasonably flat. There is an electrical substation adjacent to the west of the site. There is a burn in a culvert under Camperdown Road.

The site is identified in the Dundee Local Development Plan as a Brownfield Housing Site (ref: H28) with an indicative capacity of 25 units. SEPA has advised that a Flood Risk Assessment is required for this site.

Development Options

An opportunity exists to create a high quality housing development on this site that provides a mix of house types and sizes. As housing is the prevailing use in the surrounding area, it should be noted that housing is the preferred use for this site. The development must

contribute positively to the quality of the surrounding built and natural environment and should be planned and designed with reference to climate change, mitigation and adaptation. The design and siting of the development should respect the character and amenity of the place and should create and improve links within the site and into the surrounding area beyond the site. Any proposal should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.

Design of Housing

To create a diverse environment and to meet the demand for affordable, owner-occupied housing, the development should provide a mix of house types and sizes. It is expected that there will be a mix of detached and semi-detached houses provided on the site. To be in keeping with the majority of the properties in the surrounding area, the houses should be no more than 2 storeys high. This will also help to maintain the privacy of residents of surrounding properties. To the south of the site, along East School Road and to the east of the property at 21 West School Road, there is also scope to provide terraced houses and/or flats with a maximum height of three storeys.

The site lies within the Suburban area of the City (as defined by the Dundee Local Development Plan). The Plan sets the following standards for new houses in the Suburban area:

- 75% of houses should have 3 or more bedrooms or a minimum gross internal floor area of 100m².
- All tenures should have at least 1 car parking space within the curtilage of each house. Private houses with 3 bedrooms should have at least 2 spaces. Private houses with 4 or more bedrooms should have at least 3 spaces.
- The average private useable garden ground per house should be 140m², with a minimum garden size of 120m².
- A minimum of 18 metres between the facing windows of habitable rooms.

Where a Site Planning Brief identifies that a site is suitable for flats, the Plan sets the following standards for new flats in the suburban area:

- a minimum of 150% car parking should be provided with at least 1 space dedicated to each flat;
- the development must provide an attractive outdoor space for occupants; this space may be private communal garden or private garden for each flat. Separate drying areas should be provided; and
- a minimum of 18 metres between the facing windows of habitable rooms. Living room windows and balconies of flats should not overlook private gardens of houses.

Given the area available for the development of flats on the site, it is considered appropriate to vary the Plan's internal space standards for flats on this site, effectively applying the standard for flats in the Inner City Area. Where flats are proposed for this site, they should have 2 or more bedrooms or a minimum gross internal floor area of 60m².

There is a wide variety of styles of housing in the surrounding area. As such, contemporary styles of architecture and modern designs for the public realm may be suitable for this site. This will allow the development to reflect modern functions and styles and the diversity within the community.

Site Layout

A permeable network of streets and pathways should be created to provide access and a choice of routes through the development. These should be overlooked by the fronts of new development to ensure routes benefit from natural surveillance and are well lit, attractive and interesting. Vehicle access to the site can be taken from Camperdown Road and/or East School Road and pedestrian access from Camperdown Road, East School Road and/or Frederick Street.

It is important that the development retains the integrity and character of the current streetscapes along Camperdown Road, East School Road and Frederick Street. Dwellings sited along Camperdown Road and East School Road should be set back from the footway edge in the interests of the visual appearance of the streetscape. Dwellings sited along Frederick Street should respect the established building line.

As they add to the character of the site and the surrounding area, it is expected that the majority of the trees on the site will be retained. In the interests of the amenities of the occupiers of the new dwellings and those in the existing neighbouring dwellings, the landscaping along the shared boundaries of the site shall be retained and improved where appropriate. However, the group of mainly coniferous trees in the northwest corner of the site, adjacent to Camperdown Road, are densely planted and appear to be of no particular merit. As such, they may be removed subject to a tree survey and replacement planting on the site.

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. This could be provided centrally within the development or at the southwest corner of the site where there is a group of semi-mature trees worthy of retention.

Sustainable Urban Drainage Systems (SUDS)

Given the scale of the development, a sustainable urban drainage system must be designed into the redevelopment of the site. Early discussions on SUDS and flood mitigation measures with the City Engineer, Scottish Water and SEPA are recommended.

Public Art

Local Development Plan Policy 7 requires all developments in Dundee with construction costs of £1 million or over will be required to allocate at least 1% of construction costs for the inclusion of art projects in a publicly accessible/visible place or places within the development.

Alternative Options

Providing the existing character of the site and the surrounding area is respected, the Council may consider the development of residential accommodation for particular needs such as the elderly, special needs and varying needs. Such a development must achieve a

high standard of design that takes account of the amenity of neighbouring residents. If the accommodation is to be provided in a small number of large buildings, these buildings should be located towards the centre of the site and none of the buildings shall be more than two storeys high.

Further Information

The Council encourages early pre-application discussions with developers and their agents to ensure high quality developments. There is no charge for these discussions. To arrange a meeting, please e-mail development.management@dundeecity.gov.uk or telephone 01382 433105.

Additional information can be found at:

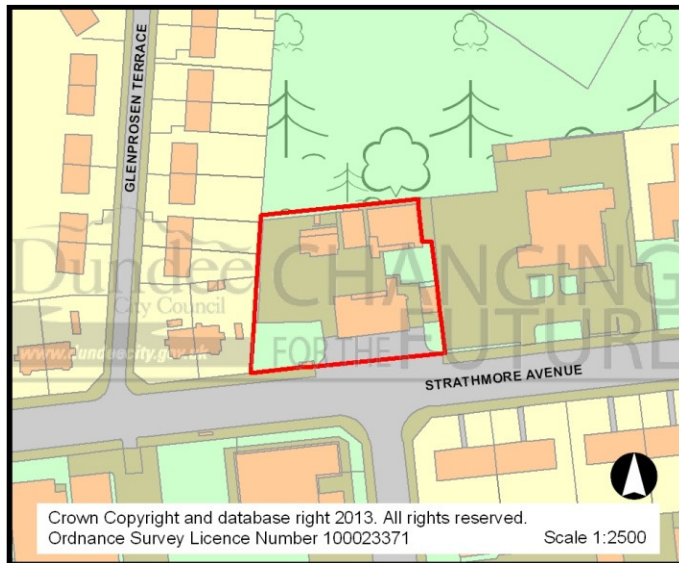
www.dundeecity.gov.uk/citydevelopment/siteplanningbriefs

APPENDIX 3**DRAFT SITE PLANNING BRIEF****FORMER FIRE STATION, STRATHMORE AVENUE****DECEMBER 2013**

This Site Planning Brief has been prepared as supplementary guidance to the Dundee Local Development Plan. The intention of this Brief is to set clear guidelines which will ensure the successful and sustainable redevelopment of the Council owned site at the Strathmore Avenue site.

Summary

- Location: 296 Strathmore Avenue, Dundee, DD3 6SH.
- Site extends to 0.25ha (0.6 acres).
- Identified as a Brownfield Housing Site (ref: H17) in Dundee Local Development Plan with an indicative capacity of 7 units.
- Site lies to the north of Dundee Law, with good access to trunk road and public transport networks.
- Prominent site requiring redevelopment with a high quality design.
- Cleared brownfield site forming part of a mixed use area.
- Suitable for detached, semi-detached or terraced houses with 2 or more bedrooms.
- Also suitable for a flatted development.
- Landscaping required to complement existing streetscape.
- Development must incorporate a SUDS.
- Water mains under part of site.



Site Description

This site lies to the north of Dundee Law and has an area of approximately 0.25ha. The site is currently owned by Dundee City Council and is identified in the Dundee Local Development Plan as a Brownfield Housing Site (ref: H17) with an indicative capacity of 7 units. The site lies within the Suburban area, as defined by the Dundee Local Development Plan.

The site is located on the northern side of Strathmore Avenue, directly opposite Lawton Road, and is accessed from Strathmore Avenue. The buildings along this section of Strathmore Avenue are set well back from the carriageway. Trees along the pavements and within the curtilages of the buildings add to the character of the street.

The site is approximately 5 minutes drive from both Dundee City Centre and the A90 Kingsway, a main trunk road. A number of bus routes serve the area. In the wider area, there are schools, shops and other services.

The site lies within a mixed use area. To the north of the site, there is a wooded area within the grounds of King's Cross Hospital; to the east a 5-storey hotel; to the southeast 3-storey residential flats; to the southwest the premises of a children's charity; and to the west 2-storey residential houses and flats.

Originally, there was a fire station on the site that occupied a number of buildings. Subsequently, the buildings were used as offices. The buildings have now been demolished and the site is available for redevelopment. Whilst most of the site has been cleared, there is a small group of shrubs and semi-mature trees on the southern boundary. There is an electrical substation on the eastern boundary of the site.

It is understood that water mains run north to south through the west of the site. To allow for any repair or maintenance of the water mains in the future, any development (including parking areas and private gardens) must be at least 6m from these water mains. Scottish Water should be contacted for further details on this matter.

Development Options

An opportunity exists to create a high quality housing development on this site. The development must contribute positively to the quality of the surrounding built and natural environment and should be planned and designed with reference to climate change, mitigation and adaptation. The design and siting of the development should respect the character and amenity of the place. Any proposal should also incorporate new landscape and planting works appropriate to the local context.

Design of Housing

In the Suburban area, the Dundee Local Development Plan seeks the development of houses rather than flats, unless a site planning brief indicates otherwise. This Site Planning Brief identifies an opportunity for houses or flats to be built on this site. It is considered that the site is suitable for a flatted development because:

- 1 the water mains restrict development on the western part of the site;
- 2 flats are in keeping with many of the other residential properties in the area; and
- 3 a flatted development will allow a landmark building to be constructed on the site.

However, should a flatted development be the preferred option, the flats should be contained within one building and no houses should be built on the site.

The Plan sets the following standards for new houses in the Suburban area:

- 75% of houses should have 3 or more bedrooms or a minimum gross internal floor area of 100m².
- All tenures should have at least 1 car parking space within the curtilage of each house. Private houses with 3 bedrooms should have at least 2 spaces. Private houses with 4 or more bedrooms should have at least 3 spaces.
- The average private useable garden ground per house should be 140m², with a minimum garden size of 120m².
- A minimum of 18 metres between the facing windows of habitable rooms.

Where a Site Planning Brief identifies that a site is suitable for flats, the Plan sets the following standards for new flats in the Suburban area:

- a minimum of 150% car parking should be provided with at least 1 space dedicated to each flat;
- the development must provide an attractive outdoor space for occupants; this space may be private communal garden or private garden for each flat. Separate drying areas should be provided; and
- a minimum of 18 metres between the facing windows of habitable rooms. Living room windows and balconies of flats should not overlook private gardens of houses.

Due to the location of the site adjacent to the Inner City boundary and given the area available for development on the site, it is considered appropriate to vary the Plan's internal space standards for flats on this site, effectively applying the standard for flats in the Inner City Area. Where flats are proposed for this site, they should have 2 or more bedrooms or a minimum gross internal floor area of 60m².

Design and Site Layout

The site benefits from a prominent location adjacent to the junction of Strathmore Avenue and Lawton Road. Any development on the site will be particularly visible from the south. As such, the Council seeks a creative, high-quality redevelopment of the site that respects the quality of the surrounding built and natural environment. The development should also be planned and designed with reference to climate change, mitigation and adaptation.

There is variety in the design, style, age and materials of the surrounding buildings. It is expected that the design of the redevelopment will contribute positively to this variety. As the site faces south, there is an opportunity for new dwellings to benefit from solar gain.

Should houses be the preferred option for the site, there is an opportunity to create a housing development that meets the requirements of the developer. Detached, semi-detached and terraced houses, or a mix, are all deemed to be acceptable for this site. These properties could be 2, 2½ or 3 storeys in height. Should a flatted development be proposed, it is expected that this will be a single building 3 storeys high; this will allow a well-designed, landmark building to be constructed. The developer will be expected to demonstrate that the redevelopment of the site will create a well-designed development suitable for this prominent site.

All buildings on the site should be set well-back from the footway edge to respect the existing open character of Strathmore Avenue and to allow space for landscaping in the interests of the visual appearance of the streetscape. To maintain the natural environment of the street, the planting of semi-mature trees along the boundary with Strathmore Avenue is encouraged, whilst justification will be required for the removal of any of the semi-mature trees currently on the site.

The development must be designed to ensure that the amenity of the neighbouring residential properties is maintained. It is particularly important that windows and any balconies on new buildings within the development do not significantly overlook the windows and gardens of the neighbouring properties to the west of the site. Development cannot take place where the water mains run under the west of the site; this will help to protect the amenity of the properties to the west. Subject to discussions with Scottish Water, there may be an opportunity to maintain residential amenity through the planting of trees and shrubs on the west of the site.

Sustainable Urban Drainage Systems (SUDS)

Given the scale of the development, a sustainable urban drainage system must be designed into the redevelopment of the site. Early discussions on SUDS and flood mitigation measures with the City Engineer, Scottish Water and SEPA are recommended.

Public Art

Local Development Plan Policy 7 requires all developments in Dundee with construction costs of £1 million or over will be required to allocate at least 1% of construction costs for the inclusion of art projects in a publicly accessible/visible place or places within the development.

Further Information

The Council encourages early pre-application discussions with developers and their agents to ensure high quality developments. There is no charge for these discussions. To arrange a meeting, please e-mail development.management@dundeecity.gov.uk or telephone 01382 433105.

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