

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE
24 SEPTEMBER 2001**

REPORT ON: WEST MARKETGAIT/LONG WYND, BRIEF – CONSULTATIONS

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 541-2001

1 PURPOSE OF REPORT

- 1.1 At the meeting of the Planning and Transportation Committee on 25 June, the Director of Planning and Transportation was remitted to engage in consultations with the local Community Council and other interested parties.
- 1.2 This Report outlines the outcome of this consultation process and recommends that the Council should proceed. A location plan is attached.

2 RECOMMENDATIONS

- 2.1 It is recommended that Committee:
- a approves the planning brief without amendment.
 - b reports the planning brief to the October meeting of the Development Quality Committee as a material consideration in the determination of any planning application.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from the approval of this Design Brief.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The redevelopment of this site will help to contribute to the viability and vitality of the city centre's emerging Cultural Quarter. With the successful improvement of an important city centre site, the distinctive character of the Cultural Quarter and city centre will be enhanced and assist in addressing a key theme of Dundee 21 "Places, spaces and objects combine meaning and beauty with utility!"

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 The promotion of a mix of uses at a site well served by public transport supports the objectives of Social Inclusion. Pedestrians' permeability is an important objective within the Cultural Quarter, access for the disabled is thus an issue which will be addressed.

6 BACKGROUND

- 6.1 There is no Community Council representation for the central area. The Brief was forwarded for comment to the Chamber of Commerce, Dundee Access Group, Dundee Civic Trust, Architectural Heritage Society for Scotland, the owners of the site and owners of the principal adjacent properties, Home in Scotland and Bank of Scotland. Only one response has been received from Architects James F Stephen, representing the owner of the Hertz Car Hire Rental site, one of the component sites included in the Brief.
- 6.2 The comments suggest that the Design Brief should advocate that only comprehensive redevelopment proposals for the entire multi-ownership site should obtain favourable considerations from the Council and that piecemeal projects should be discouraged. It is also

suggested that consideration could be given to the inclusion of entertainment and non-speciality retail uses being incorporated but still on the basis that no single use dominates the site. This suggestion is in support of considering a combination of uses required for economic viability.

- 6.3 Response to comments – whilst it would be preferable to achieve an overall comprehensive development of the site in a single development project, this cannot be guaranteed and therefore a phased approach should not be ruled out. On the question of adding specific reference to ‘entertainment and non-speciality retail uses’ to paragraph 4.1, it is felt that this is not necessary as the uses referred to, eg commercial uses, are sufficiently flexible to cover these.
- 6.4 It is not therefore proposed to amend the Brief in any way. Copies of the Brief are available in the Members’ Lounge.

7 CONSULTATIONS

- 7.1 The Chief Executive, Director of Finance, Director of Economic Development, Director of Support Services, Director of Corporate Planning, Scottish Enterprise Tayside and City Centre Manager have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

- 8.1 Report – Dundee Cultural Quarter EDAW by Director of Arts and Heritage to Arts and Heritage Committee, 16 October 2000 – Item 2 refers.
- 8.2 Report No 329-2000 West Marketgait/Long Wynd Brief by Director of Planning and Transportation – Planning and Transportation Committee, 25 June 2001.

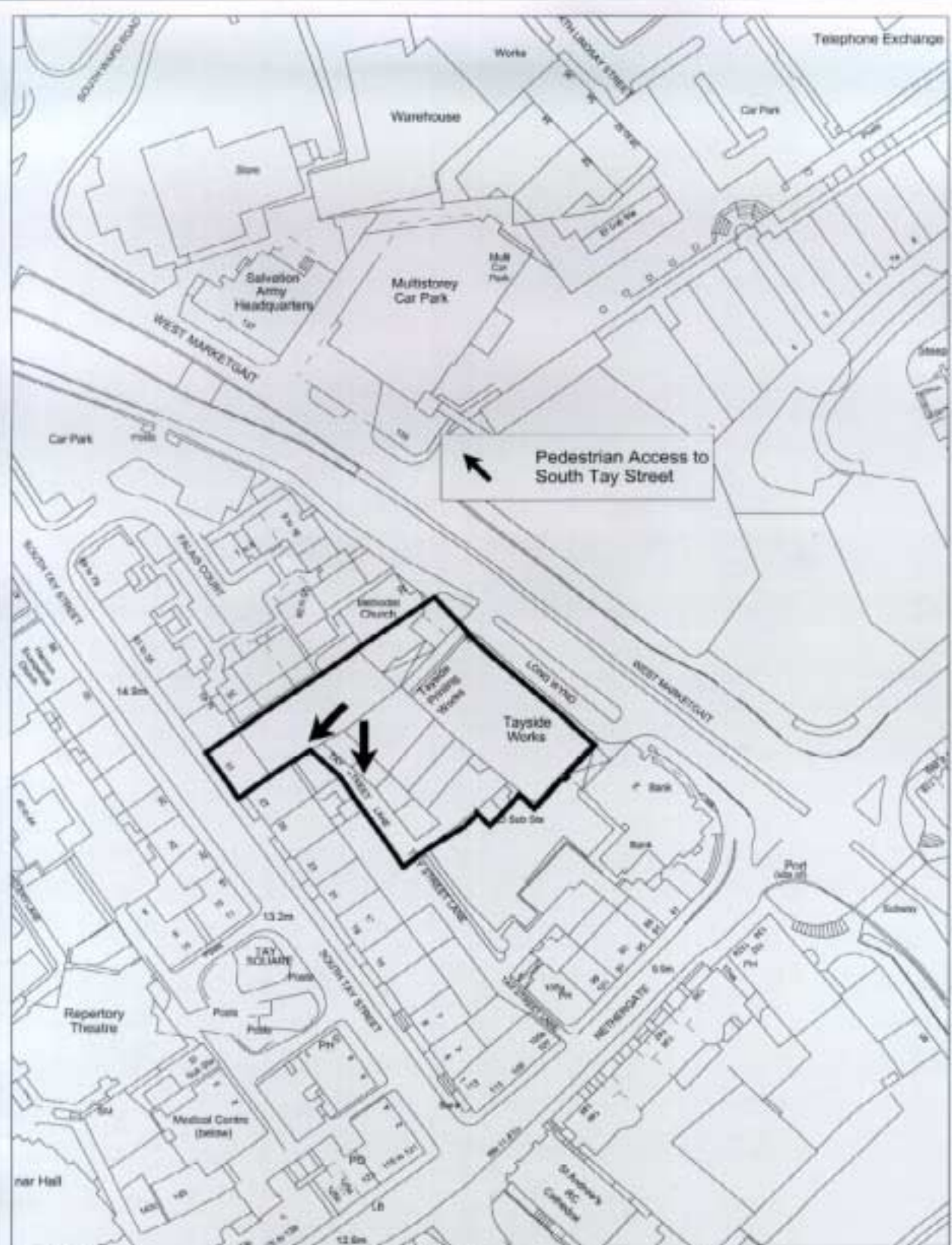
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3 September 2001

KW/PMJ/EJ DP/12/1 & SA/Marketgait

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