

REPORT TO: POLICY AND RESOURCES COMMITTEE - 14 NOVEMBER 2005

REPORT ON: NOISE REDUCTION PROPOSALS AT JAMES STREET, DUNDEE

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 646-2005

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to inform committee of proposals to reduce the level of noise affecting land adjacent to James Street in order to facilitate redevelopment of the car parking area and partially vacant and derelict ground adjacent to North George Street.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee allocates £45,000 from the Vacant and Derelict Land Fund in order to carry out noise reduction works at IBP Conex, James Street, Dundee.
- 2.2 It is further recommended that Committee agrees to the use of the sum quoted in recommendation 2.1 as a grant to be paid to Hillcrest Housing Association on completion of the works to the satisfaction of the Council.

3 FINANCIAL IMPLICATION

- 3.1 The costs of the proposed works are estimated at £45,000 and will be funded from the Vacant and Derelict Land Fund.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 Noise levels affecting redevelopment of a brownfield site in the inner city will be reduced to levels acceptable for residential habitation.
- 4.2 Noise reduction measures will release 3,700m² of land which is underused and partially derelict and vacant.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 These works will contribute to the release of land required to assist in promoting community stability and sustainability.

6 BACKGROUND

- 6.1 At its meeting of 18 October 2004 the Housing Committee agreed that the Maxwelltown Estate, Derby Street multi's and housing at Reid Square all in Hilltown be declared surplus for demolition (Report 665/2004 refers). This decision makes it expedient to bring forward sites for phased housing development within the general area, in order to ensure that anyone affected by the future demolition programme who wishes to stay within Hilltown, is able to do so.
- 6.2 The move away from high density high rise accommodation in Hilltown in pursuit of a higher quality housing standard in line with Council objectives means that there will be a significant reduction in the number of housing units which can be provided on the affected demolition sites. Consequently, it is important to bring forward additional sites to address the re-housing requirement and contribute to community stability.
- 6.3 The policies of the Dundee Local Plan Review adopted by the Council on 1 August 2005 provide the context and support for higher quality standards for the design of new housing. It

is estimated that redevelopment of the Maxwelltown high rise and low rise estate may necessitate identifying additional land in Hilltown which can accommodate up to 200 units.

- 6.4 Land has been identified at James Street Hilltown, which could make a significant contribution to the re-housing process. Although the Council has the major interest as the owners of the James Street car park, there are currently also four private ownerships affecting the site. Substantial headway has been achieved in negotiation with three of the private owners which will be reported separately to Committee as soon as agreements have been reached in principle. The fourth owner, Hillcrest Housing Association (HHA), has been involved in negotiations with the Council and are willing to purchase the site and develop it for housing, once the Council take full ownership. Please see Appendix 1 for the layout of the various existing ownerships.
- 6.5 A proportion of the site is affected by noise emanating from the neighbouring manufacturing use operated by IBP Conex. Preparation of the site for development would be greatly facilitated by works to mitigate any risk of conflict between these uses. A preparatory study was carried out by private consultants to assist in this process. Noise reduction proposals have been agreed in principle with IBP Conex and Hillcrest Housing Association, as well as relevant Council Departments, principally the Environmental Health and Trading Standards Department.
- 6.6 Achieving adequate noise reduction requires both altering the factory premises through internal and external works, and providing a higher level of specification in the layout and design of new housing. Hillcrest HA are willing to absorb the additional costs of the higher housing specification within any construction costs. IBP Conex are agreeable in principle to allowing works to be carried out to alter their factory premises.
- 6.7 The proposed measures meet the requirements of the Vacant and Derelict Land Fund and have been cost estimated at £40,000 for works to the factory negotiated down from an original estimate of over £70,000. It is recommended that a further 12.5% be allowed for variations and contingency of £5,000 bringing the total to £45,000. An allowance has been made in the Fund to cover the cost of these works in the current financial year. The offer of grant will include acceptance of liability for noise reduction works by the recipient.

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

None.

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IGSM/AM/KM

3 November 2005

Dundee City Council
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Dundee

*Underused and Partially
Derelict Land at James Street*

