

REPORT TO: PLANNING & TRANSPORTATION COMMITTEE – 27 JANUARY 2003

REPORT ON: DEVELOPMENT BRIEF – RIVERSIDE DRIVE, DUNDEE – FORMER SAINSBURY HOMEBASE DIY STORE

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 7-2003

1 PURPOSE OF REPORT

- 1.1 To advise Members of the Committee of the outcome of consultations on the Development Brief contents with the local Community Council and other interested parties.

2 RECOMMENDATIONS

The Committee is asked to

- 2.1 Note the consultees comments on the Development Brief.
- 2.2 Approve the finalised Development Brief and refer it to the Development Quality Committee as a material consideration in the determination of planning applications.
- 2.3 Advise the owners of the site that the Development Brief is to remain unchanged.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from the approval and issue of this 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. With the successful improvement of this important site the distinctive character of the Waterfront 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".
- 4.2 The upgrading of the major access corridors into the City Centre will have considerable benefits for the visual elements of the environment and accessibility.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 Provisions for pedestrians is an important objective and access for the disabled is an issue which will be addressed in the development of this site.

6 BACKGROUND

- 6.1 The Development Brief was approved on 30 September 2002 and issued for consultation purposes to West End Community Council, Dundee Civic Trust and Homebase, tenants of the property.
- 6.2 West End Community Council support the Brief but suggest that a road crossing may need to be provided across Riverside Drive between the site and Esplanade to serve certain visitor high activity uses such as an hotel or casino. It is not envisaged that this need be provided meantime. West End Community Council also suggest that other connections to make the site more accessible from the City Centre should be explored.

- 6.3 Dundee Civic Trust is in agreement with the content of the Brief.
- 6.4 Homebase do not support the Brief's advice that a new retail use at this site is unacceptable, suggesting that this is at odds with the Council's approval of retail use at Victoria Dock, which Homebase consider, is geographically further away from the City Centre. This is clearly not the case as Victoria Dock is adjacent to the City Centre whilst the Homebase site is some 600 metres distant and not particularly well served by public transport. Victoria Dock is close to Seagate Bus Station and a major public transport route in the City Centre.
- 6.5 Having considered the various comments made by the three consultees, it is recommended that the Development Brief can be issued to interested parties, developers, architects, etc unchanged.

7 CONSULTATIONS

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

8 BACKGROUND PAPERS

- 8.1 Report No 660-2002.
- 8.2 Development Brief, Riverside Drive, Dundee – Former Sainsbury Homebase DIY Store.

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IJ/PMJ/EB

6 January 2003

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