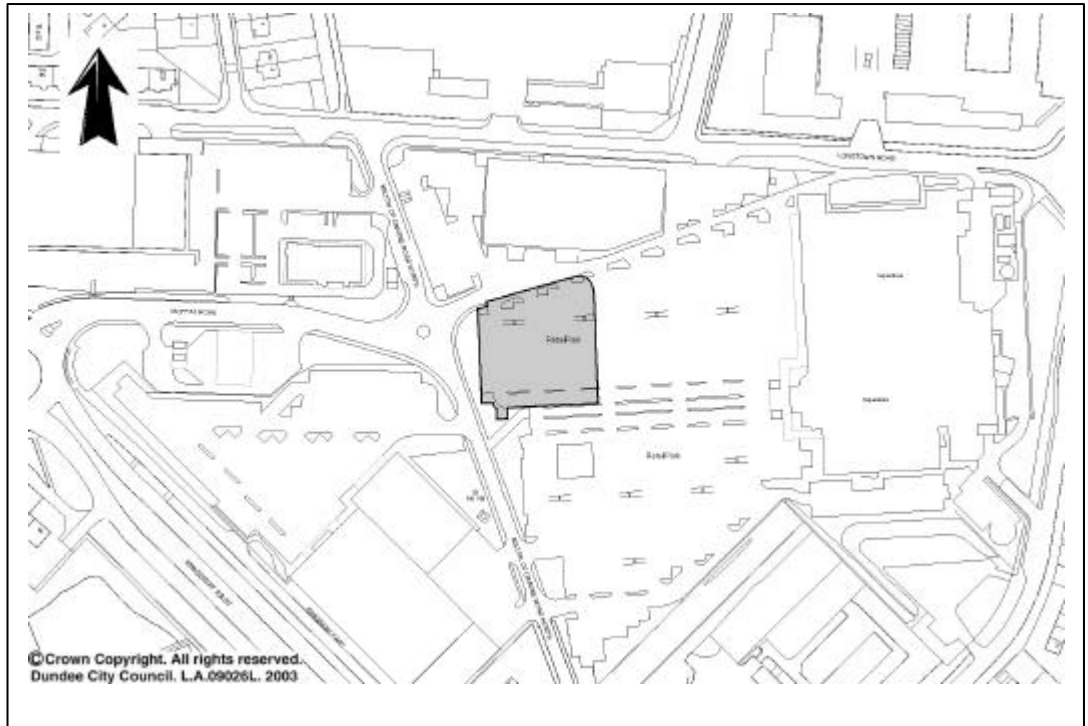


KEY INFORMATION**Ward** Craigiebank**Proposal**

Erection of a conveyor car wash within existing car park

AddressAsda Stores Milton of Craigie
Longtown Road
Dundee
DD4 8JT**Applicant**Asda Stores Ltd
Asda House
Southbank Great Wilson
Street
Leeds
LS11 5AD**Agent**HLM Architects
2nd Floor
The Ruskin Building
Norfolk Street
Sheffield
S1 2LA**Registered** 2 February
2005**Case Officer** J Finlay

Proposed Car Wash in Kingsway East Retail Park

The Erection of a conveyor car wash is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal does not contravene any Policies in the Dundee Local Plan 1998 or the Finalised Dundee Local Plan Review. There are no material considerations that would justify refusal and therefore the application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a conveyor car wash within the existing car park at Asda Stores, Milton of Craigie, Longtown Road, Dundee.
- The site is located within a retail park but there are no policy implications for the proposed car wash.
- One letter of objection was received on behalf of three neighbouring businesses and their concerns relate to access and traffic issues.
- There are no development plan policies that are directly relevant to the determination of the application. The material considerations are the impact of traffic movement within this existing retail park and loss of parking spaces.
- It is considered that the access to the proposed car wash is acceptable and will not adversely affect the traffic movement within the retail park. Existing arrangements for the circulation of traffic within the wider car park will continue as at present. The loss of parking spaces is minimal in comparison to the overall parking availability and will not have an adverse impact on the parking provision for the retail park.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a conveyor car wash within an existing car park at Kingsway East Retail Park. 16 car parking spaces will be lost from the existing car park at Asda. The entrance to the car wash is located 21m from one of the access points into the car park and the car wash exit is 14m from this point. The applicants have confirmed that the traffic management arrangements for the remainder of the car park remain unchanged as a result of the proposals. The proposed car wash structure measures 27.5 metres X 7 metres and is to be constructed of smooth PVF rain screen panels in metallic silver colour with a central contrasting light blue strip. The roof will be profiled in aluminium. Windows will be in clear safety glass and steel doors will be applied. Galvanised roller shutter doors are to be located at either end of the building to allow for vehicular access and maintenance.

SITE DESCRIPTION

The application site is located within Kingsway East Retail Park and on the south side of Moffat Road within an existing car park area. There are three retail units to the north with additional parking to the west. Asda superstore is located to the east with a large car park in front.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan 1998

The following policies are of relevance:

The site is allocated within a retail park and the proposed development will not impact on this allocation as it is located within an existing car park.

Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application.

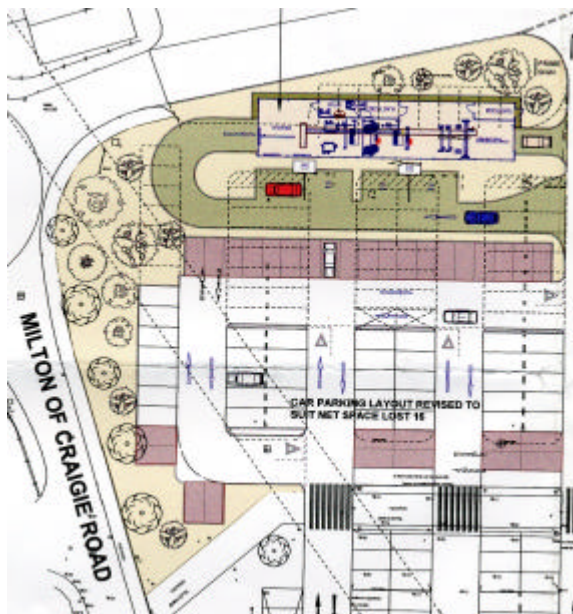
Dundee City Council Development Quality Committee

Finalised Dundee Local Plan Review

The site is allocated within Kingsway East retail park and the proposed development will not impact on this allocation as it is located within an existing car park.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application.



Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

LOCAL AGENDA 21

Key Theme 7 is relevant to the determination of the application. It states that access to facilities, services, goods and people should not be achieved at the expense of the environment and are accessible to all.

SITE HISTORY

There is no site history of direct relevance to the application site in these circumstances.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received on behalf of three neighbouring businesses on the grounds of potential traffic and access problems.

A copy of the objection letter is available for viewing in the Members' Lounges.

CONSULTATIONS

No adverse comments were received from statutory consultees.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- whether the proposals are consistent with the provisions of the development plan; and if not
- whether an exception to the provisions of the development plan is justified by other material considerations.

The Development Plan

As discussed above, there are no development plan policies of direct relevance to the determination of the application in these circumstances.

The site is located within a retail park but the proposal is not contrary to this policy.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

Objections - Traffic and Parking

One letter of objection was received on behalf of three neighbouring businesses on the grounds of potential traffic and access problems. They state that:

- As presently sited the car wash would cause an important bottleneck at the main roundabout access entry to both Asda and the units owned by our clients and would cause considerable congestion.

- 2 If the development could be turned through 90 degrees possibly with access from Milton of Craigie Road this would avoid the bottleneck and would potentially be workable.

The traffic and circulation issues have been considered including the distance of the access to the car wash from the roundabout and access point into the car park. It is concluded that there is sufficient distance from the roundabout and from the entrance and exit points of the car wash to the nearest access point into the car park to avoid further congestion at this location. It has been assessed that the siting of the car wash allows for a queue of between 15 and 18 vehicles before any tailback leaves the car park. There is sufficient space within the car wash compound area for approximately 12 queuing cars. The applicants' agents assessed the access and queuing requirements against recorded data from higher volume facilities elsewhere which generate a throughput of 153 cars. They have indicated that car wash process times fluctuate although at maximum efficiency vehicles pass through at a rate of 1 minute per car. The agents estimate that 80% of custom will be generated by customers of the adjacent foodstore.

Turning the development through 90 degrees and using the alternative access from Milton of Craigie Road has been considered. It is concluded that this would be a less safe situation than the proposal as it is closer to the roundabout and would affect adversely traffic movement on a main circulation road within the retail park.

Therefore the objections are not supported in these circumstances.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

The proposed material are a metallic silver aluminium profiled roof and metallic silver rain screen panels with a contrasting light blue strip. The design and materials are considered acceptable at this location.

CONCLUSION

There are no relevant development plan policy issues in these circumstances. The material considerations are traffic movement and parking, which were the grounds of objection and are not supported. Therefore the application is recommended for APPROVAL.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:-

- 1 The development hereby permitted shall be commenced within five years from the date of this permission

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997