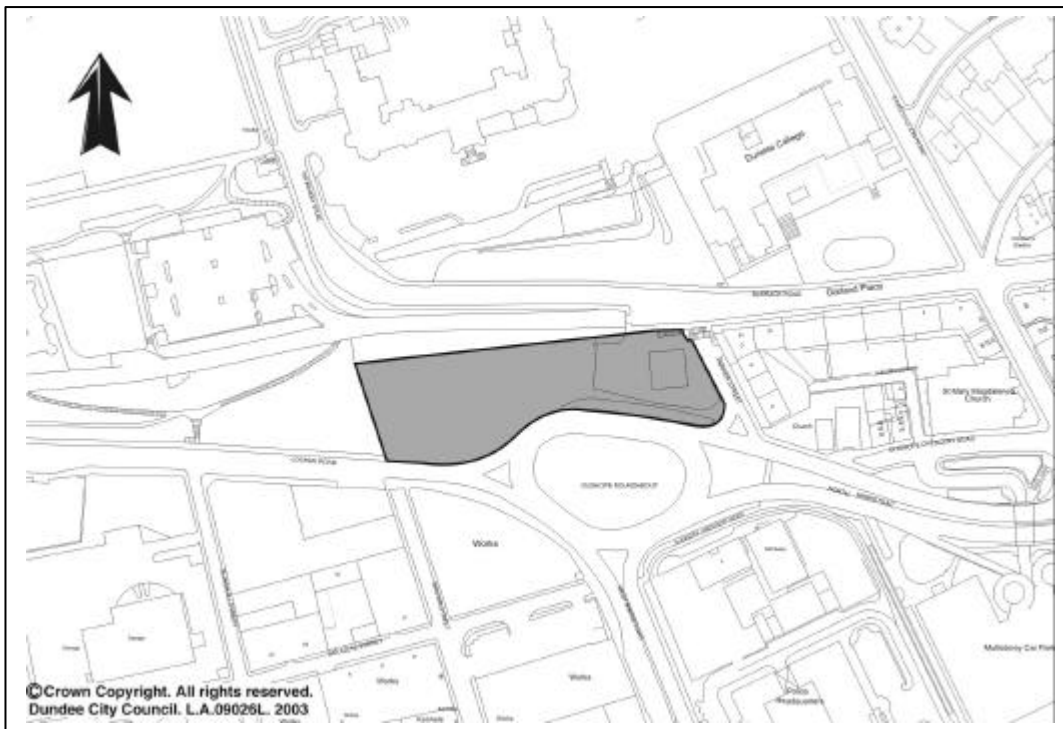


KEY INFORMATION

Ward Law

Proposal

Erection of Student Residences

AddressLand to West of Parker Street
Dundee**Applicant**University of Abertay
Dundee
Estates and Campus Services
University of Abertay
Bell Street
Dundee DD1 1HG**Agent**Hurd & Rolland Partnership
13 Manor Place
Edinburgh
EH3 7DH**Registered** 20 Mar 2006**Case Officer** D Gordon

New Student Housing Proposed for Abertay University at Parker Street

The Erection of Student Residences is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal is viewed as a contemporary design solution to the development of this prominent site for new student residences and as a positive contribution to establishing a recognised campus area for the University of Abertay. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of new student residences on a site located to the north of West Marketgait and to the east of Parker Street. Associated car parking, cycle parking, refuse and recycling facilities and landscaping are also proposed. The new building will accommodate 498 student bedspaces. An application for the erection of 493 student bedrooms on this site was refused permission in December 2006.
- The statutory neighbour notification procedure was undertaken in addition to the proposal being advertised in the local press. Five letters of objection have been received. The matters raised cover a variety of issues including impact on open natural and built environment, design, free flow of traffic and impact on environmental quality of the area.
- It is considered that the proposals are acceptable in terms of design, scale, massing traffic matters and landscaping. The appearance of the building is appropriate for this prominent site and the new residences will make a positive contribution to establishing a recognised campus area for the University.
- The proposals are considered to be in accordance with development plan policies for the area and there are no material considerations, including the issues raised by the objectors that would justify refusal of the application contrary to these policies.

DESCRIPTION OF PROPOSAL

The proposal under consideration involves the removal of existing former office buildings and the erection of 498 student bedspaces contained within 9 seven bedroom flats and 98 five bedroom flats, each of which includes shared kitchen/living/dining areas to serve each of the en-suite bedrooms. In addition support staff, security and amenity accommodation is provided to serve the development.

The new building will range in height from the 2 storey amenity block located on the east side of the site stepping up to 10 storeys towards the west.

The proposed finishing materials are copper effect metal cladding, terracotta tile system rainscreen cladding (red and buff sandstone colours), profiled aluminium cladding (including narrow gauge) and aluminium curtain walling. The roof is to be a mid grey single ply membrane.

Vehicular and pedestrian access into the site is to be taken via a controlled entry system from Parker Street to the east. An internal access road will run along the north side of the building. A total of 20 off street car parking spaces and 52 bicycles spaces are to be provided on the north side of the site. Communal refuse and recycling facilities are to be accommodated in the north east side of the site.

The proposed development will result in the loss of trees within the site. The applicants have submitted replacement planting details that advise of a heavily landscaped area being provided on the south side of the new building ie fronting onto Lochee Road Dudhope Roundabout/Marketgait. The scheme includes the provision of trees that include native species such as rowan, birch pine.

The Members will recall that a previous planning application for the erection of 493 student study bedrooms on this site was refused permission by the Council on 06.12.2004 (04/00827/FUL refers). In considering the reasons for refusal, the applicants have advised that, in order to overcome the concerns expressed

previously by the Council, the new proposals have been further developed as follows:-

- the reduction in scale of the amenity block at the eastern end of the proposals;
- the highest point of the building has been lowered and relates to the highest point of the neighbouring Parker Street residential properties
- a detailed assessment of the daylighting implications on surrounding properties has been undertaken.
- the long sweeping curve of the original design's roofline has been removed and replaced by a stepped roofline;



- the main facades of the building have been re-designed to incorporate glass-fronted feature stairwells and improved articulation that helps to break up the massing;
- the new design replaces the aluminium cladding on the south elevation with copper effect cladding and a higher proportion of terracotta tiles;
- the changes in materials now reflect those of the new library and student centre of the University.
- a detailed assessment of the potential impact of the proposals on the townscape, with particular focus on the protection of views to the listed DRI building from key viewpoints;
- planting of native tree species to help with the integration of the proposals on the site and with the surroundings;

- improvement in design and materials to provide a positive contribution to the townscape of the area.
- an increase in parking provision (additional 3 spaces) and dedicated and secure cycle spaces (an additional 15 spaces)
- proactive encouragement of students to avoid to bring cars into the city centre campus, which will be further developed and enforced through University policies
- a commitment from the University to develop policies and action plans for sustainable transportation across the entire University Estate.

SITE DESCRIPTION

The site is located in a prominent location adjacent to the ring road to the north of the roundabout at the head of West Marketgait. Access into the site is currently from Parker Street in the east that defines the eastern edge of the development site. Parker Street is a single sided residential street with a block of tenemental flatted properties. The site extends to approximately 0.56 hectares and takes the form of a steeply sloping (north to south and west to east) strip of open space that runs in an east to west direction. It is bounded to the north by a 9 metre high stone retaining wall, a stone stair and dense mature planting. To the west there is the mixed use and former industrial area of Blackness that accommodates a wide range of buildings of varying scales, heights and designs. To the south, across the junction, there are poor quality 1970's office block developments.

The site lies at a significant gateway to the city centre from the north west and commands a prominent and prestigious location when viewed from West Marketgait to the south. The former DRI Main Hospital Building is evident above the tree line that exists on the north side of the site.

The Blackness Conservation Area is located to the south of the application site.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan Review 2005

The following policies are of relevance:

Proposal H04 (Parker Street). The east side of the site is allocated for residential purposes with student housing being an acceptable option.

Policy 1: Vibrant and Sustainable. The City Council will promote vibrant communities, encouraging the development of a range of services and facilities close to and within housing areas. New development should be in accordance with other policies in the Plan and seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise and smell.

Policy 4: Design of New Housing. The design and layout of all new housing in the city should be of a high quality. As a basis for achieving this, new development will be required to conform to the Design Standards contained within the Plan.

Policy 9: Sites identified on the Proposals Map are considered appropriate for the development of student housing. In addition, student housing proposals on sites within fifteen minutes walking distance of the Universities will be supported where this is in accordance with other Local Plan policies. A Section 75 Agreement will be required to restrict occupancy to students unless a higher education institution was a partner in the proposed development, in which case planning conditions would be appropriate. Given the prominent location of many sites close to the City's Universities, it is important that development proposals are of a very high quality design. Adequate car parking should be provided based on a parking and accessibility assessment that takes account of factors identified in the Addendum to National Planning Policy Guideline 17 - Transport and Planning Maximum Parking Standards, including the need to avoid overspill parking on surrounding

streets. Secure bike storage facilities should be included in all proposals.

Policy 28: Higher Education Development. The Council will support further education development generally and particularly in association with relevant business and research expansion. In order to ensure compatibility with the Local Plan, "Campus Development Plans" will require to be produced in liaison with the Council for the development of these Institutions.

Policy 29: Major Institution Masterplans. The Council supports the development of appropriately detailed Masterplans to provide a strategic context for the consideration of individual development proposals within sites indicated on the Proposals Map. It is expected that these Masterplans would be approved by the Council and would form a material consideration in the determination of planning applications.

Policy 55: Urban Design. For all new developments the emphasis will be on design quality and the Council will seek the creation of public places and points of interest that incorporate architectural and landscape features and reflect and enhance historic street layouts, significant views and vistas. The Council will require the use of Design Statements for planning applications for new buildings.

Policy 72: Trees and Urban Woodland. New developments must have regard to existing healthy mature trees, the survival and retention of which will be strongly encouraged through sensitive site layouts both during and after construction. Where appropriate, development proposals must be accompanied by a tree planting and landscape scheme that includes a supporting justification and sufficient map based material to document existing planting within the application site as well as new planting and maintenance arrangements.

Policy 79: Contaminated Land. When considering development proposals involving sites where the presence of contamination is suspected, the Council will require the applicants to submit the results of an investigation that assesses the nature and extent of contamination and the proposed remediation measures to render the site fit for the use proposed.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

Planning Advice Note 67 - Housing Quality

Designing Places - A Policy Statement for Scotland.

Non-Statutory Statements of Council Policy

The following policy statements are of relevance:

Dundee - The Design Guide. This sets out objectives that are to be pursued in the design of new buildings and spaces within the City.

Development Briefs

The Council's Planning and Transportation Committee approved a Brief for the development of the eastern section of the site now under consideration on 27th January 2003. The Council's Planning and Transportation Committee approved an extension to the boundaries of the development site, to incorporate addition land to the west, on 1st December 2003.

LOCAL AGENDA 21

The development of the eastern section of the site will result in the redevelopment of a brownfield inner city site and is therefore considered to be sustainable and consequently consistent with the aims of Agenda 21. The development of the west side of the site will involve the removal of existing open space and vegetation.

SITE HISTORY

04/00332/FUL - Erection of Student Residences - Application Withdrawn 18 August 2004.

04/00827/FUL - Erection of New Student Housing (493 Study Bedrooms) - Refused 06/12/2004

PUBLIC PARTICIPATION

The applicants have undertaken the statutory neighbour notification procedure. In addition, the development was advertised in the local press under Section 34 of the Act as a building that exceeds 20 metres in

height. The proposal was also advertised as development affecting the setting of a listed building. At the date of writing, 5 letters of objection to the proposals have been received.

The main issues raised by the objectors relate to:

- 1 The loss of green open space
- 2 loss of a view of the former DRI buildings to the north
- 3 the inappropriate scale and design and of the building
- 4 no significant change in design from the previous application that was refused permission
- 5 traffic safety issues
- 6 provision of refuse facilities on the east side
- 7 associated noise of students using pedestrian access off Parker Street
- 8 overshadowing of Parker Street
- 9 availability of alternative sites

Copies of these objections are available for inspection in the Members Lounges. It is intended to comment on the above matters in the 'Observations' Section below.

CONSULTATIONS

The relevant Council Departments and outside bodies have been consulted with regard to the proposals. The following comments have been received.

The Head of Environmental Health and Trading Standards has advised that, due to the nature and location of the application site, the following submissions would be required:

- 1 A noise Impact Assessment. This has now been submitted and has been assessed. The terms of the Assessment are considered acceptable and should protect the amenity of the residents of the new accommodation. It is considered that a condition should be attached to any permission that requires the applicants implement the terms of the acoustic consultants report in full.
- 2 Air Quality Assessment. Due to the location of the proposed new residences to the adjacent roadway, the development meets

the criteria for assessment with regard to air quality. Information on this matter has been requested from the applicants.

- 3 Site Investigation on Potential Contamination. As the site is located in the periphery of previous uses that may have resulted in potential contamination of the site, a Site Investigation Report has been requested and received. It is considered that a condition should be attached to any consent granted that requires any necessary remediation works to be undertaken prior to the occupation of the building in order to ensure that the site is fit for the use proposed.

OBSERVATIONS

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

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

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above

The proposed development under consideration involves the erection of new student residences for Abertay University. A previous planning application by the University for student accommodation on this site was refused permission by the Council in December 2004. Subsequent to that application the University has undertaken detailed consideration of its strategic plans with a particular emphasis on the geographical location of the University and the student experience that could be offered. The University has concluded that it wishes to remain as a Dundee based institution, retain and enhance the focus of activities in the city centre; and as far as possible be co-located around the main campus on Bell Street and North Marketgait. A reconsideration of its Estate Strategy was undertaken by the applicants following the refusal of their previous

planning application in 2004. A further search of available sites concluded that the Parker Street site is the most suitable location for both the University and, in terms of the wider objectives for the future development of the city centre. In preparing the new scheme, the University have sought to improve the quality of the scheme and in particular address the issues raised by the Committee in their determination of the previous application.

In addition to the above, in order to assist in communicating the content of the proposals to the surrounding community, staff and students, the applicants organised a public consultation event that was held on 29 March 2006. This event was publicised in the local press and on the University website and was attended by approximately 80-100 people (mainly staff and students) and included residents of Parker Street. The applicants advised that the views expressed on the evening were positive, particularly when compared to the original scheme. Of the local residents who attended, only 3 made specific comments. One indicated that the new scheme was a significant improvement on the original scheme, another was concerned about the security of his own building, and one person was opposed to any student accommodation on the site.

The current application proposes removal of existing former temporary office buildings that erection of 498 student flats. The new building will range in height from 2 to 10 storeys in height and will be finished in various materials including metal and rainscreen cladding and aluminium curtain walling. Associated off street car and cycle parking is to be provided on the north side of the building with the south side of the new building being heavily landscaped. Access into the site will remain from Parker Street. Communal refuse and re-cycling facilities are to be provided on the north side of the building.

The prominence of the site dictates that the new residences will be a "landmark" building in local area. The applicants have submitted a Design Statement in support of the application that outlines the broad approach taken to ensure that the new building will sit comfortably within the context of the site and its environs. The terms of this

Design Statement are discussed in more detail below.

In terms of the relevance of the proposed scheme to the development plan policies for the area, the following observations are offered:-

Proposal H04 - The eastern section of the site is identified in the Proposals Map of the Dundee Local Plan Review 2005 as being appropriate for student housing. In this respect the use of the east side of for new residences is in accordance with the requirements of the development plan. The Members are reminded that at a meeting of the Council's Planning and Transportation Committee on 1 December 2003, it was agreed that, after further consideration of the site boundaries of this proposed student housing site, these be extended to take in the area of land immediately to the west that presently has no land allocation. Consequently, it is considered that the use of both the east and west sides of the site for student residences has been accepted and confirmed by the Council.

Policy 9 (Student Housing). There is a requirement, amongst other things, to enter into a legal agreement (Section 75 Agreement) to restrict the occupancy of the building to students unless a higher education institution is a partner in the proposed development. The Members will recall that similar planning applications for the erection of student accommodation for Dundee University on sites at Seabreas, Belmont and Heathfield have been previously supported by the Council subject to a planning condition only restricting the occupancy of the flats. This condition required that the approved residences should be occupied only by students of the University of Dundee, of other universities other than the University of Dundee and of other higher educational establishments. In addition, the temporary occupancy of the residences for conferences, holiday lets etc., should be limited to periods outwith the University of Dundee's semester/term dates. It is considered that this condition will offer sufficient comfort and control to ensure that the residences will be restricted to appropriate uses. In order to achieve parity between the major educational institutions within the city it is intended to attach a similar restrictive condition to any permission granted for this site. With regard to associated

off street car parking within the site, this has been covered by the submitted Transport Assessment and the provision of 20 spaces in this central location is considered to be acceptable in this instance. Associated cycle storage is provided to the north side of the new building (52 spaces).

Policy 28: Higher Education Development. The eastern section of the application site is located within an area where the Council will support further higher education development generally and particularly in association with relevant business and research expansion. In this respect, the proposed use of the site for student residences is in accordance with this policy. The western section of the application site has no specific land allocation in the Plan. However, in light of the terms of Proposal H04 above, it is considered that the use of this area of the site for student housing is not contrary to the terms of Policy 28.

Policy 29: Major Institution Masterplans. Discussions on the creation of a campus area for the University that centres around the Bell Street area have been on-going with this Council.

Policy 55: Urban Design. For all new developments, the emphasis will be on design quality. In this respect, the context and the design appraisal of the scheme has been detailed by the agents in the Design Statement submitted to accompany the planning application. This advises that the architectural concept has been specifically designed to respond to the context and local influences along with the requirements of the University. The development will be a landmark building and consequently, must be both sympathetic to its local surroundings and also have the scale and appearance which identifies it as part of the University of Abertay wider campus. The agents advise that the design solution draws upon three key ideas

- The design adopts a traditional tenement form with vertical blocks of residential accommodation around central stair cores serving flats to either side;
- The use of varying materials, the stepped design of the roofline and the crescent shape of the building

break up the massing and scale of the building; and

- The articulation of the facades. The patterns of materials, layers and forms articulate and further break up the facades both horizontally and vertically

With regard to the architectural form, the proposed building reads as a series of interconnected tenements with each tenement emphasised by vertical stair cores and the stepped roofline. The height of the building is graded from the low rise two storey construction of the amenity block adjacent to Parker Street, stepping up towards the west. The variety of the stepped height and the overhanging eaves seek to reduce the apparent height of the development. Approaching the development from the south, it appears as a stop vista at the head of Marketgait, with the crescent of the building being gradually revealed. Views of the former DRI building above the tree line will remain. Although this is a large building, at its highest point it aligns with the highest point of the adjacent Parker Street tenement. The agents further advise that the selection and detailing of materials has been carefully developed to provide an appropriate response to the requirement for a high quality building. It is considered that the proposed materials will fit well within the local setting and will give reference to the pallet of materials used on the other recent developments by the University of Abertay providing a strong campus identity. The proposal is given a setting of a heavily landscaped physical barrier between the development and the roadway to the south.

In light of the above together with the structured approach undertaken in the Design Statement, it is considered that the proposed scheme has resulted in the successful development of a restrictive site with a quality piece of contemporary architecture appropriate for its prominence within the local area. The scale of the building is suited to its city centre/inner city location and is appropriate within the context of its woodland backdrop when viewed from the south. The materials are contemporary and appropriate to both the design and the function of the building. It is considered that the proposal is in accordance with the requirements of Policy 55 (Urban Design).

Policy 4: Design of New Housing. This policy offers design guidelines for new build housing. These guidelines cover such issues as parking, amenity space, house mix and urban design. As indicated in Proposal H04 above, the east section of the site is allocated for student flats in the Dundee Local Plan and the Council consider that the use of the remainder of the site to the west for new student residences to be acceptable. The policy guidelines on house type / mix are set aside for the development of student residences due to the nature of the occupancy and the occupiers. With regard traffic movement and parking, the applicants, by virtue of the proximity to the ring road, were requested to submit a Transport Assessment. The terms of this Assessment have been considered and assessed. It is considered necessary to provide a pedestrian crossing on North Marketgait (near Parker Street) and it is intended to attach a condition to any permission granted requiring the provision of this crossing in an appropriate location, prior to the first occupation of the residence by students and/or staff. The issues relating to urban design matters and layout have been fully discussed and discharged above. With regard to refuse collection and recycling provision, the applicants have held discussions on this matter with the Council and have put forward proposals for the appropriate servicing of the residences. It is intended to attach a condition to any permission granted requiring details to be fully agreed with this Council prior to the first occupation of the residences.

Policy 72: Trees and Urban Woodland. The proposals will involve the removal of a number of trees from the site. The applicants have submitted a detailed landscape plan that offers replacement planting proposals for the vegetation to be lost. The external areas have been split into zones.

- To the southern and western boundaries is a heavily landscaped area which will provide a physical barrier between the development and the roadway.
- Between the new fencing and the building on the southern side of the site is a wide footpath and flat gravel amenity area which will be planted with specimen trees, including rowan, birch and pine

to provide shelter and visual appeal

- To the north of the building at the foot of the existing retaining wall, the existing landscaping is to be retained and maintained; and
- The eastern boundary (outwith the access area) is to be heavily planted to ensure that the impact on the neighbouring properties on Parker Street is minimised.

Policy 79: Contaminated Land. Due to the historical nature of the site, the applicants have submitted a Site Investigation Report and it is intended to attach a condition to any permission granted requiring appropriate remediation measures be undertaken prior to the first occupation of the site for the use proposed.

With regard to the provision of public art within the proposed scheme, the applicants have advised that they are currently considering details for the lighting of the building in addition to specifically designed boundary enclosures that will define the site. These would contribute towards the percentage for art contribution. It is intended to attach a condition to any permission granted requiring the submission of full details of the percentage for art provision prior to the completion of the development.

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:

A Brief for the development of this site was approved by the Council in January 2003. This identified the east side of the application site being appropriate for housing with student housing remaining a viable option. The Brief requires a bold and imaginative design solution for any new development with the innovative use of either traditional or contemporary finishing materials being encouraged. The height of any new scheme would be dependant on the design of the development although care should be taken not to compromise the open aspect of the residential properties of Parker Street or exceed the height of the Barrack Road tenements to the north. It is considered that the proposals

submitted for consideration fulfil the aspirations of this approved development brief for the site.

Objections:

It is considered that the objections that have been raised relating to the loss of open space, loss of views of buildings to the north, inappropriate scale and design of the new building, little change in design from previous scheme, availability of alternative sites and traffic safety issues have been discussed and discharged above.

With regard to the potential of noise generated by the occupants affecting the amenities of the Parker Street residents, it is considered that this is a University management issue.

With regard to the impact of the proposal on the daylight of the residential properties in Parker Street, the applicants have submitted cross section details of the potential effect of the proposals on these adjacent occupiers. They applied the "45 degree" projection rule to the ground floor window cills and confirmed that the proposals exceed the minimum requirements with regard to this aspect.

With regard to the provision of recycling and refuse facilities on the east side of the site, it is considered that this is a suitable location as refuse vehicles will not have to travel across the narrow northern section of the site to the potential detriment of the road traffic and pedestrian safety of the future occupiers of the building.

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 development is considered to be appropriate in scale, orientation, style, form, design and materials for this prominent road frontage site. The principle key elements of the development ie the vertical blocks, the varying use of materials and the articulation of the facades all combine to provide a structure of a design quality that is to be welcomed on this city centre / inner city site.

CONCLUSION

The aim of the proposals is to develop a high quality residence development that will deliver the aims, aspirations and objectives of Abertay University's residential property strategy. The principle of the development for student housing purposes has been established by the allocation of the east side section of the site for housing / student housing and the approval of a Development Brief by the Council for such uses over the entire site. The development is viewed as a positive contribution to and the enhancement of the establishment of a recognised campus area for the University and one that will complement other educational developments currently being progressed in the local area. The proposal is also viewed as being a significant improvement, in terms of appearance and design, on the previous planning application for student flats on this site that was refused by the Council in December 2004.

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
- 2 samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples
- 3 During the academic year the student accommodation shall be used and occupied only by students enrolled in and undertaking a course of full time study at the University of Abertay, of other universities other than the University of Abertay and of other higher or further educational establishments. At any time outwith the University of Abertay's semester/term time dates, the accommodation shall be occupied only by business, conference or recreational visitors to the City of Dundee in association with business, educational, conference or tourist

events and for no other purpose whatsoever.

- 4 All hard and soft landscaping works shall be carried out in accordance with a scheme approved in writing by the planning authority. Any trees or shrubs on the site that, in the opinion of the planning authority, are dying severely damaged or diseased within 5 years of planting shall be replaced by trees or shrubs of a similar specification to those originally planted.
- 5 Development shall not begin until details of the protection (in accordance with BS5837) of existing trees on the site which are indicated on the plans as being retained shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such details.
- 6 Development shall not begin until a scheme to deal with any contamination on the site has been submitted to and approved in writing by the planning authority. The scheme shall contain details of proposals to deal with any contamination to include:
 - a the nature, extent and type(s) of contamination on the site
 - b measures to treat/remove any contamination to ensure the site is fit for the use proposed
 - c measures to deal with any contamination during construction works

d) condition of the site on completion of decontamination measures.

Before the site is occupied, the measures to decontaminate the site shall be fully implemented as approved by the planning authority
- 7 That the use hereby granted permission shall operate in full accordance with the terms and recommendations of the applicants' acoustic consultants' (Robin Mackenzie Partnership) Report No. G/3561/04, dated 4 October 2004. For the

avoidance of doubt, all the required noise prevention measures shall be fully implemented prior to the first occupation of the building hereby granted permission.

- 8 Development shall not begin until a scheme to deal with waste recycling and refuse collection within the site has been submitted to and approved in writing by the planning authority. The development shall not be brought into use until the measures have been put in place in full accordance with the approved scheme.
- 9 That full details of public art provision for the development, including proposed fencing details, shall be submitted to the planning authority for approval prior to the completion of the development and if approved, the development shall be completed only in full accordance with such approved details.
- 10 An Air Quality Assessment shall be submitted to the Council for approval prior to the commencement of development and if approved the proposed development shall be carried out only in full accordance with such approved details. For the avoidance of doubt, any mitigation measures shall be carried out in full accordance with such agreed details and shall be implemented prior to the occupation of any of the residential units hereby granted permission.
- 11 Before development commences, details of the proposed cycle shelters shall be submitted for the written approval of the planning authority. These shelters shall be provided in full accordance with the approved details and shall be operational prior to the first use of the residences hereby granted permission.
- 12 That development shall not commence until full details of the type and location of the pedestrian crossing required on the North Marketgait are submitted to and approved in writing by the planning authority. The required crossing shall be constructed in full accordance with the approved details and

shall be operational prior to the first use, by students or staff, of the residences hereby granted permission.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 to ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 3 To ensure that the use of the new residences is restricted to students of higher educational institutions only and that the use of the property outwith semester/term times is restricted to appropriate alternative times.
- 4 to ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 5 To protect those trees which are of significant amenity value to the area and which would ensure an enhanced and satisfactory standard of appearance of the development.
- 6 In order to ensure that the site is fit for the use proposed.
- 7 To protect the amenity of residents from traffic noise
- 8 In the interests of sustainable development
- 9 In order to provide for public art in the interests of visual amenity
- 10 To ensure that the amenities of the future occupants of the residences are not prejudiced by any reduction in air quality by virtue of the close proximity of the residences to major roadways.
- 11 In order to ensure that the proposed cycle parking facilities are of a standard that is appropriate to the development hereby granted permission.
- 12 To ensure the safe crossing of an adjacent road by the future occupants of the new residences.