

**KEY INFORMATION**

**Ward** Tay Bridges

**Proposal**

Demolition of printworks and annex to rear

**Address**

Tayside Printing Works  
14 Long Wynd  
Dundee

**Applicant**

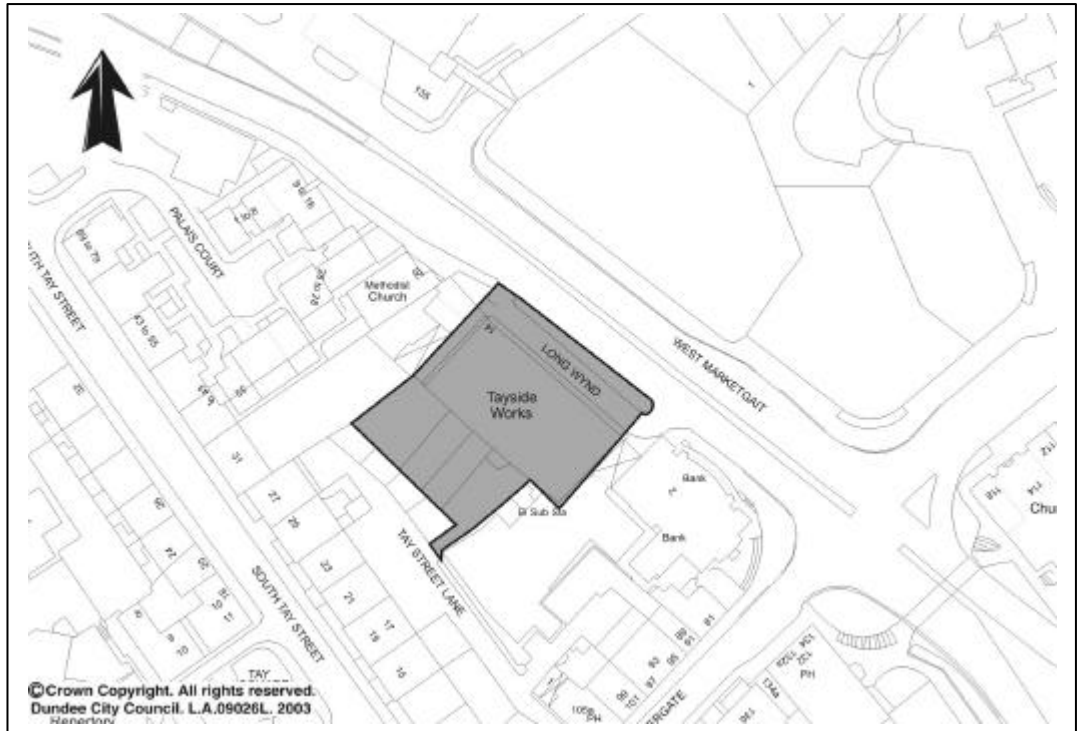
Dundee City Council  
3 City Square  
Dundee  
DD1 3BA

**Agent**

RMJM  
10 Bells Brae  
EDINBURGH  
EH4 3BJ

**Registered** 9 Aug 2006

**Case Officer** D Gordon



# Demolition of Former Burns & Harris Premises in West Marketgait

The demolition of printworks and annex to rear is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The demolition of the former print works on this important city centre site is required to assist in the delivery of a new 6 storey office development. The removal of the building will not detract from the setting or character of the surrounding conservation area. The application is recommended for approval subject to conditions.

**SUMMARY OF REPORT**

- Permission is sought to demolish an unlisted building (former Burns and Harris print works) on a site located on the west side of West Marketgait. The site is located within the University Conservation Area. The removal of the buildings is required to clear the site for a proposed new 6 storey office development that is currently the subject of a separate application for planning permission.
- The proposal was advertised in the local press as demolition of an unlisted building in a conservation area. No objections have been received.
- It is considered that the removal of the works will not detract from the character of setting of the conservation area.
- There are no development plan policies or material considerations that would justify the refusal of the application.

## DESCRIPTION OF PROPOSAL

The proposal under consideration involves the demolition of a former print works (Burns and Harris) on a city centre site. A planning application to redevelop this brownfield site has been submitted for consideration and a report on this can be found elsewhere on this agenda.

## SITE DESCRIPTION

The site is bounded by Long Wynd/West Marketgait to the east, Tay Street Lane to the west, the HBOS building to the south and the Hertz Car Hire Business to the north.

The site currently accommodates the Burns and Harris former printing works which comprises single/two storey premises constructed for industrial purposes with a four storey building in brick and sandstone along its northern boundary. These buildings are not listed. The properties front Long Wynd which have direct access from Marketgait. On the western boundary, but outwith the application site, there are a number of two storey sandstone 'mews' type properties which front onto Tay Street Lane. These 'mews' properties are Category C listed buildings. Tay Street Lane is primarily used for service purposes and access to private car parking to the rear of South Tay Street.

To the north is a Car Hire operation that occupies a long narrow site that orientates in an east to west direction. The infill building accommodates a large vehicle storage yard and has a modern frontage onto West Marketgait that is used for business purposes.

To the south of the application site is the HBOS sandstone building that elevates 4.5 storeys above the Marketgait/Nethergate junction.

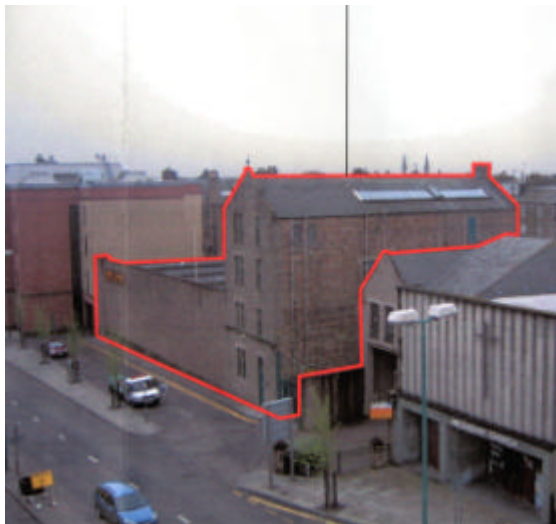
To the west of the site lie the rear elevations of the properties facing onto 19-27 South Tay Street. These Buildings are Category A Listed Buildings and form part of the Classical Terrace of South Tay Street.

The site is contained within the University Conservation Area.

## 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:

#### **Policy 62: Demolition Of Listed Buildings And Buildings In Conservation Areas**

Applications for the demolition of a listed building or building that is worthy of retention in a Conservation Area must be fully supported by reports on the condition and marketing history of the building along with a feasibility study which explores the viability of retaining the building in active use.

Where the demolition of buildings is permitted, applications must be supported by acceptable proposals for the redevelopment or treatment of the cleared site.

### Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

Memorandum of Guidance on Listed Buildings and Conservation Areas

## Non Statutory Statements of Council Policy

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

## SUSTAINABILITY ISSUES

The proposal involves the demolition of a former industrial building on a city centre brownfield site and its replacement with a structure of contemporary design resulting in a continued improvement and enhancement of this visually important site. The application raises no concerns in relation to the Council's Sustainability policies.

## SITE HISTORY

06/00769/FUL - Erection of New Office Accommodation - A report on this development can be found elsewhere on this agenda.

## PUBLIC PARTICIPATION

The proposal was advertised in the local press as demolition of an unlisted building in a conservation area. No objections to the proposals have been received.

## CONSULTATIONS

No adverse comments have been received from any relevant parties.

Historic Scotland have been consulted on an informal basis and have advised that the proposed demolition and the redevelopment of the site are acceptable in terms of conservation area policy.

## 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

Also, in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the

desirability of preserving and enhancing the character or appearance of the conservation area.

## 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 proposal under consideration involves the demolition of a former print works located on the west side of West Marketgait.

The demolition of the buildings is required to clear the site for the erection of a 6 storey office building that is currently the subject of a planning application, a report on which can be found elsewhere in this agenda. The site is located within the University Conservation Area.

With regard to Policy 62 (Demolition of Listed Buildings and Buildings in Conservation Areas) it is considered that the removal of the buildings will not detract from the preservation or enhancement of the conservation area. The buildings are not listed buildings and they do not, to any significant degree, form part of a building group that contributes to the character and appearance of the conservation area. The removal of these buildings and their replacement with a building of a quality contemporary design will not contravene the terms of Policy 62.

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

It is also concluded from the foregoing that the statutory duty set out in the relevant sections of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is discharged in this instance.

## Other Material Considerations

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

The application site was the subject of a Development Brief that was approved by this Council in 2001. The Brief was reported back to the Planning and Transportation Committee in 2005 in order to assess its validity following the adoption of the Dundee Local Plan Review. It was confirmed at that time that the terms of the Brief were still relevant and that it should continue to be a material consideration in the determination of

future applications for the development of the site.

The brief advises that there are no requirements, in townscape terms, to retain the former print works.

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 replacement building for the site is the subject of a planning application, a report on which can be found elsewhere in this agenda. This report recommends approval of the proposed development.

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## CONCLUSION

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It is concluded from the above that the demolition of the former print works will not detract from the setting of the University Conservation Area. In addition, it is also considered that the proposed replacement building is acceptable in terms of design, appearance, scale, siting and materials.

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## RECOMMENDATION

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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 That the demolition works hereby granted permission shall not be commenced until a scheme for the redevelopment of the site has been submitted to and approved by the planning authority and Scottish Ministers.

## Reasons

- 1 To comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- 2 In order to avoid the unnecessary and premature demolition of the former print works and to ensure that the replacement proposals for the site are of a nature that is appropriate for its setting within

the University Conservation Area.