

KEY INFORMATION**Ward** The Ferry**Proposal**

Proposed development comprising of a crematorium, cemetery, and associated licensed public house/restaurant

Address

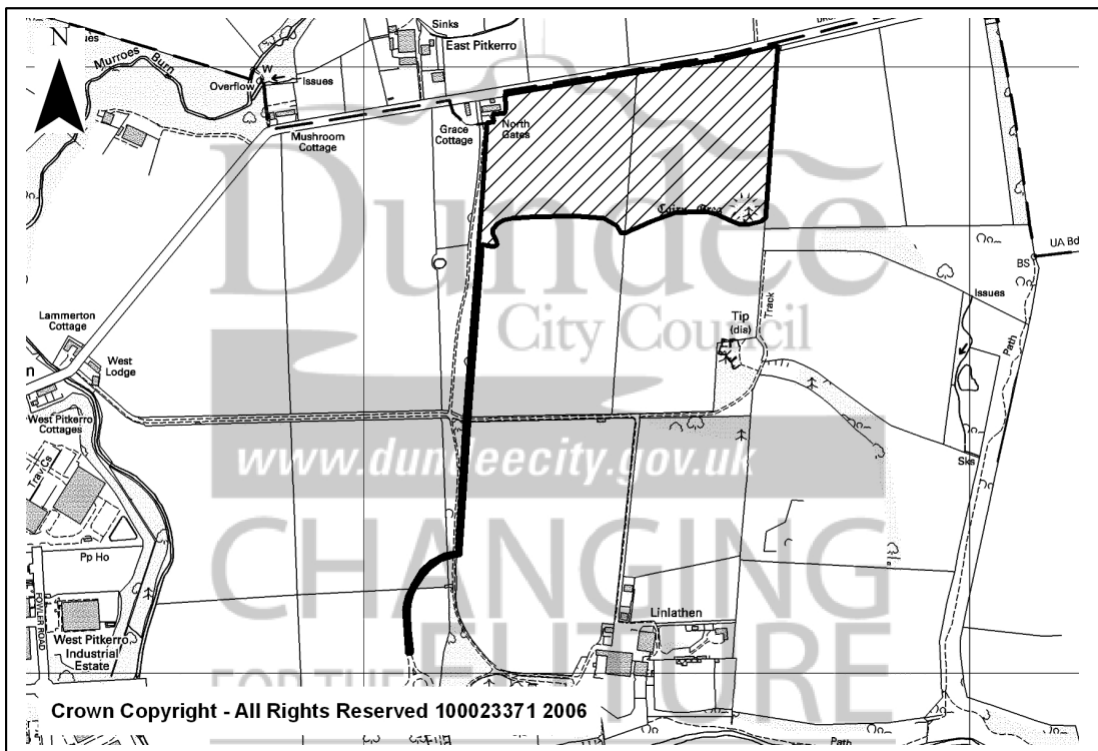
Land on Linlathen Estate
Linlathen Road
Dundee

Applicant

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Agent

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Registered 16 Feb 2007

Cemetery & Crematorium proposed for Linlathen Site

The proposed development comprising of a crematorium, cemetery and associated licensed public house/restaurant is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

There is sufficient justification for approving the application contrary to the Development Plan, and the proposal will not lead to unacceptable traffic safety or residential amenity problems and will not adversely impact on the setting of Cairn Greg the scheduled monument. The application is recommended for **APPROVAL** with conditions (subject to the right of the Scottish Ministers to determine the application).

SUMMARY OF REPORT

- Outline planning permission is sought to provide a crematorium, cemetery and associated licensed public house/restaurant on a 12 ha site in an area of open countryside on the south side of Drumsturdy Road. Most of the development takes its access from a new road from the A92 Arbroath Road but the pub/restaurant has an access from Drumsturdy Road. There is a scheduled ancient monument known as Cairn Greg in an elevated position at the south eastern corner of the site.
- Structure and Local Plan policies on transport, the environment, open countryside and archaeology are relevant to the determination of this application.
- 9 letters of objection were received from local residents principally concerned about the proposed access onto Drumsturdy Road and the transformation of a rural area to an urban area with associated noise and disturbance.
- Historic Scotland has raised issues concerning the impact on the setting of a scheduled ancient monument, the Community Council has objected on the basis that the development it is on land that is not allocated for development and sets a precedent for further car dependant urban sprawl at this location and SEPA have objected, requesting information to adequately assess the principle of the proposed development as a cemetery.
- There is sufficient justification for approving the application contrary to the Development Plan, and the concerns of objectors and consultees can be addressed by planning conditions. Should Members be minded to approve the application it will need to be referred to the Scottish Ministers.

A Transportation Statement has been submitted with the application. It

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Further testing for ground water at the proposed cemetery site has revealed that ground water is at a depth of some

kept free from development and by proposing to carry out a programme of archaeological works for the remainder of the site prior to the commencement of development.

SITE DESCRIPTION

Immediately to the north west of the site are 2 cottages on either side of the northern entrance to the former Linlathen House. The western cottage

is a Category C listed building dating from the early nineteenth century. These cottages and the land on the north side of Drumsturdy Road lie within Angus Council area. The site is surrounded by open countryside.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

The Guiding Principles of the Structure Plan promote sustainable development including the integration of land use and transport and giving priority to previously developed sites.

Transport Policy 4 seeks to ensure that development takes place in the most accessible locations and has safe, convenient and attractive facilities for pedestrian, cycle and public transport access.

Environmental Resources Policy 7 states that development that would result in the loss of prime agricultural land will not normally be permitted except where such land is identified as essential for implementation of the Structure Plan strategy.

Dundee Local Plan Review 2005

In this plan most of the site is allocated as open countryside and Policy 74 contains a presumption against unallocated development in this area.

Policy 20 states that developer contributions towards the cost of infrastructure provision both on and off site will be sought where necessary and appropriate.

Policy 56 implements a "Percent for Public Art" Policy for major new developments.

Policy 64 protects scheduled ancient monuments and sites and contains a presumption against development that might adversely affect such features or their settings. Policy 65 requires developments affecting archaeological sites to provide information on the archaeological value of the site and the impact of the development on the archaeological resource.

Policy 71 relates to future cemetery provision and states that the Council will investigate the provision of new burial land to the east of the city in the period beyond 2011. Sites are required to satisfy criteria set out as follows:

- a land with limited development value in the east of Dundee;
- b land that is capable of being made available within the necessary timeframe;
- c land with reasonable public transport access; and
- d land that is not environmentally and aesthetically sensitive to the proposed use as a burial site.

Policy 72 Trees and Urban Woodland requires new development to have regard to existing healthy mature trees and encourages their retention.

Policy 75 requires that all "development proposals must be accompanied by a Sustainable Drainage Scheme".

With respect to accessibility and transportation matters, Policies 81, 82 and 83 seek to promote ease of access by pedestrians, cyclists and public transport users and to enhance facilities and infrastructure for these sustainable modes of travel. With regard to roads matters, the Plan seeks to reduce the dominance of the private car and promote the use of alternative modes.

Scottish Planning Policies, Planning Advice Notes and Circulars

NPPG5 Archaeology and Planning and SPP17 Planning for Transport are of relevance to the determination of this application, but the principles set out in these documents are carried through the Structure Plan and Local Plan and a separate assessment of the application in the context of these documents is not required.

Non Statutory Statements of Council Policy

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

SUSTAINABILITY ISSUES

There is a sustainability policy issue in terms of the accessibility of the site. This matter is addressed in the Observations section of this Report.

SITE HISTORY

There is no relevant planning history relating to this site.

Planning permission was granted in July 2005 for the construction of a new road (now known as Linlathen Road) from the A92 Arbroath Road/Balgillo Road roundabout northwards to the Councils economic development site at Linlathen - application 05/00065/FUL refers. This road has been constructed and it provides access to 2 housing sites being developed by Miller Homes to the east and GL Residential to the west.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and the proposal was advertised as contravening the Development Plan.

9 letters of objection were received from local residents (copies available for inspection in the Members Lounge). The concerns raised relate principally to the proposed access onto Drumsturdy Road and the transformation of a rural area to an urban area with associated noise and disturbance. Concerns about contravention of the Development Plan, drainage and flooding, impact on the natural environment, archaeology and an existing right of way have also been raised.

The points raised in these letters are fully considered in the Observations section of this report.

CONSULTATIONS

Historic Scotland: Historic Scotland had concerns that the development would have a significant adverse impact on the setting of the scheduled ancient monument known as Cairn Greg. As a response to this, and in consultation with the Councils archaeological consultant, the plans were amended by removing one of the chapels for the crematorium (that closest to Cairn Greg) and extending the buffer zone. At the time of writing this Report Historic Scotland had not responded to these revised proposals.

Broughty Ferry Community Council: The Community Council has objected to the proposed development on the basis that it is on land that is not allocated for development and therefore contravenes the Local Plan. It states that the development will set a precedent for further car dependant urban sprawl at this location and that the case for the inclusion of a public house in the development is not strong.

It states that if the Council is minded to approve the application then it should be referred to the Scottish Ministers as it involves Council owned land.

Angus Council: Angus Council does not object to the development but requests that the new access to Drumsturdy Road should be formed in a satisfactory manner with appropriate sightlines.

SEPA: SEPA have objected to the development on the basis that there was insufficient information to adequately assess the principle of the proposed development as a cemetery. In response to this, information on ground water was submitted but SEPA responded to state that the tests which were carried out would not take account of seasonal variations in groundwater level. At the time of writing this Report SEPA had not formally responded to the further information which was submitted and had not therefore withdrawn their objection.

SEPA has also pointed out that the crematorium would be regulated under a separate regulatory regime.

Scottish Water: Scottish Water has no objections to the proposed development but state that the development should be drained in a sustainable manner.

Contamination: The Head of Environmental Health and Trading Standards considers that there are no issues in respect of contaminated land.

The Council's Forestry Officer has requested planning conditions to ensure the protection and management of trees to be retained and the provision of new planting on the site.

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.

Dundee and Angus Structure Plan 2001-2016

Transport Policy 4 seeks to ensure that development takes place in the most accessible locations and has safe, convenient and attractive facilities for pedestrian, cycle and public transport access.

In this case the application site is not well served by public transport. Bus services on Drumsturdy Road are infrequent and the site is a considerable distance from bus routes on Arbroath Road to the south. In their Transportation Assessment the applicants point out that the proposed uses are not ones that can be accommodated in a sustainable town centre location and that the new road will be designed as a future bus route so that the development can be adequately served by public transport.

The applicants have pointed out that land within their control closer to the Arbroath Road would not be suitable for development as a cemetery due to its closer proximity to the Dighty and the possibility of water pollution.

Although the site chosen is remote from existing public transport routes, it is difficult to envisage how a site for a new cemetery and crematorium development could be in a very accessible location. The amount of land required and the fact that it is in a greenfield location means that other potential sites would suffer from a similar lack of accessibility. It is considered that in these circumstances the site is as accessible as possible given the constraints involved and that Transport Policy 4 is best served by ensuring that the new road is developed to a standard suitable for public transport usage, as well as for use by pedestrians and cyclists. In these circumstances it is concluded that the development does not contravene Transport Policy 4 of the Structure Plan.

Environmental Resources Policy 7 states that development that would result in the loss of prime agricultural land will not normally be permitted except where such land is identified as essential for implementation of the Structure Plan strategy. The site is identified as prime land and although the development is not essential for

implementation of the strategy, the proposed development is of a nature that cannot be accommodated other than on a greenfield site. Given that any alternative greenfield site in the eastern part of the city will suffer from a similar constraint it is considered that the proposed development falls within the exception to Environmental Resources Policy 7. Furthermore, taking the above into account and the fact that the land is the lowest category of prime agricultural land, it is not considered that the proposed development would have any significant impact on prime agricultural land.

Dundee Local Plan Review 2005

In this plan most of the site is allocated as open countryside and Policy 74 contains a presumption against unallocated development in this area. The proposed development contravenes this policy.

Policy 20 states that developer contributions towards the cost of infrastructure provision both on and off site will be sought where necessary and appropriate. Policy 56 implements a "Percent for Public Art" Policy for major new developments. This is an application for outline planning permission where the design of the proposed development has not been established and matters of detail can be covered by planning conditions should Members be minded to approve the application.

Policy 64 protects scheduled ancient monuments and sites and contains a presumption against development that might adversely affect such features or their settings and Policy 65 requires developments affecting archaeological sites to provide information on the archaeological value of the site and the impact of the development on the archaeological resource.

An Archaeological Assessment was submitted with the application and following discussion with the Council and its archaeological advisors, the proposals were amended to protect the scheduled ancient monuments on the site by providing greater buffer zones and in particular by providing an extensive area adjacent to Castle Greg free from development. In addition, should Members be minded to approve the application, suitable conditions can be imposed to protect the scheduled monuments and to ensure that Cairn

Greg is enhanced. It is considered that satisfactory provision has been made for the protection of archaeology on the site in terms of policies 64 and 65 of the Plan.

Policy 71 relates to future cemetery provision and states that the Council will investigate the provision of new burial land to the east of the city in the period beyond 2011. Sites are required to satisfy criteria set out as follows:

- a land with limited development value in the east of Dundee ;
- b land that is capable of being made available within the necessary timeframe;
- c land with reasonable public transport access; and
- d land that is not environmentally and aesthetically sensitive to the proposed use as a burial site.

It is considered that the proposed development of a cemetery at this location complies with Policy 71. The site and adjoining land is not allocated for development and the strategy in the Structure and Local Plans supports development to the west of Dundee and not at this location. The site is available for development as a cemetery within a reasonable timeframe and public transport access can be developed to a satisfactory extent. Finally it is considered that the land is environmentally and aesthetically sensitive to the proposed use as a burial site.

Policy 72 Trees and Urban Woodland requires new development to have regard to existing healthy mature trees and encourages their retention. The proposals are satisfactory in this regard and these matters can be dealt with by planning condition should Members be minded to approve the application.

Policy 75 requires that all "development proposals must be accompanied by a Sustainable Drainage Scheme". Again, as this is an outline planning application, drainage proposals have not been worked out and can be dealt with by a planning condition should Members be minded to approve the application.

With respect to accessibility and transportation matters, Policies 81, 82 and 83 seek to promote ease of access by pedestrians, cyclists and public transport users and to enhance facilities and infrastructure for these

sustainable modes of travel. With regard to roads matters, the Plan seeks to reduce the dominance of the private car and promote the use of alternative modes. These matters have been considered in the context of Transport Policy 4 of the Structure Plan and it was concluded that satisfactory provision can be made for public transport and for access by pedestrians and cyclists.

It is concluded from the foregoing that the proposal does not comply with Policy 74 of the Local Plan.

Other Material Considerations

The determining issue for this application relates to whether there are sufficient material considerations to justify an exception to Policy 74 of the adopted Local Plan.

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

A - Supporting Information by the Applicants and the Need for a New Cemetery

The supporting information provided by the applicants states that Dundee requires additional cemetery provision in the eastern part of the city and that a search for alternative sites has been unsuccessful. It also states that the existing crematorium is congested in terms of parking facilities and vehicular access. It states that the development proposals will provide a good and easily accessed facility in an attractive setting. It is intended that the pub/restaurant would serve the cemetery and crematorium and also provide a local facility for the area. Landscaping is proposed to minimise any perceived impact of the development and that stone boundary walls will be retained. It is stated that since the new road will be designed as a future bus route the development can be adequately served by public transport.

It is accepted that there is a need for new cemetery provision in the eastern part of the city and this is highlighted by Policy 71 of the Local Plan. It is also inevitable that such provision will have to be made in an area allocated as open countryside where there is a presumption against development under Policy 74 of the Plan. Finally it is accepted that such a location will not be ideal in terms of accessibility.

For some time the Council has been searching for new cemetery provision to the east of the city. In February 2004 a joint report was submitted to the Leisure and Arts Services Committee by the Directors of Leisure and Arts and Planning and Transportation outlining the significant pressure for future provision. In May 2005 the Councils Leisure and Arts Services Committee remitted the Directors of Leisure and Arts and Planning and Transportation to investigate the potential for additional cemetery provision on land to the north of the city at Middleton Woods and land to the east of the city on the north side of the A92 Arbroath Road. Since then it has not been possible for the Council to identify a suitable site.

The current proposals for a cemetery fulfil a need identified by the Council and established in Policy 71 of the Plan. Taking into account the fact that there is an urgent need to identify the site for a new cemetery, that the current proposals satisfy the requirements of Policy 71 and that no suitable alternative site has been identified, it is considered that there is a case for approving this application despite the fact that the site is allocated as Open Countryside under Policy 74 of the Local Plan.

Although there is no specific reference in the Plan or indeed in Committee Minutes to a crematorium, it is considered that this facility along with an ancillary pub/restaurant represents an appropriate additional development associated with the proposed cemetery.

The Views of Consultees

The Community Council has objected to the proposed development on the basis that it is on land that is not allocated for development and therefore contravenes the Local Plan. It states that the development will set a precedent for further car dependant urban sprawl at this location and that the case for the inclusion of a public house in the development is not strong.

It is accepted that the proposal contravenes the Development Plan and this matter has been addressed in the assessment of the development against the Development Plan and the material considerations and it has been concluded that there is a justification for approving development contrary to the Plan. The Community Council

states that if the Council is minded to approve the application then it should be referred to the Scottish Ministers as it involves Council owned land. This position is correct and is the procedure that would be followed if Members were minded to approve this application.

Historic Scotland had concerns that the development would have a significant adverse impact on the setting of the scheduled ancient monument known as Cairn Greg. As a response to this, and in consultation with the Councils archaeological consultant, the plans were amended by removing one of the chapels for the crematorium (that closest to Cairn Greg) and extending the buffer zone. At the time of writing this Report Historic Scotland had not responded to these revised proposals. For the reasons set out in the assessment of the development against Policies 64 and 65 of the Plan, it is considered that satisfactory provision has been made for the protection of archaeology on the site.

SEPA have objected to the development on the basis that there was insufficient information to adequately assess the principle of the proposed development as a cemetery. In response to this, the applicants have stated that as far as the cemetery location is concerned, there are no drinking water services (either a spring, well or bore hole) within 250 metres and no other spring, well, or bore hole within 50 metres, and no water course within 50 metres. They have also indicated their willingness to accept a planning condition to divert any field drains located within 10 metres of the cemetery. The nearest point of the Cemetery to the Dighty is 900 metres and the nearest pond is 550 metres distant from the Cemetery. In addition tests to establish ground water levels were carried out.

All this information was submitted to SEPA but their initial response was that the tests which were carried out would not take account of seasonal variations in groundwater level. At the time of writing this Report SEPA had not formally responded to the further information which was submitted and had not therefore withdrawn their objection. It is considered that taking into account the information provided on the potential for water contamination, that the likelihood of there being problems is low enough to accept the principle of a cemetery at

this location but that should Members be minded to approve the application that suitable planning conditions be attached to ensure that water pollution will not occur. Liaison would take place with SEPA to ensure that the proposals were to their satisfaction.

The Views of the Objectors

Concerns about the proposed access onto Drumsturdy Road relate to the narrowness of the road, the lack of footways and a perception that there are traffic safety issues that would be exacerbated by the development. However as the proposed development is designed to take most of its vehicular access from the A92 to the south and as the proposed access to Drumsturdy Road can be designed to provide acceptable visibility sightlines, it is not considered that the proposed development should be refused on traffic safety grounds. In addition, the proposed pub/restaurant will generate no business at the morning peak on Drumsturdy Road and low traffic in the evening peak. Use of the pub/restaurant unrelated to burials is likely to be at periods when Drumsturdy Road is not busy. Angus Council, whose functional area covers most of Drumsturdy Road, have raised no objections on roads grounds. Finally the usage of the proposed new access can be limited by restricting the car park at the pub/restaurant to the proposed level of 25 spaces.

Concerns about the transformation of a rural area to an urban area with associated noise and disturbance and concerns about contravention of the Development Plan are linked. These matters have been addressed in the assessment of the development against the Development Plan and it has been concluded that there is a justification for approving development contrary to the Plan. In any event it is not considered that the proposal would lead to unacceptable noise and disturbance for nearby residents. The proposed cemetery and crematorium are uses which are not associated with significant noise levels and the most likely source of noise and disturbance will be traffic noise which will only occur at daytime. The proposed pub/restaurant will generate evening activity but is sited some 230 metres from the nearest house, a distance well in excess of the 45 metre requirement set out in Policy 53 of the Local Plan

and one which should ensure that there will be no unacceptable impact.

It is considered that the proposed development could be designed to avoid drainage and flooding problems. It is considered that the impact on the natural environment would be minimal given that the site is not of any particular environmental quality due to its use for commercial agriculture. Concerns about archaeology have been addressed in the assessment of the development against Policies 64 and 65 of the Local Plan and it has been concluded that the impact will be acceptable.

Finally the existing right of way can be retained by providing a footpath along the new road should planning permission be granted for the proposed development.

It is concluded from the foregoing that sufficient weight can be accorded to the urgent need to identify a site for a new cemetery, the fact that the current proposals satisfy the requirements of Policy 71 and that no suitable alternative site has been identified, such as to justify the grant of planning permission contrary to the provisions of Policy 74 of the Local Plan. It is further considered that the concerns of consultees and objectors can be suitably overcome by the imposition of planning conditions. It is therefore recommended that planning permission be granted. If Members agree with this conclusion and are minded to approve the application, then it will be necessary to refer it to the Scottish Ministers due to contravention of the Development Plan, the fact that the Council have an interest in the development and the fact that Historic Scotland has notified the Council of concerns relating to the impact of the development on the setting of a scheduled ancient monument.

Design

As this is an outline application where no details of the design of the development have been put forward, matters of design are not relevant in this instance.

CONCLUSION

The development of this site as a cemetery, crematorium and ancillary pub/restaurant complies with the requirements of Policy 71 of the Local

Plan and although the site falls within an area of open countryside and therefore contravenes Policy 74 of the Plan there is sufficient justification for approving the application contrary to the Development Plan. The development will not lead to unacceptable traffic safety or residential amenity problems and will not adversely impact on the setting of Cairn Greg the scheduled monument. Finally the details of the development, including the suitability of the site as a cemetery can be covered by planning conditions.

RECOMMENDATION

Recommendation 1

In terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2007, if Members are minded to approve this planning application it will be necessary to refer it to the Scottish Ministers due to the development contravening Policy 74 of the adopted Local Plan and the fact that the Council has financial and landownership interests in the site and because Historic Scotland has notified the Council of concerns relating to the impact of the development on the setting of a scheduled ancient monument.

Recommendation 2

It is recommended that consent be GRANTED subject to the following condition(s):

- 1 The development to which this permission relates shall begin within 5 years of the date of permission or 2 years of the final approval of the reserved matters, whichever is the later.
- 2 Application for approval of the matters referred to in condition (1) above must be made within 3 years of the date of this permission.
- 3 The approval of the City Council shall be obtained to the following reserved matters before any development is commenced viz:
 - The siting of the buildings;
 - The design of the buildings;
 - The external appearance of the buildings;
 - The means of access to the buildings; and

- The landscaping of the site.

The details provided in terms of the siting of the buildings shall take into account the presence of 2 scheduled ancient monuments on the site and in particular no buildings shall be situated within 165 metres of the 60 metres diameter development exclusion zone around Cairn Greg.

- 4 No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (including a timetable) which has been submitted by the applicant, agreed by the Archaeological Service and approved in writing by the Council.
- 5 No development shall take place until fencing has been erected in a manner and position to be agreed with the Council at Cairn Greg and the North Gates Souterrain and no works shall take place within the fenced area without the prior written approval of the Council.
- 6 Details of proposals for the enhancement of the scheduled ancient monument known as Cairn Greg including public access and interpretation facilities 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 approved details.
- 7 Details of the proposed new access onto Drumsturdy Road with associated visibility sightlines 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 approved details.
- 8 The car park for the proposed public house/restaurant shall be limited to a maximum of 25 spaces and there shall be no direct vehicular access between the Drumsturdy Road access and the public house/restaurant car park and the remainder of the cemetery and crematorium development.

- 9 Details of the provision of facilities for pedestrians and for public transport to serve the proposed development in the form of bus stops with shelters and real time information adjacent to the site as well as bus turning facilities at this location and bus stops on both sides of Drumsturdy Road with a footpath link to the site 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 approved details.
- 10 The development shall be drained in a sustainable manner and details of the proposals for the disposal of surface water run off 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 approved details.
- 11 No development shall take place on the application site, including the formation of the new access road, until a thorough investigation of the impact of the cemetery development in terms of the potential for water pollution and any proposed mitigation measures are submitted to the Council for approval following consultation with SEPA and if approved the development shall be carried out only in full accordance with such approved details.
- 12 The proposed public house/restaurant shall not open for business prior to the opening of the cemetery for burials.
- 13 Details of the existing trees on the site to be retained and the method of protecting these trees during construction work 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 approved details. The trees to be protected shall not be cut down, grubbed out topped, lopped, uprooted or root pruned without the written consent of the City Council. Any trees or shrubs removed without such

consent or dying, or being severely damaged or diseased, shall be replaced with trees and shrubs of such size and species as may be directed by the City Council and to the standard as approved by the City Council.

- 14 The existing right of way between Arbroath Road and Drumsturdy Road shall be maintained at all times both during and after construction work. Details of the proposals for the protection of this right of way 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 approved details.
- 15 Details of the incorporation of public art into the proposed development 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 approved details.

Reasons

- 1 To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.
- 2 To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.
- 3 to reserve these matters for future consideration by the Council
- 4 the site is considered to be of considerable archaeological interest and it is important that the opportunity created by the development to expose the history of the land, thereby contributing to the better understanding of the development of the city, is not lost
- 5 In order to ensure that no inadvertent damage from the development works impacts on the scheduled ancient monuments.
- 6 In order to compensate the loss of amenity through enhancing access to and interpretation of the scheduled ancient monument.

- 7 In the interests of traffic and pedestrian safety.
- 8 In order to ensure that the use of the proposed new access to Drumsturdy Road is restricted to vehicular traffic visiting the public house/restaurant only and does not provide access to the cemetery and crematorium in the interests of pedestrian and traffic safety.
- 9 In order to make provision for access to the site by all modes of transport.
- 10 In order that the development is drained in a sustainable manner.
- 11 To ensure that the proposed development does not cause pollution of ground or surface water.
- 12 The justification for the proposed public house/restaurant is as an ancillary facility to the cemetery development and the provision of a public house/restaurant unrelated to that facility at this location would contravene Policy 74 of the adopted Dundee Local Plan Review 2005.
- 13 To protect those landscape features which are of significant amenity value to the area and which would ensure a satisfactory standard of appearance of the development.
- 14 In order to protect the public right of way both during and after construction.
- 15 In order to make provision for public art in accordance with Policy 56 of the adopted Dundee Local Plan Review 2005.