

KEY INFORMATION

Ward East End

Proposal

Carriageway widening, new car park access, trolley bay renewal and lighting repairs/upgrade

Address

Asda Store
Milton of Craigie Retail Park
Milton of Craigie Road North

Applicant

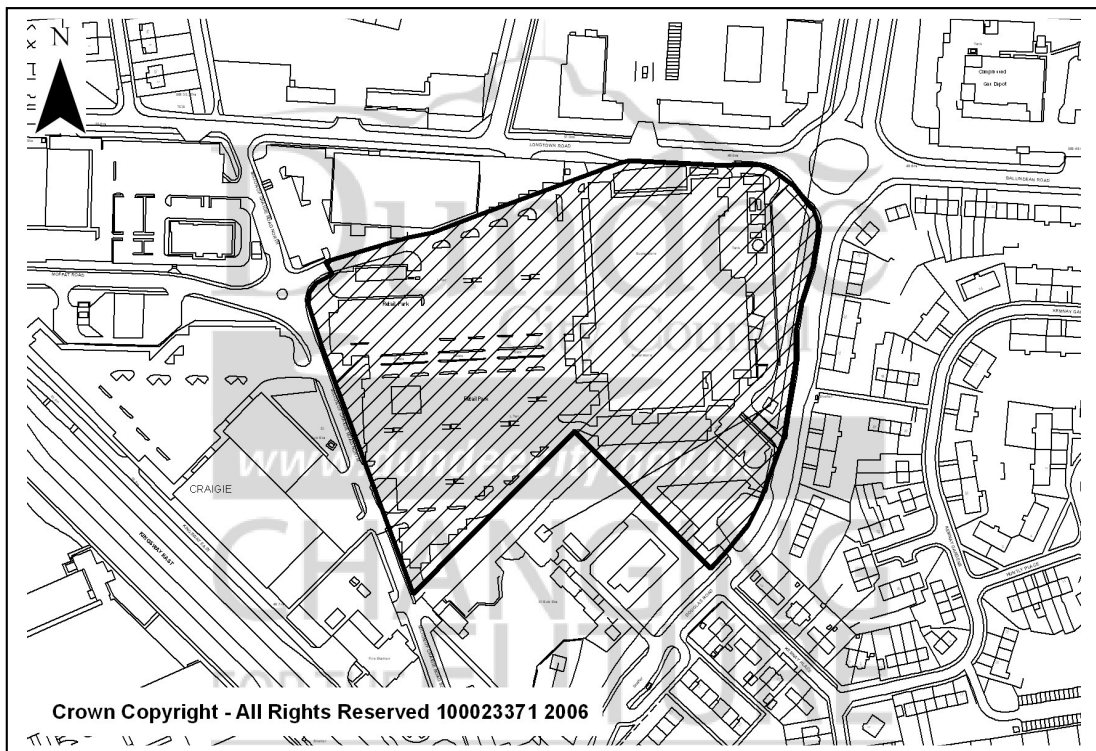
Asda Stores Ltd
Asda House
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Great Wilson Street
Leeds LS11 5AD

Agent

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Southgate
Wakefield WF1 1TL

Registered 27 Nov 2007

Case Officer Paul Macari



Proposed Alterations to Asda Car Park at Kingsway East

The proposed carriageway widening, new car park access, trolley bay renewal and lighting repair/upgrade are **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed developments are considered to accord with the relevant policies of the Dundee Local Plan Review 2005. Whilst the concerns of the objector have been upheld, insufficient weight can be accorded to such concerns such as to warrant a refusal of planning permission contrary to the provisions of the Development Plan. Therefore, the application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought for carriageway widening, new car park access, trolley bay renewal and lighting repairs/upgrade.
- Policy 1 and Policy 48 of the Dundee Local Plan Review 2005 are relevant to the outcome of this planning application.
- 1 letter of objection has been received raising concerns of late night/ early morning noise disturbance.
- The proposed developments are considered to accord with the provisions of the Local Plan.

DESCRIPTION OF PROPOSAL

This application seeks full planning permission for the formation of a new vehicular access, widening of an existing carriageway and renewal of existing trolley stores and upgrading of existing exterior lighting at Asda Superstore Milton of Craigie Road North, Dundee.

SITE DESCRIPTION

The application site is located within the Kingsway East Retail Park and on the south side of Moffat Road. There is an existing car wash located in the north western corner of the site, which has only been built recently. 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. The service yard and associated access road is located to the rear (east of the store) and is enclosed by 1.8m high steel post and mesh fencing. The service yard itself is enclosed by 3m high walls finished in a facing brick matching the existing superstore. The existing car park has landscaped buffers separating access roads, pedestrian links and car parking spaces.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan 2005

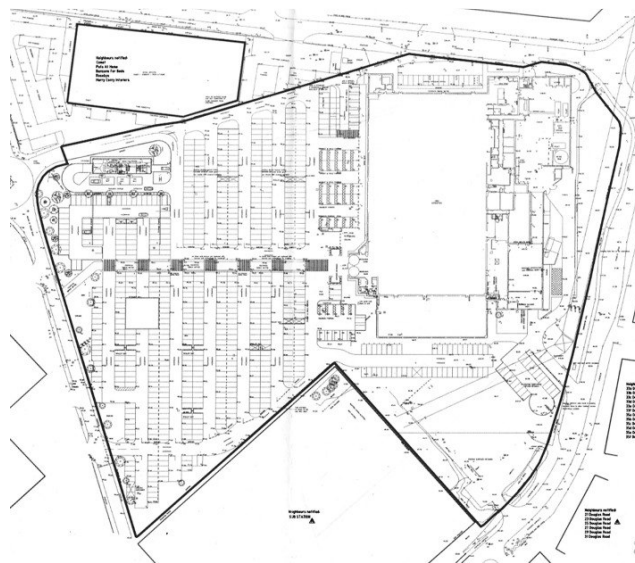
The following policies are of relevance:

Policy 1: Vibrant And Sustainable Communities - the City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New developments 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 or smell.

Policy 48: Accessibility of Out of Centre Retail Developments - proposals for major out of centre retail developments will require to

incorporate measures to encourage convenient access by means other than the car. The following specific measures will be sought:

- bus access involving weather protected stances incorporating timetable information and linked to the pedestrian route network within the site;
- segregated, weather protected, pedestrian routes linked to the City's wider footpath network; and
- weather protected cycle storage facilities accessed via segregated cycle routes linked to the City's wider cycle route network.



Where appropriate the provision of free home delivery services will be encouraged.

The incorporation of these measures into existing developments will also be encouraged and pursued.

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.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

There is no planning history of relevance to the outcome of this planning application. However, it should be noted that no conditions restricting the hours of operation of times of delivery to the Asda Superstore were attached to the original or subsequent planning permissions.

PUBLIC PARTICIPATION

The applicants have carried out the required statutory neighbour notification procedure as detailed in the Town and Country Planning (General Development Procedure) (Scotland) Order 1992.

One letter of objection has been received raising concerns about:

- Late night/early morning noise disturbance.

CONSULTATIONS

No adverse comments have been received from consultees although it is suggested that the applicant contacts the Council's Street Lighting Team to ensure that their requirements are met with regard to the height of the proposed lamp standards and luminance should planning permission be granted.

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

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

In accordance with Policy 1 Sustainable and vibrant Communities, proposals should aim to minimise the impact upon local residents by virtue of design, parking and traffic movement, noise or smell. The proposed alterations to the existing methods of access and egress to the Asda Milton site are considered to further enhance access to the site and also to neighbouring retail facilities. The proposed works will result in the creation of 17 additional car parking spaces and the reshaping of existing landscaping buffers as well as an additional vehicle access to the site. This will greatly enhance the flow of vehicles in and out of the site while also easing traffic congestion experienced during peak operating hours. Although alterations shall be made to the rear/ service area of the existing superstore, the proposed landscaping alterations will result in the formation of additional staff car parking and not additional parking facilities for heavy goods and delivery vehicles. The existing parking provision for such vehicles shall remain intact with the only alterations to the service area being the widening of the existing service road and formation of additional staff car parking facilities.

The proposed replacement lighting columns and trolley stores shall provide contemporary hard landscaping features that will compliment the existing site layout and design of the building by virtue of the glazed atrium on the front elevation. Indeed such "furniture" whilst serving their main purpose as safety features will break up the vast expanse of car park that engulfs the superstore while also providing points of reference and landscape features that patrons of the superstore can identify with.

The proposed car park redevelopment is considered to meet the criteria of Policy 1 of the Dundee Local Plan Review 2008.

Policy 48 Accessibility of out of Centre Retail Facilities, states that proposals will only be supported where alternative methods of access to the site are promoted. It should be noted

that the application site can be accessed easily by both public transport and pedestrians through the strategic location of footpaths linking the site to Longtown Road, Milton of Craigie Road North and Douglas Road. In respect of public transport, there are bus stops on each of the respective roads in close proximity to the application site. New cycle storage facilities shall also be installed as part of the proposed car park redevelopment. The cycle stores shall be situated beneath the overhanging eaves of the building on the front elevation. Whilst many of the aforementioned features that enhance accessibility already exist at Asda Milton, many have been revised in terms of layout or completely overhauled altogether in an attempt to provide better facilities. The proposed redevelopment of the existing car park is therefore considered to meet the criteria of Policy 48 of the Dundee local Plan Review 2008.

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:

Concerns of the Objector

One letter of objection has been received raising concerns over late night and early morning noise disturbance. The proposed development will not result in the creation of additional parking facilities outwith the existing service yard for delivery and heavy goods vehicles. No conditions limiting the hours of delivery or requirement to provide noise mitigation were attached to the original or consequent planning permissions for the Asda Milton store. However, through the widening of the service road the creation of additional space may give rise to the parking of such vehicles outwith the service area. Therefore in the interest of safeguarding amenity a condition preventing heavy goods and delivery vehicles from parking on the service road will form part of any permission should the Committee be mindful to grant consent for the proposed developments.

Whilst the concerns of the objector are noted, 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 design of the proposed access will maximise the flow of traffic through the site whilst the additional car parking facilities shall reduce traffic congestion during peak operating hours. The proposed trolley stands and lamp standards shall provide interesting yet contemporary features that will compliment the modern elevational detail of the existing building.

CONCLUSION

The proposed developments are considered to accord with the relevant policies of the Dundee Local Plan Review 2005. Whilst the concerns of the objector have been upheld, insufficient weight can be accorded to such concerns such as to warrant a refusal of planning permission contrary to the provisions of the Development Plan. Planning Permission should therefore be granted subject to conditions.

RECOMMENDATION

It is recommended that consent 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 BEFORE WORK STARTS ON SITE, details of the proposed scheme of landscaping shall be submitted to this Planning Authority for written approval. For the avoidance of doubt, such details should also include a maintenance schedule and planting programme.
- 3 At no time shall Heavy Goods or Delivery Vehicles park on the service road to the rear of the superstore.
- 4 BEFORE WORK STARTS ON SITE, details of the proposed external lighting columns and luminance shall be submitted to

this Planning Authority for written approval.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interest of safeguarding visual amenity of the application site.
- 3 In the interest of road safety and preventing late night/early morning noise disturbance through vehicle movements.
- 4 In the interest of safeguarding personal safety, residential amenity and road safety.