

KEY INFORMATION

Ward The Ferry

Proposal

Partial demolition and conversion of former church hall to Funeral Directors and 2 houses and the erection of 4 flats

Address

St Aidans Church Hall
100 St Vincent Street
Broughty Ferry

Applicant

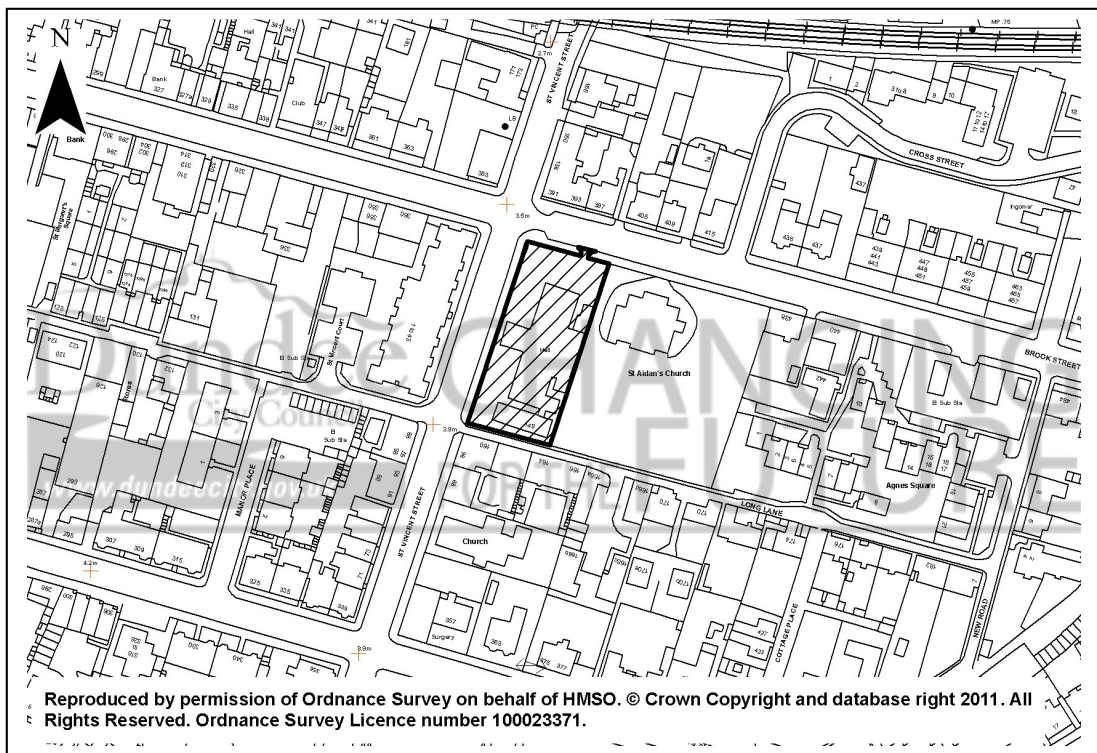
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Restenneth House
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Registered 30 Dec 2011

Case Officer Paul Macari



Conversion of St Aidans Church Hall to Funeral Directors and Houses With 4 New Flats

The partial demolition and conversion of former church hall to Funeral Directors and 2 houses and the erection of flats is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

RECOMMENDATION

The proposed redevelopment of St Aidan's Church Hall satisfies the requirements of Policies 1, 4, 55, 59 and 60 of the Dundee Local Plan Review 2005. The application is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- This application seeks planning permission for the demolition of the existing extensions to the C(s) listed St Aidan's church hall, its conversion to form 2 flats and a funeral directors and the erection of 4 flats.
- Policy 1 (Vibrant and Sustainable Communities), Policy 4 (Design of New Housing), Policy 55 (Urban Design), Policy 59 (Alternative Uses for Listed Buildings) and Policy 60 (Alterations to Listed Buildings) of the Dundee Local Plan Review 2005 are relevant to the outcome of this planning application.
- No letters of objection have been received from neighbouring residents.
- Broughty Ferry Community Council has objected to the proposals on the grounds that the new build flats are of a design that would be incongruous to the character and setting of the adjacent listed buildings and surrounding conservation area.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the partial demolition and conversion of the former church hall to Funeral Directors, 2 houses and the erection of 4 flats at St Aidan's Church hall, St Vincent Street, Broughty Ferry.

The proposals shall involve the demolition of the existing brick built extension adjoining the southern elevation of the original stone built church hall. In addition the small brick built lean to extensions to the eastern elevation of the building shall also be removed to leave the original stone built church hall.

The church hall shall be subdivided to form 2 houses and a Funeral Directors. The Funeral Directors shall occupy the northern half of the building with the 2 houses occupying the southern half of the building.

The existing vehicle access to the application site from Brook Street and the existing 8 car parking area shall be retained and shall serve the proposed Funeral Directors. In addition to facilitate the use of the premises as a Funeral Directors it is proposed to erect a flat roof extension with north facing entrance doors on the eastern elevation of the building to allow for the discrete delivery of cadavers with the original entrance to the church hall being retained as the main entrance to the Funeral Directors.

A new vehicle access shall be formed in the southern sector of the site from St Vincent Street along with 6 car parking spaces at the front of the original church hall building to serve the proposed dwellings.

The Funeral Directors shall comprise of a lobby, reception area, store, utility room, staff changing and welfare facilities, a mortuary, a doctor's office, cold room, ministers office, viewing rooms, coffin display room, lounge and service room.

The proposed houses shall each benefit from 2 bedrooms, a kitchen, living and dining area and a bathroom. Each of the houses shall have 30m² of private garden ground to the rear (east).

The proposed new build flatted block to be erected in place of the existing brick built extension to the church hall shall be 2 storeys in height, of a contemporary curved roof design finished in stone, cedar cladding and white smooth cement render. The roof of the building shall be finished in

It is proposed to surface the remainder of the site in granite setts and reinstate the original railings enclosing the site.

In accordance with the Council's Scheme of Delegation this application is being reported to the Council's Development Management Committee as an objection to the proposals has been received from Broughty Ferry Community Council.

SITE DESCRIPTION

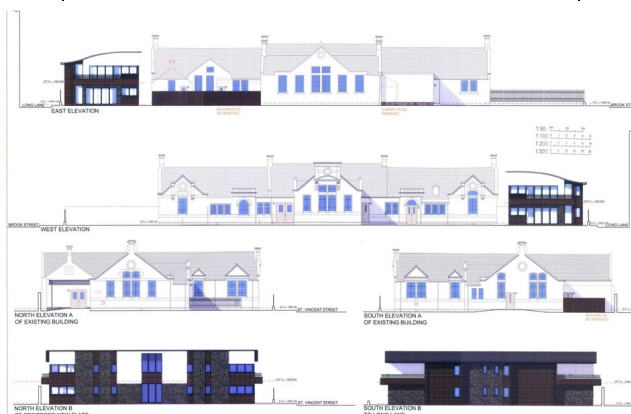
The application site is located on the east side of St Vincent Street and south side of Brook Street. The site lies to the east of Broughty Ferry's main shopping and commercial centre. The existing property on the site is a C(s) listed single storey hall building with stone walls and slate roof. A B-listed church building is located immediately to the east with a cemetery behind backing onto Long Lane. The cemetery is also B-listed. There is a stone boundary wall along the east boundary of the site. There are 3 and 4 storey tenement flats on the south side of Long Lane.

There are 3 storey sheltered flats on the opposite side of St Vincent Street and single storey cottages on the opposite side of Brook Street.

The hall building is a former school building which was built in 1874. It has T-plan halls, which were formerly separate girls and boys entrances to the school. St Aidan's church took over the buildings in 1913 to use them as church halls. There are semi-circular arched details above the entrance doors. The windows are traditional sash and case with 8-pane glazing patterns. There is a single storey red brick later extension at the south end of the site, known as Kippen Hall. There are no formal car parking spaces at present and cars park to the west and north of the building. There is a footpath along the north side of the site, next to Long Lane.



sarnifil roofing membrane. The building shall have aluminium rainwater goods and aluminium framed windows. Each of the proposed flats shall benefit from 2 bedrooms, a



kitchen, dining and living area, a bathroom and utility room. The ground floor flats shall benefit from an area of amenity space to the west and south of the building measuring 70m² in area. The upper floor flats shall benefit from balconies at either side of the building serving the respective living rooms. The balconies shall have an area of 16m².

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) - this Policy is supportive of commercial proposals that seek to enhance the level of services and facilities available within residential areas of the city. However, support for commercial proposals within residential areas shall only be given to proposals that seek to maintain or enhance the level of environmental quality afforded to neighbouring properties by virtue of design, layout, parking and traffic movement issues, noise or smell.

Policy 4 (Design of New Housing) - this policy is supportive of proposals that seek, by virtue of high quality design and generous internal and external space standards, to improve the quality of housing available within the city.

Policy 55 (Urban Design) - this policy is supportive of proposals of a high quality design that shall create new public places and points of interest which incorporate architectural and landscape features and reflect and enhance historic street layouts, significant views and vistas. All development shall be expected to respect the setting of listed buildings.

Policy 59 (Alternative Uses for Listed Buildings) - this policy seeks to support the alternative uses of listed buildings where this is necessary to safeguard their future. However, only uses that shall respect the historic fabric and features of architectural merit as well as the character and setting of the building shall be supported.

Policy 60 (Alterations to Listed Buildings) - this policy is supportive of proposals that seek to preserve or enhance the architectural or historic character of listed buildings.

Scottish Planning Policies, Planning Advice Notes and Circulars

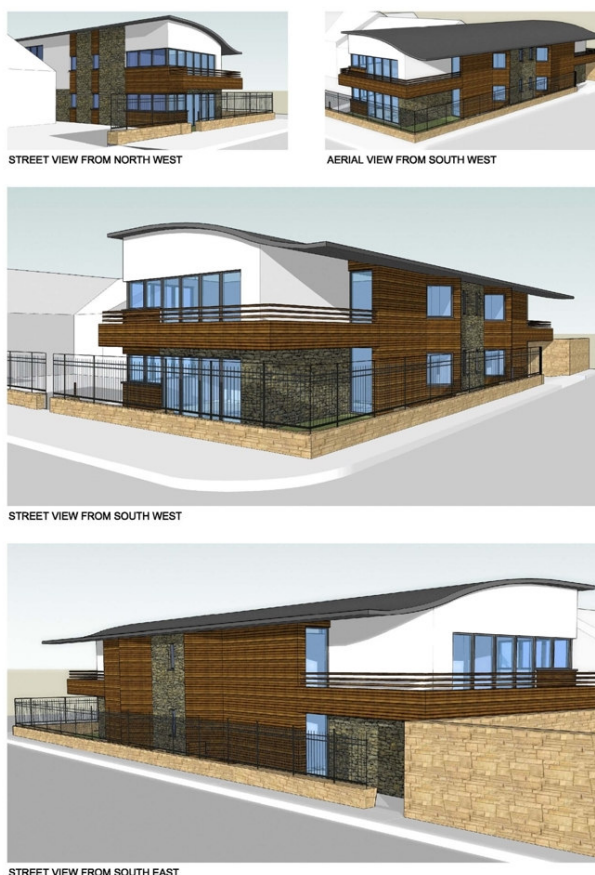
The following are of relevance:

Scottish Planning Policy 2010.

The Scottish Historic Environment Policy 2008.

Non Statutory Statements of Council Policy

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



SUSTAINABILITY ISSUES

The proposals shall involve the re-use of the existing building.

SITE HISTORY

Planning application ref: 09/00014/FUL sought planning permission for the alteration and extension including partial demolition of St Aidan's Church Hall to form 45 bed residential care home. This application was approved by the Development Management Committee on 20 April 2009.

Listed building application ref: 09/00012/LBC sought consent for alterations and extension including partial demolition of the C(s) listed St Aidan's Church Hall building to form 45 bed residential care home. This application was approved by the Development Management Committee on 20 April 2009.

This application is partnered by listed building application ref: 10/00766/LBC which appears elsewhere on this agenda.

PUBLIC PARTICIPATION

The Council has carried out the statutory neighbour notification procedure as stipulated by the Town and Country Planning (Development Management procedure)(Scotland) Order 2008. This application was also advertised in the Dundee Evening Telegraph as a departure to the Development Plan.

No letters of objection have been received.

CONSULTATIONS

Broughty Ferry Community Council have objected to the proposals on the grounds that the design of the new build flats would be incongruous to the character and setting of the adjacent listed buildings and surrounding conservation area. In addition the Community Council also raise concern that the reinstatement of the railings around the periphery of the application site should be on stone plinths/ copings as opposed to re-constituted stone or facing brick copings.

The Head of Environmental Health and Trading Standards advises that a Preliminary Contaminated Land Risk Assessment is required as the application is for a sensitive use, which is within the vicinity of a number of contaminative historical uses. The site is considered to be at low risk and so this can be attached as a condition requiring the submission of the report before any work commences on site.

The Head of Environmental Health and Trading Standards has requested that all mechanical and electrical noise from the proposed funeral directors is

restricted to NR35 as measured 1m external to the facade of neighbouring properties and NR25 from within adjoining properties. This matter can be addressed by condition should the Committee be minded to grant planning permission.

Scottish Water has no objections to the proposed development.

OBSERVATIONS

Statutory Requirements

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance the development plan unless other material considerations indicate otherwise.

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the Council to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

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

It is the aim of Policy 1 to support commercial proposals within residential areas that seek to minimise any adverse impacts on the level of environmental quality afforded to neighbouring properties by virtue of design, layout, parking and traffic movement issues, noise or smell.

In terms of design and layout the interventions proposed to facilitate the use of the C(s) listed church hall building as a Funeral Directors shall restore the appearance of the building while also enhancing its historic character. This is demonstrated by the retention and repair of the existing windows and the installation of secondary glazing. In addition the design and location of the proposed extension to the eastern elevation to allow for the discrete delivery of cadavers through a north facing entrance to the building shall have a minimal impact upon the character of the building and the appearance of the prominent north elevation of the building.

The Funeral Directors shall benefit from 8 in-curtilage car parking spaces

and in addition to in-curtilage parking there is also an abundance of available on street parking facilities as well as large public car parks situated within 185m of the application site. In this instance there is sufficient capacity within Central Broughty Ferry to prevent the proposed Funeral Directors from generating significant demand for parking that would adversely affect the level of environmental quality afforded to neighbouring properties.

The proposed use of St Aidan's Church Hall as a Funeral Directors is unlikely to generate significant instances of noise disturbance or smell nuisance. However, should the Committee be minded to grant planning permission the level of noise from mechanical and electrical plant shall be restricted by condition in accordance with the concerns of the Head of Environmental Health and Trading Standards.

The proposed use of St Aidan's Church Hall as a Funeral Directors shall not adversely affect the level of environmental quality afforded to neighbouring residential properties. The proposals comply with Policy 1 (Vibrant and Sustainable Communities) of the Dundee Local Plan Review 2005.

It is the aim of Policy 4 (Design of New Housing) of the Adopted Local Plan to support proposals involving the creation of high quality housing across the city. Housing proposals should adhere to the requirements of Appendix 1 of the Local Plan and the Dundee Urban Design Guide. Where proposals involve the conversion of a listed building or a building worthy of retention Policy 4 allows for the flexible application of parking and garden ground requirements where compliance is impractical.

Appendix 1 stipulates that flats shall only be permitted in Central Broughty Ferry if identified in a site planning brief, site specific circumstances demand a flatted solution or conversion of an existing building of merit is proposed and houses are impractical.

The proposals shall involve the retention and conversion of St Aidan's Church Hall which is a C(s) listed building to form a Funeral Directors and 2 houses. To enable the proposed conversion of the listed church hall building it is also proposed to erect 4 flats on the site of Kippen Hall the unlisted brick built extension to the

southern elevation of the listed building. Housing would be impractical on the site of the existing Kippen Hall as there would not be sufficient space to provide the number of units required to facilitate the conversion of the listed building. In this instance the provision of houses and flats on the application site is considered acceptable.

Appendix 1 stipulates that houses should have 2 bedrooms. In addition houses within Central Broughty Ferry should be afforded at least 1 in-curtilage parking space with 40% of houses benefiting from a garage or space for one. In terms of garden ground new houses within Central Broughty Ferry should have no less than 50m² of private usable garden ground.

The proposed houses shall benefit from 2 bedrooms and 1 dedicated parking space within a communal car parking area serving the 2 houses and 4 flats. In terms of garden ground, each of the proposed houses shall benefit from 30m² of private usable garden ground to the rear of the listed Church Hall building.

Appendix 1 stipulates that flats within Central Broughty Ferry should benefit from 60m² of gross internal floor area, 130% car parking and communal garden grounds amounting to 100m² or 10m² per flat whichever is greater. The requirement for communal garden ground may be reduced should flats benefit from usable and attractive balconies.

The proposed flats shall benefit from 65m² of gross internal floor area. In terms of car parking facilities the proposed flats shall benefit from 1 dedicated space each within a communal parking area. In terms of communal garden ground, all 4 flats shall benefit from 70m² of communal garden ground with the first floor flats benefiting from balconies with areas of 16m². However, given the dense urban environment surrounding the application site the communal garden grounds shall not be wholly usable due to their location between the eastern, western and southern elevations of the flatted building and the application site boundaries.

In terms of window to window distances, Appendix 1 stipulates that the windows of houses should not be located within 18m of facing windows serving habitable rooms of

neighbouring houses. The proposed houses shall be located no less than 18m from the retirement flats on the western side of St Vincent Street.

Appendix 1 stipulates that windows and balconies serving flats should not be located within 18m of facing windows of neighbouring properties.

The south facing windows of the proposed flats have been angled at 45° so as not to overlook the property at 160 Long Lane. Although the balconies shall overlook the north facing windows of 160 and 162 Long Lane the level of overlooking can be controlled by condition should the committee be minded to approve this application.

The proposals fail to satisfy the requirements of Appendix 1 in terms of parking and garden ground provision. However, as the proposals involve the conversion of a listed building and the erection of 4 flats as an enabling development there is flexibility within Policy 4 to allow for a departure to the requirements of Appendix 1 where the conversion of a listed building or building worthy of retention is proposed and compliance with Appendix 1 in terms of parking and garden ground requirements is impractical.

With regard to design, the proposed enabling development is considered to be of an original design that although contemporary does not appear out of place within the context of the application site and the historic St Vincent Street streetscape. This is because the proposed flatted block by virtue of location, scale, massing and finish shall not detract from the appearance the C(s) listed Church Hall building. The proposed flatted block is clearly not an off the peg design and will be finished in modern materials that will compliment the appearance of surrounding properties.

The proposals comply with the requirements of Policy 4 of the Dundee Local Plan Review 2005.

Policy 55 (Urban Design) is supportive of proposals of a high quality design that reflect and enhance historic street layouts while also respecting the setting of listed buildings. The proposals shall ensure the restoration and re-use of St Aidan's Church Hall building which is situated in a very prominent and visible location with

frontages on to Brook Street, St Vincent Street and Long Lane.

The removal of the existing extensions and other paraphernalia associated with previous uses of the building shall restore the historic appearance of the building back to its original form. The erection of an inconspicuous modern flat roofed extension to the eastern elevation and an enabling development of 4 flats to the south of the listed building shall compliment the appearance of the listed building while also enhancing the appearance of the historic Brook Street, St Vincent Street and Long Lane streetscape by ensuring that the respective frontages provide a focal point of architectural interest.

While the proposed enabling development is of a very different architectural form from the existing C(s) listed church hall building, the enabling development in terms of scale, design and finish shall have a lesser impact upon the setting and appearance of the listed building than the existing dilapidated Kippen Hall building.

The proposals satisfy the requirements of Policy 55 of the Dundee Local Plan Review 2005.

Policy 59 (Alternative Uses of Listed Buildings) is supportive of proposals for the re-use of listed buildings where this is necessary to secure their future. Only proposals that involve careful and sensitive adaptation of the building's fabric shall be supported.

The proposed conversion of the existing church hall to form a Funeral Directors and 2 houses shall restore the external appearance of the existing building. This shall be accomplished through the retention and repair of the existing windows and doors on the front elevation of the building. In addition the small lean to extensions built on to the rear elevation of the building shall be removed to restore the rear elevation of the building. Internally the decorative truss details and high ceilings shall be retained and exposed within the Funeral Directors and houses to maintain the character of the listed building. The proposed adaptation of the listed building shall facilitate the sustainable re-use of the building preserving the architectural and historic character of the building.

The proposals satisfy the aims of Policy 59 (Alternative Uses of Listed

Buildings) of the Dundee Local Plan Review 2005.

Policy 60 (Alterations to Listed Buildings) is supportive of proposals that seek to enhance or restore the character and appearance of listed buildings. The proposals shall involve the restoration of the exterior of the C(s) listed building repairing and restoring the existing windows and doors. Although the proposals shall involve the erection of a modern flat roofed extension to the eastern elevation of the building, the existing lean to brick built extensions and the poorly designed and maintained Kippen Hall shall be removed enhancing and restoring the listed building back to its original form. The modern flat roofed extension shall be set back from the northern building line and shall appear ancillary to the main building so as not to detract from the historic character or appearance of the building.

In addition the railings that formerly enclosed the application site shall be re-instated with the areas of hard standing surfaced in granite setts to enhance the appearance of the listed building.

The proposed enabling development, although modern in design shall not detract from the character or appearance of the listed building. This is because the building by virtue of scale, massing, design and finishing materials shall have the appearance of an obvious addition to the application site and surrounding streetscape but shall be located to the south of the listed building and shall therefore appear less prominent than the listed church hall building.

The proposed redevelopment of the application site satisfies the requirements of Policy 60 (Alterations to Listed Buildings) of the Dundee Local Plan Review 2005.

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

Statutory Duty

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 advises that in considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority shall have special regard to the desirability of preserving

the building or its setting or any features of special architectural or historic interest which it possesses. The requirements of Section 59 have been satisfied in the assessment of the proposals against Policies 55, 59 and 60 of the Dundee Local Plan Review 2005 above. Therefore it is considered that the proposals comply with section 59 of the Act.

Other Material Considerations

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

A Design Statement

The design statement submitted in support of the re-development of St Aidan's Church Hall demonstrates that the proposals including the interventions to the listed building and the enabling development of 4 flats shall sympathetically facilitate the re-use of the listed building by restoring the character of the building and enhancing its appearance.

B Views of Broughty Ferry Community Council

Broughty Ferry Community Council have objected to the proposals on the grounds that the design of the new build flats would be incongruous to the character and setting of the adjacent listed buildings and surrounding conservation area. In addition the Community Council raise a concern that the reinstatement of the railings around the periphery of the application site should be on stone plinths/copings as opposed to re-constituted stone or facing brick copings.

The scale, massing, design and finish of the proposed enabling development of 4 flats has been assessed against the requirements of the Development Plan and Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. It has been concluded that the enabling development while of a modern architectural form is of a scale, massing and finish that shall not adversely affect the historic character and appearance of the C(s) listed church hall building.

The Applicant has confirmed that the original plinths/stone copes that remain in situ shall be re-used in the re-instatement of railings enclosing the application site. The design of the railings and their attachment to the existing stone coping stones/plinths shall be controlled by condition should the Committee be minded to grant planning permission.

C The Town and Country Planning (Use Classes) (Scotland) Order 1997

Use of the application site as a Funeral Directors premises falls within the meaning of Class 1 (Retail) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Given the proximity of the application site to Broughty Ferry District Centre, the use of the application site for retailing would undermine the principal function of the District Centre as the local shopping centre for Broughty Ferry and surrounding environs. In this instance, should the Committee be minded to approve planning permission it is recommended that the use of the commercial part of the site is restricted to a Funeral Directors only to safeguard the primary function, vibrancy and sustainability of the district centre.

D Enabling Development

The erection of 4 flats to the south of St Aidan's Church Hall is proposed as an enabling development to facilitate the restoration and re-use of the C(s) listed church hall building to form 2 houses and a Funeral Directors. The principle of flats in this location and the form of the proposed building have been assessed against the requirements of the Development Plan. It has been concluded that the enabling development of 4 flats shall have a positive effect on the character and appearance of the C(s) listed church hall. However, in the interests of ensuring that the listed church hall building is restored and re-used it is recommended that should the

Committee endorse this report and its recommendation a condition restricting the occupation of the enabling development until after all works to the listed church hall building have been completed is incorporated into the grant of planning permission.

E National Policy and Guidance

The works to the C(s) listed building including the erection of a single storey flat roofed extension to the eastern (rear) elevation shall restore the character and enhance the appearance of the building.

The enabling development is of a scale, massing and design that is sympathetic to the prominence and architectural form of the C(s) listed building.

The proposals therefore adhere to the guidance contained within the Scottish Planning Policy 2010 and the Scottish Historic Environment Policy 2009.

F The Existing Permission for a Nursing Home

Planning application ref: 09/00014/FUL sought planning permission for the alteration and extension including partial demolition of St Aidan's Church Hall to form 45 bed residential care home.

The proposed development approved by the Development Management Committee on 20 April 2009 involved significant extensions to the southern and eastern elevations of the existing C(s) listed church hall building. The extension to the eastern elevation of the building will create an upper floor level within the listed building while the extension to the southern elevation will be 4 storeys in height. The 4 storey extension by virtue of footprint would project beyond the eastern and western building lines of the existing C(s) listed building. In addition by virtue of ridge height the 4 storey extension would project beyond the ridge of the existing building.

The current proposals seek to maintain the character and appearance of the C(s) listed

building through the restoration of the building back to its original form. The enabling development of 4 flats although of a modern design and finish shall not impact upon the character or setting of the C(s) listed building to the same degree as the proposals approved by planning application ref: 09/00014/FUL. This is because the enabling development shall be restricted to 2 storeys in height with the footprint of the building being significantly less than the 4 storey extension to the southern elevation of the building previously approved.

In this instance the proposed redevelopment of St Aidan's Church Hall to form a Funeral Directors, 2 houses and the erection of an enabling development of 4 flats shall have a lesser impact on the character, setting and appearance of the C(s) listed building than the proposals approved by planning application ref: 09/00014/FUL.

It is concluded from the foregoing that the material considerations generally weigh in favour of the proposed development and insufficient weight can be accorded to the concerns of the Community Council such as to justify the refusal of planning permission. It is therefore recommended that planning permission be granted with conditions.

Design

The proposals are of a high quality design that seeks to enhance the appearance and restore the character of the C(s) listed building. The proposals shall also enhance the prominence of the application site creating architectural focal points within the Brook Street, St Vincent Street and Long Lane streetscapes.

CONCLUSION

The proposed re-development of St Aidan's Church Hall satisfies the requirements of Policies 1, 4, 55, 59 and 60 of the Dundee Local Plan Review 2005. It is therefore recommended that planning permission is granted subject to conditions.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:

- 1 Prior to the commencement of work on site, details of the proposed finishing materials shall be submitted to the Council for written approval. Thereafter, the restoration of the C(s) listed St Aidan's Church Hall building and the erection of the enabling development of 4 flats shall be carried out in strict accordance with the details approved by this condition.
- 2 Prior to the commencement of work on site, details of screens to be erected along the southern sides of the proposed first floor balconies shall be submitted to the Council for written approval. Only the screens approved by this condition shall be installed prior to the flats being occupied and shall be maintained at all times.
- 3 Prior to the commencement of work on site, details of the works involved to repair and restore the existing windows in the C(s) listed building shall be submitted to the Council for written approval. Thereafter, the works to repair and restore the existing windows shall be carried out in accordance with the details approved by this condition. For the avoidance of doubt, the replacement of any of the existing windows in the C(s) listed building shall not be permitted without prior written approval from the Council.
- 4 The total noise from all Mechanical and Electrical plant shall not exceed NR 35 as measured 1 metre external to the facade of adjacent residential accommodation and, furthermore, shall not exceed NR 25 within any adjoining residential property.
- 5 A Preliminary Risk Assessment for potential contamination of the application site, shall be submitted to the Council for approval prior to the commencement of work on site and if approved the development shall be carried out only in full

accordance with such approved details

- 6 Details of the proposed boundary railings and their attachment to the existing coping stones shall be submitted to the Council for written approval before any development is commenced on site and if approved the railings shall be erected only in full accordance with the details approved by this condition prior to the Funeral Director's becoming operational and houses and flats being occupied whichever is the earliest.
- 7 The proposed commercial unit shall operate as a Funeral Directors only and shall not operate for any other purpose falling within Class 1(Retail) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 as amended.
- 8 None of the 4 new build flats hereby approved shall be occupied until the restoration works and conversion of the C(s) listed St Aidan's Church Hall building has been completed in full accordance with the approved plans.
- 9 Before any unit is occupied the measures to decontaminate the site, if necessary, shall be fully verified and approved in writing by the Planning Authority and thereafter implemented.

Reasons

- 1 In the interests of safeguarding the appearance of the C(s) listed building.
- 2 In the interests of safeguarding the level of privacy afforded to neighbouring properties.
- 3 In the interests of safeguarding the historic appearance of the C(s) listed building
- 4 In the interests of safeguarding the level of environmental quality afforded to neighbouring properties.
- 5 To ensure that any potential contamination of the site is identified and mitigation measures put into place to deal with remediation of the site
- 6 To ensure that the proposed development has a satisfactory

external appearance in the interests of the visual amenities of the area.

- 7 In the interests of safeguarding the primary function of Broughty Ferry District Centre for local and convenience retailing.
- 8 In the interests of ensuring that the listed building is repaired, restored and re-used.
- 9 In the interests of identifying contamination and providing land that is suitable for residential occupation.