

KEY INFORMATION

Ward East End

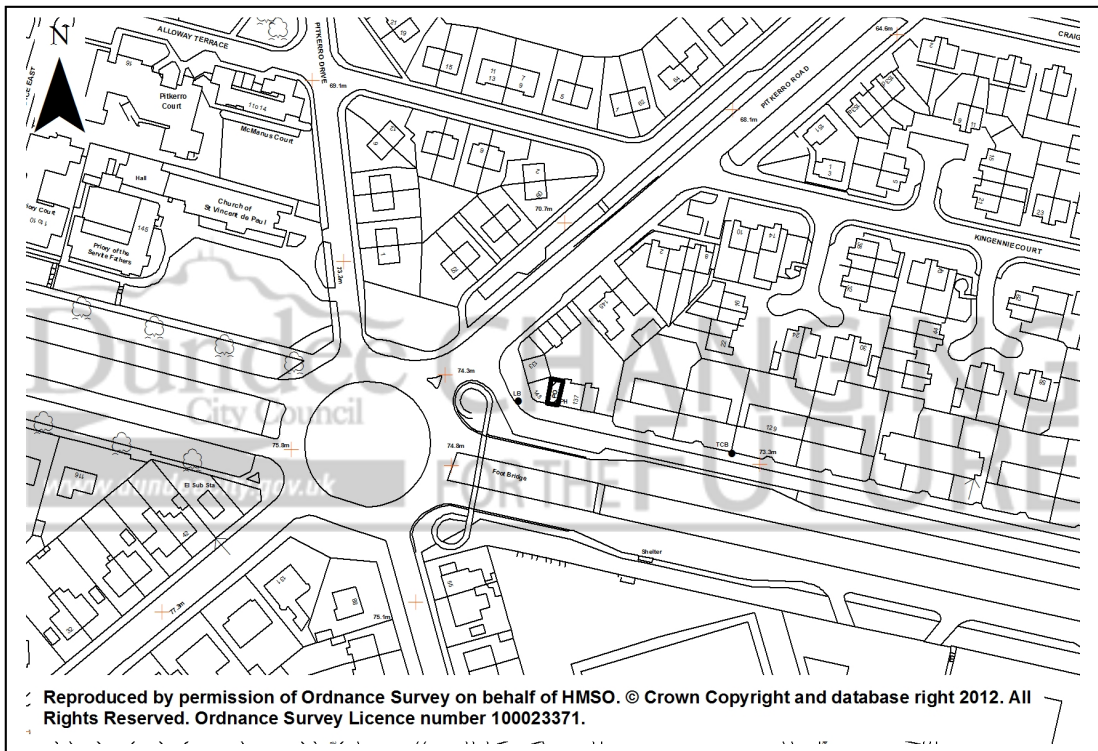
Proposal

Installation of external ATM

AddressMid Craigie Post Office
141 Kingsway East
Dundee**Applicant**A G Grant Construction Ltd
48 Arrotshole Road
East Kilbride
G74 5DN**Agent**BSP Architects
4 Ravenstone Drive
Giffnock
Glasgow
G46 6AL

Registered 7 Sep 2012

Case Officer David Rennie



Proposed ATM at Mid Craigie Post Office

The installation of external ATM is **RECOMMENDED FOR APPROVAL**. Report by Director of City Development.

RECOMMENDATION

The ATM will provide a service for the local community without compromising the environmental quality enjoyed by local residents. The proposals comply with the requirements of the Development Plan. It is therefore recommended that the application is **APPROVED**.

SUMMARY OF REPORT

- Planning permission is sought for the installation of an external ATM, or cash dispenser, at the Mid Craigie Post Office, 141 Kingsway East, Dundee.
- The site lies on the northern side of Kingsway East, close to the roundabout at the junction of Kingsway East, Pitkerro Road, Pitkerro Drive and Old Craigie Road.
- The Council has followed the statutory neighbour notification procedures stipulated by the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008. One letter of support has been received from a local resident.
- Dundee Local Plan - Policy 1 - Vibrant and Sustainable Communities is relevant to the determination of this application.
- In accordance with the Council's mandatory scheme of delegation, this application requires to be reported to the Development Management Committee for determination as the site is owned by the Council.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the installation of an external ATM, or cash dispenser, at the Mid Craigue Post Office, 141 Kingsway East, Dundee.

The ATM will front on to Kingsway East. It will be installed in the front window of the Post Office, adjacent to the entrance door. The existing glass window will be replaced by a composite panel. Replenishment of the ATM will follow Post Office operational standards and will be carried out from within the building.

The proposed ATM will be of a standard design and will be surrounded by internally illuminated signage. A separate application for this signage is currently under consideration by Council officers under delegated powers.

In accordance with the Council's Scheme of Delegation this application is being reported to the Development Management Committee as the Council is the site owner.

SITE DESCRIPTION

The Mid Craigue Post Office forms part of a parade of shops and businesses. To the east of the Post Office is the Cutty Sark public house and to the west is the Kingsway Dental Practice.

The Mid Craigue Post Office is located on the northern side of Kingsway East, close to the roundabout at the junction of Kingsway East, Pitkerro Road, Pitkerro Drive and Old Craigue Road.

The Post Office is separated from Kingsway East by a service road that runs parallel to the main carriageway of Kingsway East. On-street parking is available on this service road and in a lay-by on Kingsway East. There is a 6 metre-wide pavement in front of the Post Office.

To aid safe pedestrian access to the parade of shops, there is a footbridge over Kingsway East and pedestrian crossing points on Pitkerro Road.

POLICY BACKGROUND

TAYplan Strategic Development Plan 2012

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



Proposed Front Elevation

Dundee Local Plan Review 2005

The following policies are of relevance:

Policy 1: Vibrant and Sustainable Communities.



Scottish Planning Policies, Planning Advice Notes and Circulars

The Scottish Planning Policy document is the statement of the Scottish Government's policy on nationally important land use planning matters. It is not considered to be of direct relevance to the current proposals.

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

The following application is of relevance:

12/00541/ADV - This application seeks advertisement consent for the illuminated signage around the proposed ATM. This application is currently under consideration and will be decided by Council officers under delegated powers.

PUBLIC PARTICIPATION

The statutory Neighbour Notification procedure was carried out by the Council.

One letter of support for the application was received from a local resident, who stated that the installation of an ATM at the Mid Craigue Post Office would be of benefit to the local community, including older and less able people who live in the vicinity. The supporter added that the nearest free ATMs are at ASDA Milton and in Fintry. However, it should be noted that there is no guarantee that the proposed ATM will be free to use and this matter is not a material planning consideration.

Members will already have access to the letter of support and the planning issues raised are considered in the Observations section below.

CONSULTATIONS

No adverse comments have been received from Consultees.

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.

The Development Plan

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

Policy 1 (Vibrant and Sustainable Communities) of the Dundee Local Plan Review 2005 encourages the development of an appropriate range of services and facilities close to and within housing areas without adversely affecting the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

The proposed ATM is of a simple, standard design. It will be finished in grey and have an illuminated signage surround. It is considered that there will be no adverse impacts on the appearance of the shopfront and the surrounding area.

The proposed ATM will provide a cash dispensing service to the local community. It is considered that the Post Office and the surrounding businesses are in a location that is readily accessible on foot and by public and private transport. There is the possibility that the ATM will increase the numbers of pedestrians and cars visiting the site.

It is considered that the pavement at the front of the Post Office is wide enough to allow pedestrians to safely pass a queue of people at the ATM. It is also considered that the existing available parking is sufficient to cope with any increase in parked cars, which are likely to be parked only for short periods of time.

It is considered that the proposed ATM will not generate any issues surrounding noise or smell.

It is concluded from the foregoing that the proposals satisfy the requirements of Policy 1 and comply with the provisions of the development plan.

Other Material Considerations

One letter of support was received from a local resident, who highlighted the benefit of the cash machine to the local community, including older and less able people who live in the

vicinity. The views expressed are supported.

Design

The proposed ATM is of a simple, standard design. The design is considered to be acceptable and in keeping with the design of the shopfront.

CONCLUSION

The proposals satisfy the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. It is therefore recommended that planning permission is granted.

RECOMMENDATION

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

- 1 No Conditions attached to this consent.