

New Entrance Area for Dundee Ice Arena

KEY INFORMATION

Ward Strathmartine

Address

Ice Rink
7 Dayton Drive
Dundee

Applicant

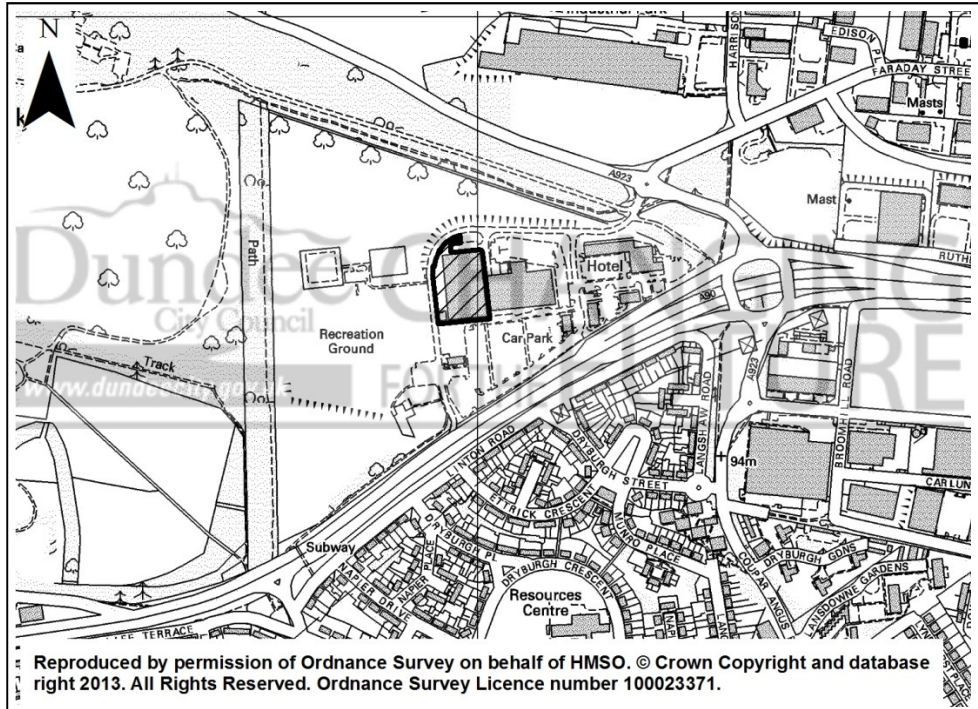
Head of Property
City Development Department
Dundee City Council

Agent

City Architect
City Development Department
Dundee City Council

Registered 23 Jan 2013

Case Officer David Rennie



SUMMARY OF REPORT

- This application seeks planning permission to create a new entrance and reception area at Dundee Ice Arena.
- Policy 55 (Urban Design) is relevant in the determination of this application. The proposal is in accordance with this policy.
- The application was advertised and the statutory neighbour notification procedure was carried out. No representations were received.
- 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 Dundee City Council.
- More details can be found at: <http://idoxwam.dundeeccity.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=MH4Z75GC04Q00>.

RECOMMENDATION

The proposal complies with the requirements of the Development Plan. There are no material considerations that would justify refusing planning permission. It is therefore recommended that the application be **APPROVED**.

1 DESCRIPTION OF PROPOSAL



Figure 1 – Existing South Elevation

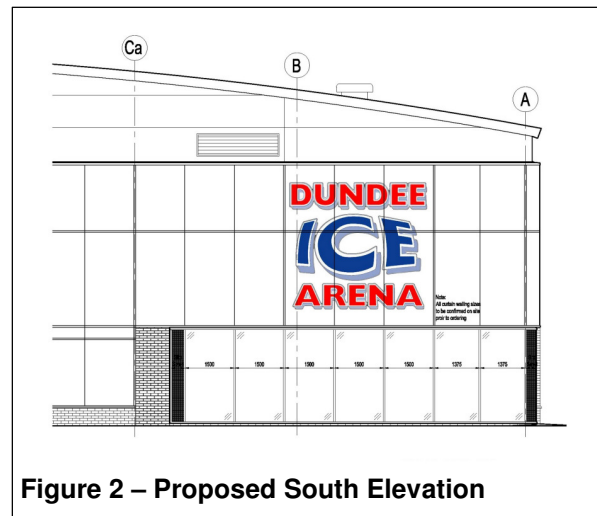


Figure 2 – Proposed South Elevation

- 1.1 It is proposed to create a new entrance and reception area at Dundee Ice Arena. Currently, there is an open entrance area beneath an overhang on the southeast corner of the building, as shown in Figure 1. This area is to be enclosed by windows and doors, as shown in Figure 2. The existing reception area is to be reconfigured. The proposed alterations will improve the energy efficiency of the building, improve the reception area for the staff and provide a more welcoming entrance area for the public.

2 SITE DESCRIPTION

- 2.1 Dundee Ice Arena is situated towards the west of the Camperdown Leisure Park and is north of Kingsway West. The Ice Arena is a large purpose-built modern building. The southern section of the east elevation and most of the south elevation are glazed.

3 POLICY BACKGROUND

- 3.1 The following plans and policies are considered to be of direct relevance:

DUNDEE LOCAL PLAN REVIEW 2005

Policy 55: Urban Design

PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN

Policy 7: High Quality Design

- 3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

4 SITE HISTORY

- 4.1 There is no relevant planning history.

5 PUBLIC PARTICIPATION

- 5.1 The application was advertised and the statutory neighbour notification procedure was carried out. No representations were received.

6 CONSULTATIONS

- 6.1 **The Environment Department** has highlighted that the land may be contaminated due to the former use of the site by National Cash Registers. They have requested that an informative be attached to any grant of consent; the informative outlines the procedures to be followed should contamination be found during construction works.

7 DETERMINING ISSUES

- 7.1 **Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless 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.

DUNDEE LOCAL PLAN REVIEW 2005

- 7.2 Under **Policy 55 (Urban Design)**, the emphasis for all new developments will be on design quality and all development, in its design and layout, will be expected to contribute to an environment that is safe and accessible to all. In terms of design and materials, the proposed alterations match the existing building and will have a minimal affect on the appearance of the building. The alterations will improve the entrance area for the public. **Therefore, it is considered that the proposal complies with the provisions of Policy 55 of the Dundee Local Plan Review 2005.**

OTHER MATERIAL CONSIDERATIONS

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

PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN

- 7.3 As Policy 7 (High Quality Design) sets out requirements that are broadly similar to Policy 55 of the Dundee Local Plan Review 2005, **it is considered that the proposed development satisfies the requirements of the Proposed Dundee Local Development Plan.**
- 7.4 **It is concluded from the foregoing that the material considerations support the approval of planning permission.**

8 CONCLUSION

- 8.1 Due to the design and materials, the alterations are in keeping with the existing building. The proposal complies with the Development Plan and there are no material considerations

that would justify the refusal of planning permission. Therefore, it is recommended that planning permission be granted.

9 RECOMMENDATION

9.1 It is recommended that consent be GRANTED without conditions.