

Housing Development

KEY INFORMATION

Ward Strathmartine

Address

Land to South of Clatto Reservoir
Dalmahoy Drive, Dundee

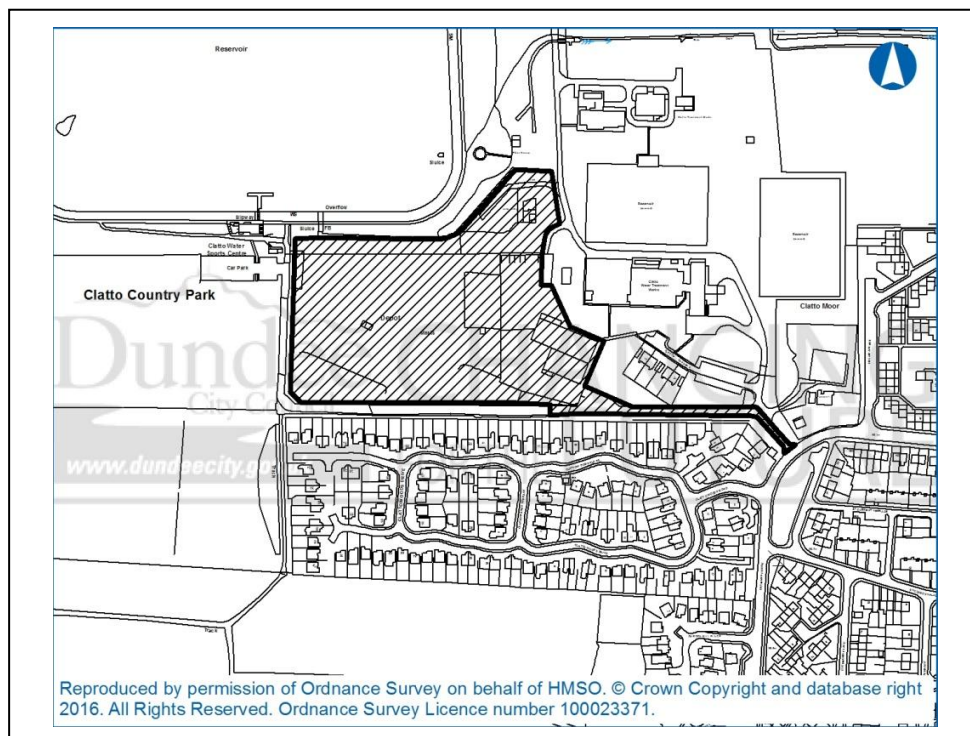
Applicant

Scottish Water
Castle House, 6 Castle Drive
Carnegie Campus
Dunfermline KY11 8GG

Agent

David Campbell
Lambert Smith Hampton
33 Bothwell Street
Glasgow G2 6NL

Registered 14 April 2016



SUMMARY OF REPORT

- The application seeks to renew planning permission in principle (12/00780/PPPM) for the erection of a residential development on the former Clatto Water Treatment Works owned by Scottish Water, with access from Clatto Gardens.
- The site is allocated for residential development in the Dundee Local Development Plan 2014.
- The principle of residential development complies with the relevant provisions of the Development Plan and there are no material planning considerations that would justify refusal of the application.
- One letter of objection has been received, citing concerns about impact on the street scene, environment, residential amenity and trees, increased traffic, road/pedestrian safety, noise nuisance, overlooking and privacy of neighbouring properties. The views of the objector are not supported.
- In accordance with Dundee City Council's scheme of delegation, this application is to be determined by the Development Management Committee as it constitutes a major development.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=O5J3A4GCM3700>.

RECOMMENDATION

The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore, this application is recommended for APPROVAL subject to conditions.

1 DESCRIPTION OF PROPOSAL

1.1 The application seeks to renew planning permission in principle (reference 12/00780/PPPM) for residential development on land at Clatto which forms part of the water treatment site owned by Scottish Water.

1.2 Access to the site would be taken from the Dalmahoy Drive via the existing unadopted road which currently serves the Scottish Water depot, the houses at Clatto Gardens and Clatto Country Park.

1.3 The applicant submitted an Indicative Site Layout Plan with the application approved in 2013 (reference 12/00780/PPPM) illustrating 81 new houses on the site. However, the indicative plan does not form part of this application and the site layout and design is a matter for determination as a part of a future application for approval of matters specified.

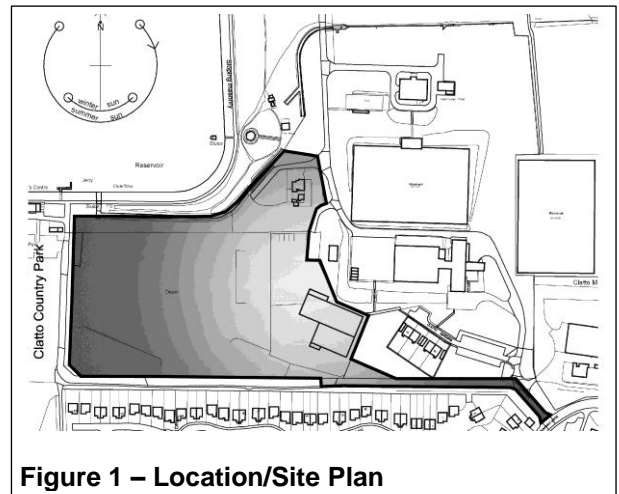


Figure 1 – Location/Site Plan

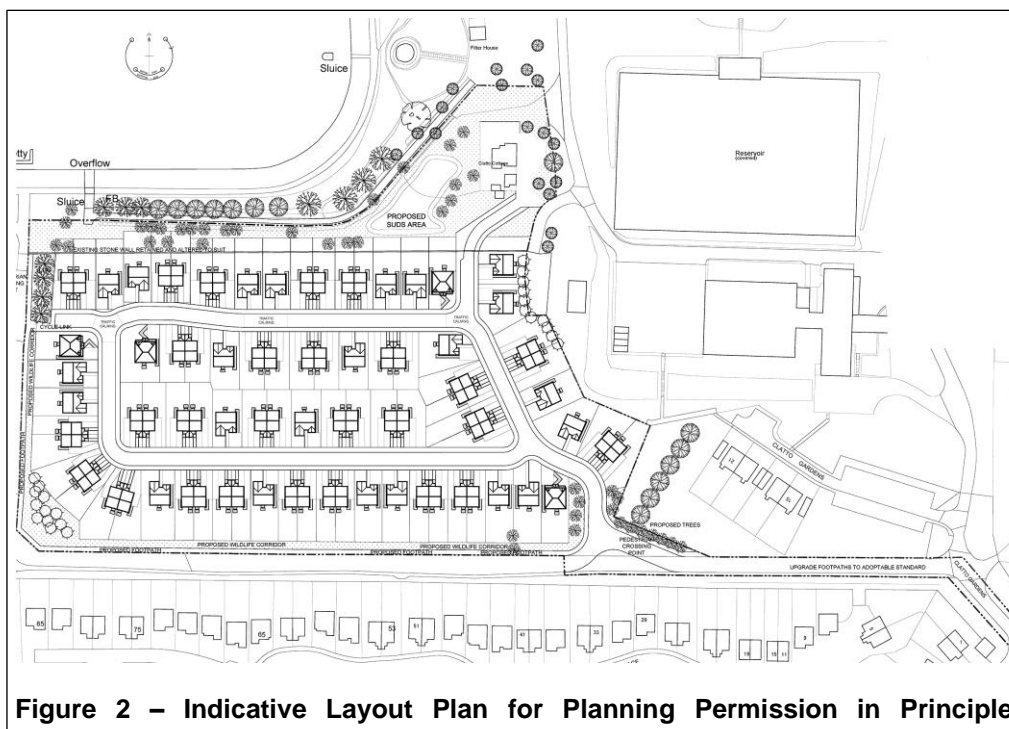


Figure 2 – Indicative Layout Plan for Planning Permission in Principle

1.4 As the area of the application site exceeds 2 hectares the proposal constitutes a major development as defined by Regulation 2(1) of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.

1.5 In accordance with the Council's Scheme of Delegation, all Major Planning Applications must be reported to the Development Management Committee.

2 SITE DESCRIPTION

2.1 The 3.6 hectare site is located in the north-west corner of the city and comprises a large, rectangular depot yard measuring 250 metres by 125 metres at its widest points. It also includes part of the existing access from Dalmahoy Drive that leads to Clatto Country Park. Also included within the application site is an additional area of landscaped land and a Category B listed former cottage to the north of the compound. The majority of the site is used for open storage, with the exception of an existing industrial building in the southeast corner of the site, and the former cottage in the northeast corner.

2.2 The yard slopes down from southwest to northeast to a retaining wall along the northern edge of the yard. The yard is enclosed by a 2.5m high chainlink fence, with trees/hedging around the majority of the perimeter.

2.3 The surrounding land uses comprise a large housing development to the south of the site, beyond the access road to the Country Park, an open grass area forming part of the Country Park to the west with a car park and Visitor Centre to the northwest. A large open reservoir is located to the north and northwest of the site, with a sluice controlled overflow channel forming the northern boundary to the site which slopes downhill past the former cottage to the embankment which retains the reservoir. The existing water treatment works lies to the northeast and east and this includes underground water storage and treatment facilities. There is a small group of 4 semi-detached houses to the east of the site, formerly associated with the water treatment works. The wider areas to the south and east are predominantly residential in nature, comprising a range of ages and types of housing.



Figure 3 – Photograph of Site (south boundary)



Figure 4 – Photograph of Site Looking East



Figure 5 – Photograph of Access at Dalmahoy Drive

3 POLICY BACKGROUND

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

TAYPLAN STRATEGIC DEVELOPMENT PLAN 2012-2032

Policy 5: Housing

DUNDEE LOCAL DEVELOPMENT PLAN

Policy 7: High Quality Design

Policy 8: Housing Land Release

Policy 9: Design of New Housing

Policy 19: Funding of On Off Site Infrastructure Provision

Policy 29: Low and Zero Carbon Tech in New Development

Policy 34: Locally Important Nature Conservation Sites

Policy 38: Trees and Urban Woodland

Policy 41: Flood Risk Management

Policy 42: Sustainable Urban Drainage Systems

Policy 45: Land Contamination

Policy 48: Listed Buildings

Policy 54: Active Travel

Policy 55: Accessibility of New Developments

- 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 00/24788/D, 02/00068/FUL and 02/00104/FUL were applications for planning permission relating to water treatment works development, approved in 2000 and 2002.
- 4.2 04/00760/FUL and 05/00791/FUL were applications for planning permission for the erection of a 29 metre high telecommunications monopole, approved on appeal in 2004 and 2005. A subsequent application for a third mast was refused on appeal in 2006 (reference 06/00448/FUL).
- 4.3 12/00780/PPPM was an application for planning permission in principle for a residential development with access from Clatto Gardens, granted on 17 April 2013. It is this permission that the applicant seeks to renew.

5 PUBLIC PARTICIPATION

- 5.1 The applicant has submitted a Pre-Application Consultation (PAC) Report in accordance with Section 35B and C of The Town and Country Planning (Scotland) Act 1997 and Paragraph 7 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008.
- 5.2 The PAC Report states that consultation was undertaken with the local community, and this included a public event held on 23 March 2016 at the Ardler Complex which was attended by 29 people. Concerns were raised in relation to school capacity, traffic impact, land ownership, impact on trees, security risks and impact on public water supply, SUDS, boundary treatment, impact on listed building, pedestrian facilities/footpaths, the need for

community gain, the need for a mix of housing types, and the relocation of telecoms masts. The submitted PAC report is accepted as a record of the statutory consultation process in accordance with the Act and Regulations referred to above.

- 5.3 The Council carried out the statutory neighbour notification procedure detailed in the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. This application was also advertised in the Dundee Evening Telegraph.
- 5.4 In response, one letter of objection was received, citing concerns about impact on the street scene, impact on the environment, impact on residential amenity, impact on trees, increased traffic, road/pedestrian safety, noise nuisance, overlooking and impact on privacy of neighbouring properties.
- 5.5 Members will already have access to the letters of representation and the issues raised are considered in the Observations section below.

6 CONSULTATIONS

- 6.1 **Scottish Environment Protection Agency** – has no objection subject to the inclusion of a condition on the decision notice to require full details of the finalised SUDS scheme to be submitted and approved.
- 6.2 **The Head of Community Safety and Protection** – has no objection in relation to noise impact, subject to a condition requiring the developer to comply with the recommendations of a Noise Impact Assessment submitted with the previously approved application. In relation to land contamination the Head of Community Safety and Protection has no objection subject to the addition of conditions requiring contaminated land investigation and remediation where necessary.

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.

TAYPLAN STRATEGIC DEVELOPMENT PLAN

- 7.2 **Policy 5:** Housing requires Dundee City Council to allocate a sufficient amount of effective housing land for an annual average build rate of 610 units. This site is allocated within the Dundee Local Development Plan 2014 for housing and will contribute to meeting the average build rates set out in Policy 5. The proposed development is in accordance with Policy 5.
- 7.3 **The proposal satisfies Policy 5.**

DUNDEE LOCAL DEVELOPMENT PLAN

- 7.4 **Policy 7: High Quality Design** – requires all new development proposals to have a high quality design that positively contributes to the surrounding built and natural environment, with designs complimenting their surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.
- 7.5 This is an application to renew planning permission in principle for a residential development on a site allocated for housing in the Local Development Plan. Siting and design are matters for future consideration as part of any application(s) for the approval of matters specified in condition. The site is currently in use for open storage and industrial uses, and the principle of redeveloping the brownfield site for residential use would improve the appearance of the area. It would also compliment the existing housing areas to the south and east. The site has the capacity to be accessible to the wider environs, including the adjacent Country Park and path networks, and be easily navigable, particularly on foot, bicycle and by public transport. The development is likely to have construction costs of over £1million and as such, at least 1% of the construction costs require to be allocated for the inclusion of art projects in a publically accessible/visible place or places within the development.
- 7.6 **The proposal satisfies Policy 7 subject to the siting, design, external appearance, access and landscaping of the development being approved as part of any future applications for matters specified in the conditions.**
- 7.7 **Policy 8: Housing Land Release** – gives priority to the development of the allocated brownfield and greenfield sites and states that the sites allocated in Appendix 2 shall not be developed for uses other than housing.
- 7.8 Appendix 2 of the Local Development Plan lists the application site as Site H66, Land at Clatto, with an indicative capacity of 60 units. Whilst the number of units on the site would be a matter for future consideration, the indicative site plan submitted with the application approved in 2013 illustrated 81 units on the site. Should Members be minded to approve this application, it is proposed that the number of units be limited to a maximum of 60 in accordance with the indicative site capacity in the Local Development Plan, as was the case with the previously approved application. Notwithstanding, the principle of residential development on the site fully complies with this policy.
- 7.9 **The proposal satisfies Policy 8.**
- 7.10 **Policy 9: Design of New Housing** – states that the design and layout of all new housing in Dundee should be of high quality and contribute to creating places that build on and enhance the distinct character and identity of the City. In seeking to achieve this, the policy requires proposals to comply with the requirements of Appendix 3 of the Local Development Plan.
- 7.11 Again, the detailed siting and design of the development is reserved for future consideration. However, the site is allocated for housing and the principle of housing on the site is acceptable.
- 7.12 **The proposal satisfies Policy 9 subject to the siting and design of the development being approved as part of any future applications for matters specified in the conditions.**
- 7.13 **Policy 19: Funding for On and Off Site Infrastructure Provision** – states that the City Council, where necessary and appropriate, will seek to secure developer contributions towards the cost of infrastructure provision both on and off the site in accordance with Dundee City Council Developer Contributions Supplementary Planning Guidance.

- 7.14 The original planning permission in principle sought to secure a new road and facilities for pedestrians and cyclists accessing the development along Clatto Gardens and up to and including Dalmahoy Drive. It also sought to secure enhancements to the play equipment at Clatto Country Park adjacent to the site. Should Members be minded to approve the application, conditions can be attached to agree the details of such provisions, and secure their delivery, as was the case in permission 12/00780/PPPM.
- 7.15 The lack of capacity of the local schools was raised as an issue during Pre-Application Consultation. The SPG provides Council guidance on the matter, stating that on sites allocated in the Dundee Local Development Plan, the Council does not intend to pursue developer contributions towards secondary school provision. In terms of primary school provision, it is recognised that a number are currently operating at or near capacity. However, the SPG states that in the north of the City, it may be necessary to review the school catchments to accommodate future development. The SPG does not require any developer contribution towards the provision of education facilities on this site.
- 7.16 **The proposal satisfies Policy 19.**
- 7.17 **Policy 29: Low and Zero Carbon Technology in New Development** – requires the applicant to demonstrate that 10% of carbon emission reduction standards set by the Scottish Building Standards (2007) will be met through the installation and operation of zero-carbon generating technologies. This can be dealt with by condition should Members be minded to approve the application.
- 7.18 **The proposal satisfies Policy 29 through the addition of a condition.**
- 7.19 **Policy 34: Locally Important Nature Conservation Sites** – states that development which could have a significant effect on the conservation interests associated with Local Nature Reserves, Sites of Importance for Nature Conservation or Wildlife Corridors will only be permitted where three criteria have been met. The first requires an ecological or similar assessment to be carried and detail the likely impacts of the proposal on conservation interests of the designation. The second requires any negative impacts identified to be contained within the site and be mitigated without affecting the integrity of the designated area. The third is a requirement to demonstrate that there are no other suitable sites that could accommodate the development.
- 7.20 Clatto Country Park adjoins the north and west boundary of the site and is designated as a Site of Importance for Nature Conservation (SINC Ref: NC09). Whilst the site is allocated for housing and is unlikely to have a significant effect on the SINC, the matter has not been fully assessed, and will not be until a detailed layout is available. As such, an ecological or similar assessment is required to determine whether the proposed layout will have a significant effect on the conservation interests associated with the SINC. Mitigation measures would be required where significant effects are identified. A condition to deal with this matter is recommended should Members be minded to approve the application.
- 7.21 **The proposal satisfies Policy 34 through the addition of a condition.**
- 7.22 **Policy 38: Trees and Urban Woodland** – supports the establishment and enhancement of woodland, tree belts and corridors and states that new development must ensure the survival of healthy mature trees through sensitive site layout.
- 7.23 The applicant submitted a tree survey with the original application and does not propose to fell any trees on the site. A condition was attached to the original permission to prevent any trees being felled, and Members are advised to include this again should they be minded to approve the application. Additionally, the landscaping of the site is a matter for

consideration as part of any future application(s) for matters specified in condition and any new planting required would be considered at that stage.

- 7.24 **The proposal satisfies Policy 38 through the addition of a condition to protect the trees on site, and subject to the landscaping of the development being approved as part of any future applications for matters specified in the conditions.**
- 7.25 Policy 41: Flood Risk Management – seeks to control development in low to medium and medium to high risk areas and requires a flood risk assessment to be carried out where necessary.
- 7.26 Whilst the site is outwith (but adjacent to) the 0.5% annual probability flood extent identified by SEPA, the location of the site adjacent to the open reservoir poses some risk of flooding. SEPA has no objection to the application on grounds of flood risk, stating that area of proposed housing to the south of the reservoir is located sufficiently above the level of the current embankment. A condition was attached to the original permission to require a Stage 2 Flood Risk Assessment to consider the detailed risk of flooding on the site and downstream. Members are advised to attach the same condition should they be minded to approve the application.
- 7.27 **The proposal satisfies Policy 41 through the addition of a condition.**
- 7.28 **Policy 42: Sustainable Urban Drainage Systems** – states that surface water from new development must be treated by SUDS except for single houses or where discharge is to coastal waters.
- 7.29 The applicant submitted a Drainage Report in support of the application, but no details of the specific drainage system(s) have been submitted. However, such matters are for future consideration. The previously approved application contained a condition to require full details of the proposed SUDS scheme at the request of SEPA, and SEPA has again requested such a condition. Members are advised to attach a condition requiring these details again should they be minded to approve the application.
- 7.30 **The proposal satisfies Policy 42 through the addition of a condition.**
- 7.31 **Policy 45: Land Contamination** – states that development of potentially contaminated land will be considered where a site investigation is submitted establishing the nature and extent of contamination and the Council is satisfied that remediation measures proposed adequately address the risks to all receptors. The applicant submitted an updated Geo-Environmental Desk Study with the application. This recommended that a contaminated land site investigation be carried out to assess land contamination at the site and specify any remediation measures. The Head of Community Safety and Protection has reviewed the study and has no objection subject to conditions requiring a detailed contaminated land assessment and any necessary remediation being undertaken, as was the case in the approval of the previous application. Should Members be minded to approve the application, it is recommended that such conditions be incorporated into the decision notice.
- 7.32 **The proposal satisfies Policy 45 through the addition of a condition.**
- 7.33 **Policy 54: Active Travel** – states that new development should be designed in order to minimise the need to travel by private car, improve access to services and promote healthy lifestyles by encouraging active travel.
- 7.34 Dundee's Green Circular and Core Path Network sit alongside the north, south and west boundaries of the site. As a result, the development should ensure that these active travel

routes are immediately and easily accessible from the development by provision of appropriate facilities, such as footways, footpaths and cycle ways or shared surface paths.

- 7.35 The development should also make provision for walking and cycle access throughout the site, including cycle parking and walking/cycle routes, to a standard that affords it priority over motorised transport. Again, these are matters that will be considered in determining the acceptability of the siting, design, access and landscaping of the development.
- 7.36 **The proposal satisfies Policy 54 subject to the siting, design, access and landscaping of the development being approved as part of any future applications for matters specified in the conditions.**
- 7.37 **Policy 55: Accessibility of New Developments** – requires all development that would generate travel to be well served by all modes of transport, with priority afforded to sustainable modes of walking, cycling and public transport.
- 7.38 The proposed development should be designed to be well served by all modes of transport, as per the requirements of policy 55. Again, these are matters that will be considered in determining the acceptability of the siting, design and access of the development
- 7.39 **The proposal satisfies Policy 55 subject to the siting, design and access of the development being approved as part of any future applications for matters specified in the conditions.**
- 7.40 **It is concluded from the foregoing that the proposal complies with the provisions of the Development Plan.**

STATUTORY DUTIES

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

- 7.41 Section 59 of the Act requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the planning authority shall have special regard to the desirability of preserving the building or its setting. In this particular case, the Category B listed cottage which lies within the site forms part of the integrated water management system associated with the adjoining reservoir which is also a category B listed building. The indicative site layout submitted with the previously approved application was not approved and does not form part of this application. The site and setting of the cottage will require to be protected in any future development proposals. As there are no proposals which impact on the site and setting of the cottage in this application, the desirability of protecting the building and its setting have been satisfactorily addressed and there is no justifiable reason to refuse the application.
- 7.42 The impact on the setting of the listed building would be acceptable subject to the siting, design, access and landscaping of the development being approved as part of any future application(s) for matters specified in condition.



Figure 6 – Photograph of Waterworks Cottage and Setting

OTHER MATERIAL CONSIDERATIONS

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

A - APPLICANT SUPPORTING INFORMATION

- 7.43 In addition to the Pre-application Consultation Report referred in the Public Participation Section above, the applicant submitted a Drainage Report and a Phase 1 Geo Environmental Desk Study with the application.
- 7.44 The Drainage Report concludes that separate foul and surface water pipe systems would be located within new roads throughout the development. Surface water from the development should be attenuated within a detention basis within the site, with a controlled discharge to the existing reservoir overflow channel and thereafter the Dighty Burn.
- 7.45 It is understood that the discharge is to the Gorrie Burn, not the Dighty. Any additional discharge should not increase the risk of flooding down stream and should be agreed with the Council. A Flood Risk Assessment is required, as was the case with the previously approved application, and a condition is proposed again in that respect. Similarly, a condition is proposed to require full details of the proposed SUDS system(s) for the proposal.
- 7.46 The Environmental Desk Study found some potential pollutant linkages within the site including fuel storage, vehicle wash bays, site wide material storage and areas of made ground. It recommended that contaminated land site investigations be undertaken in order to assess the general conditions of the site. The Head of Community Safety and Protection has no objection subject to conditions requiring such investigation, and remediation where necessary.
- 7.47 The supporting information generally supports the approval of the application.
- 7.48 The supporting information has a neutral effect on the determination of the application.

B - VIEWS OF OBJECTOR

- 7.49 One letter of objection was received in relation to the application. It raised the following concerns:
- Impact on the street scene, impact on residential amenity, overlooking and impact on privacy of neighbouring properties.
- 7.50 **Response:** this is an application for planning permission in principle. The layout, design and appearance of the houses, landscaping of the site and number of houses are not matters for consideration at this stage. Such matters will be fully assessed in the determination of any future application(s) for approval of matters specified in condition. Only when the full details of the development are proposed will the impact on the street scene, residential amenity, overlooking, and privacy be fully assessed. However, it is relevant to note that the current site is a brownfield storage/industrial site and there is scope to enhance, rather than impact upon, the character and amenity of the area with the redevelopment of this site for housing. The principle of residential development on the site is acceptable and fully accords with the Local Development Plan which allocates the site for housing.

- Impact On The Environment

7.51 **Response:** the site is not designated for any environmental interest. Whilst Clatto Country Park adjacent to the site is a Site of Importance for Nature Conservation (SINC), it would be unlikely to be significantly affected by the proposal because the proposal would be confined to the application site and would not extend into the SINC. A condition is proposed to require the submission of an ecological or similar assessment in accordance with Policy 34 to fully assess how the development might affect the adjacent SINC. Additionally, the redevelopment of a brownfield site would potentially remediate land contamination doing so would help improve the environment.

- Impact On Trees/Landscape

7.52 **Response:** the applicant does not propose to fell any trees and it is recommended that should Members be minded to approve the application that a condition is attached to prevent any trees on the site being felled, as was the case with the previous approval. Such a situation would result in additional protection for the trees. Again, this is an application for planning permission in principle only, with siting, design and landscaping being matters for consideration in any future application.

- Increased traffic, road/pedestrian safety

7.53 **Response:** a Transport Statement was submitted with the previously approved application and the proposal has not significantly altered since then. In addition, access to the development is a matter specified for future consideration, and improvements to roads and footpaths are to be secured via condition should Members be minded to approve this application.

- Noise Nuisance

7.54 **Response:** whilst there would be some noise during construction, this is not a material planning consideration. Once the development is complete and construction has finished, the site would be in residential use which would not result in any excessive noise impact.

7.55 The concerns of the objector are not supported.

7.56 **It is concluded from the foregoing that there are no material considerations that would justify refusal of the application.**

8 CONCLUSION

8.1 The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore, it is therefore recommended that planning permission be granted subject to conditions.

9 RECOMMENDATION

- 9.1 It is recommended that consent be GRANTED subject to the following conditions:
- 1 Prior to the commencement of any development on the site, the approval of the Council shall be obtained in writing for the following details:
 - the siting of the houses;
 - the design of the houses;
 - the external appearance of the houses;
 - the means of access to the houses;
 - the landscaping of the site;
 - the proposed boundary enclosures; and
 - the number of dwellings on the site which shall be a maximum of 60 units.
 - 2 No other development shall commence on the site, until a road and facilities for pedestrians and cyclists have been constructed, to adoptable standards and the satisfaction of the Council, to access the development along Clatto Gardens up to and including its junction with Dalmahoy Drive. For the avoidance of doubt, the road shall be formed in accordance with Dundee City Council's roads design standards "Streets Ahead" and the pedestrian and cyclist facilities shall link into the Dundee Green Circular.
 - 3 Prior to the commencement of development, details of footway(s) to be provided ex adverso the site to Dundee City Council specifications shall be submitted to the Council for written approval. Thereafter the proposed footpath(s) shall be formed prior to the first occupation of the development hereby approved.
 - 4 Prior to the commencement of development, details of a street lighting system to the standards and specification of Dundee City Council shall be submitted to the Council for written approval. The street lighting system shall thereafter be provided prior to the completion of the roads in the development.
 - 5 Prior to the commencement of any works on site, a detailed surface water drainage/ SUDs design including drawings, calculations, full modelling, simulation results, design risk assessment and signed Dundee City Council Design and Check Certification shall be submitted to the Council for written approval. Thereafter, all works approved by virtue of this condition shall be carried out prior to the first occupation of any housing unit on the site.
 - 6 Prior to the commencement of any works on site, details of measures proposed to manage surface water run-off from the site during construction shall be submitted to the Council for written approval. Thereafter, all works approved by virtue of this condition shall be carried out prior to the commencement of the development hereby approved and shall be maintained until development is complete.

- 7 Prior to the commencement of any works on site, maintenance responsibilities along with a maintenance schedule for the surface water drainage system/ SUDs features shall be submitted to Dundee City Council for written approval. Thereafter, all works approved by virtue of this condition shall be carried out prior to the occupation of any housing unit on the site, and be retained in perpetuity.
- 8 Prior to the commencement of any works on site, evidence of Scottish Water approval for the proposed drainage system for the development hereby approved shall be submitted to the Council for written approval.
- 9 Prior to commencement of any development on the site, a level 2 Flood Risk Assessment shall be prepared, in line with current guidance, and shall be submitted to Dundee City Council and SEPA for written approval. Any recommendations contained within the Flood Risk Assessment must be implemented thereafter prior to occupation of the first unit in the development.
- 10 Prior to the commencement of any development on the site, the findings and the recommendations of the report Noise Impact Assessment: Proposed Residential Development Scottish Water Clatto Depot Dundee, DD3 9SP Technical Report No. R-6016-SL1-TWF received on the 19 November 2012 shall be implemented in full. For the avoidance of doubt the acoustic mitigation to the hydro turbine enclosure shall have been carried out and evidence shall be provided to demonstrate that the minimum target noise level detailed in the report has been, and will continue to be, met.
- 11 Development shall not begin until the investigation and risk assessment proposed in the submitted Stage I Desk Study are completed and, if necessary; a remediation strategy to deal with any contamination at the site has been submitted to and approved in writing by the planning authority. The strategy shall contain proposals to deal with contamination to include:
 - i the nature, extent and type(s) of contamination on the site;
 - ii measures to treat/remove contamination to ensure the site is fit for the use proposed and does not contain any significant pollution linkages;
 - iii measures to deal with contamination during construction works; and
 - iv verification of the condition of the site on completion of decontamination measures.
- 12 Before any unit is occupied the remediation strategy shall be fully implemented and a verification report with relevant documentation demonstrating that the objectives of the remediation strategy have been achieved shall be submitted to and approved by the planning authority.
- 13 No trees within the application site shall be felled unless otherwise approved in writing by the planning authority in advance.
- 14 Prior to the commencement of development, details of enhancements to the play equipment at the adjacent Clatto Country Park shall be submitted to the Council for approval and the development shall be carried out only in accordance with such approved details. The agreed enhancements shall be fully implemented prior to the occupation of the first house on the application site.
- 15 Prior to the commencement of work on site details of a scheme of public art to be provided within the development hereby approved shall be submitted to the Council for

written approval. Thereafter, the approved scheme of public art shall be installed prior to the completion of the development hereby approved.

- 16 A Sustainability Statement demonstrating the extent to which the new build elements of the development will meet the requirements of Policy 29 of the Dundee Local Development Plan shall be submitted for the approval of the planning authority and the works shall be completed in accordance with the approved Statement.
- 17 Prior to the commencement of any development on the site, the applicant shall submit an ecological or similar assessment for the written approval of the planning authority. The assessment shall demonstrate that the development hereby approved shall not have any significant effect on the conservation interests of the adjacent Clatto Country Park Site of Importance for Nature Conservation.

REASONS

- 1 To reserve those matters for future consideration by the Council and to ensure that the development is in accordance with the housing design policies of the adopted Local Plan and the allocation in the proposed Local Development Plan and shall take into account the need to preserve the setting of the listed buildings on or adjacent to the site, the need to retain and protect the trees on the site and the requirement to use low carbon technology.
- 2 In order to ensure the provision of a suitable access to serve the development in the interests of pedestrian, cyclist and traffic safety and to integrate the development with the Dundee Green Circular.
- 3 In the interest of road and pedestrian safety.
- 4 In the interest of road and pedestrian safety.
- 5 To ensure adequate protection of the water environment from surface water run-off.
- 6 In the interests of flood prevention.
- 7 In the interests of flood prevention and visual amenity.
- 8 In the interests of flood prevention.
- 9 To ensure that the proposed development will not have an adverse effect on, nor influence the existing watercourse, Reservoir, SUDS or Coastal Water to the detriment of existing properties and infrastructure adjacent to and downstream of the proposed development.
- 10 In order to ensure that the future residents of the site are not adversely affected by noise from the adjoining water treatment works.
- 11 In order to confirm that the site suitable for residential use and in the interests of the future residents.
- 12 In order to protect future residents and ensure that the resulting environment is suitable for residential use.

- 13 In order to ensure the development retains as many of the existing mature trees as possible because they contribute to the setting of the Clatto reservoir and Country Park and will enhance the environmental quality of the residential development.
- 14 In order to provide appropriate play facilities for the occupiers of the dwellings on the application site.
- 15 In the interests of enhancing the amenity and environmental quality of the development.
- 16 In the interests of reducing carbon emissions associated with the proposed development.
- 17 In the interests of ensuring the finalised layout will not have any significant effect on the conservation interests of Clatto Country Park Site of Importance for Nature Conservation.