

## Phase 2 of a Housing Development comprising of 27 dwellings (resubmission)

### KEY INFORMATION

**Ward** North East

**Address**

H30 Haddington Avenue

**Applicant**

Merchant Homes  
Merchant House  
365 Govan Road  
Watermark Business Park  
Glasgow

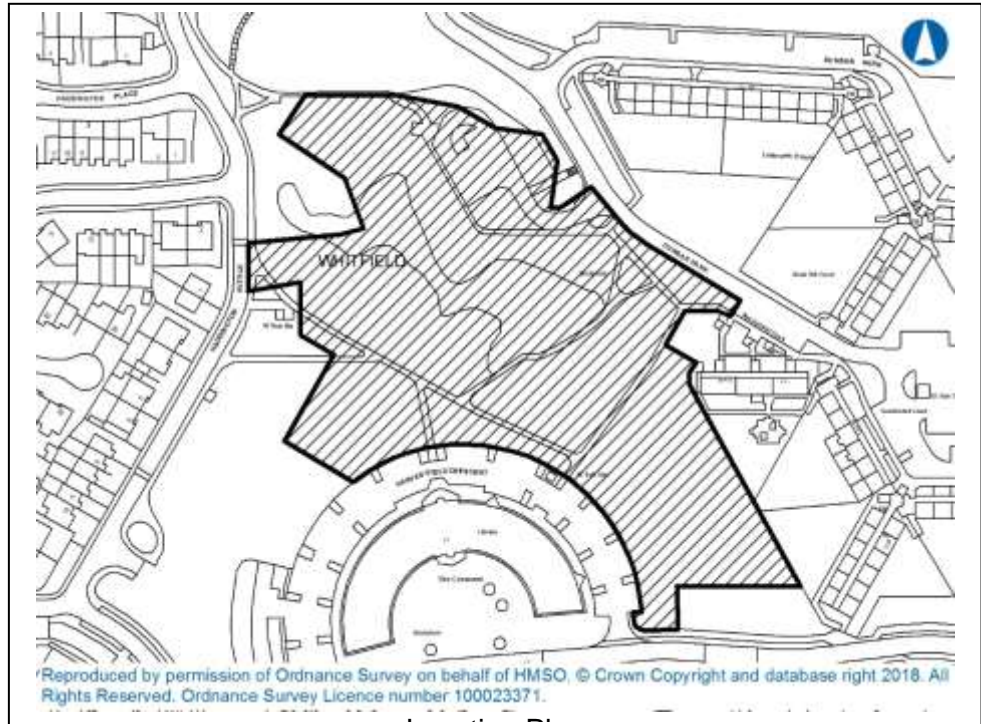
**Agent**

Hypostyle Architects

**Registered** 28 June 2019

**Report by Head of Planning  
& Economic Development**

**Contact:** Claire Myles



### SUMMARY OF REPORT

- Planning permission is sought for a housing development of 23 houses and 4 cottage flats (27 total) and associated hard and soft landscaping. This is a resubmission of a proposal approved by the Planning Committee in November 2018 (18/00300/FULL).
- The application is not fully in accordance with the Development Plan.
- The statutory neighbour notification process was undertaken and the application advertised in the local press. Seven letters of objection and one letter of representation have been received.
- In accordance with Dundee City Council's scheme of delegation, this application is to be determined by the Planning Committee as seven valid objections have been received from members of the public.
- More details can be found at: <http://idoxwam.dundee.gov.uk/idoxpa-web/simpleSearchResults.do?action=firstPage>.

### RECOMMENDATION

The proposal is not in accordance with the Development Plan. There are material considerations that would justify approval of planning permission. It is therefore recommended that planning permission be APPROVED subject to conditions.

---

## 1 DESCRIPTION OF PROPOSAL

---

- 1.1 The application is for a housing development of 27 dwellings comprising of 23 houses and 4 cottage flats and associated hard and soft landscaping on an allocated housing site (H30 Haddington Avenue).
- 1.2 The application forms Phase 2 of a two phase housing development which was previously approved by the Planning Committee in November 2018 (18/00300/FULL).
- 1.3 The application has been resubmitted due to a change in house type and tenure of 3no houses at plots 35, 37 and 38. A mix of tenure is proposed with 3 houses proposed as private for sale and 24 houses proposed for social rent as part of the phase 2 development. Also, as part of the Road Construction Consent process, amendments to the footpath and SUDS access to the south of plots 21-23 have been required together with minor changes to the layout of parking for plots 19 and 20 and plots 21-23 to accommodate a 2m verge required on the access road adjacent to these properties.
- 1.4 A new access road is to be created with access provided from Haddington Avenue to the west of the site and from Dunbar Park to the east.
- 1.5 A landscape plan has been submitted with the application to show the trees to be retained together with new trees and feature planting around the site. An area of woodland and mature tree planting to the north of the site is to be retained with existing footpath links sensitively integrated into the proposed site layout.
- 1.6 A Design and Access Statement has been submitted with the application. This highlights the establishment of a main north-south footpath through the site connecting the greenspace to the north and Harvest Field Crescent to the south. The proposed layout of this public space is the focus for the surrounding houses which have been orientated to provide an active and attractive frontage onto it.
- 1.7 As part of the proposed development, an existing public art installation will be moved from its current location on the east of the site to a new highly visible location on the main north-south footpath to be created as part of the development.
- 1.8 The applicant has submitted the following in support of the application:
  - Design and Access Statement
  - Drainage Scheme
  - Tree and Landscape Plan
  - Transport Statement
  - Geo-Environmental & Geotechnical Interpretative Report

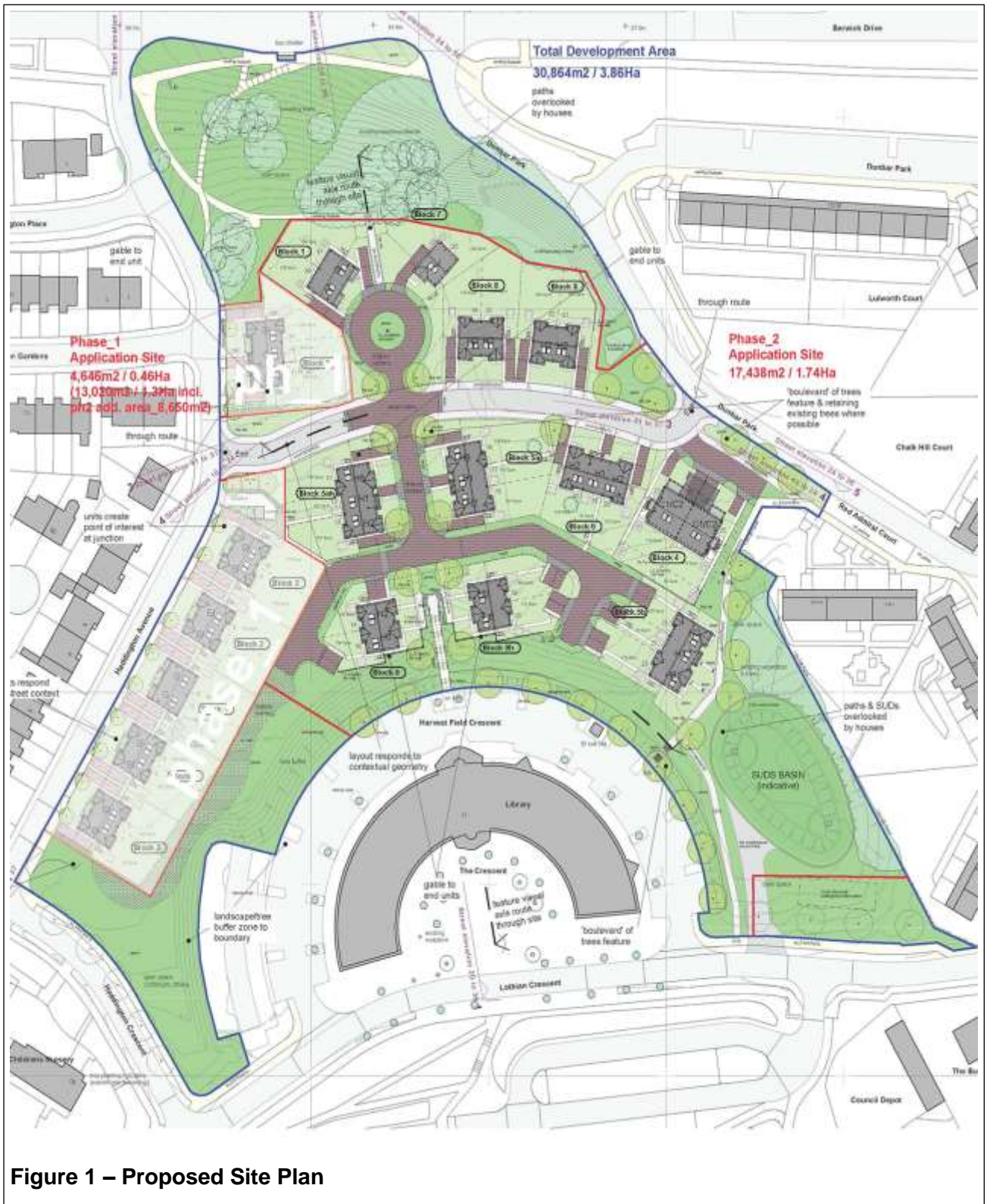




Figure 2 – Proposed House Type (3 Bed)



Figure 3 – Proposed Cottage Flats



Figure 4 – Proposed Landscaping Plan

---

## 2 SITE DESCRIPTION

---

- 2.1 The application site (1.74ha) is a cleared brownfield site to the north of The Crescent, Whitfield. The site was cleared of all buildings and laid to grass whilst it awaited redevelopment.
- 2.2 The site is bounded by Haddington Avenue to the west; Berwick Drive to the north; Dunbar Park to the east and Harvest Field Crescent to the south.
- 2.3 The surrounding area is residential with a mix of house types and tenures. To the south of the application site is The Crescent and Ballumbie Primary School; to the south-west is Whitfield Parish Church and to the south-west and south-east is public open space.



Figure 5 – Application Site Looking East



Figure 6 – Existing Public Art to be Relocated Within the Development Site



---

## 3 POLICY BACKGROUND

---

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

### **TAYPlan 2016-2036**

Policy 1: Location Priorities

Policy 2: Shaping Better Quality Places

Policy 4: Homes

### **DUNDEE LOCAL DEVELOPMENT PLAN 2019**

Policy 1: High Quality Design and Placemaking

Policy 2: Public Art Contribution

Policy 9: Housing Land Release

Policy 10: Design of New Housing

Policy 28: Protecting and Enhancing the Dundee Green Network

Policy 29: Outdoor Access and the Dundee Green Network

Policy 30: Green Infrastructure Maintenance

Policy 35: Trees and Urban Woodland

Policy 37: Sustainable Drainage Systems

Policy 39: Environmental Protection

Policy 41: Land Contamination

Policy 44: Waste Management Requirements for Development

Policy 46: Delivery of Heat Networks

Policy 48: Low and Zero Carbon Technology in New Development

Policy 54: Safe and Sustainable Transport

### **SCOTTISH PLANNING POLICY, PLANNING ADVICE NOTES AND CIRCULARS**

Scottish Planning Policy states that the strategic development plan should identify the housing land requirements for city regions and local development plans should allocate land on a range of sites which is effective or capable of becoming effective up to year 10 from the predicted date of adoption. This report will demonstrate that these requirements have been met by the TAYplan and the Dundee Local Development Plan.

### **NON STATUTORY STATEMENTS OF COUNCIL POLICY**

The Whitfield Planning Framework (2018)

Whitfield Sustainable Urban Drainage Systems (2016)

Whitfield Green Infrastructure (2016)

The Dundee Green Network (2016)

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 Planning permission (reference: 18/00300/FULL) for 27no houses forming Phase 2 was approved in November 2018.

4.2 Planning permission (reference: 18/00224/FULL) for 13no houses forming Phase 1 was approved in November 2018.

---

## 5 PUBLIC PARTICIPATION

---

- 5.1 The statutory neighbour notification procedure has been undertaken and the application advertised in the local press.
- 5.2 Seven objections including one from the Dundee Cycling Forum and one representation have been received raising the following valid material grounds:
- Removal of green space and local areas of play
  - Loss of inclusive access from the development to the Crescent and Lothian Crescent provided by gently sloping paths
  - Detrimental to residential amenity
  - Privacy of neighbouring properties
  - Inadequate boundary/fencing
  - Increased Traffic and Road and Pedestrian safety
  - Inadequate access
  - Detrimental to environment, loss of trees and footpaths
  - Trees/landscape affected
  - Residential Density
  - Insufficient parking space
  - No cycle parking provision
- 5.3 The valid grounds of representation are taken into account in the material considerations section of this report.

---

## 6 CONSULTATIONS

---

- 6.1 **Scottish Water** – has no objection to the application.
- 6.2 **The Head of Community Safety and Protection** – was consulted with regards to the following matters -
- a Contamination - it is recommended that conditions are attached in order to ensure that the development does not commence until a proposal for a watching brief and further screening is submitted for the written approval of the Council.
  - b Noise - due to the location of a sub-station within the site, it is recommended that a condition is attached to any planning permission granted to ensure that noise levels do not have a detrimental impact on adjacent residential accommodation during night time hours.

- 6.3 Head of Environmental Management – with regards to the tree and landscape proposals it is recommended that conditions are attached to any planning permission granted to request that prior to the commencement of development a tree survey and full details of trees to be retained together with protection measures to be put in place during the construction phases are submitted with the landscape and planting proposals and an associated maintenance schedule for written approval by the Council.

## 7 DETERMINING ISSUES

- 7.1 **Section 25 of the Town and Country Planning Act 1997 as amended 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 2016 – 2036

- 7.2 **Policy 1: Location Priorities** – states that the principal settlements within the region have the potential to accommodate the majority of development in the region, and that the re-use of previously developed land and buildings should be priorities; Dundee's core area is identified as a Tier 1 principal settlement.
- 7.3 **The proposal therefore satisfies Policy 1 of the Adopted Strategic TAYplan.**
- 7.4 **Policy 2: Shaping Better Quality Places** - requires that climate change resilience and resource efficiency is built into the built environment, that new development is integrated with the existing community and transport links, that waste management solutions are incorporated into development proposals and that new designs and layouts take cognisance of Scottish Governments Designing Places and Designing Streets.
- 7.5 The proposal has demonstrated that it complies with the above; the site is allocated in the current Local Development plan for housing (H30); waste management is considered and the proposals meet the required policy statements.
- 7.6 **The proposal therefore satisfies Policy 2 of the Adopted Strategic TAYplan.**
- 7.7 **Policy 4: Homes** - requires Local Development Plans to identify appropriate land to be allocated for housing to ensure a generous supply of effective housing sites. This includes provision of a mixture of sites to ensure an effective supply of housing which meet the needs of the region.
- 7.8 The site is allocated in the Local Development Plan for housing (H30).
- 7.9 **The proposal therefore satisfies Policy 4 of the Adopted Strategic TAYplan.**

#### DUNDEE LOCAL DEVELOPMENT PLAN 2019

- 7.10 **Policy 1: High Quality Design and Placemaking** – states that all development proposals should follow a design-led approach to sustainable, high quality placemaking. Development

should contribute positively to the quality of the surrounding built and natural environment and should be planned and designed with reference to climate change mitigation and adaptation.

- 7.11 The design and siting of development should respect the character and amenity of the place, create a sense of community and identity, enhance connectivity and incorporate creative approaches to urban design, landscaping and green infrastructure, appropriate to the local context and the scale and nature of the development.
- 7.12 New development will be required to meet the six qualities of successful place in accordance with the guidance provided in Appendix 1.
- 7.13 The proposed development of 27 dwellings offers a mix of private and social rented housing and consists of four 2 bed mid-terraced houses; two 2 bed semi-detached houses; sixteen 3 bed semi-detached houses; one 3 bed detached house; and four 2 bed cottage flats. Parking and garden ground is proposed for the new houses.
- 7.14 A Design and Access Statement has been submitted with the application. It highlights that the allocated brownfield site is an awkward and challenging site in terms of shape, topography and existing services. These factors have largely shaped the approach that has been taken to the design of the two phased residential development.
- 7.15 A new access road is to be created with access provided from Haddington Avenue to the west of the site and from Dunbar Park to the east. Some existing footpaths will be retained and sensitively incorporated into the development. New footpaths are proposed to ensure the new housing is well connected with the surrounding area, including the greenspace to be retained to the north of the site and the community facilities on Harvest Field Crescent to the south.
- 7.16 The landscape proposals are designed to address the visual context, add colour and contribute to the interest and appearance of the development. In addition to retaining the existing tree planting and green space on the northern boundary, tree planting is proposed along the southern boundary of the site to provide screening and to define the boundaries to public areas at Harvest Field Crescent.
- 7.17 A simple palette of high quality materials is proposed for the houses to achieve coherence across the site. A white render, buff and red facing brick and grey roof tiles are proposed. The colour of the facing brick will be alternated to define strategic 'sentinel' blocks for example at site entrances.
- 7.18 In the interests of visual amenity and to ensure a high quality finish for the proposed housing, it is recommended that should members be minded to approve the application a condition is attached to any planning permission granted to request that samples of the finishing materials and the boundary treatment are provided for each plot and submitted to the Council for written approval prior to the commencement of work on site.
- 7.19 The Design and Access Statement demonstrates that the proposal meets the six qualities of successful place in line with Appendix 1. The proposed site plan shows a distinct layout which responds positively to the site topography and constraints. Active frontages are proposed to ensure public spaces are overlooked. The distinct design and layout offers an attractive, safe and welcoming environment which is well connected to the surrounding area. The proposed contemporary residential development offers a mix of house types and tenures to contribute positively to the wider regeneration of the area.
- 7.20 The proposal is in accordance with Policy 1, subject to conditions.**

- 7.21 **Policy 2: Public Art Contribution** - all developments in Dundee with construction costs of £1 million or over will be required to allocate at least 1% of construction costs for the inclusion of art projects in a publicly accessible/visible place or places within the development.
- 7.22 As part of the proposed development, an existing public art installation located to the east of the site will be safeguarded and relocated to provide a focal point on the proposed new footpath link between the greenspace to the north of the site and Harvest Field Crescent to the south.
- 7.23 The retention and relocation of the art installation is sufficient in order to discharge this policy requirement. In the interests of visual amenity, should members be minded to approve the application, it is recommended that conditions are attached to request that full details of the design and maintenance of the proposed landscaped area for the art installation are submitted to the Council for written approval prior to the commencement of the development.
- 7.24 The proposal is in accordance with Policy 2, subject to conditions.**
- 7.25 **Policy 9: Housing Land Release** - priority will be given to the development of the allocated brownfield and greenfield sites. To ensure that an effective 5 year supply of housing land is maintained over the plan period the sites allocated in Appendix 3 of the Local Development Plan shall not be developed for other uses.
- 7.26 The site has been allocated as a brownfield housing site in the Local Development Plan with an indicative capacity of 35 units (Haddington Avenue – H30).
- 7.27 The indicative capacity outlined in the Local Development Plan, by definition, is subject to change on the submission of a detailed site layout and supporting documents at the planning application stage.
- 7.28 The application for 27 dwellings is for Phase 2 of a two phase development of the allocated site comprising of 40 dwellings in total. The applicant has demonstrated that the allocated brownfield site has capacity for 40 units.
- 7.29 The proposal is in accordance with Policy 9.**
- 7.30 **Policy 10: Design of New Housing** – the design and layout of new housing developments in Dundee should be of a high quality and contribute to creating places that respect and enhance the distinct character and identity of the different parts of the City.
- 7.31 All new housing developments should meet the six qualities of successful place, as set out in Policy 1 and should provide a balanced choice and type of housing.
- 7.32 All new housing developments will be required to conform to the guidance on the Design of New Housing set out in Appendix 4.
- 7.33 All new housing developments will need to ensure that the design and layout respects and enhances the character of adjoining properties and the surrounding area and does not have a detrimental impact on residential amenity and parking.
- 7.34 The application is for 27 dwellings comprising of 3 houses for private sale and 24 for social rent including 4 cottage flats.

- 7.35 The proposal is required to meet the following 'suburban' standards set out in Appendix 4 of the Local Development Plan:

Suburban Standards for Houses

- 7.36 House Type – in general, 75% of houses should have 3 or more bedrooms or a minimum gross internal floor area of 100m<sup>2</sup>.
- 7.37 Car Parking – should be located within the curtilage of each house. All tenures should have at least 1 space. Private houses with 3 bedrooms should have at least 2 spaces.
- 7.38 Cycle Provision – one secure, covered space per house must be provided unless a suitable garage or other secure area is provided within the curtilage of the house.
- 7.39 Amenity/Garden Ground – brownfield sites will provide an average private useable garden ground of 140m<sup>2</sup> per house with a minimum garden size of 120m<sup>2</sup>. The provision for mid terrace houses may be relaxed. Mid terraced gardens should be serviceable by a private path to the street.
- 7.40 Privacy – a minimum of 18 metres between the facing windows of habitable rooms.

In Respect of The Above Standards

- 7.41 House Type – 74% of the proposed houses have 3 or more bedrooms or a minimum gross internal floor area of 100m<sup>2</sup>. As this standard requires 75%, the standard is not satisfied.
- 7.42 Car Parking – as per this requirement all houses have parking located in the curtilage. All houses have 2 spaces apart from three of the four proposed mid terrace houses (social rent) which have one space in the curtilage in line with this requirement. The standard is satisfied.
- 7.43 Cycle Provision – the Design and Access Statement notes that each house would have accommodation for cycles in the garden area in line with this standard. Should members be minded to approve the application, it is recommended that the provision of cycle storage in garden ground is secured by condition.
- 7.44 Amenity/Garden Ground – this is a brownfield site and the average private useable garden ground is 152m<sup>2</sup> per house which is in line with the standard. The 4 mid-terraced houses do not meet the minimum required garden size of 120m<sup>2</sup> (101m<sup>2</sup>, 115m<sup>2</sup>, 81m<sup>2</sup> and 83m<sup>2</sup> respectively). However, the Appendix 4 standard allows for a relaxation in garden ground provision for mid-terrace houses. The garden ground proposed for the mid-terraced houses is acceptable given the above average provision across the application site. Also Plot 14 (100m<sup>2</sup>) and Plot 15 (104m<sup>2</sup>) do not meet the minimum garden size of 120m<sup>2</sup>. The standard is not satisfied.
- 7.45 Privacy – the layout of the proposed houses has been sensitively considered and there are no issues of privacy in terms of the 18 metre window to window distance. The standard is satisfied.

Suburban Standards for Flats

- 7.46 House Type – Flats may be acceptable through conversions of buildings of merit where conversion to houses is not suitable or achievable or where identified in a site planning brief. Flats should have generous internal space standards with a minimum gross internal floor area of 80m<sup>2</sup>.

- 7.47 Car Parking – All car parking should be located within the curtilage of the property. A minimum of 150% car parking should be provided with at least 1 space dedicated to each flat.
- 7.48 Cycle Provision – Secure indoor storage for bikes will be provided in accordance with the number of flats being provided. Conversions may require a more flexible and creative approach to cycle storage.
- 7.49 Amenity/Garden Ground - each case will be treated on its merits considering the curtilage of the existing property. Each proposal must provide a high quality living environment with attractive outdoor space for occupants. This space may be private communal garden or private garden for each flat. Separate drying areas should be provided.
- 7.50 Privacy - a minimum of 18 metres between the facing windows of habitable rooms. Living room windows and balconies of flats should not overlook private gardens of houses.
- 7.51 In respect of the above standards –
- 7.52 House Type – four cottage flats are proposed and these have not been identified in a site planning brief. The proposal does not meet this requirement.
- 7.53 Car Parking – parking is proposed within the curtilage of the property and one space has been allocated for each flat in line with this requirement. This standard is satisfied.
- 7.54 Cycle Provision – no secure indoor storage for bikes is proposed therefore the proposal does not meet this requirement.
- 7.55 Amenity/Garden Ground - the proposed layout provides designated private amenity/garden ground for each flat with a separate drying area also allocated. The provision of garden ground for the 2 ground floor flats (110m<sup>2</sup>) is greater than that for the 2 upper flats (56m<sup>2</sup>) as the ground floor flats are designed to be wheelchair accessible. A high quality living environment is proposed with attractive, private outdoor space for occupants in line with the standard. This standard is satisfied.
- 7.56 Privacy – the layout of the proposed development has been sensitively considered and there are no privacy and overlooking issues. This standard is satisfied.

#### General Requirements

- i provision for waste and recycling should be provided in accordance with the Councils waste management strategy;
- ii parking areas should include provision for electric car charging points; and
- iii flatted developments should include storage areas in addition to cycle storage.

In respect of the general requirements above, bin storage is shown on the site plan within the curtilage of each proposed house and flat. The developer has confirmed that provision will be made for electric car charging points in parking areas and it is recommended that this is secured by condition. Ample storage space is shown on the proposed floor plans for each flat. The general requirements are satisfied subject to condition.

- 7.57 The design and layout sensitively addresses the constraints of the site in order to provide an attractive, quality residential development. The proposed mix of house types and tenures would contribute positively to the wider regeneration of the area.

- 7.58 **The proposal does not meet the Appendix 4 suburban standards for garden ground; is below the percentage required for house type; the proposed cottage flats are not identified in a site planning brief and there is no secure indoor storage proposed for bikes in the flats. The proposal therefore fails to meet the requirements of Policy 10 and Appendix 4.**
- 7.59 **Policy 28: Protecting and Enhancing the Dundee Green Network** - development proposals shall protect and enhance the Dundee Green Network by ensuring that development will not lead to the fragmentation of the existing network of green infrastructure. New development should contribute to the Dundee Green Network where appropriate and as determined by the Council, through the integration of green infrastructure in masterplans or development frameworks and the creation and/or improvement of green infrastructure within development sites or in the local area.
- 7.60 As outlined previously in the report, an area of mature woodland is to be retained to the north of the site and has been sensitively integrated into the design and layout of the site. New planting is proposed on the southern and eastern boundaries of the site and on a new footpath to be created through the site linking the greenspace to the north with Harvestfield Crescent to the south. An existing footpath from Dunbar Park to the east is to be re-orientated and extended to link to Lothian Crescent with access also provided to Harvestfield Crescent. A permeable network of attractive and safe streets and footpaths is proposed to ensure the new housing connects well with the surrounding area. The proposed development will enhance the surrounding network of green infrastructure.
- 7.61 **The proposal is in accordance with Policy 28.**
- 7.62 **Policy 29: Outdoor Access and the Dundee Green Network** - the Council will seek to safeguard, improve and extend the network of outdoor access routes, with particular emphasis on the Core Path network and routes identified in the Dundee Cycling Strategy which support the development of the Dundee Green Network. When considering development proposals the Council will:
- 1 Safeguard the line of any existing or proposed outdoor access route affected by the development, and require its incorporation into the development unless a satisfactory alternative route can be agreed;
  - 2 Seek to secure any additional outdoor access opportunities which may be achievable as a result of the development; and
  - 3 Where an outdoor access route is to be temporarily disrupted, require the provision of an alternative route for the duration of construction work and the satisfactory reinstatement of the route on completion of the development.
- 7.63 In line with criteria 1 and criteria 2 above and as outlined previously in the report, an attractive and safe permeable network of streets and footpaths is proposed to ensure the new housing connects well with the surrounding area and the core path route along Lothian Crescent.
- 7.64 In respect of criterion 3, there is an existing footpath link to the east of the application site from Dunbar Park to Harvestfield Crescent which is likely to be temporarily disrupted during the construction phase. Should members be minded to approve the application, it is recommended that a condition is attached to request that the developer provides a safe alternative route for users and seeks the written approval of the Council for this prior to the commencement of development.
- 7.65 **The proposal is in accordance with Policy 29, subject to condition.**



7.66 **Policy 30: Green Infrastructure Maintenance** - the Council will apply planning conditions or Section 75 obligations to planning permissions to make suitable provision for the long-term maintenance of green infrastructure (including open space and landscaping associated with Sustainable Drainage Systems) in new housing developments, based on the following options:

- 1 green infrastructure will be adopted by the Council, subject to appropriate agreements with the developer over the landscaping scheme and annual maintenance, including payment of a commuted sum to cover annual maintenance costs; or
- 2 a developer may lay out the green infrastructure, transfer the land to a suitable third party, and either:
  - i pay a commuted sum to cover maintenance costs; or
  - ii hand over the maintenance costs to residents of the new development.

This latter option should be clearly set out in the sale agreement so residents agree to effectively share the cost of maintaining green infrastructure on an annual basis.

7.67 The developer has confirmed that a factor would be appointed to maintain the green infrastructure on behalf of residents. Should members be minded to approve the application it is recommended that a condition is attached to secure that further detail of this is submitted to the Council for written approval.

**7.68 The proposal is in accordance with Policy 30, subject to condition.**

7.69 **Policy 35: Trees and Urban Woodland** - the Council will support the establishment and enhancement of woodland, tree belts and corridors. New development must ensure the survival of woodland, hedgerows and individual trees, especially healthy mature trees, of nature conservation or landscape value through sensitive site layout both during and after construction, unless removal has been approved in advance by the Council. Where appropriate, development proposals must be accompanied by maintenance arrangements and justification for the removal of any trees or hedgerows.

7.70 The site was cleared and laid to grass and has a mature landscape setting. The Design and Access Statement acknowledges this and the proposed site layout sensitively integrates existing planting with new planting to provide an attractive setting for the proposed residential development.

7.71 The proposed Soft Landscaping Plan shows feature planting, new trees and hedging around the site.

7.72 The Head of Environmental Management was consulted and should members be minded to approve the application it is recommended that conditions are attached to request full details of existing trees; details of trees to be retained together with measures for their protection; full details of the proposed new planting and landscaping; and an associated maintenance schedule are submitted to the Council for written approval prior to the commencement of development.

**7.73 The proposal is in accordance with Policy 35, subject to conditions.**

7.74 **Policy 37: Sustainable Drainage Systems** - surface water discharging to the water environment from new development must be treated by a Sustainable Drainage System (SuDS) except for single houses or where discharge is to coastal waters. SuDS should be designed so that the water level during a 1:200 year rainstorm event plus allowances for

climate change and future urban expansion is at least 600mm below finished floor levels. This incorporates an allowance for the effect of climate change. In addition, proposals will be encouraged to adopt an ecological approach to surface water management, ensure an appropriate level of treatment and exploit opportunities for the system to form an integral part of the Dundee Green Network through habitat creation or enhancement through measures such as the formulation of wetlands or ponds. Proposals should have no detrimental impact on the ecological quality of the water environment.

- 7.75 A proposed drainage plan has been submitted however further detail is required. Should members be minded to approve the application it is recommended that conditions are attached to request that full drainage details are submitted for the written approval of the Council prior to the commencement of development.
- 7.76 **The proposal is in accordance with Policy 37, subject to conditions.**
- 7.77 **Policy 39: Environmental Protection** - new development or an extension to an existing development in close proximity to existing sources of noise, vibration, odour, emissions to air, dust or light pollution will need to demonstrate that it can achieve a satisfactory level of amenity without impacting on viability of existing businesses or uses.
- 7.78 An electricity sub-station is located on the site. The Head of Community Safety and Protection was consulted and should members be minded to approve the application it is recommended that a noise condition is attached to ensure that, during night time, noise levels from the sub-station do not have a detrimental impact on residential amenity.
- 7.79 **The proposal is in accordance with Policy 39, subject to condition.**
- 7.80 **Policy 41: Land Contamination** - a) development of potentially contaminated or statutorily identified contaminated land will be considered where:
- 1 a site investigation is submitted establishing the nature and extent of contamination; and
  - 2 the Council is satisfied that remediation measures proposed for the development, adequately address contamination risks to all receptors, such that the land demonstrably does not meet the statutory definition of contaminated land and is suitable for the planned use.
- 7.81 The Head of Community Safety and Protection was consulted on the supporting information submitted with the application. Should members be minded to approve the application it is recommended that conditions are attached in order to ensure that the development does not commence until a proposal for a watching brief and further screening is submitted for the written approval of the Council.
- 7.82 **The proposal is in accordance with Policy 41, subject to condition.**
- 7.83 **Policy 44: Waste Management Requirements for Development** - development proposals should demonstrate that they adequately address the Scottish Government's Zero Waste Policy and that sufficient provisions are made to maximise opportunities for waste reduction and waste separation at source and enable the separate collection of recyclable material as outlined in the Waste (Scotland) Regulations 2012.
- 7.84 In respect of waste management each plot has a designated bin storage area.
- 7.85 **The proposal satisfies Policy 44.**

- 7.86 **Policy 46: Delivery of Heat Networks** - proposals for new development should meet their heat demand through heat networks, by considering the feasibility to create or link into an existing energy centre and heat network or demonstrate the capability to progress towards this technology in the future.

A statement will be required to be submitted with an application for planning permission to demonstrate that consideration has been given to the viability of creating or linking into a heat network. This requirement applies to the following development:

- a Proposals that are subject to a Major planning application, or would cumulatively exceed the Major planning application thresholds; or
- b Proposals for housing or commercial development in locations where Scotland's Heat Map or the City's heat network strategies indicate that they are close to a significant heat supply source or a planned heat network.

In both cases the development layout should be designed to be capable of connecting to the heat network or heat source and areas for pipe runs within the development should be safeguarded to enable future connectivity.

- 7.87 This policy is relevant in respect of criterion (b) as the application site is close to Baldovie which is recognised as a significant heat supply source.

- 7.88 No statement has been submitted with the application to demonstrate that consideration has been given to the viability of creating or linking into a heat network. Should members be minded to approve the application, it is recommended that a condition is attached to request that a statement is submitted for the written approval of the Council prior to the commencement of development.

- 7.89 **The proposal satisfies Policy 46, subject to condition.**

- 7.90 **Policy 48: Low and Zero Carbon Technology in New Development** - proposals for all new buildings will be required to demonstrate that a proportion of the carbon emissions reduction standard set by Scottish Building Standards will be met through the installation and operation of low and zero carbon generating technologies. The relevant Building Standards and percentage contribution required is set out in supplementary guidance. The supplementary guidance will be kept under review to ensure the proportion of the carbon emissions reduction standard to be met by these technologies will increase over time.

- 7.91 No statement has been submitted to demonstrate compliance with this condition and it is recommended that, should members be minded to approve the application, a condition is attached to request that this is submitted for the written approval of the Council prior to the commencement of development.

- 7.92 **The proposal satisfies Policy 48, subject to condition.**

- 7.93 **Policy 54: Safe and Sustainable Transport** - all development proposals\* that generate travel should be designed to be well served by all modes of transport. In particular the sustainable modes of walking, cycling and public transport should be afforded priority and provide for easy access to local amenities, education facilities and other services.

\*this includes the re-use of existing buildings

Development proposals will be required to:

- 1 minimise the need to travel by private car;
- 2 provide facilities on-site (and/or off-site through developer contributions or by direct delivery) for walking, cycling and public transport networks, including road/junction improvements and cycle parking. Developments without high quality, safe and convenient links to adjacent walking and cycling networks will not be supported;
- 3 incorporate measures to permit access to public transport networks within a walking distance of no more than 400 metres from all parts of the development;
- 4 have no detrimental effect on the capacity or safe functioning of the existing road or rail networks;
- 5 ensure that safe and adequate provision is made for road freight and waste access, loading and unloading;
- 6 comply with the National Roads Development Guide and any local variations within Dundee City Council's roads design standards; and
- 7 be supported by a travel plan to mitigate transport impacts and improve the accessibility of developments where the council considers that the development will generate significant travel.

Walking and cycling routes should be fully useable prior to the first occupation of a new development.

7.94 In respect of the above criteria:

- 1 The application site is an allocated housing site in a residential area undergoing regeneration as part of a comprehensive strategy set out in the Whitfield Planning Framework. The site is located to the north of new community facilities and open space and offers good links to walking and cycling routes and public transport. The location, design and layout of the site minimises the need to travel by private car.
- 2 The location of the site offers direct links to the walking and cycling networks which are to be integrated into the site and new connections provided. The Design and Access Statement confirms that cycling storage would be provided for the dwellings and as outlined previously in the report it is recommended that this is secured by condition. The proposed new road will be a 20mph zone. It is recommended that should members be minded to approve the application a condition is attached to request full details of the 20mph zone including road markings and signing are submitted to the Council for written approval prior to any works on site. With the inclusion of conditions the proposal meets this requirement.
- 3 The site is well connected to the public transport network with bus stops located to the immediate south of the site on Lothian Crescent and on Berwick Drive to the north. The proposal meets this requirement.
- 4 The roads/footways leading to the site have capacity to cater for the proposed development as demonstrated in the Transport Statement. It is recommended that should members be minded to approve the application conditions are attached to request that details of a required stopping-up order for existing carriageways, footways and footpaths must be agreed and the stopping-up order completed prior to any works on site. Also full

details of the proposed vehicle accesses, roads, footways and footpath links and alterations to existing traffic calming, including road markings and signing for the 20 mph zone, should be submitted and agreed in writing by the Council prior to any works on site to ensure they are formed and constructed to Council standards and specifications. The proposal will not have a detrimental effect on the capacity or functioning of the existing road or rail networks.

- 5 Safe and adequate provision has been made for road freight and waste access. The proposed roads and accesses have capacity to cater for the proposed development. The proposal meets this requirement.
- 6 As outlined above, it is recommended that should members be minded to approve the application full details of the proposed vehicle accesses, roads, footways and footpath links and alterations to existing traffic calming, including road markings and signing for the 20 mph zone, should be submitted and agreed in writing by the Council prior to any works on site to ensure they are formed and constructed to Council standards and specifications.
- 7 The roads/footways leading to the site have capacity to cater for the proposed development as demonstrated in the Transport Statement.

6.78 The proposed new housing development would be well served by the sustainable modes of walking, cycling and public transport with good access to local amenities, education facilities and other services.

6.79 **The proposal satisfies Policy 54, subject to conditions.**

6.80 **The proposal fails to fully meet the Appendix 4 standards for the Design of New Housing. It is concluded from the foregoing that the proposal fails to comply fully with the provisions of the development plan.**

## **MATERIAL CONSIDERATIONS**

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

### **A – JUSTIFICATION FOR DEVELOPMENT PLAN DEPARTURE**

6.82 The design and development of new housing developments in Dundee should be of a high quality and contribute to creating places that build on and enhance the distinct character and identity of the different parts of the city.

6.83 All new housing development will require to conform to the guidance on the Design of New Housing set out in Appendix 4 of the Local Development Plan. As outlined in the report, the proposed development does not meet the Appendix 4 suburban standards for house type; garden ground on two plots (Plots 15 and 15); the 4 cottage flats proposed are not identified in a site planning brief and no indoor storage for bikes is proposed in the flats.

6.84 In respect of this, the following justification for a departure from the Local Development Plan is provided:

**House Type** – the applicant has provided a statement which outlines that 3 houses did not meet the housing requirements for Home Group, a partner in the development of the site and as such these will be private houses (Plots 35, 37 and 38). One plot has changed from a 3 bed house to a 2 bed house (Plot 37). This change in the number of bedrooms for one house lowers the overall percentage to 74%. This percentage is marginally below the standard and

the changes in house type and tenure would see 3 more private houses built as part of this two phase development (Phase 1 - 13 Private and Phase 2 - 3 private and 24 social rent). The aim of the Whitfield Planning Framework is to achieve a more even split between private and social rented accommodation with a range of 2, 3 and 4 bedroom houses to improve choice as part of the wider regeneration of the area. A departure in this instance is justified.

**Garden Ground** - Appendix 4 sets out that brownfield sites will provide an average private useable garden ground of 140m<sup>2</sup> per house with a minimum garden size of 120m<sup>2</sup>. The proposed site layout for Phase 2 shows that the average private useable garden ground is 154m<sup>2</sup> per house which is above the average of 140m<sup>2</sup> set out in Appendix 4 of the Local Development Plan. Plot 14 (100m<sup>2</sup>) and Plot 15 (104m<sup>2</sup>) do not meet the minimum garden size of 120m<sup>2</sup>. The applicant has provided justification for this which outlines the constraints with existing services/infrastructure on this part of the site which requires a set-back distance to be provided to allow access for maintenance/repairs. The constraints of developing this site are documented in the supporting Design and Access Statement. A departure from the Local Development Plan is justified in this instance as a generous supply of garden ground is provided across the site. Further, the site layout has responded positively to the infrastructure constraints on the site and the challenging topography to provide an attractive residential development.

**Flats** – Appendix 4 states that flats may be acceptable where they have been identified in a site planning brief. Flats have not been identified for this site. However, justification has been received from the applicant to demonstrate that there is an identified need for this type of accommodation in Whitfield. The two ground floor flats have been designed to be wheelchair accessible. This identified need has been confirmed by Neighbourhood Services (Housing). In line with Appendix 4, the proposed 4 cottage flats are 2 bedroom properties and a high quality living environment with attractive private outdoor space is proposed. No secure indoor storage for bikes is proposed as required in Appendix 4. The Design and Access Statement notes however that each house would have accommodation for cycles in the garden area in line with this standard. Should members be minded to approve the application, it is recommended that the provision of cycle storage in the private garden ground proposed for each flat is secured by condition. The proposed cottage flats meet an identified need and will contribute positively to the mix of house types and tenures proposed as part of this residential development. A departure from the Local Development Plan is justified in this instance.

- 6.82 The proposed residential development respects the character and amenity of the surrounding area. The design and layout of the houses responds positively to the infrastructure constraints of the site and the steep topography. In so doing, it sensitively integrates the existing and new green infrastructure to provide a distinct, attractive residential development. The proposed development will contribute positively to the regeneration of the area.
- 6.83 **It is concluded from the foregoing that there are material considerations of sufficient weight to justify a departure from the Local Development Plan.**

#### **B - WHITFIELD PLANNING FRAMEWORK/SUDS GUIDANCE/WHITFIELD GREEN INFRASTRUCTURE**

- 6.84 Whitfield is the subject of a planned regeneration to build a new community around the framework of the original Whitfield by developing cleared sites within a comprehensive strategy. There is the potential for the development of between 800 and 1,000 new dwellings providing a greater mix of house types and tenures in the area.
- 6.85 The Whitfield Planning Framework was approved by the Council as its vision for the regeneration of Whitfield. It sets out the principles required for the sustainable regeneration

of the area and is a material consideration in the determination of the planning applications within the area.

- 6.86 In addition to the Whitfield Planning Framework, further detail has been prepared in relation to SUDS and green infrastructure to ensure the provision of well-designed green infrastructure throughout Whitfield.
- 6.87 The proposed development of 27 dwellings is Phase 2 of a two phase development providing a mix of house types and tenures on an allocated brownfield housing site. The proposal meets the principles set out in the Whitfield Planning Framework and associated guidance on SUDS and green infrastructure.

### C - REPRESENTATIONS

- 6.88 Seven objections have been received including one from the Dundee Cycling Forum and one representation raising the following valid material grounds:

- removal of green space and local areas of play;
- loss of inclusive access from the development to the Crescent and Lothian Crescent provided by gently sloping paths;
- detrimental to residential amenity;
- privacy of neighbouring properties;
- inadequate boundary/fencing;
- increased Traffic and Road and Pedestrian safety;
- inadequate access;
- detrimental to environment, loss of trees and footpaths;
- trees/landscape affected;
- residential Density;
- insufficient parking space; and
- no cycle parking provision.

- 6.89 The grounds of objection are considered and assessed as follows:

**Objection** – detrimental to environment, removal of greenspace, local areas of play, trees and paths, trees/landscape affected.

**Response** - the site forms part of wider physical regeneration proposals for the area and is an allocated housing site in the Local Development Plan. It previously contained several blocks of flats and was cleared of all buildings and laid to grass whilst it awaited redevelopment. Existing green infrastructure is to be retained to the north of the site and this has been sensitively integrated into the site layout with a new footpath proposed to link this area with the community facilities to the south. The Proposed Landscaping Plan shows soft landscaping, feature planting and hedging in and around the boundary of the application site. The proposed new planting will enhance the surrounding network of green infrastructure. A

permeable network of attractive and safe streets and footpaths is proposed to ensure the new housing connects well with the surrounding area including new community facilities and open space to the south of the site. The proposal is in line with the Local Development Plan and the principles set out in the Whitfield Framework and associated guidance on green infrastructure.

**Objection** - loss of inclusive access from the development to the Crescent and Lothian Crescent provided by gently sloping paths

**Response** – an existing footpath link from Dunbar Park to Harvest Field Crescent is retained however it is to be repositioned to allow the creation of housing and a SUDS basin and a maintenance track in the south-east corner of the site. The footpath will be overlooked by new houses and it will be extended south to provide a new direct and accessible link to Lothian Crescent. An existing link to The Crescent will be retained however steps will be introduced due to site constraints and the development of the SUDS basin. An existing link from The Crescent (steps) will be retained and this has been sensitively integrated into the proposed development to provide a safe, accessible and attractive link through the site to the north. The design and layout of the proposed development responds positively to the infrastructure constraints of the site and the steep topography.

**Objection** – detrimental to residential amenity, privacy of neighbouring properties

**Response** - the proposed residential development has been sensitively designed to respect the character and amenity of neighbouring properties. The proposed development is in line with the Appendix 4 suburban standard for privacy which requires a minimum of 18 metres between the facing windows of habitable rooms. An attractive, high quality environment is proposed to contribute positively to the ongoing regeneration of the area.

**Objection** – inadequate boundary/fencing

**Response** – a plan showing boundary treatments has been submitted. This shows a mix of treatments around the site including 1.8m high timber fences around garden plots; 1.1m high timber fences between houses and 0.45m high 'bird's mouth' timber fences around public spaces. As recommended previously in the report, further information is required on the finishing materials and boundary treatments and it is recommended that this is secured by conditions to ensure an attractive, high quality environment.

**Objection** – increased traffic; road and pedestrian safety; inadequate access

**Response** – a Transport Statement has been submitted. Its findings have been accepted and it is confirmed that the roads/footways leading to the site have capacity to cater for the proposed development. The Design and Access Statement highlights that footpath links allow pedestrian permeability to be retained through and out-with the site and these have been exploited to further integrate the development with its surroundings. It is recommended that conditions are attached to any planning permission granted to ensure proposed vehicle accesses, alterations to existing traffic calming and the provision of a new footway on Haddington Avenue are all agreed in writing by the Council prior to the commencement of work on site.

**Objection** – residential Density, insufficient parking space, no cycling provision

**Response** – The site has been allocated as a brownfield housing site in the Local Development Plan with an indicative capacity of 35 units (Haddington Avenue – H30). The indicative capacity outlined in the Local Development Plan, by definition, is subject to change on the submission of a detailed site layout and supporting documents at the planning



application stage. The application for 27 dwellings is for Phase 2 of a two phase development of the allocated site comprising of 40 dwellings in total. The applicant has demonstrated that the allocated brownfield site has capacity for 40 units. The applicant has demonstrated that the Appendix 4 standards for parking have been met. The Design and Access Statement notes that each house would have accommodation for cycles in the garden area in line with this standard. Should members be minded to approve the application it is recommended that the provision of cycle storage in garden ground is secured by condition.

- 6.90 The issues raised in the representations have been considered and addressed in the report and the grounds raised are not of sufficient weight to justify refusal of planning permission.
- 6.91 **It is concluded that there are no material considerations of sufficient weight in this case to justify refusal of planning permission.**

---

## 8 CONCLUSION

---

- 8.1 The application for 27 dwellings is not in accordance with the Development Plan. However, there are material considerations of sufficient weight to justify approval of planning permission. Therefore it is recommended that planning permission be granted subject to conditions.

---

## 9 RECOMMENDATION

---

- 9.1 It is recommended that planning permission be GRANTED subject to the following conditions:
- Condition** - prior to the commencement of work on site, details of the proposed finishing materials of the development hereby approved shall be submitted to the Council for written approval. Thereafter, the proposed development shall be finished in strict accordance with the details approved by this condition.

**Reason** – in the interests of visual amenity.
  - Condition** – prior to the commencement of work on site, details of the proposed boundary treatments and their location on the site shall be submitted to the Council for written approval. Thereafter, the erection of the boundary treatments shall be carried out in strict accordance with the details approved by this condition.

**Reason** – in the interests of privacy and visual amenity.
  - Condition** – prior to the commencement of development, a scheme of landscaping shall be submitted to and approved by the Council, and it shall include indications of all existing trees and hedgerows on this land, and details of any to be retained, together with measures for their protection in the course of development in accordance with BS5837:2012. Full details of new planting and landscaping and an associated maintenance schedule shall also be submitted to and approved by the planning authority prior to the commencement of development. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted in terms of this condition.

**Reason** – to ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.

- 4 **Condition** – full details of a maintenance plan for the existing (and proposed) trees shall be submitted to the Council for approval before any development commences on site and if approved the development shall be carried out only in full accordance with such details.

**Reason** – to ensure that the character of the application site and the surrounding area is maintained.

- 5 **Condition** – prior to the commencement of any works on site, full details for the long term maintenance of green infrastructure in the residential development hereby approved shall be submitted to the Council for written approval. Thereafter, all maintenance of green infrastructure approved by virtue of this condition shall be carried out in perpetuity.

**Reason** – in the interests of visual amenities of the area.

- 6 **Condition** – development shall not begin until a proposal for the watching brief and further screening recommended in the submitted "Response to Contaminated Land Officer Comments", dated 5 June 2018, has been submitted to and approved in writing by the planning authority. This shall contain proposals to deal with any contamination discovered 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.

**Reason** – in the interests of providing a site suitable for residential development.

- 7 **Condition** – before any unit is occupied the findings of the watching brief, and if necessary, the remediation strategy shall be fully implemented and a verification report with relevant documentation demonstrating that the objectives of the watching brief/remediation strategy have been achieved shall be submitted to and approved by the planning authority.

**Reason** – in the interests of providing a site suitable for residential development.

- 8 **Condition** – 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 hereby approved.

**Reason** – in the interests of flood prevention.

- 9 **Condition** – 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.

**Reason** - in the interests of flood prevention.

- 10 **Condition** – 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 perpetuity.

**Reason** - in the interests of flood prevention and visual amenity.

- 11 **Condition** – 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.

**Reason** – in the interests of flood prevention.

- 12 **Condition** – a Sustainability Statement demonstrating the extent to which the new build elements of the development will meet the requirements of Policy 48 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.

**Reason** – in the interests of reducing carbon emissions associated with the proposed development.

- 13 **Condition** – details of the proposed accesses, roads, footways and footpath links, including visibility splays, road markings and signing for the 20 mph zone, must be agreed prior to any works on site and the accesses, roads, footways, footpath links, visibility splays, road markings and signing for the 20mph zone, must be formed and constructed to Dundee City Council standards and specifications.

**Reason** - in the interests of vehicle and pedestrian safety.

- 14 **Condition** – any gates formed as access to drives/parking must open inwards to within the curtilage.

**Reason** - in the interests of vehicle and pedestrian safety.

- 15 **Condition** – details of the required stopping-up of existing carriageways, footways and footpaths and the 20mph zone must be agreed and the stopping-up/20 mph zone orders completed prior to any works on site.

**Reason** - in the interests of vehicle and pedestrian safety and promoting sustainable transport.

- 16 **Condition** - any existing accesses that are no longer required as part of the proposed development must be made good as footway to Dundee City Council specifications. Details of these alterations must be agreed prior to any works on site.

**Reason** - in the interests of vehicle and pedestrian safety.

- 17 **Condition** – a Stage 2 Road Safety Audit to Dundee City Council specifications must be submitted and agreed for all new roads associated with the development.

**Reason** - in the interests of vehicle and pedestrian safety

- 18 **Condition** – a Street Lighting system must be provided by the applicant to Dundee City Council standards and specifications.

**Reason** - in the interests of vehicle and pedestrian safety.

- 19 **Condition** – the hard surface of individual car parking, driveways or hardstanding area should be made of porous materials where appropriate and/or provision made to direct run off water from the hard surfaces to a system or a permeable or porous area or surface within the curtilage of the site.

**Reason** – to ensure that surface water from within the curtilage of the site does not drain to the adjacent adoptable/adopted road.

- 20 **Condition** – the applicant must provide a disposal route for road surface water to the satisfaction of Dundee City Council which discharges to a system publicly maintained/maintainable in-perpetuity by the relevant authority. Written proof must be provided by the applicant as confirmation that Scottish Water are satisfied with the overall surface water drainage proposal.

**Reason** – to ensure an appropriate and publicly maintainable system is provided.

- 21 **Condition** - prior to commencement of development, details of the proposed electric vehicle charging provision shall be submitted to and approved in writing by the Planning Authority.

**Reason** – in the interest of sustainable travel measures.

- 22 **Condition** – a statement is required to be submitted to the Council for approval in writing to demonstrate that consideration has been given to the viability of creating or linking into a heat network.

**Reason** - in the interests of safeguarding a low energy development.

- 23 **Condition** – within the adjacent residential accommodation, during night-time, the received noise from the electrical substation shall not exceed NR20 internally, with windows open for ventilation. Night-time hours are 2300 to 0700 hours.

**Reason** – in order to protect residential amenity.

- 24 **Condition** - prior to the commencement of the development hereby approved, a scheme to retain the existing footpath from Dunbar Park to Harvestfield Crescent (or an alternative footpath as close as possible to it) during construction, shall be submitted to and approved in writing by the Council. Thereafter, the approved scheme shall be implemented and maintained as such throughout the entire construction period of the development hereby approved.

**Reason** - in order to ensure the retention of access through the site during construction.

- 25 **Condition** - prior to commencement of development details of the secure cycle storage provision for each dwelling shall be submitted to and approved in writing by the Council. These details shall include details of the location and design and finish of the secure cycle storage facility. The secure cycle storage facilities shall be constructed in accordance with the approved details prior to the occupation of each dwelling.

**Reason** - in the interests of promoting sustainable modes of travel.

**Informative**

Any damage caused to the existing adopted footway or carriageway ex adverso the site as a result of development work must be made good by the applicant at their expense. Where damage is extensive resurfacing/reconstruction will be necessary. All related works must be to Dundee City Council standards and specifications.