

## Erection of 120 Houses at Allocated Housing Site H44 – Baldragon Farm

### KEY INFORMATION

**Ward** Strathmartine

**Address**

Land to West of St Martin  
Crescent and North of Adam  
Crescent

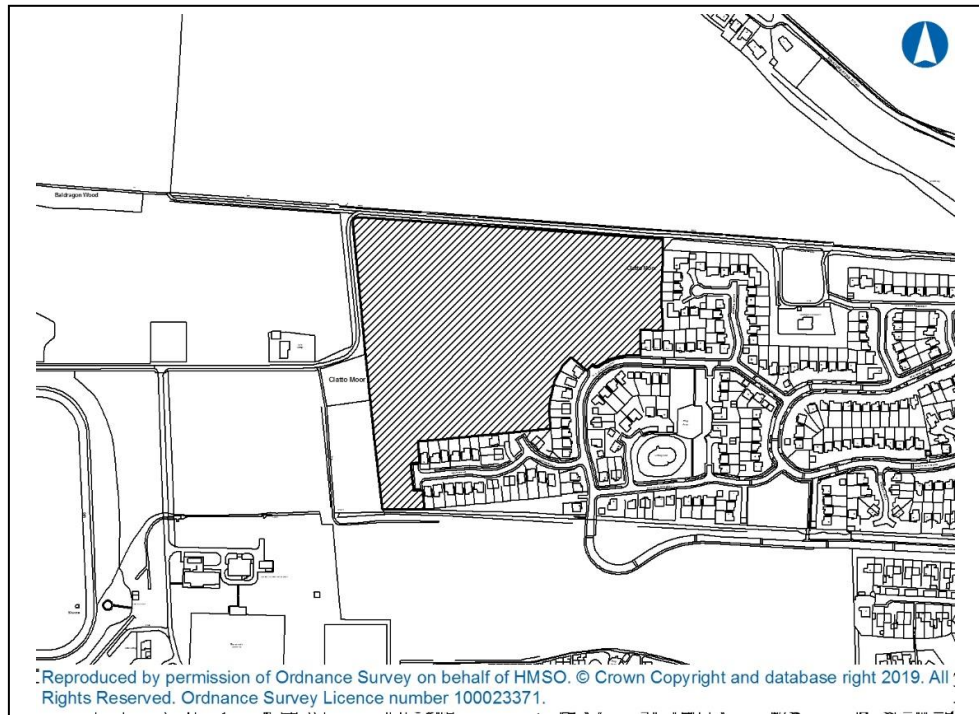
**Applicant**

Avant Homes  
Argyll Court  
The Castle Business Park  
Stirling FK9 4TT

**Registered** 26 Sep 2019

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

**Contact:** Caitlin Duffy



### SUMMARY OF REPORT

- Planning permission is sought for the erection of 120 houses and associated works.
- The application site is allocated housing site H44 – Baldragon Farm. The site presently contains agricultural land.
- The application is not in accordance with the Development Plan however there are material considerations of sufficient weight which justify approval of planning permission.
- The statutory neighbour notification process was undertaken and the application advertised in the local press. Ten letters of objection have been received.
- In accordance with Dundee City Council's scheme of delegation, this application is to be determined by the Planning Committee as it is classed as a Major development as identified in terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 due to their being more than 49 units proposed.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=PXKJBIGCMEX001>.

### RECOMMENDATION

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

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## 1 DESCRIPTION OF PROPOSAL

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- 1.1 Permission is sought for a residential development of 120 units which are proposed to be a mix of detached and semi-detached properties. This application is for a further phase of housing development in this part of the city and would utilise all of allocated housing site H44 – Baldragon Farm.
- 1.2 Eight different house types are proposed which are all 2 storeys high with a pitched roof. The houses will be finished in a combination of white and cream dry dash render with a brick basecourse and either red or grey coloured concrete roof tiles. The windows and bi-fold doors would be grey UPVC units. All plots would have designated parking spaces and areas of private rear garden ground. An area of open space with a play park and a SUDS basin are proposed on the northeast of the site.
- 1.3 Vehicle access would be taken from Adam Drive, Adam Crescent and St Martin Crescent. Streets and public footpaths would be formed within the site and it is proposed to form 3 pedestrian footpath connections to the Council's Core Path Network. One connection would be taken from the north of the site and two connections would be taken from the west of the site.
- 1.4 Landscaping is proposed throughout the site which includes beech hedging and a woodland mix (including Birch, Scots Pine and Sessile oak) along the north boundary. The woodland mix would provide cover with a varying canopy height and character. Within the SUDS and open space on the northeast of the site a mix of landscaping including wildflower and hedgerow and trees.
- 1.5 The applicant has submitted the following in support of the application:
  - Drainage Details, Layout and Sections;
  - Ecology Survey and Update;
  - Topographical Survey;
  - Transport Assessment;
  - Archaeology Written Scheme of Investigation and Data Structure Report;
  - Landscape and Visual Impact Assessment;
  - Flood Risk Assessment;
  - PAC Report;
  - Energy Statement; and
  - Site Investigation Report.



Figure 1 – Proposed Site Plan

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## 2 SITE DESCRIPTION

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- 2.1 The site is currently an area of agricultural land. Existing residential development from earlier phases of housing development lie to the south and east of the site. Directly to the north of the site lies a farm track, beyond which lies further agricultural land. The boundary which divides Dundee City Council and Angus Council lies along this track, which is also a Council Core Path. The track/core path also forms the northern section of the west boundary and leads to Clatto Country Park which is approximately 230m to the west. The southern section of the western boundary is formed by woodland planting. The land to the east of the site boundary is designated as Open Space in the Local Development Plan and is a mix of open grassland and woodland. Rear garden grounds of existing properties lie to the south and east.
- 2.2 The site gently slopes towards the east. Accesses are proposed to be taken from existing roads at Adam Drive, Adam Crescent and St Martin Crescent which provide access to the north of Strathmartine Road. Strathmartine Road is a main thoroughfare in to the City Centre from the north of the city.





Figure 2 – Site Photo Taken from Northwest



Figure 4 – Site Photo of Proposed Entrance at Adam Crescent

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### 3 POLICY BACKGROUND

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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 30: Green Infrastructure Maintenance

Policy 36: Flood Risk Management

Policy 37: Sustainable Drainage Systems

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 52: Scheduled Monuments and Archaeological Sites

Policy 54: Safe and Sustainable Transport

Policy 56: Parking

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

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### 4 SITE HISTORY

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- 4.1 Planning permission (reference: 08/00488/FUL) for residential development comprising 39 dwellings and associated engineering operations was approved subject to conditions in 2009. The application site was land to the west of Logan Crescent.
- 4.2 Planning permission (reference: 11/00377/FULL) for the change of house types of approved planning application (reference 08/00488/FUL) was approved in 2011.
- 4.3 Planning permission (reference: 12/00184/FULL) for the erection of 15 dwellings in substitution of 15 previously approved dwellings (plots 614-628 and plots 514-528) was approved subject to conditions in 2012.
- 4.4 Planning permission (reference: 13/00765/FULL) for the erection of 25 houses and ancillary works was refused at Planning Committee but an appeal was submitted to the DPEA and the appeal was allowed and planning permission granted subject to conditions. This site is to the south of the application site.
- 4.5 PAN (reference: 16/00931/PAN) for residential development with associated infrastructure, drainage, SUDS, landscaping and open space, was received 15 November 2016 and closed on 16 November 2017.

- 4.6 PAN (reference: 19/00406/PAN) for residential development with associated infrastructure, drainage, SUDS, landscaping and open space, was received 5 June 2019 and closed on 3 September 2019. Subsequently the current planning application was submitted.

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## 5 PUBLIC PARTICIPATION

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- 5.1 The statutory neighbour notification procedure has been undertaken and the application advertised in the local press.
- 5.2 10 objections have been received (including 1 from The Dundee Cycling Forum) raising the following valid material grounds:
- cycle parking for properties without garages has not been provided;
  - pedestrian links to core paths should be segregated shared cycle and footways;
  - road and pedestrian Safety;
  - pollution;
  - wildlife;
  - water pressure;
  - drainage;
  - access points and lack of;
  - detrimental to environment;
  - detrimental to residential amenity
  - insufficient parking space;
  - trees/Landscape affected;
  - contrary to Local Plan and Planning Brief;
  - school capacity; and
  - proposed footpath connects to farm track and dispute that farm track is a pedestrian and cycle path.
- 5.3 Concerns were also raised in relation to information to homeowners outwith the application process, infrastructure for internet provision, dog fouling and current use of the farm track, installation of gates within rear fencing existing housing plots, construction works and access road requests which fall outwith the application site. However, these are not valid material planning considerations.
- 5.4 The valid grounds of representation are taken into account in the material considerations section of this report.

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## 6 CONSULTATIONS

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- 6.1 **Archaeology** – has no objection to the proposal. The applicant has demonstrated that it is unlikely that any significant archaeology exists on site, therefore, there is no need for an archaeology condition.
- 6.2 **Scottish Water** – has no objection to the application.
- 6.3 **SEPA** - has no objection to the application on flood risk grounds subject to a condition being attached to any grant of planning permission to ensure that no built development, including land raising, should take place in the south west corner of the site and the channel should be reinstated to be able to convey the 1 in 200 year design flow.
- 6.4 **The Head of Community Safety and Protection (Contaminated Land)** – has reviewed the Site Investigation (2018) and supplementary report and commented that there is no requirement for gas protection measures and the chemical testing is accepted as a site like this is fairly uniform and there weren't problems with the adjacent housing sites. A condition is recommended to ensure that the applicant is aware of the requirements to notify the council should contamination or a significant change in ground conditions be found during works.

## 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 proposed residential development is located on the northwest side of Dundee which has an established residential character in Dundee. Whilst the site is greenfield land it is bound to the south and east by residential properties. The proposal would see an allocated greenfield site identified in the Local Development Plan developed for 120 units.
- 7.4 **The proposal would therefore satisfy Policy 1.**
- 7.5 **Policy 2: Shaping Better Quality Places** - Policy 2 seeks to deliver better quality and distinctive places through the arrangement, layout, design, density and mix of developments in the local design contexts with consideration for development to achieve lifetime communities, are accessible, resilient and resource efficient.
- 7.6 The proposal is for a mix of 3 and 4 bedrooms houses including semi-detached and detached dwellings providing choice and interest within the development. The proposed layout and



vehicular routes are predominantly determined by the layout of the existing residential development and road network as main access to the development site are proposed from Adam Drive, Adam Crescent and St Martin Crescent. Internal roads include the proposed shared surface areas. The proposal includes areas of open space, landscaping and footpath connections throughout the development contributing to the wider green network.

7.7 **The proposal would therefore satisfy Policy 2.**

7.8 **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.

7.9 The application site is allocated within the Dundee Local Development Plan 2019 for housing and will contribute to the mix of housing types, size and tenures in the local area.

7.10 **The proposal would therefore satisfy Policy 4.**

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

7.11 **Policy 1: High Quality Design and Placemaking** – 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. 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. New development will be required to meet the six qualities of successful place in accordance with the guidance provided in Appendix 1.

7.12 The proposal is for 120 detached and semi-detached houses with 3 and 4 bedrooms. There are proposed to be 8 different house types finished in materials including brick, render and red and grey concrete roof tiles. The proposed finishes and house types contribute positively towards the quality and identity of the development and reflect the existing modern housing developments. The proposed driveways are to be finished in 'Charcoal Grey' Marshalls pavements, with buff paving slabs to in-curtilage paths and buff stone chips to specific areas of landscaping. The rear gardens of the houses would be enclosed by 1.8m high timber fencing. It is proposed to form a structured planting strip on the north of the site between the houses and existing farm track. SUDS, open space and an equipped play area are proposed on the northeast of the site. Throughout the development substantial landscaping is proposed which includes beech hedging to the front of houses, grassed front garden ground and trees within front gardens. The landscaping plan provides both soft and hard features and would create a quality setting for the development.

7.13 Through the application process there have been discussions regarding the proposed drainage arrangements, footpaths and public transport connections and developer contributions. Fully landscaped SUDS basins are proposed on the northeast of the site and it has been indicated that 20 of the western plots would require water pumps to be installed. The water pumps relate to the mains water supply and are proposed as Scottish Water cannot guarantee that the statutory minimum pressure can be met. As such the pumps are proposed to improve the mains water supply pressure. The SUDs proposals are contained within the application site. It is proposed to connect to the public water supply and public drainage network. Scottish Water and the Council's City Development Engineers have been consulted on the application and recommend conditions relating to check certification. It has been

demonstrated that in principle there is an acceptable drainage solution for the site. The SUDS basin has been sensitively integrated in to the site such that it is next to the proposed area of open space which is well connected to the whole site by the internal footpaths. Additionally the proposed site plan shows footpath connections to the north and west of the site to the Dundee Council Core Path Network, specifically paths 15A, 15C, 16 and 16B.

- 7.14 With regard to Appendix 1, this states that the scale, nature and location of the development will determine the extent to which the six qualities are appropriate to the assessment process. Appendix 1 is assessed as follows:

Distinctive - a Design and Access Statement has been submitted as part of the assessment of the application. There are a mix of red and grey roofs within the surrounding area which are part of the previous phases of development. The same roof finishes are proposed through this application. The proposed use of red and grey roof tiles would not be out of character with the completed phases of development. The elevation drawings demonstrate that the visual appearance of the two storey houses will be varied through the scale and design, and will contribute positively to developing the local character. It is proposed to retain existing trees as well as incorporate new landscaping within the development. Access will be taken from existing roads of the previous phases. New footpaths will be created to provide access through the site and link the development to the surrounding area. Green infrastructure is to be retained and enhanced as part of the proposal. The proposal benefits from an outlook to the rural area to the north and responds positively and sensitively to local features using building materials and landscaping which respect the semi-rural area and will create a positive place with a strong sense of identity.

Safe and Pleasant – the site is bound by residential properties, agricultural land and the core path network. The driveways to the proposed properties will be to the front or side of the houses and secure covered cycle storage is proposed in the rear garden. New footpaths will be created to provide access through the site and link the development to the surrounding area which includes the Core Path network. Details of the secure cycle parking and path networks are recommended to be conditioned. There are to be areas of greenspace on the east of the site. Houses will look on to the green spaces which will provide natural surveillance. The fenestration of the properties will also contribute to natural surveillance. The proposal will create a safe and pleasant place.

Easy to Move Around and Beyond – new footpaths have been sensitively integrated into the proposed site layout to connect to the existing residential area which lead to Strathmartine Road. Connections are also proposed to link the site to the Core Path network, which includes paths which lead to Clatto Country Park. The road layout in previous phases was designed to enable a bus route to extend through the new housing developments, however due to viability bus stops were removed and the route was reduced in length. If the new housing development improves the viability of a bus service then it is likely that the bus route could be reinstated. From general discussions between the Council and bus operators within the City it is understood that if there is a demand and a bus route is viable, it is likely that a service will be implemented. Vehicle access is proposed from Adam Drive, Adam Crescent and St Martin Crescent. The proposal considers place and responds positively and sensitively to the needs of people.

Welcoming – the development would be viewed as a continuation of the existing modern housing development as it is the last phase of an allocated site. The accesses and roads would continue from existing streets of the earlier phases of development and it would be viewed as a natural area of expansion. It is indicated that the access taken from St Martin Crescent would lead directly to the area of open space where there would be an entrance feature. This would contribute positively to distinguishing between the phases of development and add visual interest. The majority of new footpaths through the site will be overlooked by

the new houses offering natural surveillance and a safe and welcoming environment. The proposal positively promotes wayfinding and a sense of orientation.

Adaptable – this is an allocated greenfield housing site. The proposed houses will be a positive addition to the mix of houses in the area. Green space is to be incorporated as part of the proposal.

Resource Efficient – an Energy Statement has been submitted. This outlines that carbon reductions and emissions are proposed to be achieved by choosing materials with a lesser environmental impact through the procurement process, through a fabric first energy strategy and through passive design (orientation, shading, cooling, sealing, thermal mass and glazing). A condition is recommended to ensure that the extent to which the development meets the LDP energy requirements is submitted. In terms of Heat Networks, there is no viable heat network that could be provided or linked in to as part of this development. However, there is scope for future pipework connections to be accommodated in order to meet the requirements. Bin store areas are proposed in the rear garden ground which can be accessed from the street. Waste and recycling will accord with the Council's Waste Management Strategy. Green infrastructure will be retained and enhanced as part of the proposal.

- 7.15 **The proposal meets the requirements of Appendix 1.**
- 7.16 The proposed residential development of a range of types and sizes will make a positive contribution to the residential neighbourhood in the northwest of the city. The design and layout has been sensitively considered to respect the character and amenity of the surrounding area and the proposal will include new elements of green infrastructure.
- 7.17 **The proposal is in accordance with Policy 1, subject to conditions.**
- 7.18 **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.
- 7.19 The proposal is a major application for 120 units. The site plan indicates that an entrance feature is proposed as the public art contribution at the St Martin Crescent access. A condition is recommended to agree the details of the scheme of public art and to ensure that the scheme is implemented.
- 7.20 **The proposal is in accordance with Policy 2, subject to a condition.**
- 7.21 **Policy 9: Housing Land Release** – priority will be given to the development of the allocated brownfield and greenfield sites.
- 7.22 The site is an allocated greenfield site in the Local Development Plan (H44) with an indicative capacity of 110. This application is for 120 houses. The capacity within the Plan is indicative and it has been demonstrated that the further 10 houses can be accommodated whilst maintaining a quality layout and meeting Local Development Plan standards.
- 7.23 **The proposal is in accordance with Policy 9.**
- 7.24 **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. 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. All new housing developments will be required to conform to the guidance on the Design of New Housing set out in Appendix 4. 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.

The proposal is required to meet the suburban standards for houses set out in Appendix 4 which requires the following:

- 7.25 **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>.
- 7.26 **Response** – the 120no houses proposed are all 3 and 4 bedroom dwelling houses. 26 houses would be 3 bedroom properties with the remaining 94 houses being 4 bedroom properties. As such 100% of the properties have 3 or more bedrooms and therefore the proposal exceeds the 75% requirement and meets the standards.
- 7.27 **Car Parking** – all 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. Private houses with 4 or more bedrooms should have at least 3 spaces.
- 7.28 **Response** – each of the dwellings have in curtilage parking with some integral and detached garages proposed throughout the development. Of the 8 house types 5 would have an integral garage, 2 house types would have detached garages and 1 house type would not have any garage. All house types would have a driveway. All 3 bed properties would have a minimum of 2 in curtilage spaces and all 4 bed properties would have a minimum of 3 in curtilage spaces. The proposal meets the in curtilage parking requirement.
- 7.29 **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.
- 7.30 **Response** –Of the 120 dwellings, 5 of the 8 house types would have an integral garage. This results in 100 houses having garages for secure cycle provision. The remaining 20 houses (Haddington semi-detached properties) would have a dedicated cycle storage unit in the rear garden ground. A condition is recommended to ensure that details of the unit are submitted to and approved by the Planning Authority.
- 7.31 **Amenity/Garden Ground** - greenfield sites will provide an average private useable garden ground of 160m<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 terrace garden should be serviceable by a private path to the street.
- 7.32 **Response** – the application site is greenfield land. The development meets the garden ground requirements for this greenfield site with a minimum of 120m<sup>2</sup> and an average of 160m<sup>2</sup>.
- 7.33 **Privacy** - a minimum of 18 metres between the facing windows of habitable rooms.
- 7.34 **Response** – there would be at least 18 metres between the windows of habitable rooms of the proposed housing and existing house to the south and east.
- 7.35 **General Requirement** - provision for waste and recycling should be provided in accordance with the Council's waste management strategy.
- 7.36 **Response** – the Design and Access Statement outlines that there will be provision for waste and recycling in curtilage. The site plan demonstrates that there would be provision for refuse



and recycling and access is available to take bins to/from the street. Provision can be achieved in accordance with the Council's Waste Management Strategy.

7.37 **General Requirement** – parking areas should provide provision for electric car charging points.

7.38 **Response** – it is proposed that an external electric vehicle charge point is to be fitted to the gable end of the “Haddington” semi-detached plots and for all other properties it is proposed to have sockets within the attached and detached garages. A condition is recommended to ensure that details of the electric vehicle charging points are agreed prior to occupation.

7.39 **The proposal is in accordance with Policy 10, subject to conditions.**

7.40 **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.

7.41 The proposed design and layout shows an area of open space with a play area and SUDS in the north east of the site. In addition, the proposal shows pedestrian links between the site and the surrounding natural environment including the open countryside to the north and Clatto country park to the west. These footpath connections link the development to the Dundee Core Path Network. A 2m strip to the north lies outwith the application and on the west 2no. 4m strips also fall outwith the application site. These strips of land are not indicated to be in control of the applicant however are required to ensure that the path from within the site can properly connect to the Core Path network. A Grampian style planning condition is recommended to ensure that the details of these sections of path are agreed prior to commencement of development and constructed prior to occupation. The proposed design and layout of the development would be considered to protect and enhance the Dundee Green Network in line with Policy 28.

7.42 **The proposal is in accordance with Policy 28, subject to a condition.**

7.43 **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.

- 7.44 It has been stated that the developer will ensure that within the Missives it is included that the purchasers are responsible for common areas. On completion of the site a Factor will be appointed by the Developer to assist in the establishment of a Residents Association to thereafter ensure that the Factor organises a maintenance regime. In order to secure this it is recommended that a condition is attached to any planning permission granted.
- 7.45 **The proposal is in accordance with Policy 30, subject to a condition to secure the long term maintenance of the green infrastructure.**
- 7.46 **Policy 36: Flood Risk Management** – states that low to medium risk areas with a 1 in 1000 to 1 in 200 year annual probability of flooding will be suitable for most development. A flood risk assessment may be required at the upper end of the probability range or where the nature of the development or local circumstances indicates heightened risk. These areas are generally not suitable for essential civil infrastructure. Where such infrastructure must be located in these areas, it should be capable of remaining operational and accessible during extreme flooding events.
- 7.47 The SEPA Flood Map does not show the site being at risk of surface water flooding however there are areas of medium to high surface water flood risk in the surrounding area. A Flood Risk Assessment has been submitted with the application which concludes that the site would not be considered to be at significant risk of flooding but does make recommendations in relation to appropriate mitigation at Gorrie Burn. It is recommended that a condition is attached should planning permission be granted to ensure that the mitigation measures outlined in the Flood Risk Assessment are implemented.
- 7.48 Supplementary information to the Flood Risk Assessment has been submitted. The supplementary information comments further on the culvert upstream that was previously suggested to be removed at the field crossing. However, further surveys demonstrate that removing the crossing would not impact the flood risk.
- 7.49 SEPA have commented that they have no objection to the proposal on flood risk grounds, provided that should planning permission be granted that a condition to ensure that no built development, including land raising, should take place in the south west corner of the site (properties 867 to 870 as shown on Drawing 10C - Site Layout Plan( Rev T) unless the channel is reinstated to be able to convey the 1 in 200 year design flow. This condition is recommended should planning permission be granted.
- 7.50 **The proposal is in accordance with Policy 36, subject to conditions.**
- 7.51 **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.
- 7.52 A drainage scheme has been proposed on the north east of the site. A SUDS basin has been proposed and there has been consultation with Scottish Water and the Council Engineers. Scottish Water have no objection to the proposal and commented that there is sufficient capacity within the water treatment works and sufficient network capacity. In terms of wastewater there is sufficient capacity within the receiving wastewater treatment works and

drainage network to accommodate the development, however the developer should submit an updated Pre-Development Enquiry to Scottish Water. A condition is recommended to ensure that evidence of Scottish Water Technical Approval is submitted to the Planning Authority.

- 7.53 In principle the proposed SUDS layout is acceptable and it is recommended that conditions are attached should planning permission be granted to ensure that the Dundee City Council drainage design compliance, independent check and maintenance certificates are provided and evidence of Scottish Water approval is submitted.
- 7.54 It is noted that water pumps are proposed for 20 of the western plots. These relate to the mains water supply as Scottish Water cannot guarantee that the statutory minimum pressure requirements for mains water can be met.
- 7.55 **The proposal is in accordance with Policy 37, subject to conditions.**
- 7.56 **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.
- 7.57 A Site Investigation (2018) and supplementary report has been submitted as part of the assessment of the application which concludes that based on a desk study review the mineral stability of the site is considered to be satisfactory. There is not significant made ground which confirms the greenfield nature of the site. Concentrations of inorganic and organic contaminants were found to be low in soils across the site and remedial measures are not considered to be necessary to address soil contamination. Soil gas levels are not significant across the site area and gas protection measures are not considered necessary.
- 7.58 Recommendations and good practice measures are recommended in the Site Investigation which include but are not limited to test pitting, strip footings, allowance for water control and soil removal/importing. Should planning permission be granted it is recommended that a condition is attached to ensure that the recommendations of the Site Investigation are implemented.
- 7.59 The Head of Community Safety and Protection has commented on the proposal. The Site Investigation (2018) and supplementary report has been reviewed and there is no requirement for gas protection measures and the chemical testing is accepted as a site like this is fairly uniform and there were no problems within the adjacent housing developments. A condition is recommended to ensure that the applicant is aware of the requirements to notify the council should contamination or a significant change in ground conditions be found during works.
- 7.60 **The proposal is in accordance with Policy 41, subject to a condition.**
- 7.61 **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. The policy also requires site waste management plans to be prepared and used during the construction of major developments.

- 7.62 The Design Statement has stated that provision will be made for refuse and recycling containers within the curtilage of the plot with containers being presented kerbside on collection day. The proposed site plan demonstrates that there is access from the rear curtilage to the street for refuse and recycling bins. In terms of waste during the construction phase, a planning condition will be used to ensure that a site waste management plan is prepared, submitted and implemented during construction.
- 7.63 **The proposal is in accordance with Policy 44, subject to a condition.**
- 7.64 **Policy 46: Delivery of Heat Networks** - requires new development to consider the feasibility of meeting their heat demand through heat networks. A statement is required to be submitted with applications that are Major planning applications or are within locations identified within Scotland's Heat Map or the City's Heat Strategy as close to significant heat supply or a planned heat network. Development layouts should be designed to be capable of connecting to a heat network or heat source and areas for pipe runs within the development should be safeguarded to enable future connectivity.
- 7.65 An Energy Statement has been submitted. In terms of Heat Networks, the statement confirms there is no viable heat network that could be provided or linked in to as part of this development. However, there is scope for future pipework connections to be accommodated that could allow the development to connect to a network in the future.
- 7.66 Consideration has been given to the viability of creating a heat network and it is accepted that at this time it is not viable however the solution to ensure there is scope for future pipework connections is acceptable.
- 7.67 **The proposal is in accordance with Policy 46.**
- 7.68 **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. A statement will be required to be submitted with an application for planning permission to demonstrate compliance with this requirement.
- 7.69 The applicant has submitted an Energy Statement which details the approaches that will be taken to provide low and zero carbon technology within the development including a fabric first approach, orientation of the dwellings to maximise solar gain and the inclusion of PV panels.
- 7.70 The Statement concludes that the proposed fabric and building services specification will permanently reduce emissions by 4.55% and the proposed energy demand by 9.59%. The Dundee Local Development Plan 2019 Supplementary Guidance Low and Zero Carbon Technology in New Development states that the proportion of the carbon emissions reduction standard set by Scottish Building Standards Technical Handbooks, 2019, to be met through the installation and operation of low and zero carbon generating technologies will be 5%.
- 7.71 As the 5% carbon emission reduction standard has not been met, evidence is required to demonstrate that the proposed approach would meet the required carbon emissions reduction standards set by Building Standards and as such a condition is recommended to ensure that a supplementary statement is submitted to demonstrate compliance with Scottish Building Standards carbon emissions reduction.
- 7.72 **The proposal is in accordance with Policy 48, subject to a condition.**



- 7.73 **Policy 52: Scheduled Monuments and Archaeological Sites** - b) Archaeological Sites - Where any proposal could affect a site of known archaeological importance or potential, the applicant will be required to provide an assessment of the archaeological value of the site and the likely impact of the proposal on the archaeological resource. Such an assessment will require a field evaluation to be carried out to the reasonable satisfaction of the Council, to determine:
- 1 the character and extent of the archaeological remains;
  - 2 the likely impact of the proposal on the features of archaeological interest; and
  - 3 the ways in which the development proposal can be amended or designed in order to mitigate its impact on the archaeological remains.
- 7.74 Where the development is considered to be acceptable and it is not possible to preserve the archaeological resource in situ, the developer will be required to make arrangements for an archaeological investigation. Planning conditions will be used and agreements sought to secure these arrangements
- 7.75 An Archaeology Written Scheme of Investigation (WSI) and Archaeology Data Structure Report (DSR) have been submitted with the application. The WSI forms the archaeological method statement for the Archaeological Evaluation of the site. The DSR states that no archaeologically significant features were uncovered within any of the trenches during the archaeological evaluation and no further archaeological work on the site is recommended.
- 7.76 The Council's archaeological consultant has no objection to the proposal and the applicant has demonstrated that it is unlikely that any significant archaeology exists on site, therefore, there is no need for a condition.
- 7.77 **The proposal is in accordance with policy 52.**
- 7.78 **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.
- 7.79 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.

\*this includes the re-use of existing buildings.

7.80 A Transport Assessment has been submitted with the application and the conclusions agreed. In respect of the above criteria:

- 1 Internal footpaths would be formed which would connect the site to the existing residential area, the proposed and existing open spaces and the Dundee City Council Core Path Network. Bus stops are located at the eastern end of the wider residential area at St Martin Avenue and the road layout is designed so that a bus route could be formed that would loop through the wider development. Cycle parking for each unit is proposed which should encourage cycle use. Whilst the development would be predominantly reliant on the private car, in this instance measures are proposed that would encourage the use of alternative methods of transport.
- 2 Public footpaths are proposed and paths to link to the Core Path Network which would facilitate walking within the site and connections to the surrounding area. Cycle parking provision is proposed and the south of the site is 380m from the Green Circular Cycle Route. In terms of road layout, the main ring road formed as part of the initial phases of development did and could again serve as a bus route depending on viability. It is considered that there are options to provide facilities for public transport networks on site.
- 3 All parts of the site are not within a 400m walking distance of existing public transport networks and therefore this criterion is not met.
- 4 A Transport Assessment has been submitted and its conclusions agreed. The roads/footways leading to the site have capacity to cater for the proposed development. The proposed accesses meet current specification and the proposed junction meets current visibility requirements. It is recommended that conditions are attached to any grant of planning permission which relate to; road markings, traffic calming, surface water drainage, residential travel plan, street lighting system, electric car charging, in-curtilage surface water run-off and roads surface water. The site is not within close proximity to a railway line. The proposal would have no detrimental effect on the capacity or safe functioning of the existing road or rail networks.
- 5 A swept path diagram has been submitted with the application to demonstrate that the layout could accommodate large refuse vehicles. It is considered that the layout and design of the proposal along with the aforementioned conditions ensures that there is safe and adequate provision made for road freight and waste access, loading and unloading.
- 6 With the aforementioned conditions, the proposal would comply with the National Roads Development Guide and any local variations within Dundee City Council's roads design standards.
- 7 It is recommended that should planning permission be granted, that a planning condition is used to require the preparation of a travel plan in order to mitigate transport impacts

and improve the accessibility of developments where the Council considers that the development will generate significant travel. This would be distributed to each occupier.

7.81 **The proposal is not in accordance with criterion 3 and therefore does not comply with Policy 54.**

7.82 **Policy 56: Parking – Developments Outwith the City Centre**

**Vehicle Parking** - all new developments shall be required to comply with Dundee City Council's adopted guidance on road standards; with the national maximum parking standards; and the national minimum disabled parking standards. Residential developments should include infrastructure to provide electric car charging points, either through electrical connections adjacent to private driveways, or through infrastructure for the installation of charging points within communal car parking areas.

**Cycle Parking** - all new developments should include cycle parking facilities in accordance with Dundee City Council's adopted guidance on roads standards and the Appendix 4 design standards.

7.83 With the recommended conditions relating to roads standards outlined in the assessment against Policy 54, the proposal meets the parking standards for residential development in suburban areas. In terms of provision for electric vehicle charging, this is proposed within the garages or on the gable end of the proposed houses and a condition is recommended to ensure details of this are agreed. As assessed against Policies 10 and 54, a condition is recommended to ensure that details of the proposed cycle parking facilities are submitted and approved.

7.84 **The proposal is in accordance with Policy 56, subject to conditions.**

7.85 **It is concluded that the proposal is not in accordance with the Development Plan.**

## **MATERIAL CONSIDERATIONS**

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

### **A – REPRESENTATIONS**

7.87 Ten objections have been received (including 1 from The Dundee Cycling Forum) raising the following valid material grounds.

- cycle parking for properties without garages has not been provided;
- pedestrian links to core paths should be segregated shared cycle and footways;
- road and pedestrian safety;
- pollution;
- wildlife;
- water pressure;
- drainage;
- access points and lack of;

- detrimental to environment;
- detrimental to residential amenity;
- insufficient parking space;
- trees/landscape affected;
- contrary to Local Plan and Planning Brief;
- school capacity; and
- proposed footpath connects to farm track and dispute that farm track is a pedestrian and cycle path.

The grounds of objection are considered and assessed as follows:

7.88 **Objection** - cycle parking for properties without garages has not been provided.

**Response** – this concern has been addressed through the assessment of the application and as outlined above, secure, covered cycle parking for each house will be provided and a condition to agree the details is recommended.

7.89 **Objection** - pedestrian links to core paths should be segregated shared cycle and footways.

**Response** – The links to the Core Path network to the north and west are 2m wide. The Core Path which they would lead to is a farm track and is not a segregated shared cycle and footway, however it is utilised by cyclists and pedestrians. It is considered that in this instance the segregation of the path is not required for these sections. However it is recommended that a condition is attached should planning permission be granted to ensure that the details of connections to the existing path network are submitted to and approved by the Council.

7.90 **Objection** - road and pedestrian safety.

**Response** – the Transport Assessment and its conclusions have been agreed. Conditions are recommended to ensure that the proposal meets roads standard requirements. The proposal does not raise road and pedestrian safety issues.

7.91 **Objection** – pollution.

**Response** – the applicant has submitted an Energy Statement to demonstrate the proposed approach to a more carbon friendly development. A condition is recommended to ensure that details are submitted to demonstrate compliance with the Building Standards reduction percentage targets for carbon emissions. There are no other planning controls in regards to pollution.

7.92 **Objection** – wildlife and environment.

**Response** – An Ecology Survey Update 2019 was submitted with the application. The work undertaken was a repeat of a previous update survey. The update letter concludes that there are no significant changes to the habitat survey results and the site which was last used for crops (barley) is of very low sensitivity from a habitats point of view and overall the site is of very low sensitivity to ecology and ornithology. Adjacent habitats to the west such as the semi-natural woodland are of local value for nature conservation, but are not predicted to be affected by the proposed development.



7.93 **Objection** – water pressure.

**Response** – as outlined against Policy 37, it is noted that water pumps are proposed for 20 of the western plots. These relate to the mains water supply as Scottish Water cannot guarantee that the statutory minimum pressure requirements for mains water can be met. Scottish Water has not objected to the proposal.

7.94 **Objection** – drainage.

**Response** – a Flood Risk Assessment and a SUDS scheme have been proposed and accepted and planning conditions recommended as outlined in the assessment against Policies 36 and 37.

7.95 **Objection** - lack of access points

**Response** – the proposed access and junctions meet the Council's roads standards and the access points are a natural extension to the existing phases of development.

7.96 **Objection** - detrimental to residential amenity.

**Response** – the proposal is for housing development on an allocated housing site. It is the final phase of the planned housing development in this part of the city. The proposed use is not out of character with its surroundings. The proposal would not have any detrimental overlooking or overshadowing impacts on the surrounding area.

7.97 **Objection** - insufficient parking space.

**Response** – the proposal meets the parking requirements as set out in the assessment against Policy 10 and Appendix 4, Policy 54 and Policy 56.

7.98 **Objection** - trees/landscape affected.

**Response** – The application site is an agricultural field on the edge of an existing housing development and is itself an allocated housing site. Beyond the site lies agricultural land to the north. The proposed design, layout and use of the land would reflect its immediate surroundings to the east and south and it would not have a detrimental visual impact on the wider landscape. There are no trees on site which would be affected by the development. Trees to the west fall outwith the application site.

7.99 **Objection** - contrary to Local Plan and Planning Brief.

**Response** – There is no site planning brief and it has been assessed above that the proposal to develop an allocated housing site would generally comply with the Dundee Local Development Plan 2019 apart from the distance from the site to a public transport network as discussed above under Policy 54.

7.100 **Objection** - School Capacity

**Response** - the Council's Children and Families Service have been consulted and have advised that there is capacity within the local schools.

7.101 **Objection** - proposed footpath connects to farm track and dispute that farm track is a pedestrian and cycle path.

**Response** – the farm track is designated as a Core Path in the Dundee Core Paths Plan. Any land ownership issues would be a private matter.

7.102 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.

7.103 **It is concluded that there are no material considerations of sufficient weight in this case to justify refusal of planning permission.**

#### **B – Departure from Policy 54: Safe and Sustainable Transport**

7.104 Policy 54 requires, amongst other things, that all development proposals 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.

7.105 Whilst the site is not within a walking distance of 400 metres of a bus stop, it is considered that the St Martins Crescent loop road from the earlier phases of housing development could permit future access for public transport. St Martins Crescent has a wider carriageway and was previously a bus route with bus stops, however the bus route was reduced in length due to it not being viable. The increase in population arising from this proposed development may improve the viability of the bus route and allow the service to be reinstated.

7.106 Whilst all parts of the new site would not be within a walking distance of 400m of the potentially reinstated bus loop, the bus route was designed in line with previous local development plan requirements where the centre of a development site and not all parts were required to be within 400m of bus stops. The whole development has been implemented in phases and the road loop was completed as part of the earlier phases of development. The 400m requirement cannot now be achieved due to the road design limits of the previous phases of development. However as the furthest point of the proposed development would be approximately 500m walking distance from the St Martins Crescent loop road designed for buses, it is considered that in this instance the proposed layout is acceptable.

7.107 **It is concluded that there are material considerations of sufficient weight in this case to justify approval of planning permission.**

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## **8 CONCLUSION**

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8.1 The application for 120 houses is not in accordance with the Development Plan however there are material considerations of sufficient weight to justify approval of planning permission. There are no material considerations of sufficient weight that would justify refusal of planning permission. Therefore it is recommended that planning permission be granted subject to conditions.

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## **9 RECOMMENDATION**

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9.1 It is recommended that planning permission be GRANTED subject to the following conditions:

- 1 **Condition** – prior to the commencement of development, details of the reinstatement of the channel (as described in the “Flood Memo - Comment on Culvert Upstream of the Site” dated 5 June 2020) to be able to convey the 1 in 200 year design flow, shall be submitted to and approved by the Planning Authority. These details shall include:
  - i proposed methodology including timescales; and
  - ii the means of securing the provision to carry out the works to the channel.

Thereafter, no built development, including land raising, should take place in the south west corner of the site (properties 867 to 870 as shown on Drawing 10C - Site Layout Plan( Rev T)) until the channel has been reinstated to be able to convey the 1 in 200 year design flow, in accordance with the approved details.

**Reason** – to ensure that there is an achievable solution to mitigate surface water flood risk across the whole development site and that the permission hereby granted can be implemented in its entirety.

- 2 **Condition** - prior to the commencement of any works on site, signed Dundee City Council Design Compliance and Independent Check Certification for the SuDS system 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 the development hereby approved.

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

- 3 **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 the Council for written approval. Thereafter, all works approved by virtue of this condition shall be carried out in perpetuity.

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

- 4 **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 interest of surface water drainage.

- 5 **Condition** - 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.

**Reason** - in the interests of enhancing the amenity and environmental quality of the development.

- 6 **Condition** - prior to the occupation of the first house, details of the secure cycle storage facilities as shown on the approved drawing "Site Layout Plan" shall be submitted to and approved by the Planning Authority. The cycle storage shall be installed in accordance with the approved details and remain perpetuity.

**Reason** – to ensure that storage provision is made for sustainable transport.

- 7 **Condition** - prior to the commencement of development, details of the proposed footpaths (north and west) which connect to the Core Path Network and fall both within and outwith the application site, shall be submitted to and approved in writing by the Council. These details shall include:

- i the footpath route;
- ii the construction materials;
- iii road safety measures; and

iv the means of securing its provision.

The footpath shall be constructed in accordance with the approved details prior to the occupation of the first house.

**Reason** - in the interests of place making and improving connectivity between green infrastructure.

- 8 **Condition** - prior to the commencement of any work on site, maintenance responsibilities along with a maintenance schedule for all communal/shared areas, shall be submitted to the Council for written approval. Thereafter, all works approved by virtue of this condition shall be carried out in perpetuity.

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

- 9 **Condition** - prior to the commencement of any works on site, a site waste management plan shall be submitted to and approved in writing by the Council. This shall contain details of how site waste will be controlled during the construction and operation of the development. Thereafter, the waste management plan approved by virtue of this condition shall be implemented in full within the development hereby approved.

**Reason** - in the interests of sustainable waste management.

- 10 **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

- 11 **Condition** - details of the proposed roads including proposed road markings, traffic calming and surface water drainage must be agreed prior to any works on site.

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

- 12 **Condition** - prior to occupation of the first property a Residential Travel Plan must be agreed with the Planning Authority. This shall be distributed to all new residents on occupation of each property.

**Reason** - in the interests of promoting sustainable transport.

- 13 **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.

- 14 **Condition** - prior to commencement of development, details of the proposed electric vehicle charging provision for each house shall be submitted to and approved in writing by the Council. The agreed provision shall be installed prior to the occupation of each dwelling.

**Reason** - in the interests of sustainable travel measures.

- 15 **Condition** - the hard surface within each curtilage should be made of porous materials or provision should be made to direct run off water from the hard surface to 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 adopted road.

- 16 **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 by the relevant authority.

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

- 17 **Condition** - any recommendations contained within the Flood Risk Assessment (September 2019) must be implemented prior to occupation of the development.

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

- 18 **Condition** – any recommendations contained within the Site Investigation at Baldrigon Phase 6, Dundee (May 2018) must be implemented.

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

- 19 **Condition** - the council shall be immediately notified in writing should ground conditions vary significantly from those identified in the submitted site investigation reporting, or if any ground contamination is found during redevelopment works. Thereafter a scheme to deal with the contamination shall be submitted to, and agreed in writing by, the Council Planning Authority. The scheme shall include a full timetable for the remediation measures proposed. Verification shall be provided by the applicant or his agent, on completion, that no remediation was required, or that remediation was been undertaken in accordance with, and to the standard specified in, the agreed remediation scheme.

**Reason** - in the interest of providing a site suitable for residential development.

#### Informative

A Road Construction Consent (RCC) application (found via the following link on the Dundee City Council website: <http://www.dundee.gov.uk/a2z/constructionconsent>) must be submitted to Dundee City Council as Roads Authority for work on new roads and the adjacent public road or footway and consent for this must be obtained prior to the commencement of any work on the new or existing road or footway. For further details please contact 01382 433341 or [developmentroads@dundee.gov.uk](mailto:developmentroads@dundee.gov.uk)