

4 WEST GREEN PARK (FORMER ROYAL DUNDEE LIFF HOSPITAL) - AMENDMENT TO PHASING OF REDEVELOPMENT (AN176-2007)

Members will be aware that the former Royal Dundee Liff Hospital is currently being redeveloped for housing. The development includes the retention and redevelopment of the listed buildings and the erection of new dwelling houses in selected locations within the landscaped grounds. The phasing of the redevelopment was the subject of a Section 75 Agreement under the Town and Country Planning (Scotland) Act 1997. Four distinct phases comprised both new build and conversion in each phase, to ensure that the Listed Buildings were converted rather than all effort being concentrated on the new build.

The phasing programme was affected by the projected release of Gowrie House by the Health Trust much later in the build programme because of the need to relocate residents to suitable accommodation. The vacation of this building happened much earlier and in the interests of protecting the building from risk, works were allowed to begin rather than leave it vacant.

Members are advised that the redevelopment of the listed buildings has been more popular with the market and to date, more than 60 converted properties have been sold. The developer seeks an amendment to the Section 75 to complete the conversions earlier in the phasing.

Original Phasing

- 1 26 new build and 32 conversions;
- 2 7 new build and 21 conversions;
- 3 25 new build and 8 conversions; and
- 4 4 new build and 21 conversions.

Proposed New Phasing

- 1 7 new build and 33 conversions;
- 2 30 conversions;
- 3 2 new build and 21 conversions; and
- 4 56 new build.

There is no delegated power for the Director of Planning and Transportation to agree such a change in phasing and accordingly, the approval of Committee is sought to this amendment and any necessary variation to the Section 75 Agreement.