

**REPORT TO: POLICY & RESOURCES COMMITTEE - 8 JANUARY 2007**

**REPORT ON: DUNDEE WATERFRONT DEVELOPMENT - ACQUISITION OF LAND FROM TAY ROAD BRIDGE JOINT BOARD**

**REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION**

**REPORT NO: 549-2006**

## **1 PURPOSE OF REPORT**

- 1.1 To seek approval for the purchase of 8 plots of land from the Tay Road Bridge Joint Board that will be surplus to the functioning of the bridge once the bridge ramps have been altered in accordance with Dundee Central Waterfront Masterplan, and for disposal of a small area of land that will be required for the proposed ramp from Dundee City Council to the Tay Road Bridge Joint Board.

## **2 RECOMMENDATION**

- 2.1 It is recommended that the Committee agree to the purchase of the land from the Tay Road Bridge Joint Board required to implement the Central Waterfront proposals at the District Valuer's Valuation in this financial year, and the disposal of the small area of land to the Tay Road Bridge Joint Board that is required for the proposed ramp. The exception to this is the area of the carriageways and ramps of the bridge, the transfer of which should not be undertaken until the contract for their removal and replacement is about to be let.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 The cost of the purchase of £825,000 will be met entirely from the Cities Growth Fund. This is expected to be £791,500 this financial year and £33,500 in the next financial year.

## **4 SUSTAINABILITY POLICY IMPLICATIONS**

- 4.1 None.

## **5 EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1 There are no equal opportunities implications of relevance to this report.

## **6 BACKGROUND**

- 6.1 Reference is made to article XIV of the Planning and Transportation Committee of 20 June 2005 when minor modifications to the Central Waterfront Masterplan were agreed for implementation.

- 6.2 Removal and Reconstruction of Bridge Ramps:

The removal and reconstruction of the various on and off ramps to the bridge are currently due to commence in 2008, following the strengthening of the Dock Street rail tunnel. This might be reviewed to accommodate the review of the tolls position.

Following completion of this work there would be 8 parcels of land surplus to the Tay Road Bridge Joint Board's function, but which will be part of the land for the Central Waterfront infrastructure or development sites. It is proposed to purchase this land this financial year. The exception to this is the parcel of land (Plot 10) which is the carriageways and ramps (nil valuation). This plot should not be transferred to the Council until such time as a contract is about to be put in place for their removal and replacement. Also the exact extent of Plot 1 which can be transferred to the Council is not yet known due to the design of the new ramps being not yet complete. Accordingly, approval in principle is sought at this stage. These are shown on the plan appended. At the Tay Road Bridge Joint Board of 19 September 2005 it was agreed that the Board should dispose of this land to Dundee City Council at the District Valuer's valuation. This valuation was originally obtained in Feb 2005 and has required updating. It has transpired that two of the plots (8 and 11) included in the original valuation are actually in the ownership of the Council and therefore have been removed from the proposed transaction. The District Valuer has provided an updated report. The value of the various plots amounts to £825,000 inclusive of compensation for loss of income from the Commercial Street car park.

The Tay Road Bridge Joint Board approved the revised valuation as the basis for disposal at its meeting on 18 December 2006.

The proposed ramp requires a very small area of land that is not already in the ownership of the Tay Road Bridge Joint Board at the south end of Commercial Street, marked Plot A on the Plan. This requires to be disposed to the Tay Road Bridge Joint Board. Although the District Valuer's valuation for this is £500, the Tay Road Bridge Joint Board asks that this area be transferred at no cost.

- 6.3 The Committee is now asked to approve the purchase of the land from the Tay Road Bridge Joint Board at the District Valuer's valuation, and the disposal of the small area of land at the south end of Commercial Street to the Tay Road Bridge Joint Board at no cost.

## **7 CONSULTATIONS**

- 7.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and Assistant Chief Executive (Community Planning) Director of Economic Development have been consulted and are in agreement with the contents of this report.

## **8 BACKGROUND PAPERS**

- 8.1 None.

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IGSM/LB/RJ Temp 19 /2

15 December 2006

Dundee City Council  
Tayside House  
Dundee

## DUNDEE CENTRAL WATERFRONT PROJECT - IDENTIFICATION OF NECESSARY LAND

**PLOT 1 to 10 - TAY ROAD BRIDGE JOINT BOARD OWNERSHIP** (no plot 2 or 8)

**PLOT A - DUNDEE CITY COUNCIL OWNERSHIP**

