

3 REDEVELOPMENT OF FORMER DUNDEE ROYAL INFIRMARY SITE (AN139-2006)

This note concerns the redevelopment of the former Dundee Royal Infirmary site.

Members may recall that a Masterplan for the redevelopment of site for residential use was approved by Dundee City Council on 27th March, 2000 subject to planning conditions and a Section 75 Agreement to control the phasing of the development.

The planning application has been the subject of several non-material amendments during the development process and the individual retained buildings have been the subjects of individual Listed Building consents for their conversion. The development has also been chosen as one of four sites in Scotland for inclusion in the Home Zone Pilot Study for the Scottish Executive.

Due to the success of the project, earlier amendments to the Section 75 Agreement have been the subject of approvals by the Council to allow the developer to proceed concurrently with separate phases of development.

Redevelopment of Phase 4, the conversion of the Main Building into 63 apartments is well underway and the developer seeks permission from the Council to commence the construction of Phase 5, which comprises the last 8 semi-detached townhouses, prior to the completion of Phase 4. Members are advised that the phasing was so designed as to ensure that each of the Listed Buildings on the site was developed, in conjunction with a portion of the new build houses, to ensure that the Listed Buildings were not left undeveloped in favour of new building. However the redevelopment of the Main Building is not only well underway, the main structural work has been completed throughout the whole building and the majority of units have been reserved.

Accordingly, the developer has demonstrated his commitment both to this prominent and important site and to other developments throughout the City.

It is recommended that Committee remit to the Director of Planning and Transportation, in consultation with the Depute Chief Executive (Support Services), to enter into an agreement with appropriate parties to vary the Section 75 in respect of the redevelopment of the Former Dundee Royal Infirmary to allow Phase 5 to commence prior to the completion of Phase 4.