

DUNDEE, KINGS PARK

PLANNING CONDITIONS TRACKER

PLANNING APPLICATION REF: 17/00765/FULL

APPEAL REF: PPA-180-2056-1

DECISION DATE: 1 OCTOBER 2019

No.	Description		Response
1.	<p>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.</p> <p>Reason - in the interests of privacy and visual amenity.</p>	■	<p>Layout Plan updated to show 1800 fences around perimeter of rear gardens and 1200mm high fence along northern boundary of site.</p> <p>Submitted to CS 31/10/19</p>
2.	<p>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.</p> <p>Reason - in the interests of enhancing the amenity and environmental quality of the development.</p>	<p>■</p> <p>■</p>	<p>Meeting arranged with ■ (Public Art officer) for w/c 4/11/19.</p> <p>■.</p>

3.	<p>Development shall not begin until further risk assessment has been completed and a remediation strategy to deal with any contamination at the site has been submitted to and approved in writing by the planning authority. The strategy shall contain proposals to deal with contamination to include:</p> <ul style="list-style-type: none"> a) the nature, extent and type(s) of 'contamination on the site; b) measures to treat/remove contamination to ensure the site is fit for the use proposed and does not contain any significant pollution linkages; c) measures to deal with contamination during construction works; and d) verification of the condition of the site on completion of decontamination measures. <p>Reason - in order to minimise the risk of land contamination.</p>	■	Remediation statement issued 31/10/19
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4.	<p>Before any unit is occupied the remediation strategy shall be fully implemented and a verification report with relevant documentation demonstrating that the objectives of the remediation strategy have been achieved shall be submitted to and approved by the planning authority.</p> <p>Reason - in order to minimise the risk of land contamination.</p>	■	Noted
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5.	<p>Prior to the commencement of development and notwithstanding the details already submitted a detailed landscaping scheme shall be submitted for the prior written approval of the planning authority to address all of the following:</p> <p>i) An update of the submitted tree survey (Tree Survey and Arboricultural Constraints Report dated 08 September 2017 by Alan Motion Tree Consulting Ltd) to include levels across the site and all trees within the site and within 15 metres of its boundaries. The exact location of existing trees and woodland including the extent of their crowns should be accurately plotted on a detailed site plan and their condition should be recorded. The tree survey shall be carried out to relevant British standard guidelines (BS5837)</p> <p>ii) An updated position as to the trees to be retained taking account of the approved Layout Plan (document 18) and proposed levels. All trees to be retained should be clearly identified on the submitted plan. Whilst based on the original tree survey (Tree Survey and Arboricultural Constraints Report dated 08 September 2017 by Alan Motion Tree Consulting Ltd) these details shall also address the retention of additional trees as detailed in the Harrison Stevens Landscape Review (Document 37) through Figures 7,8 and 9 of that document. Trees otherwise indicated for removal should be clearly identified on the proposed plan.</p> <p>iii) Measures for the protection of all trees to be retained in the course of development in shall be in accordance with BS 885837:2012.</p> <p>iv) Provision for the protection measures once implemented to remain in situ and be maintained in full working order until the completion of the development unless otherwise approved in writing by the planning authority.</p> <p>v) Details of the method, approach and timescale for the future and ongoing management of retained trees and woodland as referenced in the Harrison Stevens Landscape Review (Document 37)</p>	<p>■</p> <p>Landscape architects and Arboreal consultants to revise reports/ drawings to align with proposals. Email issued to Alan Motion on 8/10/19. Revised tree retention and site layout plans received 6/11/19. DWA instructed to update landscape scheme and maintenance detail 7/11/19.</p> <p>Submitted to Council on 11/12/19</p>
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	<p>vi) The submitted details shall include a comprehensive scheme of landscaping including retained trees and woodland along with all new planting and boundary treatments. Compensatory tree planting, at least to the extent detailed in the approved layout drawing and as detailed in the Harrison Stevens Landscape Review (Document 37) shall be addressed as part of the submitted scheme. All tree planting shall be carried out as per BS:8545:2014.</p> <p>5 b) Thereafter all landscaping works should be implemented, managed and maintained in accordance with the approved scheme.</p> <p>5 c) Prior to completion of the development an inspection of the trees indicated on the approved plans for retention is required along with completion of any required remedial works. A report of the inspection and any remediation works should be submitted to the planning authority including confirmation that the remedial works are completed.</p> <p>5 d) No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.</p> <p>5 e) 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.</p> <p>Reason: to ensure compliance with local development plan policy (trees and woodland) through retention and protection of trees in so far as the approved layout allows and to secure sufficient compensatory tree planting is provided where trees are to be lost.</p>		<p>Noted</p> <p>Noted</p> <p>Noted</p>
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6.	<p>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, signed Dundee City Council Design and Independent Check Certification, and where appropriate SEPA comments 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.</p> <p>Reason - In the interests of flood prevention.</p>	■	<p>Design complete. Email sent to DCC Eng prior to submission. Awaiting response 1/11/19</p>
7.	<p>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 first occupation of any part of the development hereby approved.</p> <p>Reason - In the interest of flood prevention.</p>	■	<p>Design complete. Email sent to DCC Eng prior to submission. Awaiting response 1/11/19</p>
8.	<p>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.</p> <p>Reason - In the interest of flood prevention.</p>	■	<p>Design complete. Email sent to DCC Eng prior to submission. Awaiting response 1/11/19</p>
9.	<p>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. Thereafter the works shall be completed in accordance with these details prior to the occupation of the dwelling or subject to a timescale to be otherwise approved in writing by the planning authority in consultation with Scottish Water.</p> <p>Reason - In the interests of flood prevention.</p>	■ ■	<p>Discussed at meeting on 14/10/19- no works to commence on site until SW approval granted.</p>

10.	<p>The hard surface within individual driveways 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.</p> <p>Reason - To ensure that surface water from within the curtilage of the site does not drain to the adjacent adopted road.</p>	■	Noted- site layout plan to be revised with tar driveways and appropriate drainage mechanism.
11.	<p>Details of the proposed realignment of the existing culvert must be submitted to and approved by Dundee City Council prior to the commencement of any works on site. The works should be completed in accordance with the approved details.</p> <p>Reason - To ensure an appropriate and publicly maintainable system is provided.</p>	■	Design complete. Email sent to DCC Eng prior to submission. Awaiting response. 1/11/19
12.	<p>A scheme for protecting the proposed dwelling units from road traffic noise shall be incorporated into the design of the houses hereby approved to ensure that the internal noise levels within all habitable rooms and with windows closed, do not exceed LAeq(16 hours) 40/45dB daytime and LAeq (8 hours) 30/35 dB night-time. For the avoidance of doubt, any day time hours shall be between 0700 and 2300 hours and, night time shall be between 2300 and 0700 hours. Thereafter the development shall be completed in accordance with these approved details.</p> <p>Reason - in the interest of residential amenity.</p>	■	Review Acoustic Report and ensure mitigation measures are identified on Site Plan with details to accompany if applicable. 1/11/19.
13.	<p>Details of the proposed roads including proposed road markings must be agreed prior to any works on site and the roads must be formed and constructed to Dundee City Council standards and specifications. Thereafter the works shall be completed in accordance with these details and within an agreed timescale for completion of the works.</p> <p>Reason - In the interests of vehicle and pedestrian safety.</p>	■	<p>Discussed with DCC Roads at meeting on 14/10/19.</p> <p>RCC issued by Millards on 8/10/19.</p> <p>Comments received and passed to Millards to revise RCC package 1/11/19.</p>
14.	<p>Details of the required 20 mph traffic order shall be agreed with Dundee City Council and approved prior to any works on site.</p> <p>Reason - In the interests of vehicle and pedestrian safety.</p>	■	<p>Discussed with DCC Roads at meeting on 14/10/19.</p> <p>RCC issued by Millards on 8/10/19.</p> <p>Comments received and passed to Millards to revise RCC package 1/11/19.</p>

15.	<p>Details of the proposed surface water drainage and treatment shall be submitted to and approved by Dundee City Council prior to any works on site and the works shall be completed in accordance with these details prior to completion of the proposed development.</p> <p>Reason - In the interests of vehicle and pedestrian safety.</p>	■	<p>Design complete. Email sent to DCC Eng prior to submission. Awaiting response. 1/11/19</p>
16.	<p>A footway must be provided to Dundee City Council specifications ex adverse the site on Gillburn Road. Details of the footway must be agreed prior to any works on site and the works shall be completed in accordance with these details prior to the occupation of the first house.</p> <p>Reason - In the interests of vehicle and pedestrian safety.</p>	■	<p>Discussed with DCC Roads at meeting on 14/10/19.</p> <p>RCC issued by Millards on 8/10/19.</p> <p>Comments received and passed to Millards to revise RCC package 1/11/19.</p>
17.	<p>The existing footpath into the site from Gillburn Road that is no longer required as part of the proposed development must be made good as verge to Dundee City Council specifications. Details of these alterations must be agreed prior to any works on site and the works should be completed in accordance with these details prior to the occupation of the first house.</p> <p>Reason - In the interests of vehicle and pedestrian safety.</p>	■■	<p>DCC confirmed no stopping up order required. 2/10/19</p> <p>RCC issued by Millards on 8/10/19.</p> <p>Comments received and passed to Millards to revise RCC package 1/11/19.</p>
18.	<p>A Street Lighting system must be provided by the applicant to Dundee City Council standards and specifications.</p> <p>Reason - in the interests of vehicle and pedestrian safety.</p>	■	<p>Discussed with DCC Roads at meeting on 14/10/19.</p> <p>RCC issued by Millards on 8/10/19.</p> <p>Comments received and passed to Millards to revise RCC package 1/11/19.</p>
19.	<p>A Green Travel Plan shall be submitted to and approved by the Planning Authority prior to the occupation of any of the residential units hereby approved. Thereafter the plan shall be implemented in accordance with the approved details.</p> <p>Reason: To secure compliance with Policy 54 in the interests of safe and sustainable transport.</p>	■	<p>Draft GTP completed 15/10/19.</p> <p>Discussed with DCC Roads at meeting and feedback received on 24/10/19.</p> <p>Submitted to CS 31/10/19 Discharged 13/11/19</p>

20.	<p>Prior to the commencement of development a construction method statement shall be submitted for the prior approval of the planning authority to address the recommendations set out in the submitted Phase 1 Habitat Survey. These recommendations include the avoidance of any site preparation works such as vegetation removal or soil stripping during the bird breeding season. If any such works were proposed during the bird breeding season provision shall be made for appointment of an ecologist and use of buffer zones. Any site compound established would require lighting to be hooded and to face away from the woodland. Thereafter all works shall be carried out in accordance with the approved method statement.</p> <p>Reason: To secure the recommendations of the Phase 1 Habitat Survey in the interests of the natural heritage value of the site and to secure compliance with Local Development Plan Policy 34 on Protected Species.</p>	■	<p>DCC Ecologist confirmed draft CMS addresses requirements of Phase 1 Habitat Survey. Submitted to CS 31/10/19</p> <p>Discharged 13/11/19</p>
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