

From: [REDACTED]<[REDACTED]@persimmonhomes.com>
To: "[REDACTED]<[REDACTED]@dundeecity.gov.uk>

Date: Monday, 27 January, 2020 11:54
Subject: RE: Kingspark Meeting 22/1/20

Hi [REDACTED],

I'll contact [REDACTED] this morning, thanks.

For info I've attached the layout and schedule with changes shown in yellow (Aberlour/Fortrose to Elgin / Thurso).

Re the levels, that process is likely to take 1-2 weeks and is less critical given our build route so in the meantime, it's really just confirmation of the plot changes as NMV we require and the amended levels can be discussed at some point next month.

Thanks [REDACTED]

[REDACTED]
Engineering Manager

Persimmon Homes North Scotland

Tel: [REDACTED]



From: [REDACTED]<[REDACTED]@dundeecity.gov.uk>
Sent: 27 January 2020 10:34
To: [REDACTED]<[REDACTED]@persimmonhomes.com>
Subject: RE: Kingspark Meeting 22/1/20

Hi [REDACTED]

The EHO for the original planning application was [REDACTED] can be contacted on 01382 [REDACTED] to discuss any additional details which are required.

I hope to review the NMV matters later today and will discuss with [REDACTED], for clarity can you provide a list of each plot and confirm which ones feature amended house types? A detailed site plan showing the amended levels will also be required for consideration,

Regards

[REDACTED]
Planning Officer
Planning Team
City Development Department
Dundee City Council
50 North Lindsay Street
Dundee, DD1 1LS

Tel: 01382 [REDACTED]
Email: [REDACTED]@dundee.gov.uk
Corporate Web Site: <http://www.dundee.gov.uk>

----- "[REDACTED]@persimmonhomes.com" wrote: -----
To: "[REDACTED]@dundee.gov.uk">
From: "[REDACTED]@persimmonhomes.com">
Date: 24/01/2020 13:34
Cc: "[REDACTED]@persimmonhomes.com">
Subject: RE: Kingspark Meeting 22/1/20

Hi [REDACTED]

Did you have a chance to dig out a contact detail for Environmental Health? Also, are we now in a position to confirm the change as a NMV which in turn would allow me to instruct the engineering this afternoon?

Thanks [REDACTED]

[REDACTED]
Engineering Manager

Persimmon Homes North Scotland

Tel: [REDACTED]



From: [REDACTED]
Sent: 22 January 2020 23:07
To: [REDACTED]@dundee.gov.uk
Cc: [REDACTED]@persimmonhomes.com>
Subject: Kingspark Meeting 22/1/20

[REDACTED]

Thanks again for your time this afternoon, it was very much appreciated. As agreed I've summarised some notes/actions below.

To confirm the context of the discussion:- Following a CCTV survey we have established that a SW combined sewer is c. 1.5m inside our boundary, it had previously been assumed this sewer was on the other side of the boundary fence. When I met with [REDACTED] and [REDACTED] previously we discussed the three potential options a) divert the sewer below the roads and through the site – however SW confirmed at the meeting this would not be acceptable to them b) divert the sewer outwith the site – however this would result in tree loss adjacent to Gillburn Rd which we were desperate to avoid and c) come up with a minor variation to the layout which could be progressed as NMV and thus avoid any disruption and loss of trees.

To achieve the latter as NMV we had to use a house type which offered an enhanced gable to ensure the dual aspect/frontage was achieved in these key locations whilst also ensuring garden sizes were maintained above DCC's minimum acceptable areas. Thankfully, we have managed to achieve this as outlined this afternoon.

Plots 1 & 6 were Aberlour house types and for consistency we have changed the few remaining Aberlours too – again, sticking with the Elgin and Thurso to maintain the dual aspect. For clarity and transparency, I also confirmed the Aberlour house type has not been popular at previous Dundee sites so whilst changing Plots 1 & 6 was necessary due to technical constraints, changing the others will better align with the needs of families looking to purchase new homes in the area.

In addition to the above we also discussed raising the levels across the site by c. 750mm at the southern boundary. Whilst this will come at an additional cost to Persimmon Homes, it would negate the requirement for a re-grading application which is something we're all keen to avoid so we would be happy to proceed with the strategy as part of the NMV – I think [REDACTED] will be pleased to hear that.

To confirm the actions as I have noted them:

The layout presented, and previously submitted, will be subject to a NMV for the following items **(Action [REDACTED] to confirm NMV with [REDACTED] – 24/1)**

- a. Plots 1 & 6 moved slightly to avoid the existing sewer
- b. Aberlour house types (including Plots 1 & 6) changing to Elgin & Thurso
- c. Raising levels at the southern boundary

As a result of Plots 1 & 6 moving to accommodate the sewer, the retaining wall previously shown on the boundary can now be designed out, effectively maintaining the existing embankment profile. To discharge Condition 1, an elevation of Gillburn Rd is required.

(Action Persimmon ([REDACTED]) to provide – 27/1)

Formal notification of intended site start date to be emailed to CS **(Action [REDACTED] – Completed)**

[REDACTED] to liaise with EHO to confirm delivery restrictions during term-time (can you send me the EHO contact details please [REDACTED]?) **(Action [REDACTED] – 23/1)**

[REDACTED]
Engineering Manager

Persimmon Homes North Scotland

Tel: [REDACTED]



We are proud to be an official partner of Team GB.

[REDACTED]