

Scott Graham - McNally Associates Ltd
McNally Associates Ltd
16 Robertson Street
Glasgow
Scotland
G2 8DS

Town and Country Planning (Scotland) Act 1997 as amended

With reference to the application received on 26 September 2017

Application Reference: 17/00735/FULM

Particulars of Development: Formation of hotels and licensed restaurant unit, all with associated facilities and ancillary works to include infrastructure, landscaping etc. following demolition (except for substantial facade retention) of existing structures on site

Site Location: Willison House, 56 Barrack Street, Dundee, DD1 1PH

Notice is hereby given that Dundee City Council has GRANTED planning permission for the above development as described in the application and the plans accompanying the application, subject to any conditions attached to this consent :

Condition(s):

1. Prior to the commencement of work on site, details and samples of the proposed finishing materials of the development hereby approved shall be submitted to the Council for written approval. Thereafter, the proposed development shall be finished in strict accordance with the details approved by this condition.
2. Prior to the commencement of work on site, details of the method and sample materials to be used for the repairs and refurbishment of the tiled façade shall be submitted to the Council for written approval. Thereafter, the proposed works to the facade shall be completed in strict accordance with the details approved by this condition.
3. 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.
4. All recommendations contained in the Ecological Survey Report (Version 4 dated 18 September 2017) prepared by Direct Ecology shall be complied with. As per the mitigation measures recommended, before siting the Schwegler bat boxes in the Howff, the developer shall consult the Council's Forestry Officer who will be able to advise the most suitable tree locations.
5. 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 Compliance and Independent Check Certification, evidence of compliance with the Simple Index Approach as described in Section 26.7.1 of the CIRIA SUDS Manual (C753), and where appropriate SEPA comments shall be submitted to the Council for written approval. Thereafter, all works approved by virtue of this

Case Officer - Claire Myles Planning Division

E-mail: claire.myles@dundeecity.gov.uk

Tel: (01382) 433833

Dundee House , Floor 6, 50 North Lindsay Street, Dundee DD1 7LS
PEFULZ

condition shall be carried out prior to the first occupation of the development hereby approved.

6. 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.
7. 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.
8. Prior to the commencement of the development hereby approved, full details of the proposed means of providing heat, hot water and emergency power to the building, including details of any boilers, flues or extracts or other similar related works shall be submitted to and approved in writing by the planning authority. Depending on the size, location and fuel type of any combustion appliances the Council reserves the right to require an air quality assessment to be provided. Thereafter, the development shall be implemented in accordance with the approved details and be maintained as such.
9. Prior to the commencement of any works on site, a demolition and construction risk assessment and dust management plan shall be prepared in accordance with IAQM Guidance, and submitted for the prior approval of Dundee City Council as Planning Authority. Thereafter any mitigation measures identified and approved shall be implemented in full.
10. development shall not begin until the Stage 1 Geo-environmental Investigation Report is updated to reflect the new plans and, if then required, the Intrusive Investigation and a scheme to deal with contamination at the site has been submitted to and approved in writing by the planning authority. The scheme shall contain details of proposals to deal with contamination to include:
 - i) assessment of the risks associated with contaminant sources, pathways and receptors specific to the proposed use of the site, and if necessary;
 - ii) a remediation Implementation Plan detailing measures to treat/remove contamination and mitigate risks to ensure the site is fit for the proposed use;
 - iii) measures to deal with contamination during construction works; and
 - iv) verification of the condition of the site on completion of decontamination measures.
11. 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.
12. Details of the proposed alterations to existing traffic orders shall be submitted to and approved by the Council prior to the opening of the development.
13. Prior to the commencement of the development hereby approved full details of the pedestrian crossing on Willison Street shall be submitted for written approval by the Council. Thereafter the pedestrian crossing shall be installed and operational prior to the opening of the development.
14. Any existing accesses that are no longer required as part of the proposed development must be made good as footway to Dundee City Council specifications. Details of these alterations must be agreed prior to any works on site.
15. A Travel Plan must be in place and agreed with the Local Authority within one year of the development opening.

Claire Myles Planning Officer City Development
E-mail: claire.myles@dundeecity.gov.uk

Tel: (01382) 433833

Dundee House, Floor 6, 50 North Lindsay Street, Dundee DD1 7LS
PEFULZ

Reason(s):

1. In the interests of visual amenity.
2. In the interests of restoring the facade of the listed building.
3. In the interests of enhancing the amenity and environmental quality of the development.
4. To protect the ecological interests of the site.
5. In the interests of flood protection.
6. In the interests of flood prevention and visual amenity.
7. In the interest of flood protection.
8. In the interest of safeguarding amenity.
9. In the interest of safeguarding amenity.
10. In the interests of providing a site suitable for future development.
11. In the interests of providing a site suitable for future development.
12. In the interests of vehicle and pedestrian safety.
13. In the interests of vehicle and pedestrian safety.
14. In the interests of vehicle and pedestrian safety.
15. In the interests of promoting sustainable transport.

INFORMATIVES :-

1 Any damage caused to the existing adopted footway or carriageway ex adverso the site as a result of development work must be made good by the applicant at their expense. Where damage is extensive resurfacing/reconstruction will be necessary. All related works must be to Dundee City Council standards and specifications.

Date of Notice:23 March 2018

Gregor Hamilton
Head of Planning

THESE NOTES FORM PART OF THE DECISION NOTICE

1. Statutory Timescale : The development must be begun no later than 3 years from the date of this Decision Notice unless a condition of this permission varies that standard timescale.
2. Reasons for the Decision:

The proposed development will restore a key element of the architectural interest of the B-listed building and will bring a vacant, prominent corner site in the City Centre and Central Conservation Area back into use. The proposal satisfies the requirements of the Dundee Local Development Plan 2014. There are no material considerations that would justify refusal of planning permission.

3. Any variation of the application under Section 32A of the 1997 Act as amended is detailed below:

None

4. The plans to which this decision relates are referenced as follows:

PLAN TYPE	PLAN REF.	VER. NO.	DATE RECEIVED
Location Plan	01		21 September 2017
Downtakings Plan And Elevation	14		21 September 2017
Downtakings Plan And Elevation	15		21 September 2017
	33	Sustainability	21 September 2017

Claire Myles Planning Officer City Development
E-mail: claire.myles@dundeecity.gov.uk

Tel: (01382) 433833

Dundee House, Floor 6, 50 North Lindsay Street, Dundee DD1 7LS
PEFULZ

Reports				
Reports	34	PAC	21 2017	September
Planning Statement	35		21 2017	September
Reports	36	Engineering	21 2017	September
Ecology Impact Assessment	37	Bat Report	21 2017	September
Geo-Environmental Assessment	38	Part 1	21 2017	September
Geo-Environmental Assessment	39	Part 2	21 2017	September
Geo-Environmental Assessment	40	Part 3	21 2017	September
Geo-Environmental Assessment	41	Part 4	21 2017	September
Geo-Environmental Assessment	42	Part 5	21 2017	September
Geo-Environmental Assessment	43	Part 6	21 2017	September
Geo-Environmental	44	Part 7	21	September

Claire Myles Planning Officer City Development
E-mail: claire.myles@dundeecity.gov.uk

Tel: (01382) 433833

Dundee House, Floor 6, 50 North Lindsay Street, Dundee DD1 7LS
PEFULZ

Assessment			2017
Reports	45	Floor Space	21 September 2017
Reports	60	Retail	21 September 2017
Reports	61	Marketing	21 September 2017
Reports	62	HS Environment	21 September 2017
Proposed Plans Floor	06A	First	13 February 2018
Site Plan	02A	Proposed	13 February 2018
Exist Elevations	03A		13 February 2018
Exist Elevations	04A	Indicative	13 February 2018
Proposed Plans Floor	05A	Ground	13 February 2018
Proposed Plans Floor	07A	Second	13 February 2018

Claire Myles Planning Officer City Development
E-mail: claire.myles@dundeecity.gov.uk

Tel: (01382) 433833

Dundee House, Floor 6, 50 North Lindsay Street, Dundee DD1 7LS
PEFULZ

Proposed Plans	Floor	08A	Third	13 February 2018
Proposed Plans	Floor	09A	Fourth	13 February 2018
Proposed Plans	Floor	10A	Fifth	13 February 2018
Proposed Plans	Floor	11A	Sixth	13 February 2018
Proposed Elevations		16A	Internal North East 06	13 February 2018
Proposed Elevations		17A	Internal South West 05	13 February 2018
Proposed Elevations		18A	North East 02	13 February 2018
Proposed Elevations		19A	North West 03	13 February 2018
Proposed Elevations		20A	South East 01	13 February 2018
Proposed Elevations		21A	South West 04	13 February 2018
Roof Plan		22A	Proposed	13 February 2018
Proposed Plans		23A	Materials	13 February 2018
Proposed Plans		24A	Planting	13 February 2018
Proposed Elevations		25A	South East Context	13 February 2018

Claire Myles Planning Officer City Development

E-mail: claire.myles@dundeecity.gov.uk

Tel: (01382) 433833

Dundee House, Floor 6, 50 North Lindsay Street, Dundee DD1 7LS
PEFULZ

Proposed Elevations	26A	North East Context	13 February 2018
Proposed Plans	27A	Drainage Details	13 February 2018
Proposed Plans	28A	Drainage Layout	13 February 2018
Topographical Survey	29A		13 February 2018
Landscaping	30B		13 February 2018
Reports	31B	Drainage Strategy	13 February 2018
Transport Assessment	32A		13 February 2018
Reports	46A	Conservation Statement 2	13 February 2018
Reports	47A	Conservation Statement 3	13 February 2018
Design & Access Statement	48A	Part 1	13 February 2018
Design & Access Statement	49B	Part 2	13 February 2018
Design & Access Statement	50A	Part 3	13 February 2018
Design & Access Statement	51A	Part 4	13 February 2018
Design & Access	52A	Part 5	13 February 2018

Claire Myles Planning Officer City Development

E-mail: claire.myles@dundee.gov.uk

Tel: (01382) 433833

Dundee House, Floor 6, 50 North Lindsay Street, Dundee DD1 7LS
PEFULZ

Statement			
Design & Access Statement	53A	Part 6	13 February 2018
Design & Access Statement	54A	Part 7	13 February 2018
Design & Access Statement	55A	Part 8	13 February 2018
Images, Montage	57A	Proposed 01	13 February 2018
Images, Montage	58A	Proposed 02	13 February 2018
Images, Montage	59A	Proposed 03	13 February 2018
Reports	64A	Conservation Statement 1	13 February 2018
Site Plan	65	Existing	13 February 2018
Reports	63	Micro Drainage	14 November 2017

5. Statement of deviation from standard timescales specified in Sections 58 or 59 of the 1997 Act as amended.

None

6. Section 75 Agreement

None

7. All conditions should be complied with and the development should be completed in accordance with the approved plans. Failure to do so may result in enforcement action being taken by the Council. Any proposed amendments must be agreed in writing with the Council and may require a further planning application.
8. Should it be necessary to form a temporary access on, or undertake any other works to any public road or footway during the implementation of this permission, you should contact the Council's Network Management Team on 01382 433168 for further information.
9. See attached Guidance Note relating to appeal or review procedures which are applicable.

Claire Myles Planning Officer City Development
E-mail: claire.myles@dundeecity.gov.uk

Tel: (01382) 433833

Dundee House, Floor 6, 50 North Lindsay Street, Dundee DD1 7LS
PEFULZ

NOTICE OF INITIATION OF DEVELOPMENT

Reference Number of planning application to which this Notice relates : 17/00735/FULM

Town and Country Planning (Scotland) Act as amended
by the Planning Etc (Scotland) Act 2006 Section 27A(1)
Town and Country Planning (Development Management Procedure)
(Scotland) Regulations - Regulation 37

There is a legal requirement on the person who intends to carry out this development to indicate the date on which they intend to initiate the development on this form. Please complete and return it to the address below as soon as practicable after a date has been selected to start the development and in any event before commencing the development. Failure to do so may lead to the Council taking legal action. It is advisable to keep a copy of the completed form and attach it to the Decision Notice.

If the person in receipt of the application Decision Notice is not the person who will initiate the development please inform them of this requirement.

Date of Decision : 23 March 2018

1 Full name and address of the person intending to carry out the development

Name
Address
.....
.....
Tel No.
E Mail

2 Is the person named in 1 above the owner of the development site?

Yes No..... (tick as appropriate)

If NO please provide below the full name and address of the owner

Name
Address
.....
.....
Tel No.
E Mail

3. If there is a person to be appointed to oversee the carrying out of the development, please provide their name and contact details below

Name
Address
.....
.....
Tel No.
E Mail

Date on which the development is to commence

PLEASE SEND THIS COMPLETED FORM TO :

The Enforcement Team, City Development Department, Floor 6, Dundee House,
50 North Lindsay Street Dundee DD1 1LS

OR EMAIL IT TO : planningenforcement@dundeecity.gov.uk

NOTICE OF COMPLETION OF DEVELOPMENT

Reference Number of planning application to which this Notice relates : 17/00735/FULM

Town and Country Planning (Scotland) Act as amended
by the Planning Etc (Scotland) Act 2006, Section 27B

There is a legal requirement on the person who completes this development to indicate the date of completion on this form. Please return the form to the address below as soon as practicable after the development concerned has been completed.

If the person in receipt of the application Decision Notice is not the person who completes the development please inform them of this requirement.

It is advisable to keep a copy of the completed form and attach it to the Decision Notice.

Date of Decision Notice : 23 March 2018

Full name and address of the person completing the development

Name

Address

.....

.....

Tel No.

E Mail

<p>Date on which the development was completed</p> <p>.....</p>

PLEASE SEND THIS COMPLETED FORM TO : The Enforcement Team, City Development
Department, Floor 6 Dundee House, 50 North Lindsay Street Dundee DD1 1LS

OR EMAIL IT TO planningenforcement@dundeecity.gov.uk

APPEAL PROCEDURE GUIDANCE

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 AS AMENDED

**Town and Country Planning (Development Management Procedure) (Scotland) Regulations
2008: Regulation 28 and Schedule 6**

*Notification to be sent to applicant on refusal of planning permission or on the grant of permission
subject to conditions*

Claire Myles Planning Officer City Development
E-mail: claire.myles@dundeecity.gov.uk
Tel: (01382) 433833
Dundee House, Floor 6, 50 North Lindsay Street, Dundee DD1 7LS
PEFULZ

- 1 If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may appeal to Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of appeal should be addressed to:

The Directorate for Planning and Environmental Appeals
4 The Courtyard
Callendar Business Park
Callendar Road
Falkirk FK1 1XR

- 2 If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Notes by Dundee City Council

- 1 Notice of Appeal Forms and further guidance should be obtained from the above address or from the Directorate for Planning and Environmental Appeals Website at

<http://www.scotland.gov.uk/Topics/Built-Environment/planning/Appeals>

Thank you for contacting the Development Management Team we would appreciate your feedback to support continuous improvement. An online survey can be found at:
<http://consult.dundee.gov.uk/limesurvey/61227>