

# Structured House

## Barrack Street Mixed Leisure Development Transport Statement

February 2018

Dougall Baillie Associates



Dougall Baillie Associates  
3 Glenfield Road, Kelvin, East Kilbride, G75 0RA  
P: 01355 266 480 F: 01355 221 991 E: [enquiries@dougallbaillie.com](mailto:enquiries@dougallbaillie.com)  
W: [www.dougallbaillie.com](http://www.dougallbaillie.com)

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## Document Control

Document Title: - Barrack Street, Dundee - Mixed Use Development  
Transport Statement

Project Number: - 16031

Project Title: - Barrack Street, Mixed Use Development

Directory and File Name: - S:\16000s\16031 - Barrack Street,  
Dundee\Admin\Reports\16031 Rep 04.docx

## Document Approval

Originator: \_\_\_\_\_ Date: 09/02/2018

Checked By: \_\_\_\_\_ Date: 09/02/2018

Authorisation: \_\_\_\_\_ Date: 09/02/2018

<i>Issue</i>	<i>Date</i>	<i>Distribution</i>	<i>Comments</i>
'	09.02.18	Client Team	Issued for Planning

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Appendix A - ADF Architects Ground Floor Plan Drawing SK(2)102 Rev B

Appendix B - Multi Modal TRICS Database Extracts

Appendix C - TRICS Database Extract OGV Trip Data

Appendix D - Traffic Survey Data



## 1 Introduction

- 1.1 Dougall Baillie Associates (DBA) has been appointed to act on behalf of Structured House in relation to a proposed mixed-use development located at the junction of Willison Street and Barrack Street, Dundee. The location of the proposed development site is indicated within a local context in Diagram 1.1.
- 1.2 The proposed development will consist of the following;
- Two hotels accommodating 100 bedrooms and 115 bedrooms; and
  - 265m<sup>2</sup> restaurant
- 1.3 A Transport Statement (TS), dated September 2017, was prepared and issued to Dundee City Council for a development on the same site but for a larger development content of two hotels of 247 bedrooms in total and a 289m<sup>2</sup> restaurant.
- 1.4 Scoping discussions were undertaken with Dundee City Council (DCC) prior to the submission of the September 2017 TS indicating that the principle of car free development was acceptable to them. Comments received from DCC at the scoping stage identified that there were three main issues that they wished to see addressed. These were:
- I. Accessibility of the development by sustainable modes - In particular, issues that may result from locating a development of this scale in this location.
  - II. Increase in pedestrian activity - In particular any requirement for improvements to pedestrian crossing facilities on Willison Street.
  - III. Servicing of the site - In particular, how deliveries to the site would be managed.
- 1.5 This Transport Statement has been prepared to address the issues raised in discussion with DCC and to update the findings of the September 2017 TS to reflect the current development content.
- 1.6 Given the city centre nature of the development site, it is proposed that the development will not be provided with dedicated parking. A ground floor development layout, prepared by ADF Architects, is included in Appendix A and illustrates one hotel fronting onto Willison Street, the other onto Barrack Street.