

**ANGUS COUNCIL**

**RECREATION & CULTURAL SERVICES COMMITTEE  
PLANNING AND TRANSPORT POLICY COMMITTEE**

**4 OCTOBER 2001  
11 OCTOBER 2001**

**SUBJECT: MONIFIETH SEAFRONT DEVELOPMENT**

**JOINT REPORT BY DIRECTOR OF PLANNING AND TRANSPORT AND DIRECTOR OF  
RECREATION SERVICES**

**Abstract: This report presents for approval the proposed improvement works at Monifieth Seafront and recommends how these proposals can be taken forward.**

**1 RECOMMENDATION**

It is recommended that the Committee:-

1. approves the proposed improvement works at Monifieth Seafront as outlined in this report;
2. agrees to the proposals being presented to the meeting of the Monifieth Area Forum on 16 October 2001;
3. agrees to instigate Notice of Intention to Develop procedures for the proposed works;
4. agrees to seek European funding under the Eastern Scotland Objective 2 Programme (2000/2006) for the proposed improvement works;
5. authorises the Acting Director of Roads to seek competitive tenders for the proposed improvement works for the central area with a view to the tender report being presented to the Roads Committee at its meeting on 24 January 2002;
6. agrees that the items of play equipment are of a specialist nature and that financial regulation 16.1.3b is invoked to exempt them from the direct tender process,
7. remit the Director of Property Services to review the access for the disabled at the pavilion toilets; and
8. awaits further reports on developments at the Seafront as appropriate.

**2 INTRODUCTION**

- 2.1 Members will recall that, at its meeting on 14 June 2001, the Planning & Transport Policy Committee approved in principle the concept proposals for the redevelopment of the central area of the Monifieth seafront and the upgrading of the football pitches and associated facilities. It was also agreed that more detailed designs be prepared using an in-house design team (Recreation Services and Roads Department) for submission in due course.
- 2.2 These designs have duly been prepared and are now submitted for approval.

### **3 PROPOSED IMPROVEMENT WORKS**

- 3.1 A small scale plan of the proposed improvement works for the seafront is appended to this report. A larger scale plan will be available at the Committee meeting. In accordance with the previous Committee agreement, it is proposed that the seafront be redeveloped on the basis of the existing use of outdoor play and recreation.
- 3.2 The essential elements of the proposals are:-

#### **Paths, Roads and Car Parks**

- Providing network of paths in Central Area with feature paving in entrance area and central meeting area, including area for licensed vendors;
- Paths linking with road narrowings as traffic calming measures on Marine Drive and South Union Street. 20mph speed restriction intended for whole road system.
- Secondary path system may be provided (funding pending) to link Central Area with Recreation Ground. Boardwalk with handrail leading through sand dunes. Access to beach improved with slipway upgrading and possible steps and boardwalk.
- Car parking spaces provided : 51 spaces next to play areas, 21 spaces along front to offer sea views and 12 spaces for users of tennis courts, bowling green and putting green. This is a total of 84 spaces of which six are designated disabled.
- At the sports fields, the upgraded car park offers 32 permanent spaces and room for overflow parking.

#### **Adventure Play Area**

- Using wood, stainless steel and natural materials including sand safety surfacing. Providing a large tower play feature and variety of play equipment chosen by local 5-11 year olds. Allowing for integrated play with wetpour safety surface. Providing mounding to screen adventure play area.

#### **Toddler Play Area**

- Again using natural materials including sand safety surface, which is also used as play medium. Variety of play equipment chosen by local under five year olds and parents.
- Provide mounding to screen toddler play area.

#### **Teenage Area**

- Providing facilities for wheeled sports (BMX, skateboarding and inline skates). Investigating possibility of shelter and lighting. Providing mounding to screen teenage area and provide informal seating on grass terraces.

#### **Grampians Putting Green**

- Combining elements of putting green and crazy golf using landforms and undulations; also allowing flexibility to change the course layout.

**Pavilion**

- The existing pavilion will require improvement for access with regard to people with disabilities.

**Open Space**

- Providing flat grassed area for fairs/events. Mounding and a feature wall create a wind shelter for the picnic area. Providing mounding on high point of site for lookout deck with seating, interpretation boards and possible telescopes.

**Sheltered Garden**

- Providing more sociable seating areas for users of bowling green, tennis courts, putting green and others. Ramp replaces steps down to tennis courts/bowling green area.
- Providing ornamental planting with all season interest in shelter of existing hedges.

**Street Furniture**

- Custom made timber seating furniture, also providing shelter from wind. Provision of cycle stands, litter bins, bollards, dog waste bins in stainless steel/timber.

**Recreation Ground**

- Upgrade of existing football pitches.

**4 PROGRAMMING**

- 4.1 European funding through the Eastern Scotland Objective 2 Programme (2000/2006) is required if all of the works outlined above are to be funded from the total available budget (see Financial Implications). The next deadline for applications is 19 October 2001 but a decision will not be taken by the Programme Management Committee (PMC) until 1 February 2002. As funding will not be approved in retrospect, a contract cannot be let until after that date. It is therefore proposed that, subject to Committee agreement, the Director of Roads be authorised to seek competitive tenders for the proposed improvement works for the central area only at this stage without delay with a view to the tender report being presented to the Roads Committee on 24 January 2002. This will allow acceptance of the lowest tender (assuming it can be contained within the available budget) after the decision of the PMC on 1 February 2002 with a resultant site start date of early March 2002. It is envisaged that the contract period will be nine months, giving a completion date of November 2002. It is regrettable that the works will be underway during the summer months but this is unavoidable.
- 4.2 It is recommended that the upgrading of the football pitches and the associated car park be undertaken as a separate contract, the timing of which will largely be determined by the source of funding (see Financial Implications).

- 4.3 It is a requirement of European funding that all permissions including planning permission be in place prior to consideration by the PMC although not necessarily by the date of submission. Due to the nature and scale of the proposed works for the central area, it will be necessary to instigate Notice of Intention to Develop procedures and it is recommended that this be done as soon as possible.

## 5 FINANCIAL IMPLICATIONS

- 5.1 The total estimated cost of the proposed improvement works at the seafront is £890,000 inclusive of professional fees, as shown below:-

Redevelopment of central area (including fees)	£730,000
Upgrading of football pitches and car park (including fees)	<u>£160,000</u>
<b>Total</b>	<b><u>£890,000</u></b>

- 5.2 The total available budget currently is £730,000. The Council's 2001/2005 Financial Plan is currently being reviewed as part of the preparation of the 2002/03 Capital Budget. Subject to any further amendments required through the budget process, the revised phasing of expenditure as shown in the table below will be reflected within the updated 2001/2005 Financial Plan.

	Total £000's	2000/01 £000's	2001/02 £000's	2002/03 £000's	2003/04 £000's
Planning & Transport	290		18	272	
Recreation Services	270		25	226	19
Roads Department	10	3	7		
NoSWA	160			160	
<b>Total</b>	<b>730</b>	<b>3</b>	<b>50</b>	<b>658</b>	<b>19</b>

- 5.3 The funding shortfall is therefore £160,000 and it is this shortfall for which European funding will be sought. If the application is successful, all of the proposed improvement works can proceed albeit as two separate contracts as outlined previously. Should the application not be successful, it is recommended that the redevelopment of the central area proceed utilising the available funding and that alternative means of funding the upgrading of the football pitches be investigated.
- 5.4 As part of the detailed design process and due to the specialist nature of play equipment the Design Team will be required to specify specific play equipment for the tender documents. Through a scoping exercise, the play equipment manufacturers with whom the Council normally deals, were asked to provide details of the equipment suitable for the outline concept of Monifieth Seafront. The range of equipment from a variety of manufacturers which was felt to be most suitable from a design and financial perspective was chosen.

- 5.5 These were then used as the basis for consultation with the respective age groups of young people. A questionnaire survey was undertaken at the two primary schools in Monifieth seeking their views on the chosen range of equipment. Almost 100% return was achieved. Similar questionnaire surveys were undertaken at Monifieth High School to determine views on the teenage area and with a local mothers and toddlers group regarding the toddlers play area. A small working group of young people was also set up through the 4 Real Centre and the designers have working closely with this group. The most popular items identified through these surveys will be specified in the tender documents for the project subject to design and financial constraints. The appropriate cost of the individual items will be in the region of £140,000.
- 5.6 Given the specialist nature of these items and the method of choice it will be necessary to invoke financial regulation 16.1.3b to exempt these items from the direct tender process. It should be noted that the nominated specialist items of equipment will still be subject to tender as part of the main contract for the overall construction of the project.
- 5.7 The ongoing annual revenue costs for the development are currently estimated at £11,000. This is primarily for the maintenance and inspection of the new play areas. The finance for this ongoing maintenance will come from the Recreation Services revenue budgets.

## **6 HUMAN RIGHTS IMPLICATIONS**

- 6.1 There are no human rights implications arising from this report.

## **7 CONSULTATION**

- 7.1 The Chief Executive, Director of Finance, Director of Law & Administration, Director of Roads, Director of Property Services and Director of Environmental & Consumer Protection have been consulted during the preparation of this report.

## **NOTE**

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

AA/RM/KW  
28 September 2001

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