

**PLANNING APPLICATION REF. 19/00421/FULL**

**DESCRIPTION OF DEVELOPMENT:  
CHANGE OF USE TO LAUNDRETTE (CLASS 1)**

**AT**

**MUIRHEAD POLICE STATION 2 LIFF ROAD MUIRHEAD DUNDEE DD2  
5QF**

**REPRESENTATIONS**

# Comments for Planning Application 19/00421/FULL

## Application Summary

Application Number: 19/00421/FULL

Address: Muirhead Police Station 2 Liff Road Muirhead Dundee DD2 5QF

Proposal: Change of Use to Laundrette (Class 1)

Case Officer: James Wright

## Customer Details

Name: Mrs Jane Christie

Address: 125 Coupar Angus Road Muirhead Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The part of Liff Road outside the Police Station and the junction with Coupar Angus Road is already very busy with the traffic from the day nursery opposite. With the ever increasing number of new houses being built further down the road towards Dykes of Gray this traffic will only increase. The small bus number 31/51 sometimes has problems because of the amount of traffic. A laundrette would only increase this traffic. Despite there being parking at the rear people would still park outside the front for convenience. Muirhead is a village in a village setting and a laundrette does not blend with that setting. I would go so far as to say it would be an eyesore!!

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Proposal: Change of Use to Laundrette (Class 1)

Case Officer: James Wright

## Customer Details

Name: Mr George Chalmers

Address: 22 Inver Terrace Muirhead Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The need for a laundrette

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Case Officer: James Wright

## Customer Details

Name: Mr George Chalmers

Address: 22 Inver Terrace Muirhead Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The need for a laundrette in this area is nonsense. The property is close to a busy junction and this would increase that problem. The majority of houses in this area will have washer/dryers or relevant devices to wash clothes, etc. The housing areas around Muirhead and Birkhill are modern homes with white appliances as part of the property fittings, so where does the need for a laundrette apply? I object to the application for change of use.

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Address: Muirhead Police Station 2 Liff Road Muirhead Dundee DD2 5QF

Proposal: Change of Use to Laundrette (Class 1)

Case Officer: James Wright

## Customer Details

Name: Mr Alan Gilmour

Address: 13 Inver Terrace Muirhead Dundee

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application on the grounds that I think it is entirely inappropriate to have a laundrette in a village setting such as Muirhead.

The extra traffic generated will make this part of Liff Road even busier than it already is, coupled with the massive housing projects currently being undertaken at Dykes of Gray.

Also the extra noise which a laundrette will generate will surely be intolerable for the neighbouring houses.

I don't believe there is any demand for a laundrette in this neighbourhood.

4 Liff Road,  
Muirhead,  
by Dundee  
DD2 5QF

RECEIVED

11 JUL 2019

PLANNING & PLACE  
COUNTY BUILDINGS

Angus Council,  
Planning Service,  
Angus House,  
Orchardbank Business Park,  
Forfar,  
DD8 1AN

Planning Application reference : 19/00421/FULL

Dear Sir or Madam,

With reference to the above listed planning application and your recent "Notice for serving on neighbours" please note that we wish to raise a number of concerns with regard to the proposal of change of use to a laundrette.

Several of these concerns revolve around the lack of detail with regard to

- a) proposed operating hours (i.e. 9am – 5 pm, or 8 am to 10 pm or 24 hour operation or indeed something completely different. )
- b) is this intended to attract mainly local trade (because it seems like a huge investment for an affluent area where most residents would likely have their own laundry facilities) or is the intention to deliver in laundry from other area's and run the facility in a factory like manner?

We also have concerns with regard to several other issues that such a business could bring to the area.

These include,

- 1) Parking issues associated with any customer base, whilst we appreciate the building has several parking spaces to the front there are already parking issues associated with businesses, dwellings and amenities in the immediate area.
- 2) Noise pollution. The use of washing machines, drying machines fans extractors etc. will surely increase noise pollution in the area affecting neighbours.
- 3) Atmospheric pollution. The use of cleaning agents etc. will presumably have some effect of the quality of air in the surrounding district (including a Woodland Trust area very close by).
- 4) Environmental Pollution. We believe it will inevitably produce significant quantities of contaminated waste water. The open drainage system of the building has a history of being unable to cope with significant and sustained rainfall without an increased demand. There has been significant issues with surface water in Liff Road outside the building, failing to clear and flooding nearby gardens. Any additional demand will surely compound the issue. The existing sewage system for the building is connected to nearby houses and also has a history of blocking. Again additional demands on this system will likely cause further issues.

5) Water supply. Again the in-going water supply to the building also supplies nearby houses and businesses, any increased demand for water of the likely scale required for a laundry will surely have a very negative impact on the existing supply.

6) Electricity. Muirhead in general, and Liff Road in particular, regularly suffer power cuts in adverse weather conditions. A laundry business will place a much larger demand on the electrical demand in the vicinity and is likely to again compound an existing issue.

7) Security. There is open access to the car park area at the rear of the building. The more members of the public have reason to be at the rear of the premises the easier they will have access to adjoining properties and gardens thus increasing the risk to neighbouring properties.

8) Traffic. Liff Road is currently a busy street having recently seen an increase in traffic following the building of housing developments in the Denhead area. There are further houses under construction and further constructions planned. This can only increase the volume of vehicular traffic in the area. The junction at Liff Road /Coupar Angus Road already suffers from poor sight-lines and already poses risks to pedestrians and vehicle users particularly those negotiating the pedestrian crossing in Coupar Angus Road, nearby. Any increase in traffic caused by the attraction to premises will again compound a worsening situation.

For these reasons we feel we must object on any plan for such development.

We would however also like to know if any safe guards or restrictions will be put in place to prevent any of these or any other issues from developing.

[REDACTED]

Jackie and Colin MacColl

[REDACTED]