

Appendix 3 – Summary of applicants supporting information

Section 42 Planning Statement

This document provides background on the planning history of the site and confirms that planning permission in principle was granted by Scottish Ministers in 2018. It confirms that the primary objective of the proposal is to provide a basis for the restoration of the listed buildings through comprehensive redevelopment of the whole site. However, it indicates that has been challenging given the complexities of the site and the associated abnormal costs. The document indicates that the council has adopted new supplementary guidance since Ministers decision and suggests that has implications for the development proposals.

A development strategy is set out that identifies three phases, comprising initial enabling works and works to the listed buildings in phase 1; construction of 28 on-site affordable housing units in phase 2; and the construction of 184 new-build units in phase 3.

The document identifies circumstances that have changed in the period since the 2018 planning permission in principle was granted. These include updated market appraisals that have necessitated revision of the listed building proposals, and the publication of the council's adopted developer contribution and affordable housing supplementary guidance.

It indicates that funding for site acquisition, initial enabling works and refurbishment of the listed buildings has been secured based on the information provided in the application and the associated financial appraisal.

It provides commentary on contributions that can be provided in relation to education, affordable housing and improvement of pedestrian and public transport infrastructure having regard to the financial viability assessment and while maintaining a level of investment return typically expected by investors.

The document sets out the legislative context for the consideration of applications under Section 42 of the Planning Act and provides suggested changes to a number of the planning conditions.

Finally, the document provides five appendices. The first includes a drawing described as a masterplan that provides an indicative layout for the site. The second provides a drawing that shows proposed footway improvements between the site and Strathmartine Primary School. The third provides a specification for a bus shelter and a drawing of a raised kerb specification. The fourth provides a drawing showing an indicative phasing for the site, with three development zones: Zone 1 comprising the listed buildings and an area centred around the former administration building; Zone 2 comprising an area of proposed affordable housing to the west of Ashton Terrace; and Zone 3 comprising proposed private residential development on the remainder of the site. The fifth provides a summary financial appraisal and indicates that, with the revised developer contributions proposed, the development would provide a 20% developer profit.

Ecological Assessment April 2020

This report focuses on the listed buildings and their immediate environs.

It advises that a desk study was undertaken along with field survey to update surveys previously undertaken in 2011 and 2013. It indicates that a walkover of the land consistent with a Phase 1 Habitat Survey methodology was undertaken. That survey noted habitat structure and component plant species, and assessed potential for use by, and signs of the presence of protected species. The species sought were badgers and bats. There was no suitable habitat for water voles, otters, red squirrels or great crested newts. A dusk activity survey was undertaken in June 2020, which revealed no evidence of bats using the buildings and low levels of foraging activity to the east and west of the buildings.

The report concludes that there will be low-grade habitat loss to development which would be mitigated by the creation of semi-natural habitat in private gardens and public open space.

It indicates that there is no evidence of badgers or other [protected] small mammals using the land and there is little likelihood of the species using the site.

Bat roost potential was identified, and the site presented limited forage opportunity. A dusk survey indicated bats do not roost in the buildings. The report recommends that should start of work be proposed during summer months, a dawn activity survey should be carried out to inform the need for a bat disturbance licence for work to proceed.

There is potential for bird nesting in the semi-natural habitats. It is indicated that site clearance should take place outside the bird nesting season.

Ecology Update report June 2020

This report considers the application site and an area 50m beyond the boundary, where accessible.

It advises that a desk study was undertaken along with field survey to update surveys previously undertaken in 2011 and 2013. It indicates that a walkover of the land consistent with a Phase 1 Habitat Survey methodology was undertaken. That survey noted habitat structure and component plant species, and assessed potential for use by, and signs of the presence of protected species. The species sought were badgers and bats. There was no suitable habitat for water voles, otters, red squirrels or great crested newts. A dusk activity survey was undertaken around the Main buildings in June 2020, which revealed no evidence of bats using the buildings and low levels of foraging activity to the east and west of the buildings.

The report concludes that there will be low-grade habitat loss to development which would be mitigated by the creation of semi-natural habitat in private gardens and public open space, and the management of existing habitats for wildlife benefit.

It indicates that there is no evidence of badgers or other [protected] small mammals using the land and there is little likelihood of the species using the site.

Bat roost potential was identified, and it was noted the site presented limited forage opportunity. A dusk survey of a small area of the site indicated bats do not roost in the buildings.

There is potential for bird nesting in the semi-natural habitats. It is indicated that site clearance should take place outside the bird nesting season.

Scottish Government decision notice

This document is a copy of the letter issued by government on 25 April 2018 that sets out Ministers decision to grant planning permission in principle subject to nine planning conditions.