

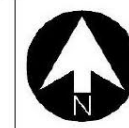
## Item 7

Planning application: 21/00523/FULM

Land north of Panbride Road, Carnoustie

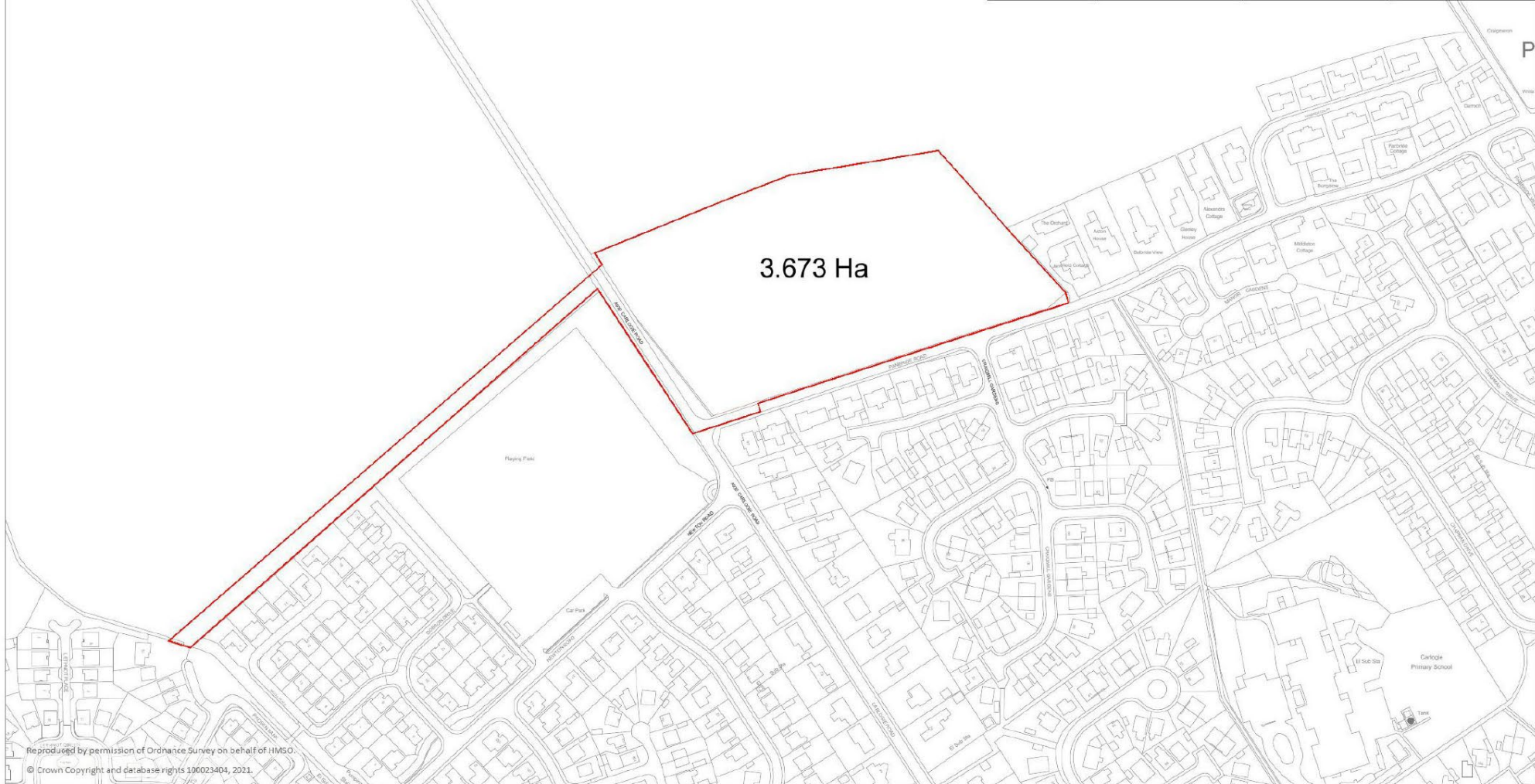
A3

0 25 50 75 100 125m  
Scale 1:2500



Key Information

Site Area (ha) delineated by red line	OS X (Easting)	OS Y (Northing)
#####	356972	735769



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**KIRKWOOD  
HOMES**

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PROJECT  
Panbride Road, Carnoustie

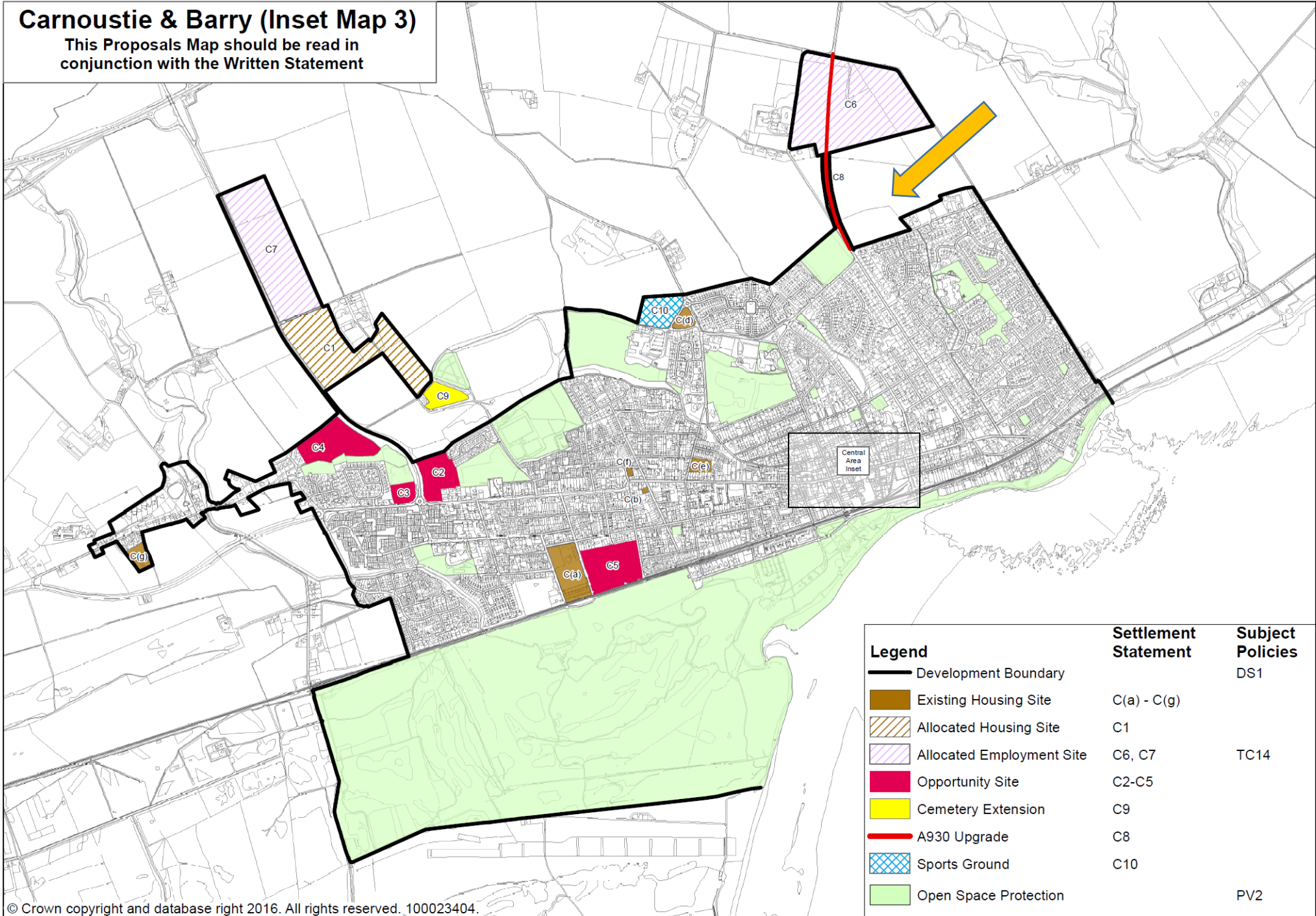
CONTENT  
Site Location plan

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REV.	DESCRIPTION	DATE	BY
-	-	-	-
DATE	SCALE	DRAWN	CHECKED
04.05.2021	1:2500	CM	Planning
STATUS			
PROJECT NO.	SET	REFERENCE	PLOT NO.
1415	P	000	XX
SHEET NO.	REV.		
001	-		

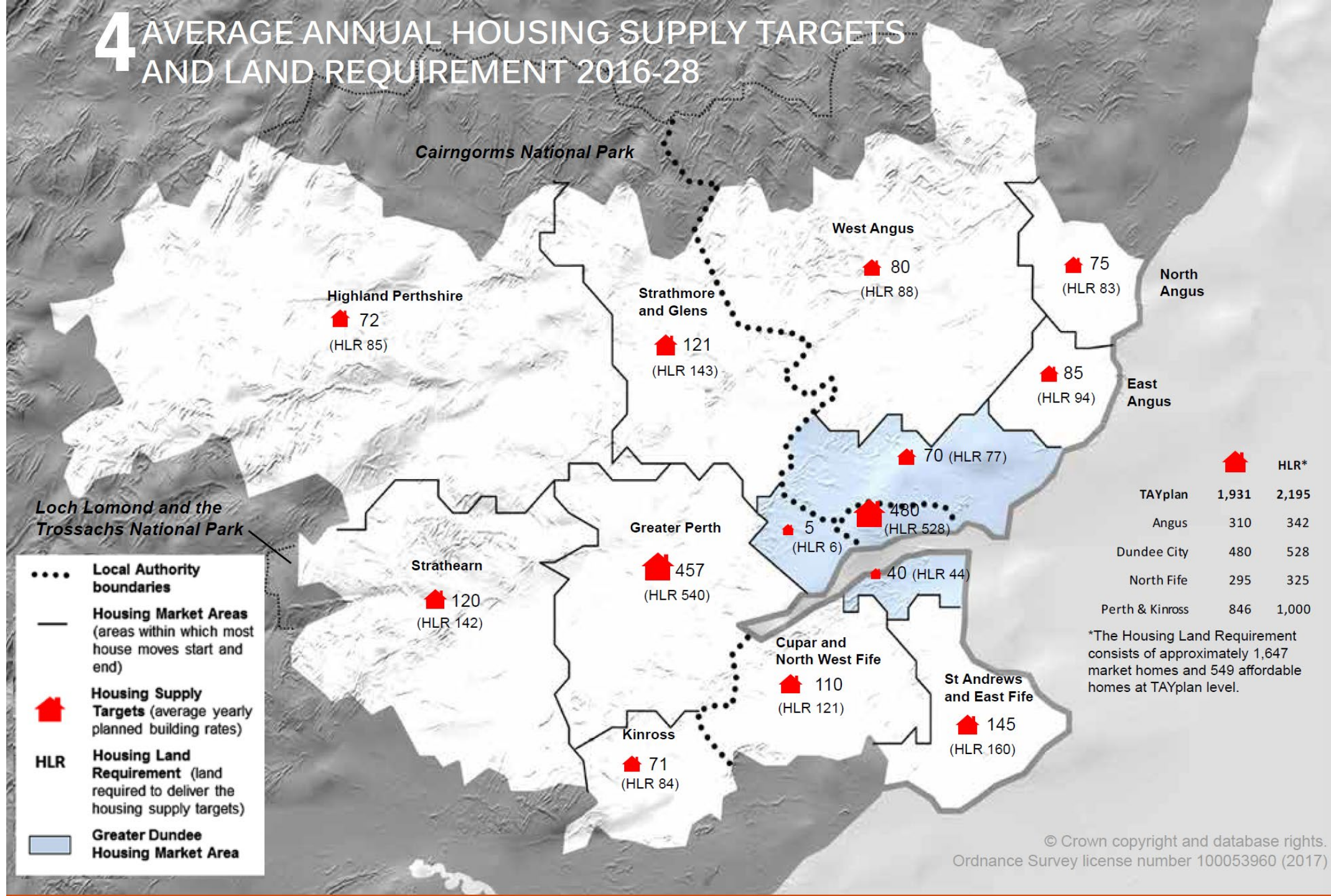
# Carnoustie & Barry (Inset Map 3)

This Proposals Map should be read in conjunction with the Written Statement



Legend	Settlement Statement	Subject Policies
Development Boundary		DS1
Existing Housing Site	C(a) - C(g)	
Allocated Housing Site	C1	
Allocated Employment Site	C6, C7	TC14
Opportunity Site	C2-C5	
Cemetery Extension	C9	
A930 Upgrade	C8	
Sports Ground	C10	
Open Space Protection		PV2

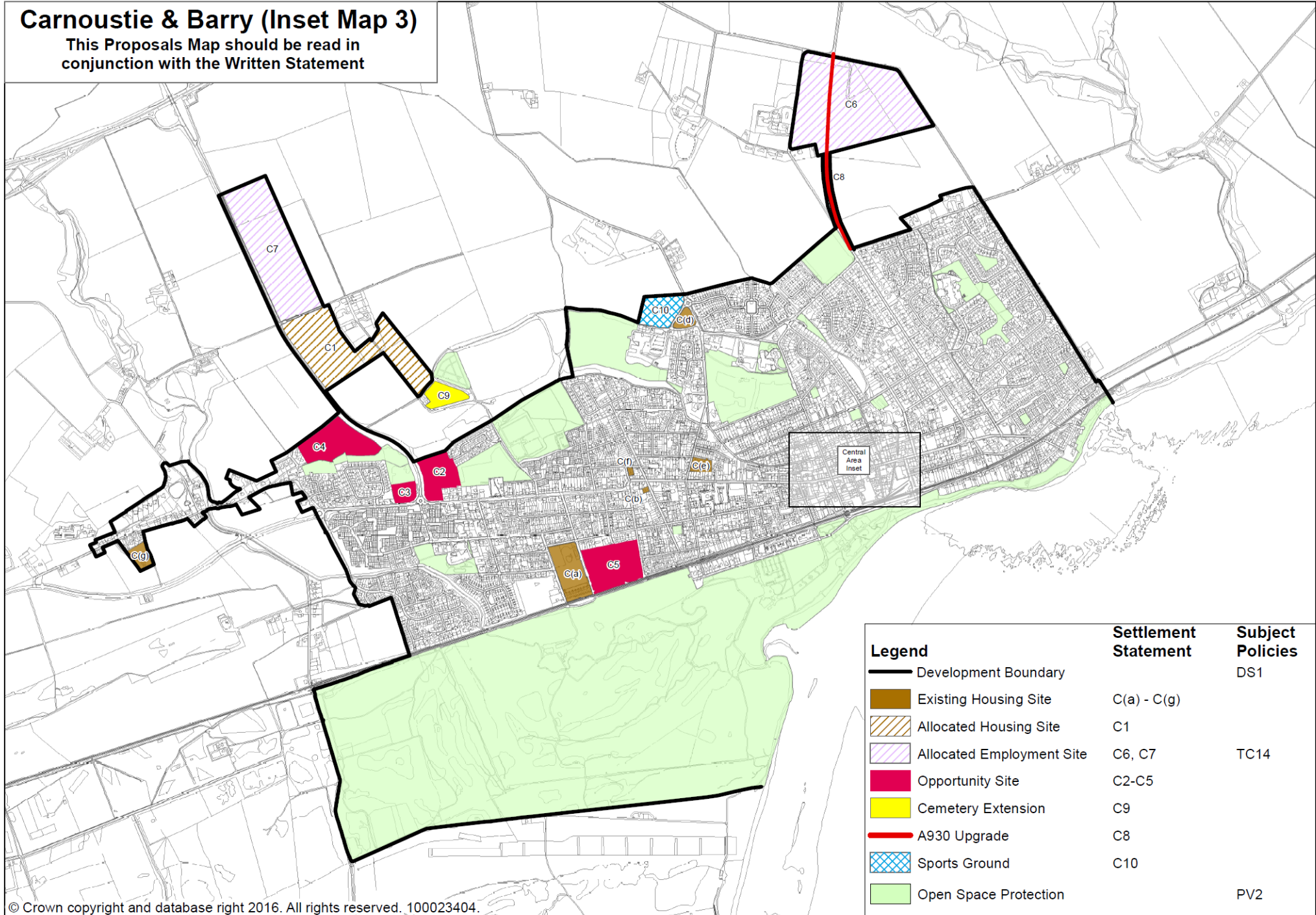
# 4 AVERAGE ANNUAL HOUSING SUPPLY TARGETS AND LAND REQUIREMENT 2016-28



TAYplan housing land requirement 2016 - 2028	924 homes (average of 77 per year)
Actual completions 2016 - 2021	663 homes
Housing land audit programmed completions 2021 - 2026	534 homes (average of 106 per year)
Actual and programmed completions 2016 - 2026	1197 homes

# Carnoustie & Barry (Inset Map 3)

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# Monifieth (Inset Map 6)

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## Legend

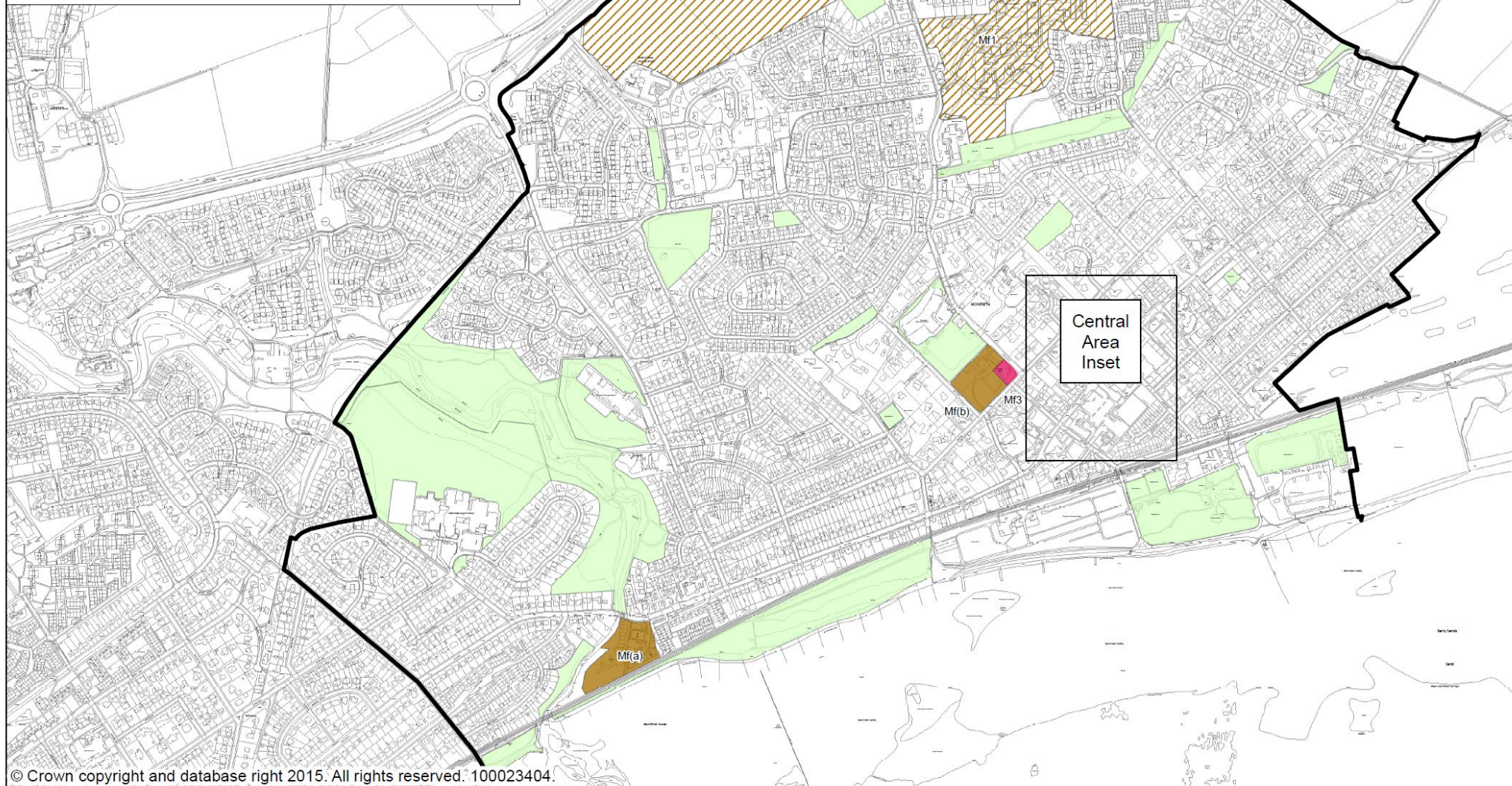
- Development Boundary
- Existing Housing Site
- Allocated Housing Site
- Opportunity Site
- Commercial Centre
- Open Space Protection

## Settlement Statement

- Mf(a), Mf(b)
- Mf1, Mf2
- Mf3

## Subject Policies

- DS1
- TC17, TC19
- PV2



DEVELOPMENT MIX - PLOTS 1-60

Unit Reference	Unit Name	Unit Type	Plot No.		Bedrooms	Parking spaces	No. of storeys	Total No. off.	Total floor area m <sup>2</sup>	Total sq. ft.	
			LH	RH							
72	Affordable	semi-detached bungalow		2	2	1	4	286	3100		
83	Affordable	semi-detached		2	2	2	4	300	3244		
93	Affordable	semi-det & terrace		3	2	2	7	651	7007		
72	Rangehome	semi-detached		2	2	1	4	286	3100		
103	Feve	semi-detached		3	2	2	10	1,000	11,087		
113	Proach	detached house		3	2	1,73	6	666	7,169		
116	CRHG	detached house		3	2	1,5	4	464	4,994		
129	AHRC	detached house		4	3	2	6	774	8,321		
133	Athol	detached house		4	3	2	7	766	8,263		
136	Bree	detached house		3	2	1,73	3	465	4,992		
139	Tummal	detached house		4	3	2	4	556	5,985		
155	Lammond	detached house		4	3	2	4	502	5,375		
<b>Total</b>									<b>60</b>	<b>8,641</b>	<b>75,483</b>



- LEGEND**
- Soil landscaping**
- Proposed trees
  - Existing hedge for Panbride Road: to be maintained by Appointed Factor
  - Proposed hedge set 500 back from adoptable road set
  - Public open space & Landscape areas (access)
  - Private garden space (landscaped)
  - Proposed amenity shrub planting (access)
  - Upgrade Public Open Space
  - POIS - Public Open Space
  - Refer to Separate DWA landscaping drugs
- Hard landscaping**
- Hot rolled asphalt (standard road to be adopted)
  - Dense bitmac (footways, footpaths)
  - Hot rolled asphalt (500 wide road verge & cross corner areas to be adopted)
  - Block pavements - natural (shared-use street parking, collections)
  - Block pavements - charcoal (shared-use parking)
  - 2.5m wide remote footpath (to be adopted)
- Boundary treatments**
- Type A: 0.9m High timber fence (Not Applicable to this development)
  - Type B: 1.8m High timber screen fence
  - Type C: 1.8m High - 0.9m High drydash & copped blockwork wall with 0.8m high fence over, with 400x400x800 coped panels @ 6.45m max c/c
  - 1.8m high timber hedged and braced gate
  - Hedging to plot footings as indicated (refer to separate landscape plan)
  - Refer to Boundary Treatments Details on 1405/PA/000/001 and on separate DWA Landscape drugs
- Other amenities**
- Rotary driller location
  - 0.6x1.8m bin stance (adjacent to driveway/paths)
  - Refuse bin collection point
  - Change infrastructure areas
- EXTERNAL FINISHES**
- External walls**
- Drystack colour as materials key
  - Front entrance and utility doors
  - Front entrance door: double-glazed doorset, colour & finish as materials key
  - Utility door: double-glazed doorset, colour as materials key
  - French doors and windows
  - PVC-U double-glazed, lift and turn units, colour as materials key
  - SBK
  - Private concrete sills with cast colour, as materials key
- Rainwater goods**
- PVC-U colour finish
  - Fascias, soffits and feature lining
  - PVC-U, colour as materials key
- Roofs**
- Generally: Concrete tiles, colour: Smooth Grey
  - Dormer windows: Mansard Plan Tile, colour: Smooth Grey
  - Downpipes
  - Mansard Keyblock 80mm pavements, colour as materials key
- Boundaries Distances**
- All plots are to be generally a minimum of 130mm to the party boundary fence and an absolute minimum of 100mm. Any glazing facing a party boundary is to be a maximum @ 6 the distance to the boundary to 6 x 1000mm - A maximum of 6m of glazing. All properties comply with the above.
- Privacy - Plots have a minimum of 15m between the facing windows of habitable rooms.

A	Site layout updated to 60 units as per 004 C	04/11/21	CJM
REV	DESCRIPTION	DATE	BY

**KIRKWOOD HOMES**

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PANBRIDE ROAD, CARNOUSTIE

DISPERSED

**SITE LAYOUT PLAN - SHOWING FUTURE ROAD REALIGNMENT & TITLE BOUNDARY TO THE WEST OF SITE**

DATE	SCALE	DRAWN	CHECKED	STATUS
April 2021	1:500	CJM	-	PLANNING

PROJECT NO.	SIT.	REFERENCE	PLT NO.	SHEET NO.	REV
1415	P	000	XX	005	A











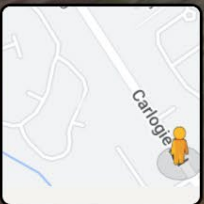
49 Carlogie Rd  
Carnoustie, Scotland



Street View - Oct 2016

Carlogie Rd

Google



21 Panbride Rd

Carnoustie, Scotland

Google

Street View - Aug 2008

Panbride Rd

Google



Labels

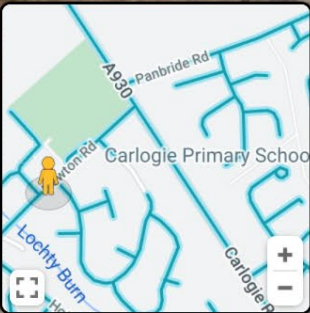


35 Newton Rd

Carnoustie, Scotland

Google

Street View - Apr 2021



Google

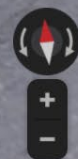


19 Panbride Rd

Carnoustie, Scotland

Google

Street View - Aug 2008



Google

1 Panbride Rd

Carnoustie, Scotland

Google

Street View - Sept 2009

Panbride Rd

Google



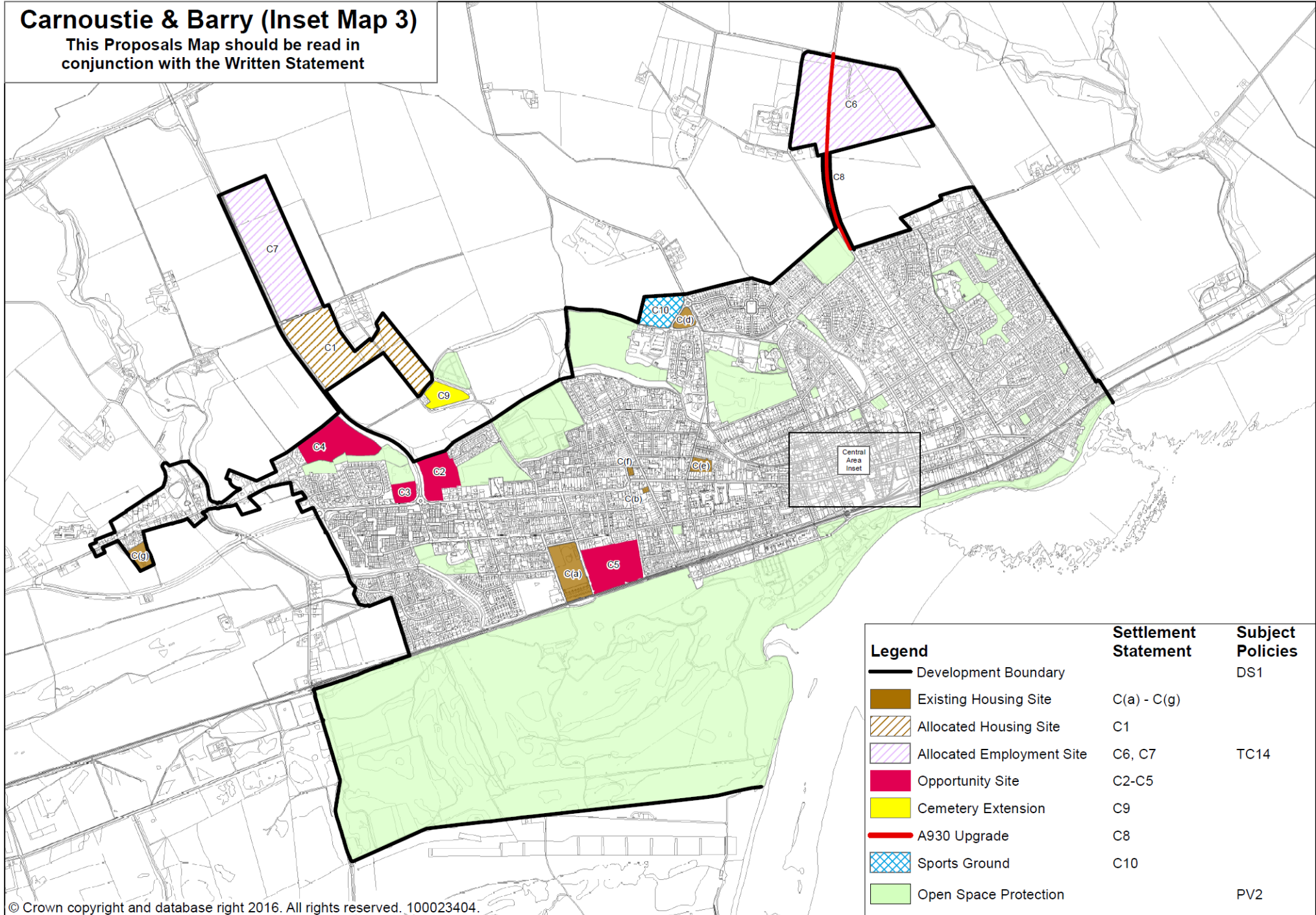
HITS THE  
SWEET SPOT

LANCUS

PANBUCE ROAD  
1000 000 000

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