Item 6: Planning application: 21/00957/MSC

Approval of matters specified in conditions 2(a)-(c) and 3(a) – (c) of 20/00102/FULM to facilitate redevelopment of the site for 212 new build residential homes

Land at former Strathmartine Hospital

Angus Council
Comhairle Aonghais

- PPiP for redevelopment of former hospital site for 224 houses granted by Scottish Ministers in April 2018

- Subsequent permission granted by Angus Council in November 2020

- S75 in place to secure financial contributions towards primary school infrastructure & to secure 25% affordable housing

- PP & LBC granted for the conversion of listed buildings to 12 dwellings - cannot be fully implemented until development has commenced on the wider site

- Principle of 224 houses established and cannot be revisited through this application.

- Application seeks approval of matters identified in conditions 2 & 3 of PPiP - detailed matters linked to a site wide masterplan

- Approval would allow redevelopment of wider site to commence

Masterplan

- Housing – 12 LB, 28 AH, 184 mainstream
- Setting of listed buildings restored
- Phasing – 6 years
- Means of access
- Drainage
- Open space
- Public access/path to PS
- Bus infrastructure
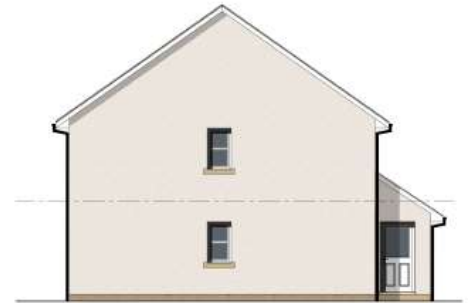- Demolitions

Masterplan approach to site

● Buildings to be demolished   ● Buildings to be retained

Site boundary

Trees to be removed

Trees to be retained

- 120 trees felled on health and safety grounds
- 118 felled as a result of development
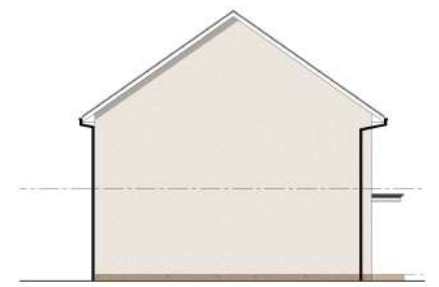- Significant new tree planting proposed
- Landscape framework maintained

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

Glenarm Dry Dash Render
Tudor Dry Dash Render
Silver Grey Granite Dry Dash Render

Buff split faced reconstituted stone
Red split faced reconstituted stone
Buff split faced reconstituted stone
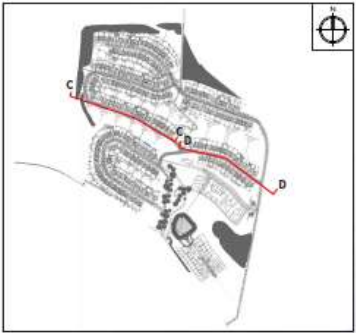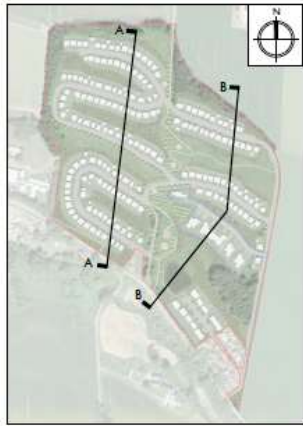

CGI image along single sided street within development

SECTION C-C 1:200

SECTION D-D 1:200

N

SECTION A-A 1:500

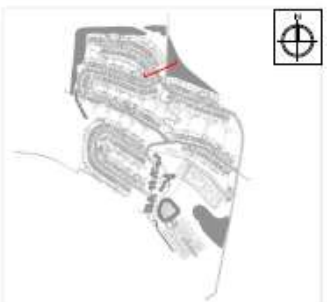0m 10m 20m 30m 40m 50m

+135.00m
+130.00m
+125.00m
+120.00m
+115.00m
+110.00m
+105.00m
+100.00m
+95.00m
+90.00m
+85.00m
+80.00m

Proposed Road

Proposed Road

Proposed Road

Proposed Road

+124.30m

+119.20m

+109.75m

+99.98m

+91.5m

Proposed Housing | Proposed Housing | Landscape Buffer | Proposed Housing | Proposed Housing | Open Space/ Landscape Buffer | Proposed Housing | Landscape Buffer | Proposed Housing | Proposed Housing | Landscape Buffer | Proposed Housing | Proposed Housing

SECTION B-B 1:500

0m 10m 20m 30m 40m 50m

+130.00m
+125.00m
+120.00m
+115.00m
+110.00m
+105.00m
+100.00m
+95.00m
+90.00m
+85.00m
+80.00m

Proposed Road

Proposed Road

Proposed Road

+115.8m

+104m

+100.25m

+87.8m

Existing Beech Hedge & tree cover retained | SUDS | Open Space | Approved Development (20/00176/FULL) | Landscape Buffer | Proposed Housing | Proposed Housing | Open Space/ Landscape Buffer | Proposed Housing | Proposed Housing

New Woodland Planting /
Hedgerow Mix

Plot 34

Secondary Street

Plot 24

Proposed Open Space /
Landscaping

SECTION E-E - 1:200 - THROUGH PRIMARY STREET

0m   4m   8m   12m   16m   20m

Proposed Open Space /
Landscaping

Plot 34

Primary Route

Proposed Open Space / Play
Area

Proposed
Footpath

Existing Woodland

SECTION F-F - 1:200 - THROUGH SITE BOUNDARY & EXISTING WOODLAND

0m   4m   8m   12m   16m   20m

SECTION G-G - 1:200 - THROUGH TERTIARY STREET

Existing Woodland

Plot 17

Secondary Street

Plot 13

New Woodland Planting

0m   4m   8m   12m   16m   20m
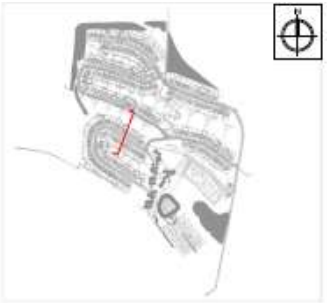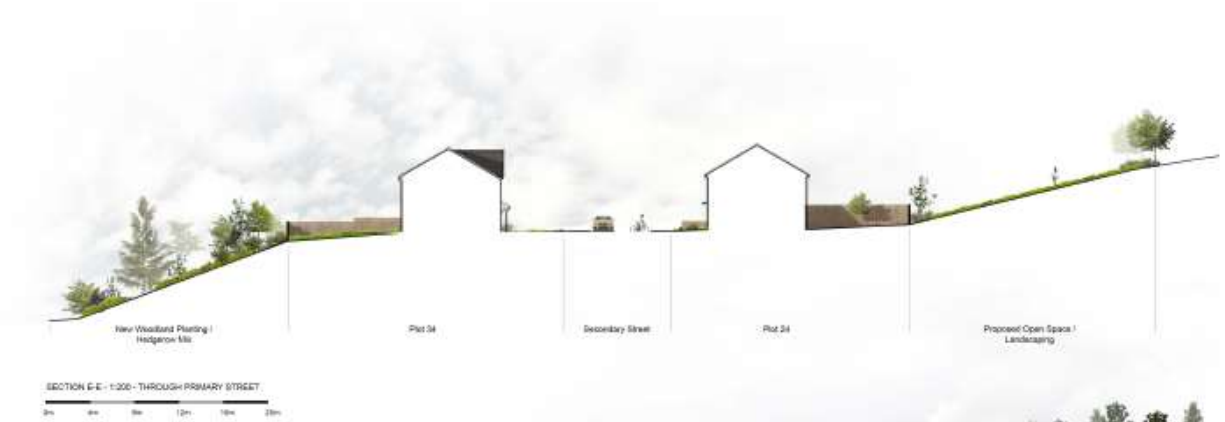
Proposal provides adequate information to satisfy requirements of PPiP & would facilitate restoration of LBs and comprehensive redevelopment in line with Policy St1.

No consultee objections & adverse impacts can be mitigated

25 representations (21 obj/3 neither/1 support)
- Amendments to AH area to address concerns
- Rose Garden repositioned into open space
- Applicant has contacted third parties and offered additional consultation activity