

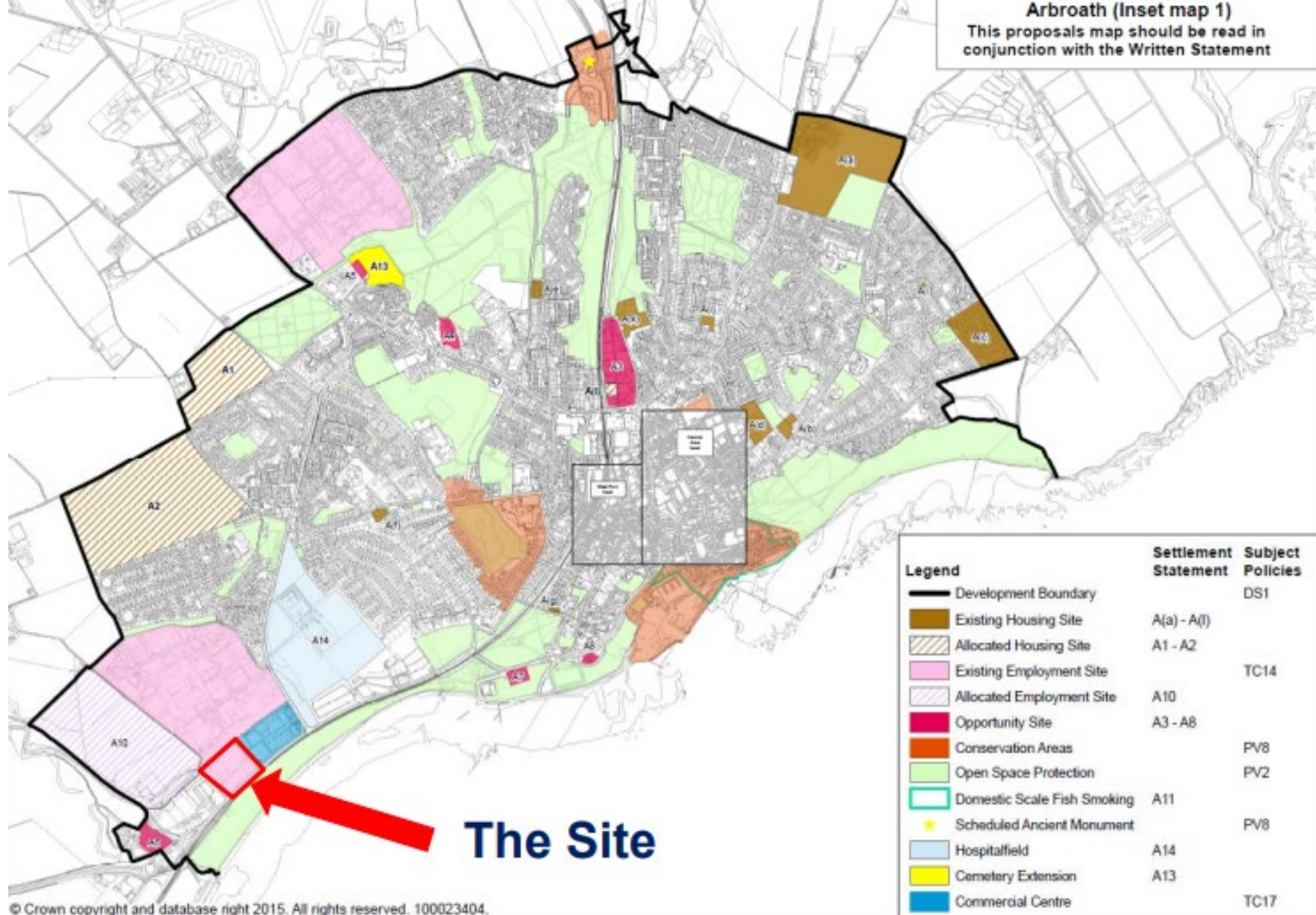
Item 4

Planning application: 22/00288/FULM

Land at Elliot Industrial Estate Arbroath

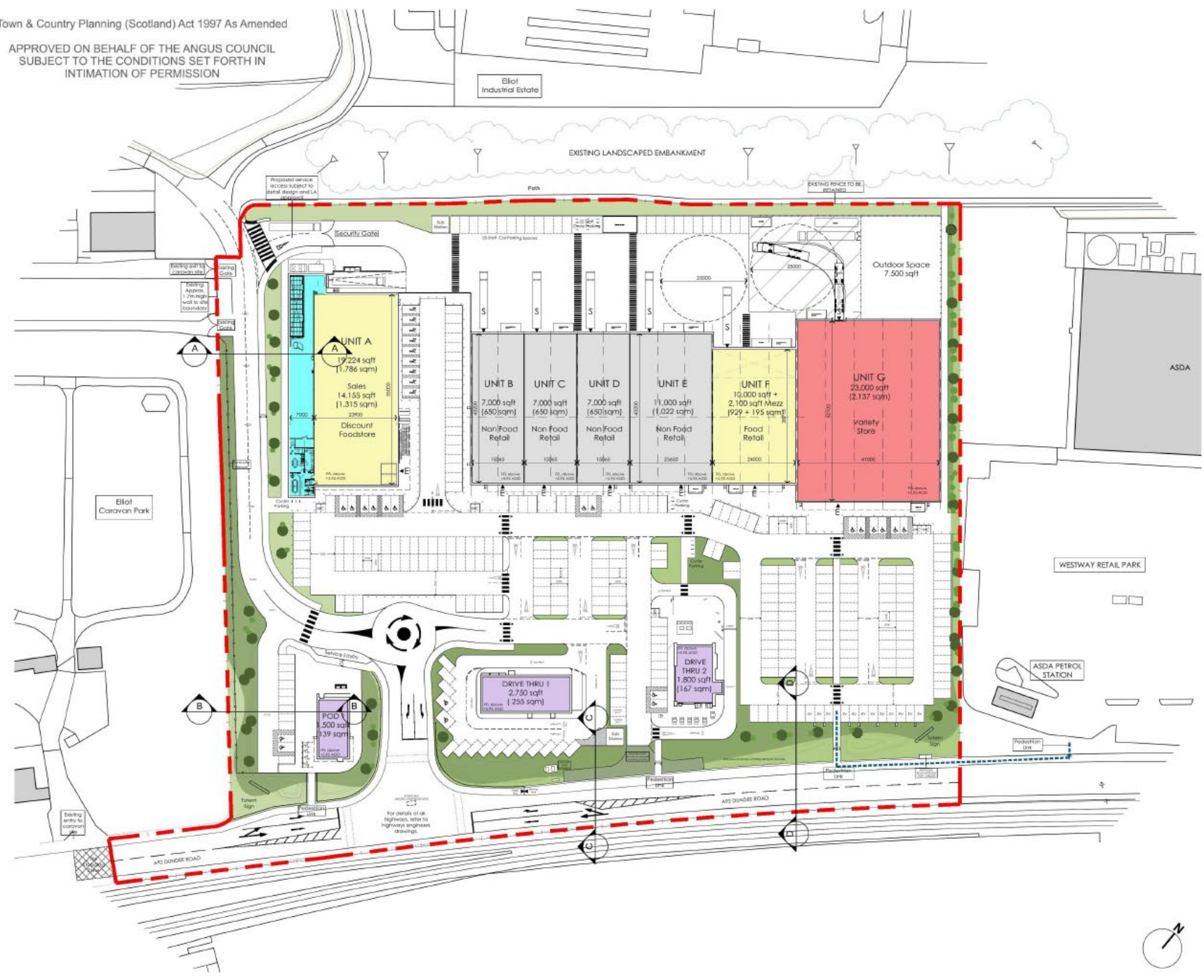
Arbroath (Inset map 1)

This proposals map should be read in conjunction with the Written Statement





APPROVED ON BEHALF OF THE ANGUS COUNCIL
SUBJECT TO THE CONDITIONS SET FORTH IN
INTIMATION OF PERMISSION



General Notes

All site dimensions shall be verified by the Contractor on site prior to commencing any works.
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PLANNING

--- PLANNING BOUNDARY

Unit	Area	Total
Unit A (GIA)	1,786 sqm	1,786 sqm
Unit A (GSA)	135 sqm (self-storage) 937 sqm (warehouse)	1,072 sqm
Unit B (GSA)	650 sqm	650 sqm
Unit C (GSA)	650 sqm	650 sqm
Unit D (GSA)	650 sqm	650 sqm
Unit E (GSA)	1,022 sqm	1,022 sqm
Unit F (GSA)	929 sqm	1,124 sqm
Unit F Mezz (GSA)	195 sqm	
Unit G (GIA)	2,137 sqm (sales) 696 sqm (outdoor space)	2,833 sqm
Units B-G (GSA)		5,976 sqm
POD 1 (GIA)	150 sqm	150 sqm
POD 1 (GSA)	160 sqm	160 sqm
Drive Thru 1 (GIA)	255 sqm	255 sqm
Drive Thru 1 (GSA)		292 sqm
Drive Thru 2 (GIA)	167 sqm	167 sqm
Drive Thru 2 (GSA)		215 sqm
Total Food Retail GIA (including Drive Thru units)		2,918 sqm
Total Non-Food Retail GIA		2,972 sqm
Total Variety Store GIA		2,833 sqm
Grand Total (GIA)		9,723 sqm
Grand Total (GSA)		9,528 sqm
Parking Spaces	233 (including 20 disabled, 9 parent and child, 23 staff, 12 EV charging, 11 motorcycles, 22 staff cycle and 24 customer cycle)	
Gross Site Area		3.35 Hectares

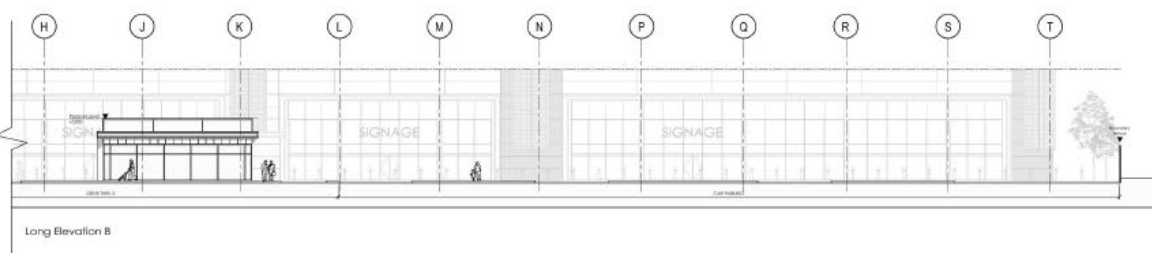
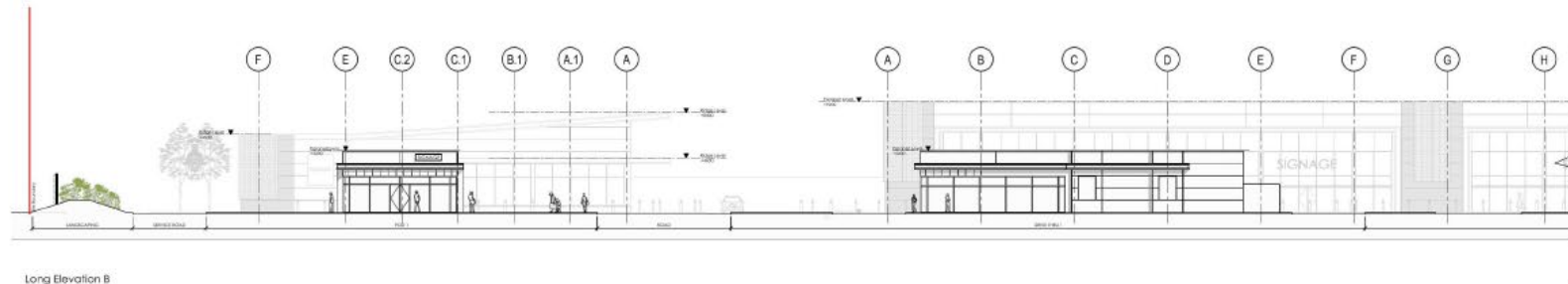
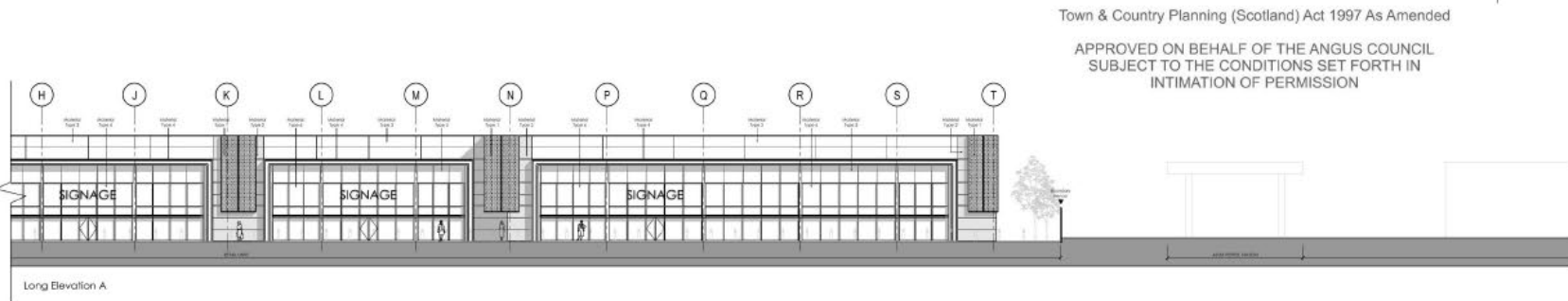
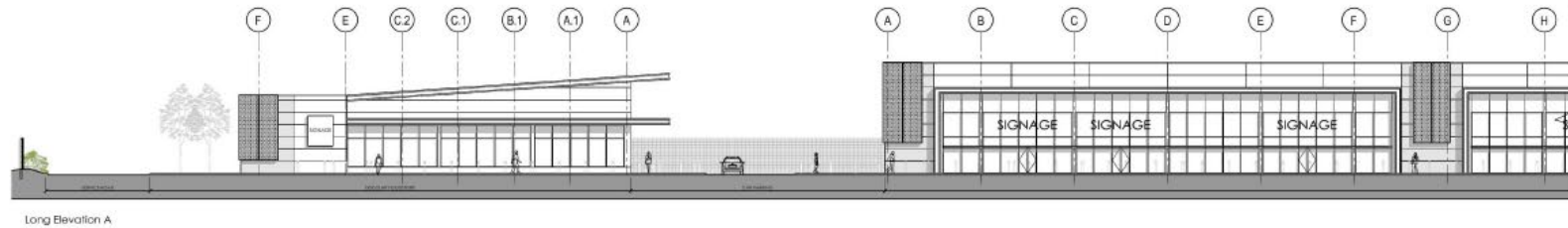
H	Notes removed	27.08.19	AL
I	Site plan updated, junction revised and parking updated	21.08.19	AL
F	Notes removed as per client comments	03.05.19	AC
E	Amendments as per consultant comments	02.05.19	AC
D	Amendments as per consultant comments	12.03.19	AC
C	Amendments as per consultant comments	22.02.19	CP
B	Amendments as per consultant comments	28.11.18	AE
A	Amendments as per consultant comments	23.11.18	AE

Scale: 1:500@A1
Status: PL
Drawn by: AE
Date: 21.11.18

Client: Brackenbrae Investments Limited

Project: Angus Retail Park, Dundee Road, Arbroath
Drawing Description: Proposed Site Plan

Drawing No.: 18020_PL003 Rev. H



Town & Country Planning (Scotland) Act 1997 As Amended
APPROVED ON BEHALF OF THE ANGUS COUNCIL
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PLANNING

MATERIALITY KEY

Material Type 1 - Perforated Metal Panel (RAL TBC)

Material Type 2 - Mid Grey Cladding Panel (RAL TBC)

Material Type 3 - Light Grey Cladding Panel (RAL TBC)

Material Type 4 - Anthracite Frame (RAL TBC)

Material Type 5 - Dark Grey Cladding (RAL TBC)

Material Type 6 - Glazing

D	Hatch removed	27.08.19	AL
C	Site plan updated, junction swept and parking updated.	27.08.19	AE
B	Key plan updated	02.05.19	AE
A	Key plan updated	12.03.19	AE

Scale 1:200@A1

Status PL

Drawn by AE

Date 30.09.18

Client

Brackenbrae Investments Limited

Project
Angus Retail Park, Dundee Road,
Arbroath

Drawing Description

Proposed Units
Long Elevations A & B

Drawing No. 18020_PL015

Rev. D

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1. All sites to be checked on site prior to construction.
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1:500

APPLICATION BOUNDARY
BOUNDARY AREA - 3.52 Ha (9.68 Acres)
PEDESTRIAN ROUTES

DEVELOPMENT SCHEDULE

UNIT 1 - RETAIL UNIT

UNIT 1 Building GEA 3,025sq.m. (32,561sq.ft.)
UNIT 1 Building GIA 2,787sq.m. (30,000sq.ft.)
UNIT 1 Garden Centre 929sq.m. (10,000sq.ft.)

UNIT 2, 3 & 4 - RETAIL UNIT

UNIT 2, 3 & 4 Building GEA 2,801sq.m. (30,150sq.ft.)

UNIT 2 - RETAIL UNIT

UNIT 2 Building GIA 1,208sq.m. (13,000sq.ft.)

UNIT 3 - RETAIL UNIT

UNIT 3 Building GIA 720sq.m. (7,750sq.ft.)

UNIT 4 - RETAIL UNIT

UNIT 4 Building GIA 720sq.m. (7,750sq.ft.)

UNIT 5 - RETAIL UNIT

UNIT 5 Building GEA 1,871sq.m. (20,199sq.ft.)
UNIT 5 Building GIA 1,786sq.m. (19,225sq.ft.)

PARKING AREAS

Standard Parking Spaces	339
Disabled Parking Spaces	31
Parent & Child Parking Spaces	17
Electric Charge Parking Spaces	13
Total Car Parking Spaces	400
Total Motorcycle (PTW) Spaces	15
Total Cycle Hoops (with shelter)	24

UNIT 6 - DRIVE THRU COFFEE SHOP

Unit 6 GEA 199.2sq.m. (2,144sq.ft.)
Unit 6 GIA 167.5sq.m. (1,807sq.ft.)
Total Motorcycle (PTW) Spaces 1
Total Cycle Hoops (with shelter) 2

UNIT 7 - DRIVE TO RESTAURANT

Unit 7 GEA 167sq.m. (1,780sq.ft.)
Unit 7 GIA 144sq.m. (1,550sq.ft.)
Total Motorcycle (PTW) Spaces 1
Total Cycle Hoops (with shelter) 2

TAXI PICK UP LAY BY

Total Waiting Spaces 5

Note that a CPT (Changing Places Toilet Facilities) will also be provided within the development.

03 issues CPT note added to schedule. PR
02 issues M/C parking and cycle shelter added. PR
01 issues Existing core paths information added. PR

smith design associates
www.smithdesign.co.uk

Chartered Architects
16 Lombard Crescent Glasgow G3 7LN
0141 353 3000

T. J. Morris Ltd home bargains

Project Proposed Retail Development
Dundee Road, ARBROATH

Drawing Block Plan
As Proposed

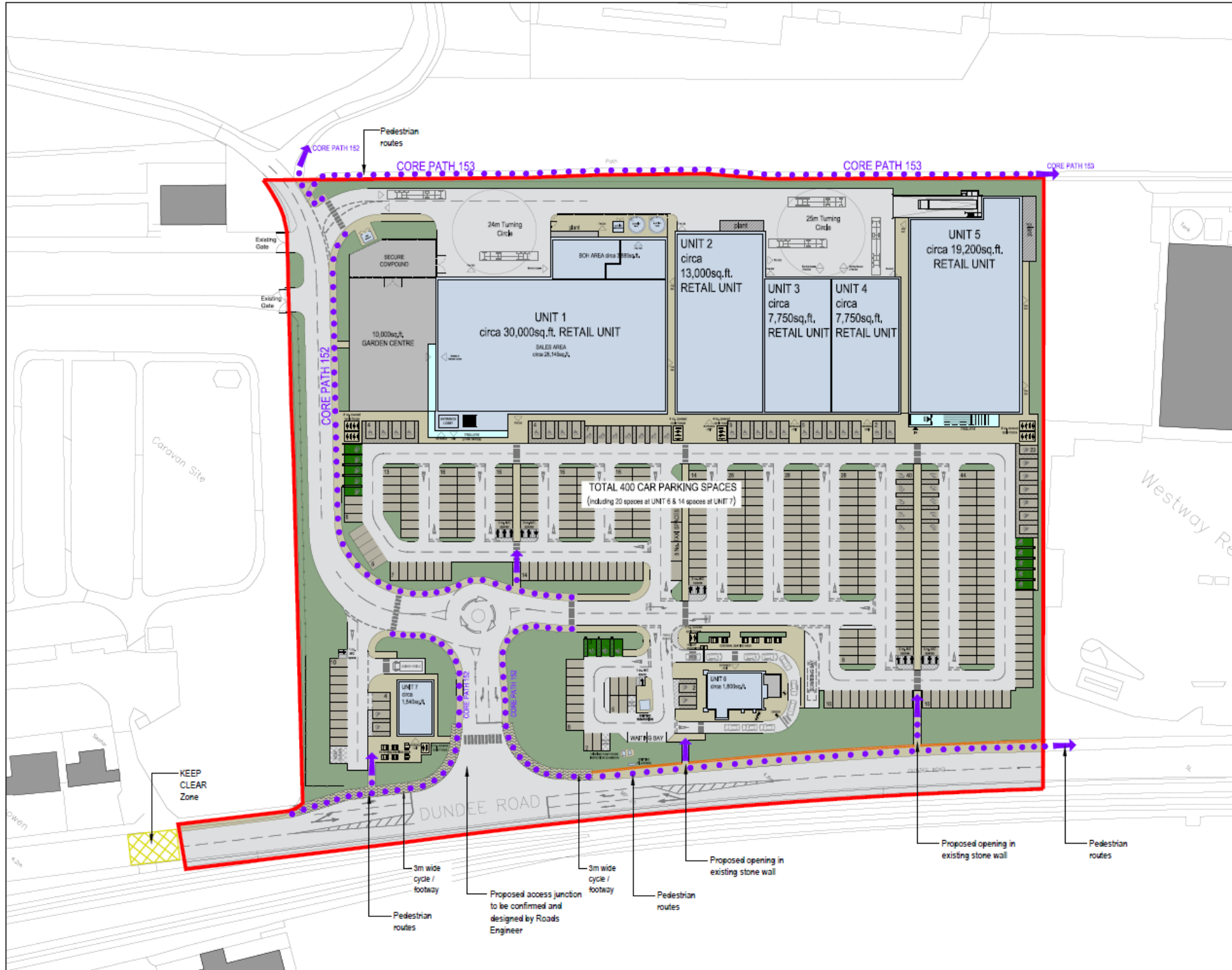
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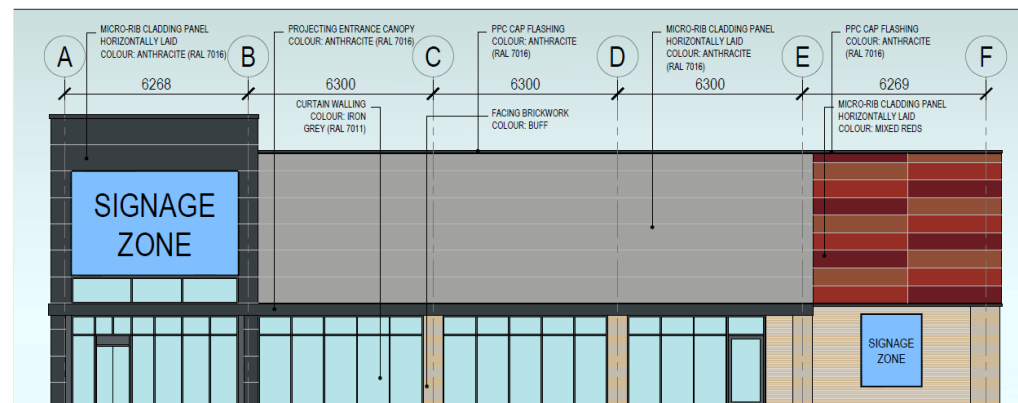
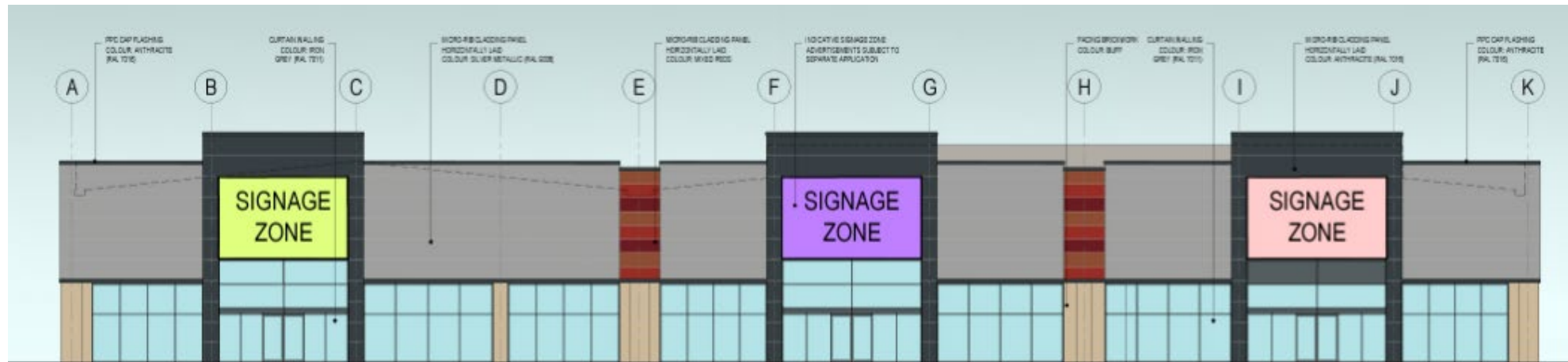
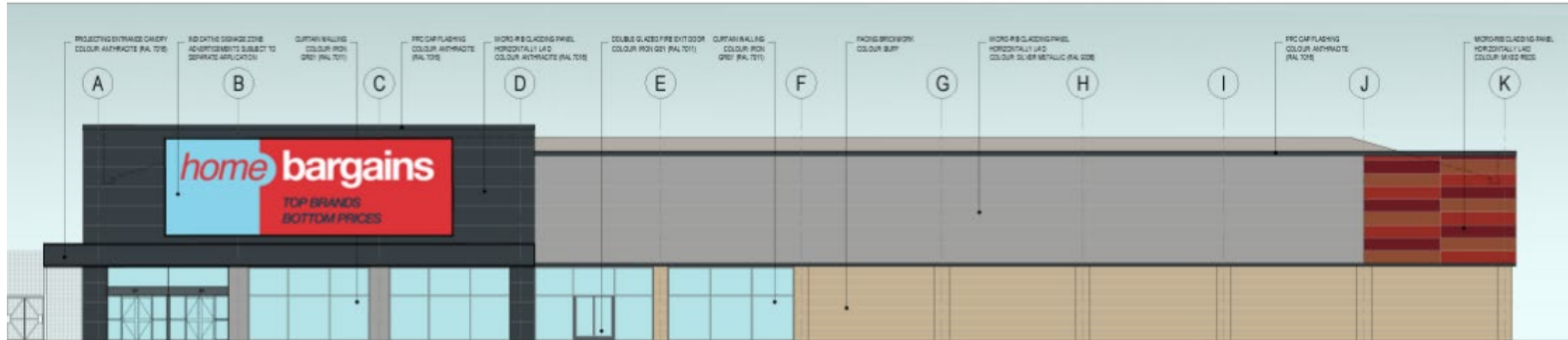
Date 06.03.2022

PLANNING

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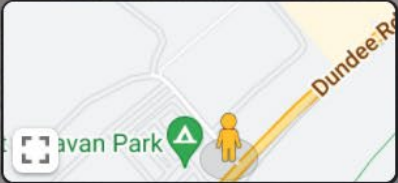
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Google









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Dundee Rd

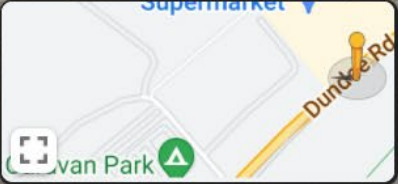
Scotland

 Google

 Street View - Apr 2021









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Proposed Retail Development
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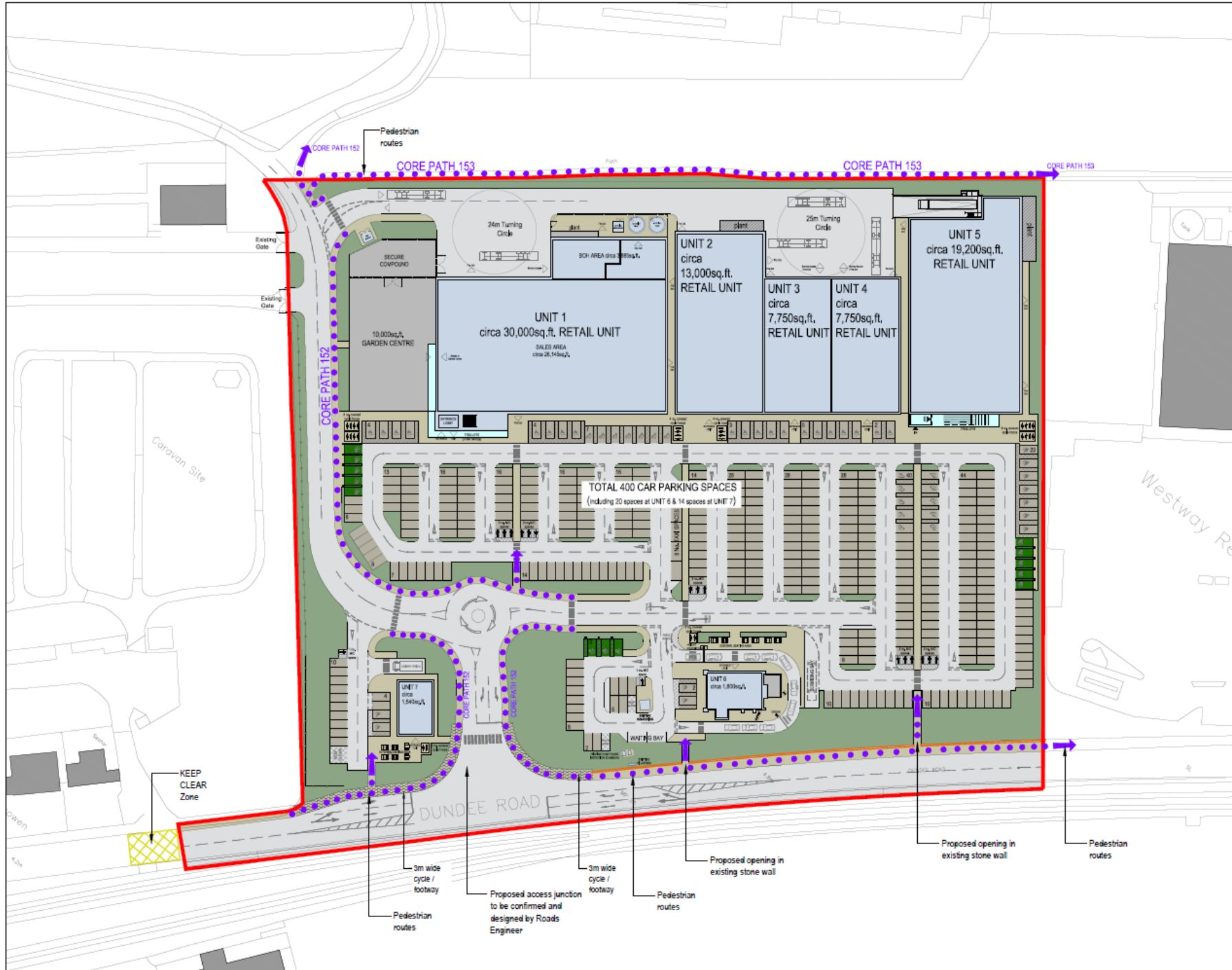
Block Plan
As Proposed

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06.03.2022

PLANNING

G2997 AL[0]004 03



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