

Appendix 2: Summary of Applicants Supporting information:

Design and Sustainability Statement:

Provides a history to the site which indicates that the present modular community cabin on Union Street has been providing space for community groups and is not equipped to meet the needs of all community groups. Earlier community asset appraisals have identified a substantial and worsening shortfall in community space in Monifieth for community activity, health & wellbeing groups.

The statement considers areas including Facility Location; Site Appraisal/ Site Feature; Planning Policy Guidelines; Access & Protection of Community Amenities; Building Design Principals/ Brief Development; Design Solution; Landscaping/ Site Integration.

It gives a community consultation history and identifies sites that were considered and discounted and also refers to the previous approval on the site (19/00626/FULL) and the proposed alterations to the design. It indicates that these are in part a consequence of cost considerations, the opportunity to accommodate library provision, and the desire to provide a robust and durable building.

Drainage Report:

Confirms foul drainage going to the existing combined sewer network.

It is proposed that the proposed private car park be constructed using porous paviers with a minimum 670mm deep granular sub-base.

Any soakaway would also require to comply with the building regulations that require a minimum of 5m clearance from all buildings and boundaries. In order to achieve this- part of the car park is lined with impermeable membrane with an area of 15.9m x 8m provided with no membrane to allow the soakage to take place in this area only. This area is marked on the plan drawing 22095-200.

The surface water run-off from the roof is collected in rainwater downpipes and taken to a disconnecting chambers via 150mm SW pipes. The water is then conveyed into the sub-base by splayed 150mm DIA perforated pipes.

The gravel sub-base has been simulated using Causeway Flow design software and this report has been produced to show the effects of 1:30, 1:100 & 1:200 year return periods storm events with allowance of 39% climate change in accordance with SEPAs climate change allowances.

Flood Risk Assessment:

Provided a flood risk evaluation. In relation to flood risk the report indicates that given the finished floor level (FFL) has been set at 6.5m and the likely maximum water level will be 5.5m, then the risk from flooding is low (fluvial flood risk). In terms of surface water, the levels proposed and the combination of raised levels and permeable soil confirms the site to have a low risk of flooding from surface water. In terms of coastal flooding the report indicates that the minimum floor level should be set at 5.193 or above. The proposed floor level is 6.5m, a further freeboard of 1.307m. It concludes that the risk of flooding to the building from all sources (surface water, fluvial and coastal) is low.

Phase 1 Desktop Study:

The site has remained undeveloped to the present day but is possibly the subject of infilling associated with landscaping of the recreational park. Potentially contaminative historical land uses within the close surrounding area are noted to have included a gas works, foundry and railway line.

Development of the conceptual site model and environmental risk assessment has identified limited potential for onsite sources of contamination based on historical review. The subject

site appears to have been landscaped and may have been the subject of infilling with unknown materials. The potential for migration of near-by off-site contaminant sources is recognised. Based on the findings of this desk study, it is considered that the site poses an overall low to medium risk of harm to identified human, building and environmental receptors.

Made ground soils are not considered to represent a suitable foundation horizon and as such, structural loadings resulting from the proposed community hub are recommended to extend beyond the depth of any made ground soils to bear onto suitable natural soils or bedrock. Suitable foundation depths for the proposed building should be assessed as part of an intrusive phase II geotechnical investigation.

Based on the findings of this investigation, a phase II geo-environmental and geotechnical investigation is recommended in order to provide confirmation of the status of the underlying soils, bedrock, groundwater and the underlying ground gas regime with respect to the proposed community hub.

Transport Statement:

Describes the existing conditions and notes that the site is primarily accessed from Riverview Drive and that there are 2 No. accesses to Riverview Drive from South Street. Notes several footways and cycleways in the vicinity; that Monifieth Railway station is located approximately 100m to the northwest; and that public bus services run on the A930 High Street (approx. 250m to the northwest of the site). States coach provision will have a drop off point in South Street adjacent to the Rail Station. Minibus drop off will be available to the rear (North) of the proposed building on Riverview. Concludes that the location of the development would suit pedestrians, cyclists and those using public transport links and will provide adequate vehicle access.

Noise Impact Assessment:

States that the new building now includes: a shared space area which may be used to host events with live and amplified music; café; small kitchen; public library; gym and related facilities. Other noise generating activities include an outdoor seating area, fixed plant, deliveries to site, site traffic and noise from vehicles leaving the carpark late at night.

It concludes that noise from fixed plant is unlikely to be significant at any noise sensitive receptor. It also states that noise from amplified music has the potential to affect the health and amenity of local residents. The mitigation measures proposed should ensure that noise from amplified music does not exceed NR15 inside the nearest dwellings where the windows in that dwelling are partially open for ventilation. It states that the impacts from all sources combined including noise breakout, fixed plant and carpark activities associated with the proposed development are predicted to be of Neutral/ Slight Adverse Significance in terms of the Scottish Government's TAN. Noise from the proposed installation is predicted to comply with WHO sleep disturbance criteria. The proposed design should ensure that noise levels in the shared space can be reasonably loud without exceeding inaudibility criteria inside the nearest noise sensitive dwellings. The report identifies proposed mitigation measures.