

PLANNING APPLICATION REF. 20/00102/FULM

**DESCRIPTION OF DEVELOPMENT:
APPLICATION UNDER SECTION 42 OF THE TOWN AND COUNTRY
PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) FOR THE
REDEVELOPMENT OF FORMER HOSPITAL SITE TO INCLUDE NEW
BUILD AND CONVERSION TO RESIDENTIAL AND COMMUNITY
USE AND CRECHE, ASSOCIATED ACCESS, LANDSCAPE AND
INFRASTRUCTURE WORKS SUBJECT TO AMENDED CONDITIONS
1 (DEVELOPER CONTRIBUTIONS) , 2 (MATTERS SPECIFIED) AND
4 (PHASING OF LISTED BUILDING WORKS) TO THOSE ATTACHED
TO PREVIOUSLY GRANTED PLANNING PERMISSION REFERENCE:
13/00268/EIAM (SCOTTISH MINISTERS REF: NA-ANG-009)**

AT

FORMER STRATHMARTINE HOSPITAL, STRATHMARTINE

REPRESENTATIONS

Comments for Planning Application 20/00102/FULM

Application Summary

Application Number: 20/00102/FULM

Address: Former Strathmartine Hospital Strathmartine

Proposal: Application under Section 42 of the Town and Country Planning (Scotland) Act 1997 (as amended) for the redevelopment of former hospital site to include new build and conversion to residential and community use and crèche, associated access, landscape and infrastructure works subject to amended conditions 1 (developer contributions) , 2 (matters specified) and 4 (phasing of Listed Building works) to those attached to previously granted planning permission reference: 13/00268/EIAM (Scottish Ministers Ref: NA-ANG-009).

Case Officer: Murray Agnew

Customer Details

Name: Miss Cari Gaffney

Address: Cherrytree cottage Rosemill Dundee DD30PW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I have great concerns regarding accessing this site having lived in the area for nearly 30 years I have witnessed how difficult the road can be at times so adding another 200 houses is an accident waiting to happen! The poor people in Ashton terrace appear to be badly affected by putting all the affordable housing right next to them which results in them no longer having a turning point at the end of the terrace.I can't understand how they can provide a safe path all the way along to the school as part of the road doesn't have enough room to accommodate this.this development will push more people to use the back road to templeton like when Craigowl was developed it's ridiculous at times! There also seems to be a variation on the boundary lines in this application and prior application which I can't understand

4 Ashton Terrace

Strathmartine

By Dundee

DD3 0RJ

To Whom it May Concern

I would like to raise some concerns with the planned building application for the former Strathmartine Hospital site and the impact it will have on the local area. I am a local resident and have a number of issues with this planning application

1. The phasing plan that has been produced detailing the 3 different zones has very clear depictions of the planned housing for both zone 1 and zone 3. However, the affordable housing (zone2) shows no detail on it, and this is a major concern to me as it is adjacent to myself and my neighbours. Currently Ashton terrace has 16 houses, the zone 2 area covers approximately the same area but there is to be almost double the number of houses in this area – 28. In addition to the number of houses to be squeezed into this proposed area, it is currently a green space, used by children for playing however the adjacent land (which has been incorporated into zone 1) and has a derelict building currently on it, looks to be developed into a green space, surely this would be more appropriate to be developed into housing as a brownfield site.
2. The planned area for the affordable housing also appears from the plan to start immediately at the end of the houses in Ashton terrace, thus removing the turning/parking area that is currently there, this is an issue as already parking in the street is tight due to the number of cars and visitors to the street, the additional houses would add untold pressures to this. There is no access marked for these new houses, so I am unsure if this will be through Ashton terrace, which is a narrow street with a blind bend leading up to it from Craigmill road.
3. The volume of housing planned across the whole site also raises concerns to myself and the neighbours, Craigmill road is narrow and in need of repair in many areas, additional traffic on this both during the construction phase and after completion will cause many issues, the road is not suitable for widening and there is no other access to the site. The pavement along Craigmill road is currently crumbling into the adjacent field and is in need of significant repair, and pedestrians on this are at risk from the additional traffic.
4. The current school for Strathmartine takes a maximum of 50 pupils, and is around 1 mile from the site, there is no safe route for walking to school as the pavement is incomplete. Other local primary schools are already under pressure from pupil numbers and Strathmartine has a number of pupils from out-with the catchment area.
5. I also have road safety concerns with the increasing volume of traffic in the area. My children and I enjoy cycling along Craigmill road and beyond, there is no cycle routes, and the only way by bicycle is directly on Craigmill road. I encourage my children to use their bikes as often as possible, but will be reluctant in future to allow them onto the road with the massively increased volume of traffic expected on this narrow winding road. This is in

addition to the increase in emissions from the cars, as due to the location of the site more people will use their cars to travel.

6. There is currently no Development Brief on the Angus Council website for Strathmartine hospital, I would have expected these to be in place prior to the submission of any plans?
7. I have concerns about contamination of the Dighty burn which runs nearby, at this level the burn is uncontaminated and there is good evidence of otters and kingfishers using the burn in this area and further downstream, any contamination from run off at this site could potentially destroy their habitat.
8. The plan is also very unclear on the road access to the site and how this will be done, the current road to Balmydown farm is very narrow and already busy with farm traffic, will this road be used for any housing?
9. Will there be any shops/amenities on the site?
10. There has been no public consultation on this plan, and it is not entirely clear what will be happening from the documents currently available, there are far too many questions that remain unanswered.

I look forward to receiving answers to these questions and concerns

Yours sincerely

Mrs Catriona Anderson

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Case Officer: Murray Agnew

Customer Details

Name: Mr Euan Anderson

Address: 4 Ashton Terrace Dundee DD3 0RJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a resident of Ashton terrace I have a number of concerns about the proposed plans for the development of the former Strathmartine hospital site.

Primarily my concern is with the impact on Ashton terrace, my young children enjoy playing in the open grass area adjacent to the turning point, however it looks from the plans (though they are very unclear) that there will be new houses on this area and the turning point, which is essential to the street for parking cars and turning the bin lorry etc, will no longer be there. This will have an impact on the current residents and families.

The area proposed for the affordable housing appears to be of a similar size to the 16 houses in Ashton Terrace however it is proposed that there will be almost double the number of houses on this area. We all enjoy our open spaces and is one of the reasons we moved here, and has always been considered a nice area for children to play.

I am confused as to why an area that currently has a building on it looks to be developed into a green space when the current green space next to it will be getting houses on it. To me this seems to be a ridiculous idea.

The roadways around the area and into Dundee are unsuitable for much more traffic as they are narrow and in bad repair.

I am disappointed with the plans and feel they are going to have a very negative impact on our area and they are not appropriate for a green space.

RECEIVED

- 5 MAR 2020

PLANNING & PLACE
CITY BUILDINGS

Mr. M. Bell,

2 Ashton Terrace,

Strathmartine,

Angus DD3 0RJ

Dear Madam / Sir,

Regarding planning application:-

20/00102/FULM

I wish to raise objections to this planning application on the following grounds:-

Roads

The main access to the site would be via Craigmill Road and, although this road has had some upgrading, it is still too narrow for the increase in traffic which would emanate from such a large development. This road is liable to subsidence into the den containing the Dighty Water. Evidence of this can be seen on the pavement and road just to the South West of Ashton Terrace.

Pitempton Road is too narrow for any increase in traffic and the surface of the road is too weak. The main water main servicing the site is located beneath this road, and would be subject to damage from construction vehicles coming to the site, and from any increase in domestic traffic after the site after is completed. The quoted number of 184 housing units suggests 290 plus extra vehicles. (Some houses having more than one vehicle)

Drains

The drainage system within the hospital grounds is very old and would need to be renewed throughout, and the drainage for the housing along Craigmill Road is inadequate. Some houses still use cesspit drainage in the area, and in times of heavy rain there is considerable spillage into the Dighty Water. Considerable upgrading of the sewers would be necessary to accommodate 184 houses.

The water main under the Eastern peripheral road, leading to Hillhouses, will suffer damage from heavy vehicles during construction on the site. Scottish Water have stated that they will not repair this pipe again after repairing it last time.

School

The present school located at Bridgefoot (Strathmartine Primary School) would be wholly inadequate for the suggested influx of families, and there is very little room for expansion of the school and, I should think, precious little finance for such an enterprise.

The suggestion of 184 housing units infers a minimum of 184 extra children. (Some households will be childless while others will have more than one child.) Most of the expected residents will be of childbearing age.

Services

The houses at Ashton Terrace receive their electricity and water supply via the hospital site. These services are vulnerable as previously any work on the site has resulted in disruption of these services to the homes in Ashton Terrace.

Noise and and nuisance

The work that will have to be undertaken during demolition and building, will obviously have a detrimental effect on the inhabitants of Ashton Terrace because of the close proximity of these homes to the hospital site. There is no way that the inhabitants will be oblivious to the noise from work undertaken on site. There will be nuisance for those leaving home for work by car, and those travelling to school because of the large vehicles for the site.

Environment

In times of global warming, any removal of trees would be folly, and replacement of mature trees and semi-mature trees by saplings would not be ideal.

There should be an environmental impact assessment of the area before any work is undertaken. There has always been a large bat colony on the hospital site, and three quarters of British bats species are known to roost in trees. Bats and their roosts are protected. The roosts are protected whether bats are present or not.

There is a time to say no to developments that destroy countryside, threaten flora and fauna, and produce mile upon mile of housing most of which will inevitably be sold and resold frequently (witness other similar developments) as the residents seek to move into evermore prestigious and valuable housing.

Yours sincerely



Ms. W. Krajewska

2 Ashton Terrace

Strathmartine,

Angus DD3 0RJ

RECEIVED

- 5 MAR 2020

PLANNING & PLACE
COUNTY BUILDINGS

1st March 2020

Dear Madam / Sir,

I am writing in regard to Planning Application Reference :

20/00102/FULM Strathmartine Hospital Site

Planning Notification

Firstly can I say that I find it quite puzzling that the houses 1,2,3,4,5, and 6 were not included in the neighbourhood notification as these houses are nearer to the proposed development of affordable housing than houses 7, 8, 9. and 10. The noise and disruption will be felt just as much by the missed houses as other homes in the street.

The land which is covered by this proposed development although classed as a brown field site is much more than that. This is not an ordinary brown field site. It contains the important B listed building, which was the first of its kind in Scotland and only the second in the whole of the U.K. The grounds were designed by Sir Reginald Olgvie himself. This is a green oasis away from the hustle and bustle of town, which is why the buildings were erected here in the first place.

Any development on this site must be a particularly sensitive plan, which should contain the essence of the uniqueness of the place.

I object to the proposal for many reasons.

Environmental

The proposed amount of housing, even if phased would directly change the area into only another housing estate with a sop of the retention of green spaces to make the development look environmentally good. Whereas the whole site would be destroyed ecologically by the constructions and demolishon processess. In particular there is a large bat colony which roosted in the old hospital buildings and trees. I am a member of the Bat Conservation Trust and have assisted in surveys of the bats for over twelve years. This data is sent to the Bat Conservation Trust in London.

There should be an environmental impact assessment of the area before any work is started. Before any trees are felled or buildings demolished S.N. H. should survey the grounds as three quarters of British bats species are known to roost in trees. In the UK. bats and their roosts are protected by law; meaning that it is illegal to damage, destroy, or disturb bats and their roost sites. A roost is defined as any place that a wild bat uses for shelter or protection, and the roost is protected whether bats are present or not.

Roads

The roads in this area were not built to cater for the great increase in traffic that such a development would generate. Because of the distance of the area from towns such as Forfar or Dundee, the amount of car usage from the development would be extremely large in comparison to the usage at the moment.

Sleeping policemen are not allowed on Craigmill road as this road is used by farm vehicles such as the large combine harvester. Imagine the scene when the combine harvester meets with construction vehicles. Other lighter farm equipment from Balmydown farm also uses the Eastern peripheral road and this would cause more traffic chaos with farm equipment meeting construction lorries.

Road safety

The vehicles used in the development of the site would also cause safety problems for the local children on their way to school. The Balmydown Horse Riding Stables would also suffer increasing problems of road safety with the amount of traffic ensuing from such a development, and also during construction of the site.

The problem of the additional traffic from so many houses would exacerbate a worrying problem of road safety for children, walkers, cyclists and horse riders.

Water pipes and drainage

The Eastern peripheral road leading to Balmydown Farm itself could not accommodate the increase in traffic and during development could not take the weight of the machinery needed in construction. The water pipe under that road has already burst from the small amount of traffic to Hillhouses. Scottish Water stated that although they would repair it that once, they would not be responsible for any repair again. The pipes are not far from the surface of the road; making them particularly vulnerable. The drains themselves in this area are old and could not cope with the increase of usage from so many houses. Even the newer Hospital buildings on Craigmill Road suffer problems from poor drainage. They have to pump their waste up into the old system.

School Capacity

The local school could not cope with such an increase in local children, and Angus Council would not have the money to replace the whole school. The maximum capacity for the school is 50. There is no room on the present site for any expansion of the school. This was always a concern for the Headmistress when extra space was needed to house new equipment.

Council Boundaries

There is also the worry that if this development took place, Dundee Council would once more try and move the Dundee-Angus boundary and take over the area much against the wishes of the local inhabitants, who fought this off some years ago.

Setting a precedent

This plan would also set a precedent for other land owners in the area who are only waiting for this development to take place and to step on the bandwagon and put in plans for further development in the area.

Green space

The plans also show housing placed adjacent to Ashton Terrace on land which has been the playing area for the children at Ashton Terrace since the houses were built and occupied. The front row (houses 1-10) were built in 1955 and the back row (houses 11-16) 1960. This area is even marked thus on Angus Council maps. The children of the area need this space as the houses are curtailed by roads on the other sides, and after so many years of this usage must remain for this purpose.

I also note that the plan looks as if it cuts across the turnaround at the West end of Ashton Terrace. This is necessary for large vehicles like the Refuse Collection Vehicle and the Mobile Library Van. Ashton Terrace is an adopted road and is owned by Angus Council not by the developer.

Impact on the area

The impact of the scale of this site is to swamp what is already classed as a scattered rural community. The population for the whole of the Strathmartine Community Council area in total according to the Angus Council Website is in the region of 534.

To then swamp the area and add this ammount of housing on the hospital grounds, would be to add such a large number of residents on one site that the new residents would nearly double the entire population of the whole of the Strathmartine area. There is no way that this area could remain as before. The impact on the whole population of the area would be tremendous and not for the betterment of the residents of the area.

Noise and nuisance

The work to be carried out; that is demolition and construction will be detrimental to all the people in Ashton Terrace. As far as we know work is to be carried out from 7 am. to 7 pm. This will be twelve hours a day. The noise from this work will be trendous and continuous and will destroy the peace and tranquility of this quiet area.

The original buyer of the site knew exactly how many units he was allowed in the plans for the hospital when he bought it. Does this mean that anyone can buy up historic sites in Scotland, leave them to decay, attempt to sell the site on, and then as the locals feared, some councillors allow plans to pass, as anything is better than to leave the site as it is? This is a worrying trend.

Please help the people of this area to stop the decimation of such a special site. Do not allow such a large development to take place.



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Case Officer: Murray Agnew

Customer Details

Name: Ms Weronika Krajewska

Address: 2 Ashton Terrace, Strathmartine, Dundee DD3 0RJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly thank you to Angus Council for sending the letters to all the residents this time. I stand by all the reasons against the development that I wrote in my letter of the 1st of March 2020.

I would like to add that I beg to differ with some of the statements made in the ecology report. The site was and would still be able to sustain red squirrels. There is suitable habitat for red squirrels as they were present and foraged on the hospital site for many years until the greys moved into the area.

The early surveys showed that there was a bat colony roosting in the hospital buildings, not as stated one bat.

The site has the same foraging potential for the bats unless someone has been able to remove all the midges, moths, and other insects the bats feed on.

All lines of trees and hedges must be retained for bat navigation.

The larger bat that was located on the hospital site was a Leisler's bat. This was confirmed by the BCT and is on their records.

There are mature trees on the site. These can be seen as young trees on early photographs of the hospital in the archives.

The BCT state that there should be 3 to 4 acoustic surveys taken to be 95% confident that a building does not host a roost of Pipistrellus species.

A bat roost is defined as any place that a wild bat uses for shelter or protection, and the roost is protected whether bats are present or not. This includes trees that the bats use.

Please see my letter of the 1st of March for a comprehensive list of reasons for my objection to the development.

They are listed under environmental, roads, road safety, water pipes and drainage, school capacity, council boundaries, setting a precedent, green space, impact on the area, and noise and nuisance.

Thank you for allowing me to make known my objections to this development. Thank you for reading this.

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Case Officer: Murray Agnew

Customer Details

Name: Mrs Gemma Pratt

Address: 1 Grants Wynd Dundee DD3 0RZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have just moved to the area as it is very quiet and peaceful so we feel that adding all these new properties will take away from that. The traffic will be a nightmare and the local school will be over run.

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Case Officer: Murray Agnew

Customer Details

Name: Mr Grant Murray

Address: 1 The Steading, Maryfield Farm Bridgefoot DD3 0PW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed planning is not suitable for the rural area. The lack of infrastructure for multiple houses will put pressure on country roads surrounding this development proposal meaning a loss of country life due to traffic.

Speed limits along Rosemill have been campaigned for for some time in the past, however, ironically this was turned down due to not enough populace on Rosemill to justify enforcement. Many pets have been killed due to traffic on this road and there are multiple families with young children, with drivers using this road as a racetrack. The decision to grant this development to go ahead will urbanise a quiet rural area and I object strongly.

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Case Officer: Murray Agnew

Customer Details

Name: Miss Kirsty Mckay

Address: 6 ashton terrace Strathmartine Angus Dd3 0rj

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Mr Ian + Miss Kirsty McKay

6 Ashton Terrace

Strathmartine

Angus

DD3 0RJ

To whom it may concern,

Myself along with my neighbours, have major concerns regarding the new development, that is currently being planned on the former Strathmartine Hospital site.

The previous plan submitted in 2010, left Ashton Terrace with the space it currently has at present, I.e. turning point and extra spaces for cars, spare ground for the children to play, (this being the ONLY place children CAN play)

The new plan however, is taking away all of our free space mentioned above and positioning new houses right beside existing ones. Not only do we have concerns around space, but we are also very concerned that all these houses are going to be affordable housing! We understand these have to be in new estates but are very against them ALL being positioned right beside us.

There has been no consultation with home owners in Ashton Terrace. The council have stated those of us living within 20 meters have received letters. In actual fact you have given the owners furthest away from the plot these letters.

Those of us that have young children play on the spare ground and there is no consideration to this at all! Where would they have free space outdoors? (That is widely encouraged). Visitors will have no place to park either with most houses having more than 1 car which means extra space is essential!

I am also concerned about the volume of traffic that will be using Craigmill Road and the entrance to Balmydown farm road leading to Ashton Terrace. There is a blind bend on the latter and is already dangerous. The roads I believe were deemed safe the last time. Will this be re inspected? The condition of some are debatable and the flooding is horrendous at times.

I will be grateful for an early response to the letter

Yours Faithfully

Kirsty Mckay. Ian McKay

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Case Officer: Murray Agnew

Customer Details

Name: Mrs Maureen Matthew

Address: 10 Ashton Terrace Dundee DD3 0RJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like to complain about the plans that are proposed for Strathmartine hospital, I am a resident in Ashton terrace. It looks from the plans that Ashton terrace will lose the turning point which is necessary for cars etc and the excess parking which is also necessary as most residents have more than one car.

The children of Ashton terrace use the grassy area for playing and this will be a massive detriment to their wellbeing.

Currently the area is very quiet and a peaceful place to live, many of us moved here for that peace and quiet, the large number of houses proposed will take this away from the area and turn it into yet another housing scheme.

The roads are barely able to cope with the current traffic levels on them in particular the road from craigmill road up to Ashton Terrace has a bad bend and there is a risk of accident. Craigmill road itself is narrow and dangerous and excess cars will cause risk to pedestrians and cyclists who currently use this road.

I don't think that this area is anyway suitable to be developed into such a large housing estate as the pressure on the area will be a detriment to both the environment and the local residents. I am very much against the idea of this development plan as it currently stands.

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Case Officer: Murray Agnew

Customer Details

Name: Mr Phillip Grant

Address: The cottage Strathmartine castle farm Dundee DD3 0PU

Comment Details

Commenter Type: Miscellaneous

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: