

Appendix 8 – Summary of applicant supporting information

Planning statement – this document concludes that: -

- The proposal site is designated as an 'Existing Employment Site' within the ALDP (2016) where Policy TC14 applies. Therefore, the proposed builders merchant use complies with this allocation.
- The site benefits from extant planning permission (22/00288/FULM), for retail development which confirms the principle of retail is supported at the site. This permission should be given considerable weight as a material consideration in the assessment.
- Primarily, the amended proposed development reflects the extant planning permission in relation to the proposed retail use, development layout, and site access. Notably, the proposed retail unit (Unit 2) reflects the extant planning permission in terms of the principle of proposed use and development siting. The proposed gross floorspace is less than that consented under the extant planning permission therefore, it is considered that the overall impact on Arbroath Town Centre would be lower than the extant permission.
- The introduction of the builder's merchant unit (Unit 5) within the development layout accords with the 'Existing Employment Site' allocation as set out in the Angus Local Development Plan (adopted 2016).
- The main access from Dundee Road has not changed under this planning application and remains a reflection of the extant planning permission 22/00288/FULM.
- Development of the site would bring a vacant brownfield site within Arbroath Settlement Boundary into viable economic use and would serve to address retail demands within the local area.
- The proposed development would result in the creation of a high-quality new retail unit and a builders merchant unit and associated yard.
- The proposal would also result in the development of a long-term vacant, brownfield site and would have a significant positive impact on the local economy.

Design statement – this document provides an assessment of the site's context and characteristics and identifies its planning history. It describes the proposals in relation to design and material finishes and details the parking provision that would be provided, including cycle parking, electric vehicle charging points and taxi waiting spaces. It is indicated that internal pavement networks would include dropped flush kerbing and zebra crossings to provide barrier free pedestrian access, allied to the use of tactile blister paving in contrasting colours to aid those with visual impairment. All new buildings being created would have level thresholds to assist customers with pushchairs and shopping trolleys as well as wheelchair users in accordance with Equality Act 2010 legislation and current Building Regulations. The document indicates that landscaping would be created at the site frontage on Dundee Road to soften this edge, while also retaining and adapting the established stone wall at the rear edge of the existing street pavement. Planting would also be incorporated throughout the car park to help break up the area of hard surfacing, as well as providing some biodiversity to the site via choice of appropriate shrubs. It is stated that an accessible changing places toilet would be provided in unit 1 (*not part of the current application*) to serve the retail park. It concludes that the proposed development would deliver a viable mix of commercial units for Arbroath to enhance the local shopping provision and complement the existing facilities at the neighbouring Westway Retail Park. Finally, it suggests the proposal would result in the regeneration of a prominent brownfield site and create a significant level of investment as well as employment opportunities during both the construction and operational phases.

Retail Statement – this document assesses the impact of the development proposed by application 22/00288/FULM against retail planning policies within the development plan and

SPP. It advises that the Dundee City Retail Study 2015 and household survey identifies significant retail expenditure leakage to Dundee. It indicates that leakage ranges from 22% of convenience (food) expenditure totalling £59.8m and 72% of comparison (non-food) expenditure totalling £222m by 2021. It reports that these figures were found to be 18% or £20.7m for convenience expenditure and 53% or £68.3m for comparison goods from the primary catchment for the proposals by the household survey. It indicates that a quantitative and qualitative deficiency in shopping provision for both convenience and comparison goods in Arbroath was recognised by the council in deciding to grant the previous permission for retail development at this site. The report indicates that the 2022 proposal provides for a reduction in the number of retail units and the scale of retail floorspace in comparison to the scheme previously approved in 2019. It advises that the projected turnover for the 2022 scheme is forecast to be £22.7m for convenience goods and £22.8m for comparison goods. This compares with the 2019 permission, which would result in turnovers of £21.5m for convenience goods and £26.7m for comparison goods. It is indicated that the revised 2022 proposals were anticipated to have a lower impact on Arbroath Town Centre than the 2019 permission and that they could be accommodated within the catchment without any significantly adverse impacts on protected town centres within the area. The statement advises that the site is the most sequentially preferable location for the 2022 development with no other sites either within or on the edge of protected centres being available. It is indicated that the 2022 proposal would improve the sustainability of shopping trips by reducing trips to retail destinations further afield and provide more retail provision allowing the community to shop more locally.

Transport Assessment (and associated appendices) – this document deals with the 2022 proposal and noted that at the time, the site benefited from an existing planning permission that allowed for a similar form of development. It provided an update and refresh of the assessment that accompanied the application approved in 2019 focusing on a comparison of original and new trip generation; an update of traffic surveys and review of data; a re-assessment of the junctions previously considered for the opening year of the development; a review of accessibility by means other than private car; a review of parking provision; and a review of service access and internal operation. The document concluded that the site was well located in terms of existing and future sustainable travel options in compliance with local, regional and national policy objectives. It is predicated that the 2022 proposed development would not have a detrimental impact upon the operational capacity or road safety of the surrounding road network.

Flood risk assessment – this document deals with the development proposed in 2022 and assesses potential flood risk at the site in relation to fluvial, coastal, and groundwater flooding to be little or no risk. In relation to flooding from infrastructure failure and surface water it is suggested that the risk is low to medium. It is recommended that sustainable urban drainage systems (SUDS) be incorporated into the design and it is indicated that this will reduce peak runoff from the site. It is recommended that the development drainage system take cognisance of any existing land drainage infrastructure and existing overland flow pathways. Where possible, it is suggested that there should be recognised and incorporated into the design. It is indicated that any building located in the southeast of the site should have a final floor level set 300mm above the final ground level. The document indicates that subject to the identified recommendations, the development of the site as proposed in 2022 would have a neutral or better impact on surface water runoff, thereby not increasing the risk to site neighbours. It concludes that the 2022 proposal is compatible with Scottish Planning Policy in so far as it relates to flooding.

Drainage strategy – this document deals with the development proposed in 2022 and concludes that foul drainage will comprise a gravity drainage system that will connect to the existing foul sewer system within the site. It is indicated that surface water will be discharged to a surface water system at the eastern boundary of the site following sustainable urban

drainage system treatment (SUDS). The report advises that the SUDS will be in accordance with CIRIA C753, with any proprietary drainage system maintained as per manufacturer recommendations. Finally, it is indicated that the drainage system would be maintained by the developer.

Ground investigations report (parts 1 – 5) – this document deals with the development proposed in 2022 and indicates that the aim of the investigation was to provide information to identify environmental and geotechnical constraints which may have consequences in the design of the development and to provide information to be submitted as part of the planning process and in obtaining regulatory approvals. It is indicated that investigations sought to identify any chemical contamination constraints; characterise the groundwater regime and identify any risks posed to water resources; examine the ground gas regime and any constraints posed by gas emissions; determine a foundation horizon and potential foundation solution; and identify any mining constraints. Potential development constraints are identified and appropriate remedial actions are recommended. Foundation design considerations are also discussed.

Breeding birds – species protection statement - this document deals with the development proposed in 2022 and provides comment in relation to the reported presence of ringed plover nesting at the site. It identifies the characteristics of the species, noting that they are highly sensitive to disturbance during nesting. It indicates that they are a red listed species. The statement suggests that where possible, site clearance works and commencement of construction should be undertaken outside the main bird breeding season, identified as March to August (inclusive). Amongst other things, it advises that any tree removal should also be undertaken outwith the nesting bird season. It further indicates that where avoidance of site clearance works during the nesting season cannot be avoided, a site survey should be carried out within 48 hours of works commencing by an experienced ornithologist. If ringed plover are recorded nesting, a protection buffer zone should be established and retained until chicks have fledged.