

redacted 11(2)

From: redacted 11(2)
Sent: 17 July 2017 12:09
To: redacted 11(2)
Subject: FW: Swallow Roundabout Dundee (15/00410/FULM - Condition 6)

From: redacted 11(2)
Sent: 15 August 2016 12:13
To: redacted 11(2)
Cc:
Subject: RE: Swallow Roundabout Dundee (15/00410/FULM - Condition 6)

redacted
11(2)

There are three main elements to the necessary approvals to construct the mitigation works to the Swallow Roundabout that Springfield Properties will require to obtain/submit. Whilst I am aware that their consultants have been in discussion regarding the technical aspects, my first preference would be that the submission for condition 6 reflects these obligations, namely;

Springfield Properties shall ensure that the following are timeously supplied to/applied for and obtained from Transport Scotland to allow the mitigation works to the A90/A85 Swallow Roundabout to progress as required by the planning authority in consultation with Transport Scotland:

- a) a Letter of Understanding;
- b) a Minute of Agreement; and
- c) a Road Bond to a value to be agreed.

Happy to discuss.

Regards,

redacted
11(2)

redacted 11(2)

redacted 11(2)

T: redacted 11(2)

M

F:

Transport Scotland
Buchanan House
58 Port Dundas Road
Glasgow
G4 0HF

For agency and travel information visit our [website](#)



TRANSPORT
SCOTLAND
CÒMHDHAIL ALBA

Transport Scotland, the national transport agency
Còmh dhail Alba, buidheann nàiseanta na còmh dhail

From: redacted 11(2)
Sent: 11 August 2016 12:17
To: redacted 11(2)
Subject: Fw: Swallow Roundabout Dundee (15/00410/FULM - Condition 6)

Dear ^{redacted}
11(2)

Swallow Roundabout, Dundee

Further to our recent correspondence regarding condition 8 of application 15/00121/FULM, Springfield have submitted the amended letter as previously agreed in relation to condition 6 of application 15/00410/FULM (the next phase of development).

Condition 6 states - Development shall not commence until an appropriate mechanism for the upgrading of the A90 Swallow Roundabout, generally as illustrated on Arup Drawing 233958-00 Figure 1, has been submitted to and agreed in writing by the Planning Authority in consultation with Transport Scotland. The works shall thereafter be implemented in full accordance with the agreed details.

As below, the attached letter has been submitted by Springfield, could you please let me know if attached letter is sufficient to discharge condition 6 for this next phase of development or if further details are required?

Details of the original application can be viewed at <http://idoxwam.dundeecity.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=NP5LABGCH6500>

Kind regards

redacted 11(2)

-----Forwarded by redacted 11(2)

on 08/11/2016 12:10PM -----

To: redacted 11(2)
From: redacted 11(2)
Date: 06/20/2016 10:55AM
Subject: 15/00410/FULM - Condition 6

(See attached file: Letter - Swallow Roundabout 20th Jun 2016.pdf)

Hi redacted
11(2)

Further to the issuing of the decision notice, I have updated our letter to discharge condition 6 Swallow Roundabout in line with the previous letter updates. Can you confirm that Condition 6 has now been discharged.

Thanks,

redacted
11(2)

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From: redacted 11(2)
Sent: 17 July 2017 12:04
To: redacted 11(2)
Subject: FW: Swallow Roundabout Dundee (15/00410/FULM - Condition 6)
Attachments: Letter - Swallow Roundabout 20th Jun 2016.pdf

From: redacted 11(2)
Sent: 11 August 2016 12:17
To: redacted 11(2)
Subject: Fw: Swallow Roundabout Dundee (15/00410/FULM - Condition 6)

Dear redacted 11(2)

Swallow Roundabout, Dundee

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Details of the original application can be viewed at <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=NP5LABGCH6500>

Kind regards

redacted 11(2)

-----Forwarded by redacted 11(2) on 08/11/2016 12:10PM -----
To: redacted 11(2)
From: redacted 11(2)
Date: 06/20/2016 10:55AM
Subject: 15/00410/FULM - Condition 6

(See attached file: Letter - Swallow Roundabout 20th Jun 2016.pdf)

Hi redacted
11(2)

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Thanks,

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Please reply to the L. Arbert office

Dundee City Council
Dundee House
50 North Lindsay St
Dundee
DD1 1QE

Monday 20th June 2016

Dear Sirs,

Dykes of Grey, Western Gateway, Dundee – application 15/00410/FULM

This letter sets out our proposal for upgrading the A90 Swallow Roundabout generally as set out in Arup drawing DW-ARP-CH-00-00001.

1. Background

- (1) Dundee City Council is the planning authority for Dundee City under Section 1 of the Town & Country Planning (Scotland) Act 1997.
- (2) In May 2015, we submitted a planning application (15/00410/FULM) for a residential development at Liff, Western Gateway, Dundee.
- (3) It is a requirement of Dundee City Council as set out in the Dundee Local Development Plan Supplementary Guidance 'Developers Contributions' that:

"All greenfield residential developments in [the Dundee Western Gateway] will be required to contribute to... the future construction of junction improvements at Swallow Junction."

- (4) In December 2015, our application for 100 new homes was approved by Dundee City Council subject to certain conditions. One of the conditions (condition 6) is:

"Development shall not commence until an appropriate mechanism for the upgrading of the A90 Swallow Roundabout, generally as illustrated on Arup Drawing 233958-00 Figure 1, has been submitted to and agreed in writing by the Planning Authority in consultation with Transport Scotland. The works shall thereafter be implemented in full accordance with the agreed details."

- (5) We propose that instead of paying a monetary contribution to Dundee City Council we will undertake the work required to upgrade the A90 Swallow Roundabout.
- (6) This letter sets out our proposal for undertaking this upgrade work.

2. Timetable for carrying out the upgrade work

In November 2013 we submitted:

- A planning application (14/00205/FULM) for development of a new village including residential development, village centre, play space, landscaping and infrastructure works. This was subsequently approved.

In February 2015 we submitted:

- A planning application (15/00076/FULM) to upgrade the A90 Swallow Roundabout junction at Kingsway West and Riverside Avenue, Dykes Of Gray Road Dundee. This application was subsequently approved.
- A planning application (15/00121/FULM) for development of a village including residential development, village centre, play space, landscaping and infrastructure works. This application was subsequently approved.

In May 2016 we submitted :

- A planning application (15/00410/FULM) for development of 100 new homes with associated infrastructure works. This application was subsequently approved.

As all planning applications have been successful, we will complete the upgrade work as set out in our planning application (15/00076/FULM) and as shown on Arup drawing DW-ARP-CH-00-00001 by the date of issue by Dundee City Council of the Notice of Acceptance of Completion issued by the verifier relating to the two hundred and seventieth completion of a residential unit within the planning application sites for 14/00205/FULM, 15/00121/FULM and 15/00410/FULM.

Further information:

We trust the above clearly sets out our approach to upgrading the A90 Swallow Roundabout. We are happy to address any questions or comments through further discussions.

Yours faithfully

redacted 11(2)

redacted 11(2)

From: redacted 11(2)
Sent: 22 August 2016 15:53
To: redacted 11(2)
Cc: redacted 11(2)
Subject: A90 - NE/040/2015 - Dundee City - 15/00121/FULM - Residential - Land to West of Dykes of Gray Road and South of Gray Walk, Dundee - Springfield Properties - Alterations to Swallow Roundabout - Condition 6
Attachments: letter 19th August 2016.pdf

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11(2)

Further to redacted 11(2) email and attached letter of 19 August 2016, I would confirm that the revised letter is considered satisfactory to discharge Condition 6.

Regards,

redacted
11(2)

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redacted 11(2)

Transport Scotland
Buchanan House
58 Port Dundas Road
Glasgow
G4 0HF

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Transport Scotland, the national transport agency
Còmhhdail Alba, buidheann nàiseanta na còmhhdail

From: redacted 11(2)
Sent: 19 August 2016 15:39
To: redacted 11(2)
Cc: redacted 11(2)
Subject: RE: FW: DCC -POSSIBLE SPAM- Liff

Hi redacted
ed

After the email from redacted 11(2) of TS clarifying the requirements for discharge of the Swallow Roundabout condition in relation to Liff Hospital, please find attached our updated letter. This should now allow TS to agree to the discharge of the condition. I ve copied John into this email and hopefully he will be kind enough to reply with his agreement in short course.

Thanks for your help,

Kind regards,

redacted
11(2)

From: redacted 11(2)
Sent: 16 August 2016 08:28
To: redacted 11(2)
Subject: Re: FW: DCC -POSSIBLE SPAM- Liff

Good morning redacted 11(2)

Just to confirm is below in relation to conditions 7 and 9 rather than 7 and 8?

In relation to condition 6 Transport Scotland have responded, and require further information to be agreed prior to discharge of the condition. Transport Scotland have requested Springfield Properties timeously supply/obtained to/from Transport Scotland the following to allow the mitigation works to the A90/A85 Swallow Roundabout to progress as required

- a) a Letter of Understanding;
- b) a Minute of Agreement; and
- c) a Road Bond to a value to be agreed.

As these matters are to be agreed by Transport Scotland, it would likely be easiest to contact redacted 11(2) directly to discuss further. redacted 11(2) contact details are redacted 11(2)

Just let me know if I can offer any help with each element of condition 6 that is required,

Regards

redacted 11(2)

redacted 11(2)

redacted 11(2)

----- redacted 11(2)

wrote: -----

To: redacted 11(2)
From: redacted 11(2)
Date: 08/16/2016 08:13AM
Subject: FW: DCC -POSSIBLE SPAM- Liff

Hi redacted
redacted 11(2)

Please find attached information to clear conditions 7 and 8 of the Liff application.

Any issues please let me know.

Thanks,

redacted
redacted 11(2)

From: redacted 11(2)
Sent: Monday, August 15, 2016 2:56 PM
To: redacted 11(2)
Subject: RE: DCC -POSSIBLE SPAM- Liff

redacted
redacted 11(2)

This should clear points 7 and 8.

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redacted 11(2)

From: redacted 11(2)
Sent: 12 August 2016 08:15

To: redacted 11(2)
Cc: redacted 11(2)
Subject: FW: DCC -POSSIBLE SPAM- Liff

Hi redacted
ed

I just got this back re conditions at Liff. Can you have a look at the ones in bold green please and send me the info and I'll get it to redacted to get the conditions discharged? Thanks.

From: redacted 11(2)
Sent: 11 August 2016 15:10
To: redacted 11(2)
Subject: Fw: DCC -POSSIBLE SPAM- Liff

Hi redacted
11(2)

Below I have added a few updates to progress on conditions of 15/00410/FULM, and will provide further updates on the remaining ones shortly

1. Road surfacing materials – details submitted part of RCC. Approval needed via redacted from planning

Sufficient information received by transportation. **Please provide a copy of the relevant drawings as submitted with RCC to formally discharge planning condition.**

2. Traffic calming measures - details submitted part of RCC. Approval needed via redacted from planning

To date, these details have not been agreed as part of RCC. Once agreed condition can be discharged.

4. Landscaping – with DCC landscaping officer for comment and approval awaited.

I have chased up with redacted 11(2) will pass on comments/discharge once response received.

6. Swallow Roundabout – updated letter provided similar to other applications. Approval awaited.

Letter received, awaiting confirmation from Transport Scotland to discharge.

7. Transport Assessment recommendations – approval awaited from DCC

Sufficient information has been received; please provide a copy of the relevant documents as submitted to DCC Transportation to formally discharge.

9. Construction method statement – Plan submitted. Awaiting feedback

Further to the submitted construction plan, can you please provide a copy of a method statement which includes details of haulage roads to be used, redacted 11(2) can provide further information on the required details.

15. Design and Check certification –

Received, with redacted 11(2) 28th July for comment. Will update when response received.

Kind Regards

redacted 11(2)

-----Forwarded by redacted 11(2)

on 08/11/2016 02:59PM -----

To: redacted 11(2)
From: redacted 11(2)
Date: 07/14/2016 10:54AM
Subject: DCC -POSSIBLE SPAM- Liff

Hi redacted 11(2)

Further to receiving the decision notice, we now require to address the planning conditions set out for the development at Liff. I have been keeping tabs on where we are and will set these out below. I understand that there is still information awaited from us and that a number of them have been addressed already in information that you have been sent and require formal sign off from DCC. I understand that the RCC has been submitted

1. Road surfacing materials – details submitted part of RCC. Approval needed via ^{redacted}₁₁₍₂₎ from planning
2. Traffic calming measures - details submitted part of RCC. Approval needed via ^{redacted}₁₁₍₂₎ from planning
3. Public art agreement – confirmation on proposal required from planning.
4. Landscaping – with DCC landscaping officer for comment and approval awaited.
5. Protective fencing details – with DCC landscaping officer for comment. Discharge not required until site start is confirmed
6. Swallow Roundabout – updated letter provided similar to other applications. Approval awaited.
7. Transport Assessment recommendations – approval awaited from DCC
8. Ecology – not til 3 months prior to site start
9. Construction method statement – Plan submitted. Awaiting feedback
10. Preliminary Risk Assessment – discharged
11. FRA – Information submitted. Response awaited from DCC
12. SUDS etc – information submitted –
13. Maintenance responsibilities – outstanding from Springfield
14. Design Risk Assessment –Outstanding from Springfield
15. Design and Check certification – Outstanding from Springfield
16. SUDS - I understand that this has been submitted as per 12
17. Remediation strategy – not required as there is no remediation work required?

This should be an accurate reflection of where we are. I will chase up our engineers for the remaining submissions next week but if you can confirm which ones have been discharged from your end that would be really helpful.

I look forward to hearing from you.

Kind regards,

redacted 11(2)

redacted 11(2)



Larbert Office

Springfield Properties PLC, Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX

T 01324 555536 F 01324 574890 www.springfield.co.uk E larbert@springfield.co.uk

Elgin Office

Springfield Properties PLC, Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR

T 01343 552550 F 01343 551776 www.springfield.co.uk E info@springfield.co.uk

A horizontal banner with a dark background. At the top, a row of ten stylized house icons is arranged along a wavy horizon line. Below the icons, the text "A Scottish family business." is on the left. In the center, three award logos are displayed: "SCOTTISH HOME AWARDS 2013 WINNER", "SCOTTISH HOME AWARDS 2014 WINNER", and "69 HOMES FOR HIGHLAND AWARDS 2015 WINNER". Below these logos, the text "HOUSE BUILDER OF THE YEAR 3 YEARS RUNNING." is written. On the far right, a circular logo for "SCOTTISH BUSINESS OF THE YEAR 2014" is partially visible.

A Scottish family business.

SCOTTISH HOME AWARDS 2013 WINNER

SCOTTISH HOME AWARDS 2014 WINNER

69 HOMES FOR HIGHLAND AWARDS 2015 WINNER

HOUSE BUILDER OF THE YEAR 3 YEARS RUNNING.

SCOTTISH BUSINESS OF THE YEAR 2014

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[attachment "Liff-Eng-019-Site Compound Layout.pdf" removed by Craig Swankie/CD/dundeeccity]
[attachment "The Liff, Dundee RSA St2 (Final).pdf" removed by Craig Swankie/CD/dundeeccity]

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Please reply to the Lambert office

Dundee City Council
Dundee House
50 North Lindsay St
Dundee
DD1 1QE

Friday 19th August 2016

Dear Sirs,

Dykes of Grey, Western Gateway, Dundee – application 15/00410/FULM

This letter sets out our proposal for upgrading the A90 Swallow Roundabout generally as set out in Arup drawing DW-ARP-CH-00-00001.

1. Background

- (1) Dundee City Council is the planning authority for Dundee City under Section 1 of the Town & Country Planning (Scotland) Act 1997.
- (2) In May 2015, we submitted a planning application (15/00410/FULM) for a residential development at Liff, Western Gateway, Dundee.
- (3) It is a requirement of Dundee City Council as set out in the Dundee Local Development Plan Supplementary Guidance 'Developers Contributions' that:

"All greenfield residential developments in [the Dundee Western Gateway] will be required to contribute to... the future construction of junction improvements at Swallow Junction."

- (4) In December 2015, our application for 100 new homes was approved by Dundee City Council subject to certain conditions. One of the conditions (condition 6) is:

"Development shall not commence until an appropriate mechanism for the upgrading of the A90 Swallow Roundabout, generally as illustrated on Arup Drawing 233958-00 Figure 1, has been submitted to and agreed in writing by the Planning Authority in consultation with Transport Scotland. The works shall thereafter be implemented in full accordance with the agreed details."

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- (6) This letter sets out our proposal for undertaking this upgrade work.

2. Timetable for carrying out the upgrade work

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As all planning applications have been successful, we will complete the upgrade work as set out in our planning application (15/00076/FULM) and as shown on Arup drawing DW-ARP-CH-00-00001 by the date of issue by Dundee City Council of the Notice of Acceptance of Completion issued by the verifier relating to the two hundred and seventieth completion of a residential unit within the planning application sites for 14/00205/FULM, 15/00121/FULM and 15/00410/FULM.

Further information:

As requested by Transport Scotland we also confirm that we will timeously supply / apply for the following to allow the proposed works to the Swallow Roundabout to progress as required by the planning authority in consultation with Transport Scotland:

- a) a Letter of Understanding;
- b) a Minute of Agreement; and
- c) a Road Bond to a value to be agreed

We trust the above clearly sets out our approach to upgrading the A90 Swallow Roundabout. We are happy to address any questions or comments through further discussions.

Yours faithfully

redacted 11(2)