Caird Park, Dundee

Proposed Regional Performance Centre for Sport and Caird Park Training Ground

16/00577/FULM

Stobswell Forum is, in principle pleased that this facility is being provided in Dundee and in particular sees potential benefit from its location adjacent to Maryfield ward.

However the Forum is disappointed that the consultation exercise excluded Stobswell Forum despite the Forum area being conterminous with the Park. Whilst there was consultation with Woodside Residents Association that is only part of the Forum area. Woodside sits opposite Caird Park golf course rather than the site under consideration.

The Forum is concerned that there is no reference in the submission to the impact of this proposal on the existing facilities eg soccer pitches and the circus/carnival site. Will the teams which currently use Caird Park be accommodated within the complex or is the complex to be reserved for the "elite" athletes and sportsmen? The Forum is aware that a number of pitches have been lost recently particularly as a result of the school replacement programme. There appears to be no schedule of pitch replacement within the submission.

The Forum is disappointed that one element of the project considered by the submission to be critical to its success namely the access road is not part of the application. Indeed it has proceeded already. At para 3.4.0 the environs of the Castle, Graveyard and the Den o' Mains are described as having a "natural landscape character where traffic noise quietens and the site feels almost rural." This quality will be destroyed by the concentration of all existing traffic with the addition of team buses using the new access and passing through the Den o' Mains and Castle precinct.

The Forum is also disappointed that so little reference is made to Mains Castle and its precincts. The largest, tallest building in the proposal is to be located immediately across Mains Loan from the Castle. Other than a few oblique aerial views there are no images in the submission to indicate the visual impact of the proposed building on the Castle. The one cross section, east-west through the Castle and the "hub" is missing.

It is disappointing to note the number of trees to be lost to this proposal. The tree schedule identifies the vast majority of these trees to be in "good" condition with those affected by the development which would need to be felled due to their condition to be in single figures.

Whilst not wishing to object to the proposal Stobswell Forum would wish to seek assurances that, prior to the grant of consent,

- there is an adequate pitch replacement strategy in place to protect the present users of Caird Park,
- there is a tree replacement strategy on the basis of two trees to replace each "good" tree removed,
- the applicant can display how the "hub" building cannot be located to the north east of the site away from Mains Castle.

Stobswell Forum would wish to be included in any further consultations in relation to this proposal. The Forum notes through press articles that there will be some investment in Den o' Mains, whilst this is welcome the Forum is not confident that the sums mentioned will be sufficient to have the necessary impact on the condition of the area. Stobswell Forum would wish to be included in any consultations in relation to these proposals.

Stobswell Forum