Dens Road Market, Dens Road

Proposed Leisure Development

16/00321/PPPL

The Stobswell Forum wishes to support this proposal.

This proposal seeks to convert a disused former mill building, in a prominent location, to a use which the Forum considers would sit well within its surroundings and offers a range of activities which address a number of the aspirations of the Local Community Plan. The proposed site is unallocated in the current Local Development Plan and the Forum considers that this use is compatible with surrounding uses and should not result in the neighbours being disturbed. It is also the view that an investment of this level into a building in this condition will make a significant improvement to the area.

The Forum accepts that the proposed use should be consistent with other policies in the LDP, in particular Policy 5 "Tourism and Leisure Developments." The Forum notes that the policy requires that proposals for major leisure uses should be directed firstly towards the City Centre and the District Centres followed by the existing leisure parks. The Forum is unaware of any City Centre site or premises which could accommodate the proposed amount of floorspace. The same applies to the various District Centres. However the Forum considers that this proposal is equidistant between two District Centres of Hilltown and Albert Street and further when other uses on the edge of Albert Street District Centre and adjacent to it such as Lidl, Showcase the Street and DISC this proposal complements a range of existing leisure uses. In terms of policy 5 b) 2) the proposal, in the view of the Forum, could not prejudice the viability of the District Centre, indeed it could be said that it has the potential to enhance its viability. In terms of policy 5 b) 3) the proposal, in terms of public transport, is possibly the most accessible site in the city, outwith the central area. It certainly enjoys far superior public transport access than Douglasfield, Camperdown and The Stack.

The Maryfield Local Community Plan identifies 6 Priorities and 30 Actions. Stobswell Forum recognises the contribution that this proposal can make to five of these actions in four priorities.

Community Safety

- Delivering Youth Work which targets individuals in need of additional support
- Identifying and responding to issues of anti-social behaviour

Learning and Culture

- Supporting individuals to take up volunteering and training opportunities

Health and Wellbeing

- Developing the Stobswellbeing Health Network

Work and Enterprise

- Identifying the ownership and potential usage of disused buildings

In conclusion the Stobswell Forum considers this proposal to fit well within the aspirations of the Local Community Plan and the policies of the Local Development Plan. Any potential issues such as noise and parking should easily be overcome by appropriate conditions.

Stobswell Forum