

12 March 2012

IH/JVC/10-201.02

Mr David Hewick
Planning Secretary
Broughty Ferry Community Council
17 Davidson Street
Dundee
DD5 3AT



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Dear Sirs,

PROPOSED RESIDENTIAL DEVELOPMENT
34 ALBERT ROAD, BROUGHTY FERRY, DUNDEE

We write to thank you for inviting us to your Community Council meeting on 6 March 2012. Both our client and ourselves felt it was a very useful meeting and would note your two principle points of concern being as follows:

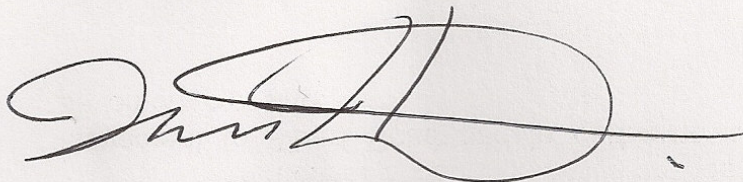
1. The new proposal does not re-use any of the existing stone from the former villa.
2. The increased number of parking spaces provided on the site from 18 to 24 will increase traffic movement to Albert Road and in particular, could cause a hazard at the site entrance pavement crossing.

Point 1, our client has agreed to re-use existing stone (where possible) to form a stone base course to the façade fronting on to Albert Road.

Point 2, as noted at our meeting, the access arrangement has been kept as per the previous planning approval. The existing opening in the boundary wall will be extended to improve access and egress from the site. The increase in parking provision will be assessed by Dundee Council's Highways Department and should they feel there is any issue with the access, they will highlight this during the planning process.

Should you have any further comments following our meeting, please do not hesitate to contact us.

Yours faithfully,



Ian Hunt
Associate Director

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