



Town Planning Consultants

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Date: 11th August 2025

Ms Laura Stewart

Senior Planning Officer (Planning & Economic Development)

Dundee City Council

Dundee House

50 North Lindsay Street

Dundee

DD1 1QE

Dear Ms Stewart,

Planning Application Ref: 24/00096/PPPM – Planning Permission in Principle for a football stadium, including ancillary accommodation, and other mixed uses, including residential development (housing and apartments), crematorium, hotel (including ground floor commercial accommodation), restaurant, and extension to ice arena, formation of access roads, parking and associated landscaping and engineering works.

Land To West Of Dundee Ice Arena And Land Within Camperdown Park Kingsway West Dundee

I refer to your emails of 7th August 2025 and 11th August 2025.

Your email of 7th August contained the response of Transport Scotland (TS) to the Draft Traffic Management Plan (DTMP). The DTMP was submitted on 5th March 2025 and I would express concern that this response has been received extremely late in the day, being received 5 no. months after the DTMP was submitted.

It should also be noted, that as the DTMP was submitted in March, it does align with the original Transport Assessment (TA) as observed by TS. However, TS are aware that an updated TA is being prepared, together with an updated DTPM which will reflect the new TA.

Of relevance to the above you emailed over, on 24th July 2025, the response of DDC (Roads), dated 4th April 2025, and the response of Police Scotland (PS) dated 30th May 2025. These responses have been received 4.5 no. months after submission, i.e. just over 2 weeks ago, however, the Applicant has considered the responses and will forward these to you.

Your email of 11th August, contained the response of TS's Auditors to:

- Transport Assessment, Version 2 and Addendum. This was submitted by the Applicant to the Planning Authority on 20th May 2025. Almost 3 months has elapsed since receiving a response.
- Dundee Camperdown Base Model Development Report, Version 1 and Version 2.
- Traffic Management Plan Draft V0.5. As stated, this was submitted by the Applicant to the Planning Authority on 5th March 2025. As stated, more than 5 months has elapsed since receiving a response.
- Stage 1 Road Safety Audit (December 2023). This was submitted by the Applicant to the Planning Authority on 5th June 2025, 2 months ago.

An email was sent to you on 16th July 2025, providing a further update on on-going liaison with TS which confirmed the Applicant's view that "A positive meeting was held with Transport Scotland on 8th July and there are agreed areas of action for all, to move forward on this issue. I will continue to keep you updated and if you have any queries in the meantime, please do not hesitate to contact me."

As I understand, it was agreed at the meeting with TS, on 8th July 2025, that the first three items (bulleted) above would be updated and submitted with the Planning Application for review by DCC, TS and other stakeholders.

I am unclear why TS are responding (a) so late in the day and when (b) it was agreed on 8th July 2025 that the above information would be updated for submission. I understand from the Applicant's Transport Consultants that the updated information, as requested by TS and DCC (Roads) will be completed for submission to the Planning Authority at the end of August 2025.

I will respond to you separately on your draft Processing Agreement, as the Planning Authority will need to ensure that the date for a Committee meeting takes account of the due process for consultation on matters which TS have requested should be addressed and are being addressed, as they are aware.

I also trust the above clarification is of assistance to any party viewing these responses on-line. In short, the 2 no. responses relate to 'old' information, which TS are aware will shortly be superseded (at the end of August) by the requested updates. The Applicant was surprised to receive these responses, given that TS know about this imminent update. In addition, the responses relate to information submitted months ago, noting the DTMP was submitted 5 no. months ago. Nonetheless the Applicant's Transport Consultants have been in continuous liaison with TS and the latest meeting on 8th July 2025 appeared to be positive on the way forward.

If you have any queries in relation to the above, please just let me know.

Yours sincerely,



Emelda Maclean MRTPI
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