

Dundee City Council

Proposed Local Development Plan 2 (2017)

Development Site Assessment

H04 - Quarry Gardens



Development Site Assessment

In the preparation of the Proposed Local Development Plan 2, a [Development Site Assessments](#) document was prepared to identify development sites for inclusion within the plan.

The [Strategic Environmental Assessment \(SEA\)](#) and [Habitats Regulations Appraisal \(HRA\)](#) have assisted in identifying the most appropriate locations for development in terms of potential impacts on the environment which is reflected through the assessments.

In addition each site assessment summarises the position of Key Stakeholders through identifying potential constraints as well as development requirements and opportunities.


It is intended that the document will provide an informed basis for the consideration of proposals which come forward over the period of the Local Development Plan 2. This includes the need to consider whether certain studies need to be carried out or important features identified through the assessment process given careful consideration.

The following extract is for site reference H04: Quarry Gardens.

Any development proposed on this site needs to consider and comply with the following planning policy documents and material considerations:

- [TAYplan Strategic Development Plan 2017](#)
- [Dundee Local Development Plan 2014](#)
- [Proposed Dundee Local Development Plan 2 2017](#)
- [Developer Contributions Supplementary Guidance](#)
- [Lochee Physical Regeneration Framework](#)
- [Green Network Planning Guidance](#)

H04 - Site Assessment

Allocation: H04	Site Name: Quarry Gardens
 <p><small>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023371.</small></p>	Indicative Capacity: 15 homes
	Address: Quarry Gardens
	Site Area: 0.44 hectares
	Site Description: Grassed area fenced off.
	Housing Land Audit Ref: HLA200807
	Previous Ref: DLDP2014 H24
Last Known Owner: Dundee City Council	
Planning History: None	

	ASSESSMENT TOPIC	NOTES
PHYSICAL	Site Planning/Design Brief	None
	Current Use(s)	Green Space
	Neighbouring Uses	North – Education and Residential; East – Recreational (Sports Ground); South – Residential; West – Residential
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Substation
ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. Land may be contaminated and may require SUDS infrastructure to be lined. Applicants should investigate these issues further and discuss with the Council's flood team prior to submitting a planning application.
	Woodland	The retention of the mature trees on the western boundary should be fully assessed.
	Designated Open Space	None
	Environmental Protection Status (inc. designations, constraints and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site (infilled quarry) therefore an investigation of soil conditions would be advisable. Some previous investigation has been carried out by DCC under Part IIA and the VDLF, site pending further investigation.

	ASSESSMENT TOPIC	Notes
ENVIRONMENT	Air Quality	The entire Dundee area is an air quality management area
	Historic Environment	None
	Green Network	Contribution to green networks to be considered, see Green Network Planning Guidance
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good links by all modes of transport.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints
	Vacant/ Derelict Land	Included within vacant and derelict land register.
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	SEPA - Two licenced sites nearby. WML/E/0220255 - Phinn Autobreakers. History of noise complaints. WML/E/0220186 - Kelbie's Scrapyard. History of noise and odour complaints
	Other	None

General Design Requirements

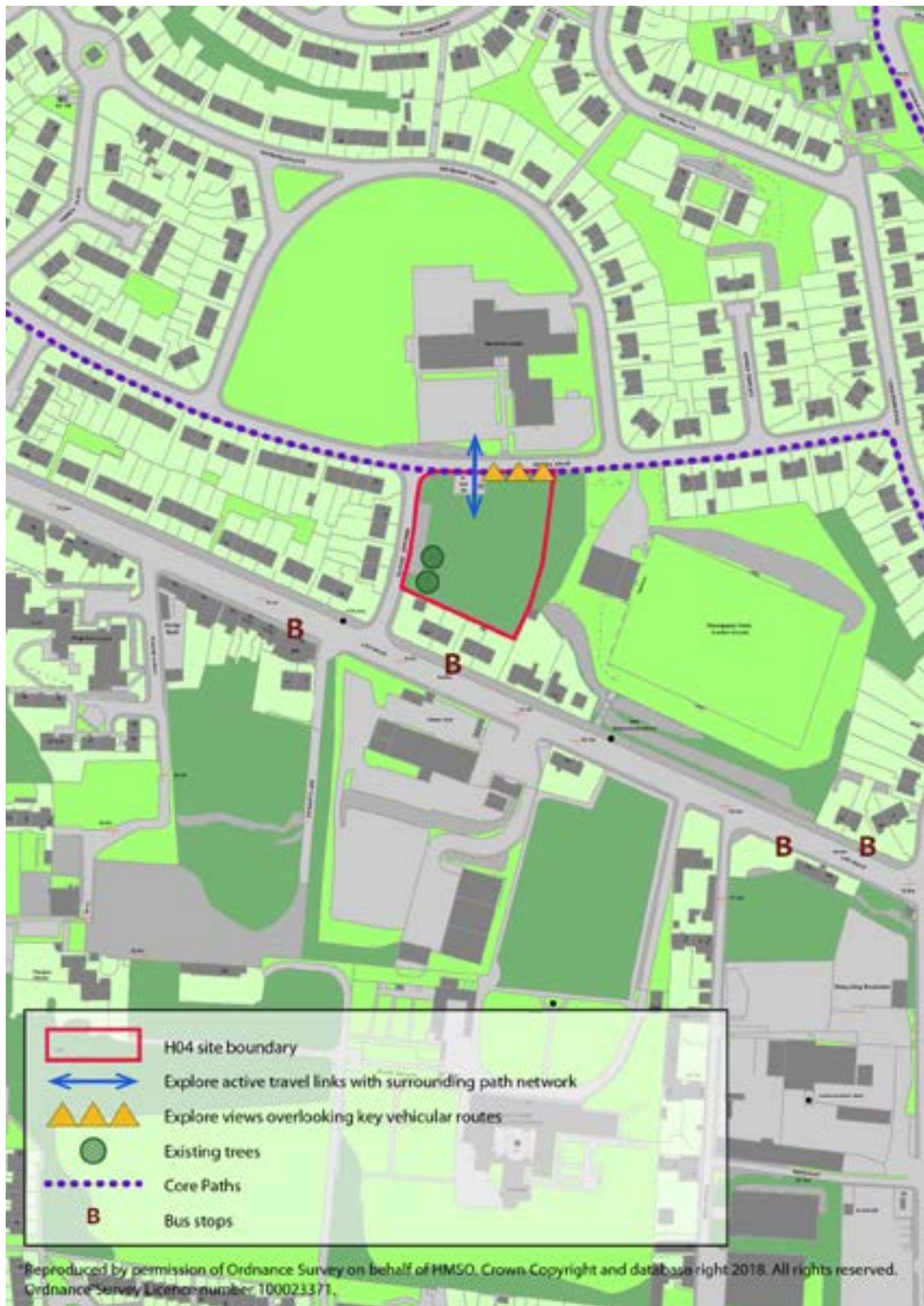
The following Local Development Plan policies are relevant to development on this site. The requirements of these policies should be considered and complied with as part of any development proposals. The following list of policies is not exhaustive and the Local Development Plan will be considered in full as part of a planning application for this site.

- Policy 1: High Quality Design and Placemaking
- Policy 2: Public Art Contribution
- Policy 9: Housing Land Release
- Policy 10: Design of New Housing (Appendix 4 Standards)
- Policy 28: Protecting and Enhancing the Dundee Green Network
- Policy 35: Trees and Urban Woodland
- Policy 36: Flood Risk Management
- Policy 37: Sustainable Drainage Systems
- Policy 39: Environmental Quality
- Policy 41: Land Contamination
- Policy 44: Waste Management Requirements for Development
- Policy 46: Delivery of Heat Networks
- Policy 48: Low and Zero Carbon technology in New Development
- Policy 54: Safe and Sustainable Transport
- Policy 56: Parking

The design requirements for the site are set out in policy through the development plan and related documents. Particular consideration should be given to the following site specific design requirements:

- Seek to provide high quality housing in terms of design and layout;
- The layout should encourage active travel routes with direct links to the core path network on Napier Drive as well as footpaths and cycling routes provided to the west onto Quarry Gardens, in order to facilitate access to bus stops on Liff Road;
- Existing trees to be retained or replaced within the development;
- Consideration should be given to how the site relates to the surrounding residential area;
- The layout should provide natural surveillance with housing orientated to overlook vehicular routes;
- Vehicular access to be taken off Napier Drive. Existing parking provision should be retained or replaced;
- Early engagement is encouraged with Scottish Water as recent advice indicates that there is a need to minimise input of surface water into the combined sewer and road water will only be accepted into the combined system in exceptional circumstances.

General Design Requirements



Contact Details

Dundee City Council Planning Division
For general advice and information, telephone 01382 433105 or
email development.management@dundeecity.gov.uk

Website: <http://www.dundeecity.gov.uk/citydevelopment/planningdivision/>

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