

# Dundee City Council

Dundee Local Development Plan 2019  
Development Site Assessment  
H08 - Former Macalpine Primary School



# Development Site Assessment

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In the preparation of the Dundee Local Development Plan 2019, 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 Dundee Local Development Plan 2019. 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 H08: Former Macalpine Primary School.

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 2019](#)
- [Developer Contributions Supplementary Guidance](#)
- [Green Network Planning Guidance](#)

## H08 - Site Assessment

Allocation: H08	Site Name: Former Macalpine PS, St Leonard Place
 <p><small>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100029371.</small></p>	Indicative Capacity: 25 homes
	Address: St Leonard Place
	Site Area: 1.58 hectares
	Site Description: Site cleared of former school buildings with grass playing fields now covering site; house in southeast corner
	Housing Land Audit Ref: HLA200911
	Previous Ref: DLDP2014 H30
Last Known Owner: Dundee City Council	
Planning History: 17/00420/FULL - Erection of 29 houses - Pending consideration (February 2019)	

	ASSESSMENT TOPICS	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Former school playing fields
	Neighbouring Uses	North – Residential; East – Education; South – Church and open space with residential beyond; West – Residential
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Substation within site boundary
<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site.</p> <p>Applicants should investigate these issues further and discuss with the Council's flood team prior to submitting a planning application.</p> <p>Scottish Water have indicated sufficient capacity within the network to support foul only connections. Early engagement recommended. In particular, consideration should be given to the management and attenuation of surface water flows.</p> <p>Lined SUDS may be required due to potential contamination.</p>
	Woodland	Mature trees on south boundary which may be worthy of retention.

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site (e.g. school heating oil).
	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 <a href="#">Green Network Planning Guidance</a>
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good links by all modes of transport to the west of the site.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints
	Vacant/ Derelict Land	On Vacant and Derelict Land Register
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	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 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 promote active travel, providing a permeable network of paths and streets to access services and facilities;
- Consideration should be given to the relationship between the site and surrounding areas in particular safety for pedestrians and cyclists should be taken into account, particularly in the vicinity of school entrances;
- Existing mature trees near the southern boundary should be considered for retention with potential to integrate in to an area of public open space;
- Natural surveillance should be provided, with housing orientated to overlook vehicular routes;
- Vehicular access should be from Macalpine Road and St Leonard Place;
- 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 Team  
For general advice and information, telephone 01382 433105 or  
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Website:

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service-area/city-development/planning-and-economic-development](https://www.dundeecity.gov.uk/service-area/city-development/planning-and-economic-development)

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