

# Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H09 - Former Lawside Academy



# 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 H09: Former Lawside Academy.

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](#)

# H09 - Site Assessment

Allocation: H09	Site Name: Former Lawside Academy, Rannoch Road
<p><small>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100028371 -Sports</small></p>	Indicative Capacity: 70 homes
	Address: West School Road
	Site Area: 4.02 hectares
	Site Description: Former secondary school, site now cleared of buildings.
	Housing Land Audit Ref: HLA200913
	Previous Ref: DLDP2014 H31
	Last Known Owner: Dundee City Council
Planning History: None	

	ASSESSMENT TOPICS	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Former school.
	Neighbouring Uses	North – Residential; East – Residential; South – Ambulance Station / Fire Station with open sports grounds beyond; West – residential and crematorium in woodland setting.
	Topography & Site Orientation	Flat, north/south orientation.
	Physical Constraints (inc. pylons, substations)	Substation north east of site.
<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	SEPA has stated a Flood Risk Assessment would be required to inform the scale and layout of development and assesses the risk from the culverted Gelly Burn. Avoid building over culvert. SUDS required on site.
	Woodland	Mature tree cover exists at junction of Rannoch Road and West School Road which would be worthy of retention.
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	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 access by private car and bus service. No dedicated cycle routes. Core Path network on Camperdown Road and Macalpine Road.
	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

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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

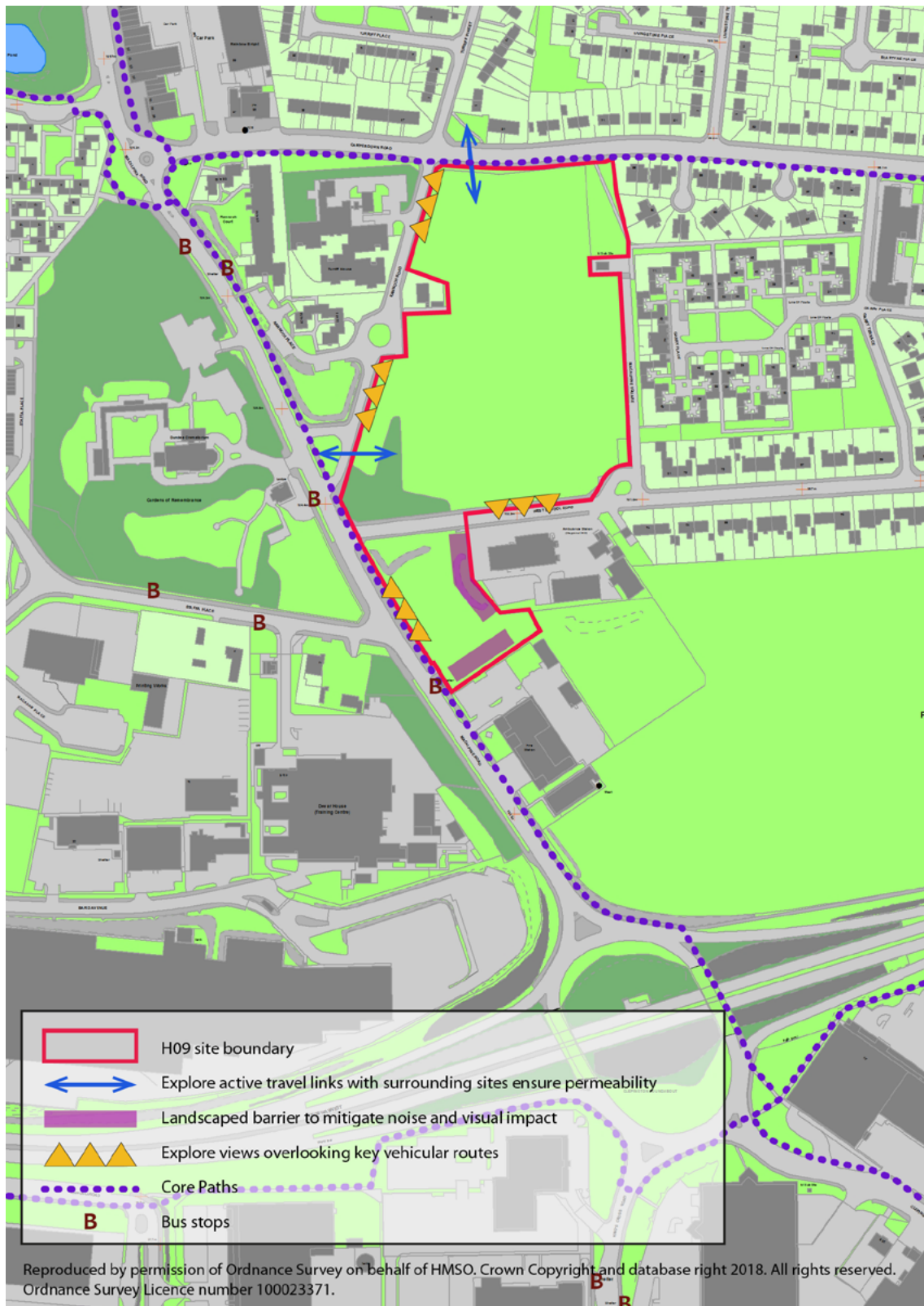
- Policy 1: High Quality Design and Placemaking
- Policy 2: Public Art Contribution
- Policy 9: Housing Land Release
- Policy 10: Design of New Housing (Appendix 4 Standards)
- Policy 28: Protecting and Enhancing the Dundee Green Network
- Policy 35: Trees and Urban Woodland
- Policy 36: Flood Risk Management
- 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 incorporate internal paths to encourage active travel and improve permeability. Potential connection to surrounding residential streets should be considered and pedestrian crossing on West School Road and Camperdown Road to be explored;
- Any infrastructure associated with the former use of the site as a school must be removed as part of the development if no longer required;
- The required SUDS infrastructure should be integrated into the landscaping to improve the quality of open space and enhance biodiversity;
- Existing mature trees should be retained and integrated in to the layout of the development;

- The layout should provide natural surveillance with housing orientated to overlook vehicular routes and areas of open space;
- Preferred vehicular access from West School Road and Rannoch Road. North and South site to be considered on their own merits;
- 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;
- North site specific considerations – location of SUDS in relation to Gelly Burn, integration of existing property on west boundary and retention or replacement of path in north east of site;
- South site specific considerations – housing to front Macalpine Road to provide natural surveillance and suitable landscaping to be provided to the east and south of the site to mitigate any potential noise issues from neighbouring land uses.

# General Design Requirements





### Contact Details

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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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