

Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H10 - Lauderdale Avenue



Development Site Assessment

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 H10: Lauderdale Avenue.

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](#)

H10 - Site Assessment

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|---|--|
| Allocation: H10 | Site Name: Lauderdale Avenue |
| <p><small>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100029371.</small></p> | Indicative Capacity: 35 homes |
| | Address: Lauderdale Avenue |
| | Site Area: 1.09 hectares |
| | Site Description: Site of former St Margaret's Primary School. |
| | Housing Land Audit Ref: None |
| | Previous Ref: DLDP2014 H61 |
| Last Known Owner: Dundee City Council | |
| Planning History: 18/00463/FULL - Proposed erection of 27 dwellings - Approved with conditions (September 2018) | |

| | ASSESSMENT TOPICS | NOTES |
|--------------------|--|---|
| PHYSICAL | Site Planning/Design Brief | None |
| | Current Use(s) | Former school. |
| | Neighbouring Uses | North – housing and shopping parade; East – housing; South – housing; West –housing. |
| | Topography & Site Orientation | Flat, east/west orientation. |
| | Physical Constraints (inc. pylons, substations) | None |
| ENVIRONMENT | Water Issues (inc. flood risk, drainage and on/off site mitigation) | No flood risk identified. Scottish Water have indicated that there is sufficient capacity within the network to support this development, however, consideration should be given to the management and attenuation of surface water flows. SUDS by infiltration |
| | Woodland | Need to evaluate and retain existing trees. |
| | Designated Open Space | None |
| | Environmental Protection Status (inc. designations and neighbouring sites) | None |

| | ASSESSMENT TOPICS | NOTES |
|------------------------|--|---|
| ENVIRONMENT | Contamination | The potential that former school foundations may still be in place. Potential of contamination from heating oil associated with school use. |
| | 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 | On Vacant and Derelict Land Register |
| | Efficient Use of Land/ Regeneration Contribution | Brownfield |
| | Key Agency Comments | None |
| | Other | None |

General Design Requirements

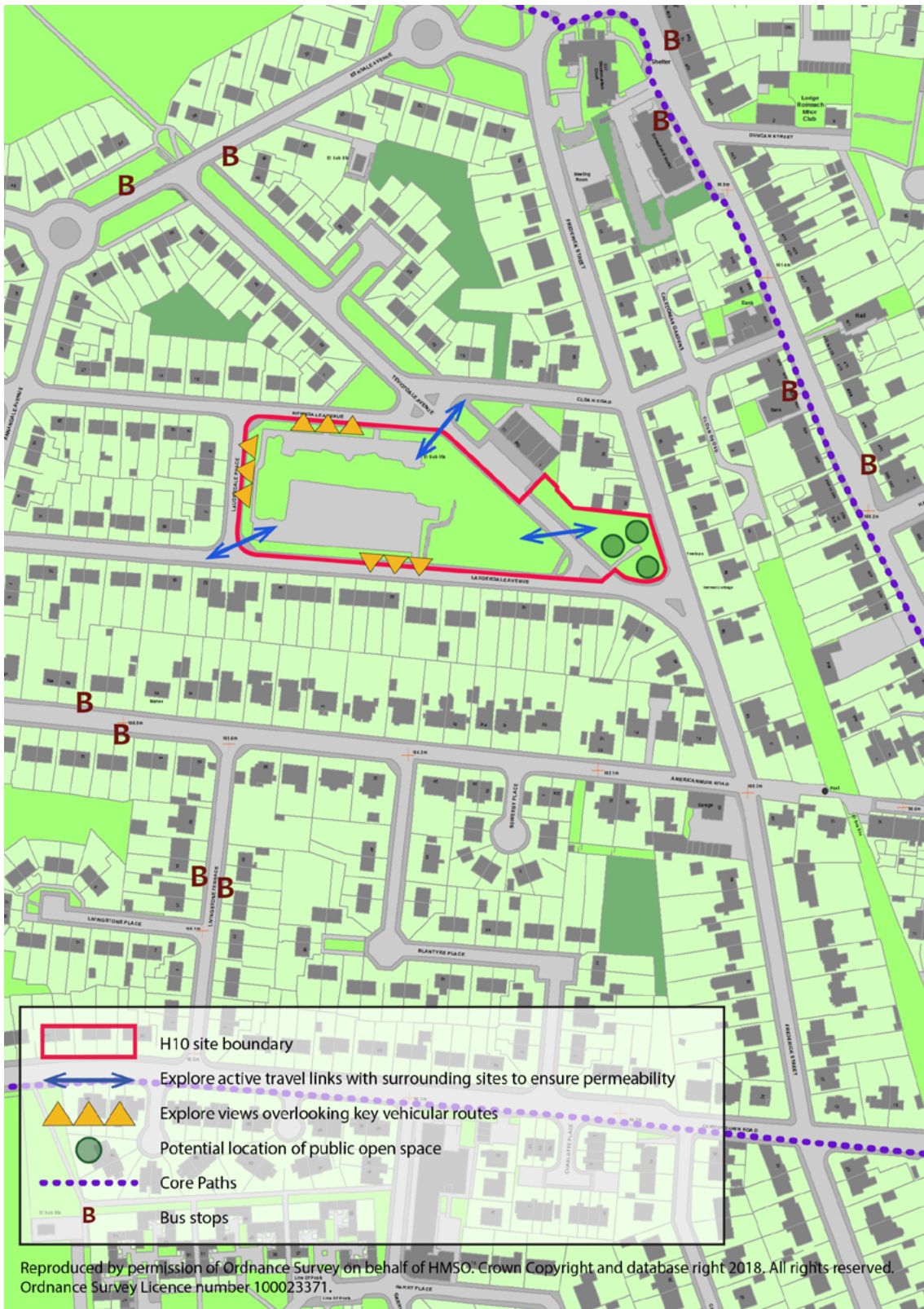
The following Local Development Plan policies are relevant to development on this site. The requirements of these policies should be considered and complied with as part of any development proposals. The following list of policies is not exhaustive and the Local Development Plan will be considered in 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, contributing to the visual amenity of the area;
- The layout should promote active travel routes through the site and improve connectivity with surrounding areas in particular towards the core path on Strathmartine Road;
- Consideration should be given to the provision of on-site green space to strengthen the Green Network within this area;
- Existing trees should be retained where possible and integrated in to the layout of the development;
- The layout should provide natural surveillance with housing orientated to overlook vehicular routes;
- 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:

[https://www.dundeecity.gov.uk/
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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