

Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H36 - Former St Mary's Infant School



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 H36: Former St Mary's Infant 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](#)
- [Lochee Physical Regeneration Framework](#)
- [Lochee Conservation Area](#)
- [Green Network Planning Guidance](#)

H36 - Site Assessment

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| Allocation: H36 | Site Name: Former St Mary's Infant School, High Street, Lochee |
|  <p>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023371</p> | Indicative Capacity: 24 homes |
| | Address: High Street, Lochee, Dundee |
| | Site Area: 0.36 hectares |
| | Site Description: Site of former school. |
| | Housing Land Audit Ref: |
| | Previous Ref: None. |
| | Last Known Owner: Dundee City Council. |
| Planning History: 19/00047/FULL - Erection of 34 flats with associated roads, drainage and landscaping - Pending consideration (February 2019). | |

| | ASSESSMENT TOPICS | NOTES |
|-------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| PHYSICAL | Site Planning/Design Brief | Lochee Physical Regeneration Framework. |
| | Current Use(s) | Vacant brownfield site. |
| | Neighbouring Uses | North – main road, Lochee commercial centre and residential, South – residential, East - residential, West – Green space and nursery buildings. |
| | Topography & Site Orientation | Generally flat with north to south orientation. |
| | Physical Constraints (inc. pylons, substations) | Buildings have been removed. |
| ENVIRONMENT | Water Issues (inc. flood risk, drainage and on/off site mitigation) | None known. |
| | Woodland | None. |
| | Designated Open Space | Western section of site currently designated as open space. |
| | Environmental Protection Status (inc. designations and neighbouring sites) | None. |

| | ASSESSMENT TOPICS | NOTES |
|------------------------|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ENVIRONMENT | Contamination | Potential for contamination from historical land use on site and in vicinity. |
| | Air Quality | The entire Dundee area is an air quality management area. Site in proximity to hot spot areas at Lochee Road/Loons Road junction, consider need for air quality impact assessment. |
| | Historic Environment | Lochee Conservation Area – any buildings should be of high quality finish and design. |
| | Green Network | Contribution to green networks to be considered, see Green Network Planning Guidance |
| INFRASTRUCTURE & OTHER | Transportation (inc. public transport, cycling, walking) | Public transport to site is very good but vehicle access may be difficult unless wider site included. |
| | Infrastructure (inc. gas, electricity, broadband) | No known infrastructure provision constraints. |
| | Vacant/ Derelict Land | None. |
| | Efficient Use of Land/ Regeneration Contribution | Brownfield – buildings removed. |
| | Key Agency Comments | None. |
| | Other | Noise Impact Assessment to be submitted with all proposals. |

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 29: Outdoor access and 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 40: Air 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 51: Development in Conservation Areas
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 include a landscape scheme which incorporates existing landscape features of merit in particular trees within the western section of the site which contribute towards the green infrastructure in the area;
- Preferred vehicular access would be from Old Muirton Road;
- The layout should include a path and cycle network to encourage active travel with links to the core path on Coupar Angus Road as well as providing access to public transport and links to services and facilities within the Lochee District centre;
- 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

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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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