







Proposed Dundee Local Development Plan

Development Sites Assessment October 2012



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Development Site Assessment Information

This document has been prepared to identify the development sites for inclusion in the Proposed Dundee Local Development Plan 2014. The document has been prepared in partnership with the Key Agencies and other stakeholders to provide a detailed assessment of the development potential of each site.

The sites are made up of those:

- carried forward from the Dundee Local Plan Review 2005;
- identified in the Housing Land Audit;
- Dundee City Council owned sites which have become surplus to requirements or scheduled for demolition and clearance work;
- identified as part of ongoing physical regeneration works or other Council activities;
- nominated by developers and landowners, including sites identified via a call for sites consultation process in late 2010 and through the consultation exercise for the Main Issues Report in 2011, and;
- others brought to the attention of the Council over the period of the preparation of the Proposed Plan.

The Strategic Environmental Assessment (SEA) process and the Habitats Regulations Appraisal (HRA) have been used to assess the environmental impacts of implementing the Plan's preferred spatial strategy. The SEA and HRA have assisted in identifying the most appropriate locations for development in terms of potential impacts on the environment. The site assessment results contained in this document are part of this process and have helped to ensure that the decisions on individual sites were not taken in isolation but considered a range of planning and environmental considerations and the potential cumulative effects of the developments proposed.

The result of the detailed assessment process has been to determine which sites are to be allocated for specific purposes in the Proposed Dundee Local Development Plan and those which are not to be taken forward as an allocation.

Sites which were identified but are not taken forward as allocations are also included for information and could be reconsidered should the proposed spatial strategy be changed or amended in any way or if a particular site raises concerns and is not to be supported as a result of the Examination process.

Dundee is an ever changing city and it is likely that there are sites within the urban area which have not been identified through this process. These may come forward as windfall sites over the period of the Plan.

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

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4)	Sites proposed for Other Uses but <u>not*</u> to be allocated in the Proposed Local Development Plan**	151

(*These sites fall into the following categories:

- Planning permission has been granted for the proposed use.
- The location/sites is not considered to be a priority for the delivery of housing/use proposed.
- The site is not considered suitable for housing or the use proposed)

(**Includes sites which came forward from interested parties through the Call for Sites Exercise, the Main Issues Report Consultation or at some another time through the plan preparation process.

Revision Progress:

1	comments from Historic Scotland merged into assessments	
2	comments from SEPA progress merged into assessments	
3	comments from Scottish water progress merged into assessments	
4	water Issues - all assessment criteria combined	
5	Historic Environment - all assessment criteria combined	
6	Site Planning Briefs/Masterplans added (including hyperlinks)	
7	MIR Consultation site proposals added	
8		
9	Resorted into categories	
10	Key Agencies comments taken into account and amendments inserted.	

Sites to be Allocated

for

Housing

in the

Proposed Local Development Plan

Location Map:	
79m 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	
MORE ST	Sports Ground 77m
College	
Works	THE WEEK
© CROWN COPYRIGHT, ALL RIGHTS RESERVED DUNDER CITY COUNCIL LICENCE NO. 10002337: 2011	SCALE 1: 2500

Site Reference:	DCC alternative ref:	
MIR001	DC0214	
Site Name:		
Land at Melrose Terrace		
Site Address:		
Melrose Terrace		
Site Description:	Site Area:	

Part of Dundee
College Campus

Site Area.

1.62 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 75 homes.

75 nomes.	N
Assessment Topic	Notes
Site Planning or Design Brief	Developed by Jones Lang La Salle Not adopted by DCC
Neighbouring Uses	North – housing
	East – open space sports ground
	South – industry
	West – housing
Historic Environment	N/A
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	
Woodland	Some trees. Site works should seek to retain existing tree
	cover where possible.
Physical Constraints	Buildings
(e.g pylons, substations etc)	
Topography and Site Orientation	North/south orientation, slope to south
Designated Open Space	no
Transportation	Good links by all modes of transport
(including public transport, cycling and walking)	Potential increased traffic on N.E Arterial
Water Issues	Need to minimise input of surface water into the combined
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	sewer (Mitigation: Suds by infiltration). No flood risk identified.
Designated Environmental Site (including protected species)	no
Neighbouring Environmental Site	yes
Environmental Constraints (non-designated)	no
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.
	Potential to increase traffic on the North East arterial road.
Vacant or Derelict Land	no
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	75
Key Agency Comments	No comment
Ownership / Agent	Dundee College
	· ~

Location Map:	Site Reference: MIR003	DCC alternative ref: H44
	Site Name: Foggyley Gardens	
	Site Address: Foggyley Gardens	
	Site Description: Cleared land at Foggyley Gardens	Site Area: 2.05 Hectares
6 CROWN COPYRIGHT, ALL RIGHTS RESERVED SCALE 1: 5000		

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 70 homes.

70 homes.		
Assessment Topic	Notes	
Site Planning or Design Brief	Site Planning Brief	
Neighbouring Uses	North – Vacant Land and Employment Uses	
	East – Residential	
	South - Road Network and vacant leisure buildings	
	West – Residential	
Historic Environment	N/A	
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)		
Woodland	Evaluate/retain trees - with opportunity to strengthen links to	
	Clement Park. Site works should seek to retain existing tree	
	cover	
Physical Constraints (e.g pylons, substations etc)	Buildings	
Topography and Site Orientation	Flat, north/south orientation	
Designated Open Space	No	
Transportation	Bus stops situated to the south of the site and good	
(including public transport, cycling and walking)	connection by private car.	
Water Issues	Need to minimise input of surface water into the combined	
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	sewer (mitigation: suds by infiltration). No flood risk identified.	
Designated Environmental Site	No	
(including protected species) Neighbouring Environmental Site	No	
Environmental Constraints (non-designated)	No	
Contamination	Potential for contamination from historical land use in vicinity.	
Air Quality	The entire Dundee area is an air quality management area.	
All Quality	No hot spots identified in perimeter.	
Vacant or Derelict Land	Yes	
Efficient Use of land / regeneration	Brownfield	
contribution	Biominion	
(including Brownfield / Greenfield)		
Other information	Part of this site was allocated in the Dundee Local Plan	
	Review 2005 as site H44	
Potential Residential Capacity	70	
Key Agency Comments	No comment	
Ownership / Agent	Dundee City Council	

Location Map:

SCALE 1: 5000

DCC alternative ref: Site Reference: MIR004 H41 / CFS041

Site Name:

Hillside, Yarrow Terrace

Site Address:

between Yarrow Terrace/Dalrymple Street
Site Description: Site Area:

includes existing playing field

4.33 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 60 homes.

Assessment Topic	Notes
Site Planning or Design Brief	None
Neighbouring Uses	North – Residential
	East – Residential
	South - Residential
	West – Residential
Historic Environment	N/A
(including Listed Buildings/Conservation Areas /	
Scheduled Monuments etc) Woodland	Mature trace exist an boundary of courthern coetion of site plus
vvoodiand	Mature trees exist on boundary of southern section of site plus a tree belt over the site. Evaluate/retain trees and woodland
Dhysical Canatroints	belt. Site works should seek to retain existing tree cover
Physical Constraints (e.g pylons, substations etc)	Ground conditions unknown due to an infilled quarry on part of
	site, substation, buildings
Topography and Site Orientation	Slopes to south, north/south orientation, undulating
Designated Open Space	Part of the site is designated open space.
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues	Need to minimise input of surface water into the combined
(including Waste Water, Flood Risk on and off-site and	sewer (Mitigation: Suds by infiltration if no contamination due
expected mitigation measures)	to infilling, lined suds may be appropriate). No flood risk
	identified.
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Historical uses suggest potential for contamination through
	infilled land and disused quarry. Investigative works were
	undertaken in Feb 2012 by a potential housing developer.
	Some investigation carried out by DCC under Part IIA EPA
	1990. Ongoing gas monitoring. Assessment of the infilled
	area would be required and design of SUDS etc adjusted
	accordingly dependent upon results of such a survey.
Air Quality	The entire Dundee area is an air quality management area.
	No hot spots identified in perimeter.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield. The site capacity stated allows for the required
contribution	retention of significant areas of green space within this site but
(including Brownfield / Greenfield)	permits flexibility in how a development could be designed into
	the landscape.
Other information	Part of this site was allocated in the Dundee Local Plan
	Review 2005 as site H41 and was identified during the call for
	sites exercise (ref CFS0041)
Potential Residential Capacity	60

Key Agency Comments	SNH: Is there an opportunity to strengthen links with adjacent schools? Grounds for Learning and/or Safe Routes to School. Also could strengthen links with Balgay Park to increase green network resource.
Ownership / Agent	University Of Abertay

Location Map:		
	Sia	
THE SECOND		
# B	Car Park	

Site Reference:	DCC alternative ref:
MIR005	DC0374
Site Name:	
Land at Earn Crescent	
Site Address:	
Earn Crescent	
Site Description:	Site Area:
Site has recently been	2.81 Hectares
cleared of existing	
multis and car parking	
blocks. It is quite	
heavily planted on the	
southern and north	
eastern boundaries.	
There are some other	
trees scattered	

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 60 homes. To be linked with site immediately to the east and considered under MIR 25 to form a single site allocation. Capacity may have to be reduced if the proposal for a new primary school is to proceed within part of the area identified in this allocation.

throughout the site.

Assessment Topic	Notes
Site Planning or Design Brief	Site Planning Brief
Neighbouring Uses	North - Residential & retail
	East – Residential
	South – Ninewells Hospital
	West – Residential
Historic Environment	N/A
(including Listed Buildings/Conservation Areas /	
Scheduled Monuments etc)	
Woodland	Evaluate trees /woodland where appropriate. Site works
	should seek to retain existing tree cover and enhance the
	quantity of woodland provision
	As a general comment, many of the wooded sites around
	Ninewells, and Balgay contribute to a wooded urban character
	in views travelling from the west and in the approach to
	Dundee – which gives a positive impression.
Physical Constraints	No known
(e.g pylons, substations etc)	Olivial aloring and a section of
Topography and Site Orientation	Slightly sloping, east/west orientation
Designated Open Space	No
Transportation	Good links by all modes of transport
(including public transport, cycling and walking) Water Issues	Need to minimise input of surface water into the combined
(including Waste Water, Flood Risk on and off-site and	
expected mitigation measures)	sewer (Mitigation: Suds by infiltration). No flood risk identified.
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Preplanning information indicates asbestos found.
	Remediation statement submitted.
Air Quality	The entire Dundee area is an air quality management area.
	No hot spots identified in perimeter.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Yes- Brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	None

Key Agency Comments	No comment
Potential Residential Capacity	60
Ownership / Agent	Dundee City Council

Location Map:	Site Reference:	DCC alternative ref:
医原料 一個的 医眼睛和小沙	MIR006	DC0187
	Site Name:	
	Stack Leisure Park	
	Site Address:	
	Stack Leisure Park	
A CONTRACT OF THE PARTY OF THE	Site Description:	Site Area:
	Leisure Park	6.19 Hectares
出次后次配品部 \\ 18 6 \ 1 1 6		
Hard Company of the Hard C		
SCALE 1: 5000 SCALE 1: 5000		

Recommendation that as part of the redevelopment of the leisure park an allocation of approximately 50 houses be included. Specific area/site/s to be identified as part of the Master Planning process for the former Leisure Park.

Assessment Topic Notes		
•		
Site Planning or Design Brief Neighbouring Uses	Lochee Physical Regeneration Framework	
Neighbouring Oses	North – Leisure uses and housing	
	East – Council Depot	
	South – housing	
Historic Environment	West – housing and District Shopping Centre	
fincluding Listed Buildings/Conservation Areas /	Site contains listed buildings (Category A Cox's stack and	
Scheduled Monuments etc)	adjacent Mill). Is within Lochee Conservation Area and has	
,	other archaeological interest	
Woodland	None	
Physical Constraints (e.g pylons, substations etc)	yes	
Topography and Site Orientation	flat, north/west orientation	
Designated Open Space	no	
Transportation	good access for pedestrians to Lochee District Centre.	
(including public transport, cycling and walking)	Redevelopment should include cycle route connections	
	through the site	
	potential increase in traffic on N.W arterial and existing	
	congestion	
Water Issues	Need to control surface water (Mitigation: Suds by infiltration	
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	and by ponds)	
expected miligation measures/	Potential for a culverted watercourse (Lochlee) to south of site	
	(probably outwith site) - any design should avoid overbuilding	
<u> </u>	such a culvert	
Designated Environmental Site (including protected species)	no	
Neighbouring Environmental Site	no	
Environmental Constraints (non-designated)	no	
Contamination	Potential for contamination from historical land use on site and	
	in vicinity (Camperdown Jute Works). Phase I investigation by	
	DCC under Part IIA.	
Air Quality	Traffic generation on NW Arterial.	
/ iii Quality	Will impact on hot spots.	
	The entire Dundee area is an air quality management area.	
Vacant or Derelict Land	yes	
Efficient Use of land / regeneration	brownfield	
contribution		
(including Brownfield / Greenfield)		
Other information	None	
Potential Residential Capacity	50	
Key Agency Comments	No comment	
Ownership / Agent	T J Morris	

Location Map:	
DEE GARDENS	ALINING.
HI TONE	PWI
工具	
三国国间	
© CROWN COPYRIGHT, ALL RIGHTS RESERVED DUNDED CITY COUNCIL LICENCE NO. 10002337: 2011	SCALE 1: 2500

Site Reference: DCC alternative ref: MIR009 DC0377 Site Name: Land at Charleston Drive (Gowrie Court)

Site Address:

Gowrie Court / Hillside Court, Charleston Drive
Site Description: Site Area:

Site has been cleared

1.02 Hectares

Recommendation that this site be allocated for residential purposes with a capacity of 22 homes in line

with the approved site planning brief.			
Assessment Topic	Notes		
Site Planning or Design Brief	Site Planning Brief		
Neighbouring Uses	North – Residential		
	East – Residential & grassed area		
	South - Residential		
	West – Residential		
Historic Environment	N/A		
(including Listed Buildings/Conservation Areas /			
Scheduled Monuments etc)	Name		
Woodland	None		
Physical Constraints	No known		
(e.g pylons, substations etc) Topography and Site Orientation	Slightly sloping site, east/west orientation		
Designated Open Space	No		
Transportation	Good links by all modes of transport		
(including public transport, cycling and walking)	Good links by all filodes of transport		
Water Issues	Need to minimise input of surface water into the combined		
(including Waste Water, Flood Risk on and off-site and	sewer (Mitigation: Suds by infiltration or green roofs). No flood		
expected mitigation measures)	risk identified.		
Designated Environmental Site	No		
(including protected species)			
Neighbouring Environmental Site	No		
Environmental Constraints (non-designated)	No		
Contamination	Preplanning information indicates asbestos found.		
	Remediation statement submitted.		
Air Quality	The entire Dundee area is an air quality management area.		
	No hot spots identified in perimeter.		
Vacant or Derelict Land	No		
Efficient Use of land / regeneration	Yes - Brownfield		
contribution			
(including Brownfield / Greenfield)			
Other information	None		
Potential Residential Capacity	22		
Key Agency Comments	No comment		
Ownership / Agent	Dundee City Council		

Location Map:	Site Reference:	DCC alternative ref:
SRidbi d	MIR010	H02 / H03
PWS	Site Name:	
PORT	Marketgait/Tay Street	Lane
Steeple 3	Site Address:	
Sch Market	Marketgait/Tay Street Lane	
Cross) At Company	Site Description:	Site Area:
LOSAL CHARLES TO SERVICE AND A	Land currently	0.2 Hectares
The state of the s	occupied by car rental	
	outlet on Marketgait	
A STATE OF THE STA	and backlands	
PW	including mews	
	buildings in Tay Street	
University	Lane	
© CROWN COPYRIGHT, ALL RIGHTS RESERVED SCALE 1: 2500		

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 18 homes.

Assessment Topic	Notes
Site Planning or Design Brief	Site Planning Brief
Neighbouring Uses	North – Residential
9	East – Business uses
	South – Business uses
	West – Business uses
Historic Environment	Includes category B and C listed buildings and adjacent to A
(including Listed Buildings/Conservation Areas /	Listed terrace on South Tay Street. Is within the University
Scheduled Monuments etc)	Conservation Area
Woodland	None
Physical Constraints	Buildings, substation nearby
(e.g pylons, substations etc)	
Topography and Site Orientation	Flat, east/west orientation
Designated Open Space	No .
Transportation (including public transport, cycling and walking)	City Centre location
Water Issues	Due to site size constraints, mitigation could consider green
(including Waste Water, Flood Risk on and off-site and	roofs to achieve suds. No flood risk identified.
expected mitigation measures)	
Designated Environmental Site	No
(including protected species)	NI.
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No Statistics for the first state of the sta
Contamination	Potential for contamination from historical land use on site and
	in vicinity (e.g. cancelled petroleum licence, Tayside printing
Air Quality	works.) Phase I & II submitted for 06/00769/FUL may overlap. There are hot spot areas close to the perimeter of the area.
All Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield
contribution	Diowinield
(including Brownfield / Greenfield)	
Other information	Part of this site was allocated in the Dundee Local Plan
	Review 2005 as H02 and H03 – much of which has been
	redeveloped
Potential Residential Capacity	18
Key Agency Comments	SNH
	Support use of design brief to ensure high quality
	development within West Port cultural quarter with
	recognisable townscape character.
Ownership / Agent	Brian Ower and Dundee City Council

Location Map: CROWN COPYRIGHT, ALL RIGHTS RESERVED DUNDER CITY COUNCIL LICENCE NO. 100023371 2011

DCC alternative ref: Site Reference: MIR011 DC 0078

Site Name:

Land at Lewis Terrace Mill O'Mains

Site Address:

Lewis Terrace Mill O'Mains

Site Description: Sit
Housing site with lock 0.6 up garages,

playground, electricity sub station and tree planting.

Site Area: 0.67 Hectares

Recommendation that this site be allocated for residential use for 18 houses.

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – Green space and housing
	East – Green space and housing
	South – housing
	West -housing
Historic Environment	N/A
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	
Woodland	Evaluate /retain trees where possible/replant.
Physical Constraints (e.g pylons, substations etc)	Sub station, housing, car parking and hard standings on site.
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	no
Transportation	Good links by all modes of transport
(including public transport, cycling and walking)	
Water Issues (including Waste Water, Flood Risk on and off-site and	On site source control for surface water required - to fit in with
expected mitigation measures)	master plan SUDS for overall development. No flood risk identified.
Designated Environmental Site (including protected species)	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	No phase I, II & III for 11/00733/FULM cover part of the site.
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Yes
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	N.
Other information	None
Potential Residential Capacity	18
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Balgay Cemetery Balgay Cemetery SCALE 1: 2500

Site Reference:
MIR012

Site Name:
Land at Blackwood Court, Glamis Road

Site Address:
Blackwood Court, Glamis Road

Site Description:
Site has been cleared of former Housing Association properties.

DCC alternative ref:
DC0372

Site Name:
Court, Glamis Road

Site Area:
0.70 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 18 homes.

18 nomes.			
Assessment Topic	Notes		
Site Planning or Design Brief	No Notific Bookidestick		
Neighbouring Uses	North – Residential		
	East – Residential		
	South – Balgay Park		
	West – Residential		
Historic Environment (including Listed Buildings/Conservation Areas /	Site abuts Balgay Park so any development should take		
Scheduled Monuments etc)	cognisance of sensitive boundary features and make a		
Constitution and the other	positive contribution using appropriate planting with respect to		
AAZ	the adjacent designed landscape.		
Woodland	Retain trees/landscape framework where possible and		
Dhunia al Oanatusiata	connect to existing landscape features.		
Physical Constraints (e.g pylons, substations etc)	No known		
Topography and Site Orientation	Slightly sloping site, east/west orientation		
Designated Open Space	No		
Transportation	Good links by all modes of transport		
(including public transport, cycling and	Good links by all modes of transport		
walking)			
Water Issues	Need to mitigate effects of surface water. (Mitigation: Suds by		
(including Waste Water, Flood Risk on and off-site and	infiltration and ponds). No flood risk identified.		
expected mitigation measures)	initiation and portable to nood not identified.		
Designated Environmental Site	No		
(including protected species)			
Neighbouring Environmental Site	Balgay Park is a Designed Landscape		
Environmental Constraints (non-designated)	No .		
Contamination	Cemetery to S. No other obvious issues.		
Air Quality	The entire Dundee area is an air quality management area.		
Wassalas Davillat Land	No hot spots identified in perimeter.		
Vacant or Derelict Land	No Page 11 I		
Efficient Use of land / regeneration	Yes - Brownfield		
contribution			
(including Brownfield / Greenfield) Other information	None		
	18		
Potential Residential Capacity Key Agency Comments			
Key Agency Comments	No comment		
Ownership / Agent	Margaret Blackwood Housing Association		

Location Map: Site I MIRO Site I Land Site I Harris Site I Flat s Mains

Site Reference:	DCC alternative ref:	
MIR014	DC 0081	
Site Name:		
Land at Harris Terrace		
Site Address:		
Harris Terrace		
Site Description:	Site Area:	
Flat site , part of Mill o'	0.30 Hectares	
Mains Masterplan		
•		

Recommendation that this site be allocated for residential use for 15 houses.

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – industry
Neighbouring oses	East – housing
	South – Housing
	West – Housing
Historic Environment	N/A
(including Listed Buildings/Conservation Areas /	
Scheduled Monuments etc)	
Woodland	None
Physical Constraints (e.g pylons, substations etc)	existing buildings, hard standing, parking area.
Topography and Site Orientation	generally flat, north/south orientation
Designated Open Space	no
Transportation	Good links by all modes of transport
(including public transport, cycling and walking)	·
Water Issues	On site source control for surface water required - to fit in with
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	master plan SUDS for overall development. No flood risk
	identified.
Designated Environmental Site (including protected species)	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	No. Mill O' Mains Reports may contain relevant information.
	No obvious issues.
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	N.
Other information	None
Potential Residential Capacity	15
Key Agency Comments	SNH
	significant opportunities to create small community 'pocket
	parks' which should be integral to the development of any new
Over analysis / Agreet	housing.
Ownership / Agent	Dundee City Council

Location Map:	Site Reference:	DCC alternative ref:
	MIR015	DC 0094
	Site Name:	
	Land at Hebrides Driv	e Mill O' Mains
	Site Address:	
Supro	Hebrides Drive Mill O'	Mains
Subway	Site Description:	Site Area:
	Open space and part	0.35 Hectares
Weit Si Gov	of the wildlife corridor.	
ains of)		
J M money Co. D.		
Waterfall Oak Ward Wood		
A D CROWN COPYRIGHT ALL RIGHTS RESERVED SCALE 1: 2500		

This site is identified in the Mill O Mains Community Regeneration Masterplan. It is considered that the site is capable of being developed for approximately 10 houses. Recommended that the site be allocated in the Local Development Plan

Concerns have been raised regarding the loss of part of the wildlife corridor at this location and on another site immediately to the east. Whilst the development of these sites would result in the loss of a strip of the corridor along its northern edge it would not reduce the extent of the corridor at this location to undermine the integrity of the corridor as a whole. The housing is also to be kept to the northern part of the site with gardens extending down to the wildlife corridor. It should be noted that an area to the south of this site has been developed for a SUDS pond as part of the master planning process to serve the new housing in the area. The SUDS pond has been planted to seek to enhance the quality of the wildlife corridor and provide a more diverse habitat than exists at present. It is considered that the loss of an area of the corridor along the northern edge can be supported given the extent and quality of the land being lost and the enhancement of the area through the SUDS provision and planting.

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – housing East – wildlife corridor South – wildlife corridor West –wildlife corridor
Historic Environment(including Listed (Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Evaluate/retain trees
Scheduled Monument or other Archaeological Interest	no
Physical Constraints (e.g pylons, substations etc)	no
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	yes
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	On site source control for surface water required - to fit in with master plan SUDS for overall development. Part of the site is within the 1:200 year functional flood plain of the Dighty Burn. Potential development of allocation could increase the probability of flooding elsewhere. In developing this site a Flood Risk Assessment should be carried out to establish the areas suitable for development and no development should take place within the functional flood plain, or within the an area of coastal flood risk, unless appropriate defences are in place.
Designated Environmental Site (including protected species)	yes

Environmental Constraints (non-designated) No known issues Likely to be housing demolition material under ground. Mill O' Mains Reports may contain relevant information. Air Quality No hot spots identified in perimeter. The entire Dundee area is an air quality management area. Vacant or Derelict Land no Efficient Use of land / regeneration contribution (including Brownfield / Greenfield) Other information None Potential Residential Capacity 10 SNH - We are recommending that sites 15 and 27 are not allocated as they lie within the Dighty Wildlife corridor. This would allocate housing within the existing wildlife corridor (also open space) along the Dighty, including a small wooded area in the site. We recommend this is not allocated and this would set a precedent for development within the corridor. It is unclear how this proposal fits with Mill O' Mains community regeneration masterplan which is referred to. Development of this site would also erode and further fragment the landscape character of the corridor and narrowing the extent of this resource between the built landscape to the north and the busy Claverhouse Road to the south. In addition the orientation of this site would effectively preclude access between the local communities to the north, and recreational resource to the site. Retention of this site as open space provides an opportunity to improve and reinforce the local landscape setting and sense of place for the local community as part of the Regeneration Masterplan.	Neighbouring Environmental Site	yes
Air Quality Air Quality No hot spots identified in perimeter. The entire Dundee area is an air quality management area. Vacant or Derelict Land no Efficient Use of land / regeneration contribution (including Brownfield / Greenfield) Other information None Potential Residential Capacity Key Agency Comments SNH - We are recommending that sites 15 and 27 are not allocated as they lie within the Dighty Wildlife corridor. This would allocate housing within the existing wildlife corridor (also open space) along the Dighty, including a small wooded area in the site. We recommend this is not allocated and this would set a precedent for development within the corridor. It is unclear how this proposal fits with Mill O' Mains community regeneration masterplan which is referred to. Development of this site would also erode and further fragment the landscape character of the corridor and narrowing the extent of this resource between the built landscape to the north and the busy Claverhouse Road to the south. In addition the orientation of this site would effectively preclude access between the local communities to the north, and recreational resource to the site. Retention of this site as open space provides an opportunity to improve and reinforce the local landscape setting and sense of place for the local community as part of the Regeneration Masterplan.	Environmental Constraints (non-designated)	no
Vacant or Derelict Land Efficient Use of land / regeneration contribution (including Brownfield / Greenfield) Other information Potential Residential Capacity Key Agency Comments SNH - We are recommending that sites 15 and 27 are not allocated as they lie within the Dighty Wildlife corridor. This would allocate housing within the existing wildlife corridor (also open space) along the Dighty, including a small wooded area in the site. We recommend this is not allocated and this would set a precedent for development within the corridor. It is unclear how this proposal fits with Mill O' Mains community regeneration masterplan which is referred to. Development of this site would also erode and further fragment the landscape character of the corridor and narrowing the extent of this resource between the built landscape to the north and the busy Claverhouse Road to the south. In addition the orientation of this site would effectively preclude access between the local communities to the north, and recreational resource to the site. Retention of this site as open space provides an opportunity to improve and reinforce the local landscape setting and sense of place for the local community as part of the Regeneration Masterplan.	Contamination	under ground. Mill O' Mains Reports may contain relevant
Efficient Use of land / regeneration contribution (including Brownfield) Other information None Potential Residential Capacity Key Agency Comments SNH - We are recommending that sites 15 and 27 are not allocated as they lie within the Dighty Wildlife corridor. This would allocate housing within the existing wildlife corridor (also open space) along the Dighty, including a small wooded area in the site. We recommend this is not allocated and this would set a precedent for development within the corridor. It is unclear how this proposal fits with Mill O' Mains community regeneration masterplan which is referred to. Development of this site would also erode and further fragment the landscape character of the corridor and narrowing the extent of this resource between the built landscape to the north and the busy Claverhouse Road to the south. In addition the orientation of this site would effectively preclude access between the local communities to the north, and recreational resource to the site. Retention of this site as open space provides an opportunity to improve and reinforce the local landscape setting and sense of place for the local community as part of the Regeneration Masterplan.	Air Quality	
contribution (including Brownfield / Greenfield) Other information Potential Residential Capacity Key Agency Comments SNH - We are recommending that sites 15 and 27 are not allocated as they lie within the Dighty Wildlife corridor. This would allocate housing within the existing wildlife corridor (also open space) along the Dighty, including a small wooded area in the site. We recommend this is not allocated and this would set a precedent for development within the corridor. It is unclear how this proposal fits with Mill O' Mains community regeneration masterplan which is referred to. Development of this site would also erode and further fragment the landscape character of the corridor and narrowing the extent of this resource between the built landscape to the north and the busy Claverhouse Road to the south. In addition the orientation of this site would effectively preclude access between the local communities to the north, and recreational resource to the site. Retention of this site as open space provides an opportunity to improve and reinforce the local landscape setting and sense of place for the local community as part of the Regeneration Masterplan.	Vacant or Derelict Land	no
Rey Agency Comments SNH - We are recommending that sites 15 and 27 are not allocated as they lie within the Dighty Wildlife corridor. This would allocate housing within the existing wildlife corridor (also open space) along the Dighty, including a small wooded area in the site. We recommend this is not allocated and this would set a precedent for development within the corridor. It is unclear how this proposal fits with Mill O' Mains community regeneration masterplan which is referred to. Development of this site would also erode and further fragment the landscape character of the corridor and narrowing the extent of this resource between the built landscape to the north and the busy Claverhouse Road to the south. In addition the orientation of this site would effectively preclude access between the local communities to the north, and recreational resource to the site. Retention of this site as open space provides an opportunity to improve and reinforce the local landscape setting and sense of place for the local community as part of the Regeneration Masterplan.	contribution	
SNH - We are recommending that sites 15 and 27 are not allocated as they lie within the Dighty Wildlife corridor. This would allocate housing within the existing wildlife corridor (also open space) along the Dighty, including a small wooded area in the site. We recommend this is not allocated and this would set a precedent for development within the corridor. It is unclear how this proposal fits with Mill O' Mains community regeneration masterplan which is referred to. Development of this site would also erode and further fragment the landscape character of the corridor and narrowing the extent of this resource between the built landscape to the north and the busy Claverhouse Road to the south. In addition the orientation of this site would effectively preclude access between the local communities to the north, and recreational resource to the site. Retention of this site as open space provides an opportunity to improve and reinforce the local landscape setting and sense of place for the local community as part of the Regeneration Masterplan.	Other information	None
allocated as they lie within the Dighty Wildlife corridor. This would allocate housing within the existing wildlife corridor (also open space) along the Dighty, including a small wooded area in the site. We recommend this is not allocated and this would set a precedent for development within the corridor. It is unclear how this proposal fits with Mill O' Mains community regeneration masterplan which is referred to. Development of this site would also erode and further fragment the landscape character of the corridor and narrowing the extent of this resource between the built landscape to the north and the busy Claverhouse Road to the south. In addition the orientation of this site would effectively preclude access between the local communities to the north, and recreational resource to the site. Retention of this site as open space provides an opportunity to improve and reinforce the local landscape setting and sense of place for the local community as part of the Regeneration Masterplan.	Potential Residential Capacity	10
Ownership / Agent Dundee City Council	Key Agency Comments	allocated as they lie within the Dighty Wildlife corridor. This would allocate housing within the existing wildlife corridor (also open space) along the Dighty, including a small wooded area in the site. We recommend this is not allocated and this would set a precedent for development within the corridor. It is unclear how this proposal fits with Mill O' Mains community regeneration masterplan which is referred to. Development of this site would also erode and further fragment the landscape character of the corridor and narrowing the extent of this resource between the built landscape to the north and the busy Claverhouse Road to the south. In addition the orientation of this site would effectively preclude access between the local communities to the north, and recreational resource to the site. Retention of this site as open space provides an opportunity to improve and reinforce the local landscape setting and sense of place for the local community
Dallaco Otty Occition	Ownership / Agent	Dundee City Council

Location Map:

Site Reference: DCC alternative ref: MIR016 DC0191

Site Name:

Land at Dens Road (by Dens Road market)

Site Address:

Dens Road (by Dens Road market)

Site Description:
Hard surfaced with

Site Area:
0.41 Hecta perimeter tree planting

Site Area: 0.41 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 14 homes.

Assessment Topic	Notes
Site Planning or Design Brief	Site Planning Brief
Neighbouring Uses	North – housing
	East – housing
	South – housing
	West -housing
Historic Environment(including Listed	N/A
(Buildings/Conservation Areas / Scheduled Monuments	
etc)	Establish Silver Silver Control of Control
Woodland	Evaluate/ retain existing trees around perimeter
Physical Constraints	no
(e.g pylons, substations etc) Topography and Site Orientation	flat site sloping south
Designated Open Space	no
Transportation	Good links by all modes of transport
(including public transport, cycling and walking)	dood links by all filodes of transport
Water Issues	Culverted watercourse (Dens Burn) in the area.
(including Waste Water, Flood Risk on and off-site and	SEPA :Assessment of flood risk recommended.
expected mitigation measures)	(Mitigation: Lined SUDS may be appropriate to discharge into
	the culverted watercourse.)
	Previous sewer capacity issues
Designated Environmental Site	no
(including protected species)	
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	Potential contamination previous use was a foundry however
	remediation work has been undertaken
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	yes
Efficient Use of land / regeneration	brownfield
contribution	
(including Brownfield / Greenfield)	
Potential Residential Capacity	14
Key Agency Comments	See above
Ownership / Agent	Dundee City Council

Location Map: Works © CROWN COPYRIGHT, ALL RIGHTS RESERVED ELMOCE CITY COUNCIL KERNET NO. 100002377 2011 SCALE 1: 2500

Site Reference: DCC alternative ref:
MIR018 H22 / CFS018
Site Name:
Loons Road/Lawside Road

Site Address:

Loons Road/Lawside Road

Site Description:
Vacant land and factory buildings at corner of Loons
Road/Lawside Road

Site Area: 0.48 Hectares

This site was allocated in the Dundee Local Plan review 2005 for housing. It is recommendation that this site be allocated for 12 houses.

Assessment Topic	Notes
Site Planning or Design Brief	Site Planning Brief
Neighbouring Uses	North – Residential
	East – factory Unit with residential beyond
	South – residential
	West –Industrial / business uses
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	No
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good access by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	(Mitigation: Due to contamination, Lined SUDS may be appropriate.)
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Historical land uses suggest potential for contamination including a foundry and cancelled Petroleum Licence
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Part of site in the vacant and derelict land register
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	B : (1): 1: 1: 1: 1: 1: 1: 1: 1: 1: 1: 1: 1: 1:
Other information	Part of this site was allocated in the Dundee Local Plan Review 2005 as site H22
Potential Residential Capacity	12
Key Agency Comments	No comment
Ownership / Agent	Tayprint Ltd.

Location Map:	Site Reference:	DCC alternative ref:
	MIR020	DC 0092
	Site Name:	
	Land at Hebrides Driv	re
	Site Address:	
	Hebrides Drive	
	Site Description:	Site Area:
way how	housing site for	0.58 Hectares
Subway	redevelopment	
Playing		
Weir Sil Gov		
- moreover		
63		
CROWN COPYRIGHT, ALL RIGHTS RESERVED SCALE 1: 2500		
Recommendation that this site he allocated for	r 20 houses	

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – housing
	East – open space
	South – wildlife corridor
	West -housing
Historic Environment	N/A
(including Listed Buildings/Conservation Areas /	
Scheduled Monuments etc)	
Woodland	None
Physical Constraints	no
(e.g pylons, substations etc)	flet mouth/couth evicatetics
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	no
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues	Majority of the site is within the 1:200 year fluvial flood outline
(including Waste Water, Flood Risk on and off-site and	of the Dighty Burn. Potential development of allocation could
expected mitigation measures)	increase the probability of flooding elsewhere - Assessment of
	flood risk recommended. On site source control for surface
	water required - to fit in with master plan SUDS for overall
	development. Assessment of flood risk undertaken by CD
	Engineers. Required mitigation measures agreed.
Designated Environmental Site	no
(including protected species)	
Neighbouring Environmental Site	yes
Environmental Constraints (non-designated)	no
Contamination	No known issues. Likely to be housing demolition material
	under ground. Cancelled petroleum Licence and Service
	Station to N. Mill O' Mains Pi, II, III of relevance.
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration	brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	20
Key Agency Comments	SNH
	significant opportunities to create small community 'pocket
	parks' which should be integral to the development of any new
	housing.
	Create access to wildlife corridor and native tree planting to

	southern boundary to enhance wildlife corridor. In addition mitigation planting could be incorporated to mitigate visual and noise impacts from the adjacent A90 corridor. Structural planting should include for trees which have an appropriate character which would create stature and impact in an urban landscape.
Ownership / Agent	Dundee City Council

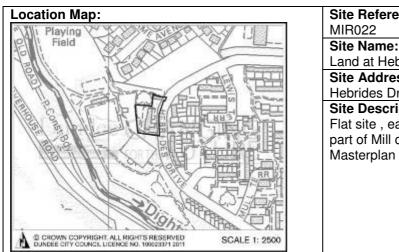
Location Map:	
HIIA	
	FB
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Dismanifed Riv	Post
DISTINGUISMON DI	SCALE 1: 2500

Site Reference:	DCC alternative ref:
MIR021	H66
Site Name:	
Armitstead	
Site Address:	
Monifieth Road	
Site Description:	Site Area:
House set in mature	1.0 Hectares
garden	

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 10 homes.

Assessment Topic	Notes
Site Planning or Design Brief	Site Planning Brief
Neighbouring Uses	North – Recreational parkland
	East – Residential
	South - Railway Line and recreational land
	West – Residential
Historic Environment(including Listed (Buildings/Conservation Areas / Scheduled Monuments etc)	Is within Reres Hill Conservation Area. The lodge and gatehouse are Category C(S) listed, therefore should be retained. The main house on the site is unlisted but makes a
	positive contribution to the Conservation Area and therefore its retention is preferable. Conversion to residential should be possible.
Woodland	Tree Preservation Order 03/05 is present on site.
Physical Constraints (e.g pylons, substations etc)	Buildings
Topography and Site Orientation	Flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Need to mitigate effects of surface water. (Mitigation: Suds by infiltration and ponds). No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	Yes site north of Broughty Ferry Beach SPA/SSSI and Broughty Ferry LNR
Environmental Constraints (non-designated)	Site situated in between Shiell Street and Reres Hill Community Wildlife Sites
Contamination	No obvious issues.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	brownfield
Other information	Site was allocated in Dundee Local Plan Review 2005 as site
	H66, development has taken place in north west of site.
Potential Residential Capacity	10
Key Agency Comments	SNH Retain TPO trees and evaluate trees/woodland on site
	including enhancement of southern boundary habitat

	(connectivity) with Broughty Ferry LNR. Potentially culturally sensitive site located between Reres Hill and the coastal esplanade with opportunity to create links from the coast.
Ownership / Agent	H&H Properties



DCC alternative ref: Site Reference: MIR022 DC 0080 Site Name: Land at Hebrides Drive Mill O 'Mains Site Address: Hebrides Drive Mill O' Mains

Site Description: Site
Flat site , east facing, part of Mill o' Mains Site Area:

0.21 Hectares

Recommendation that this site be allocated for 10 houses.

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – Green space
	East – housing
	South – Designated open space and sports facilities.
	West – Designated open space and sports facilities.
Historic Environment(including Listed (Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Need to evaluate and retain trees
Physical Constraints (e.g pylons, substations etc)	existing buildings, hard standing, lock ups.
Topography and Site Orientation	generally flat, north/south orientation
Designated Open Space	no
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Part of site is within the 1:200 year fluvial flood outline of the Dighty Burn. Potential development of allocation could increase the probability of flooding elsewhere - Assessment of flood risk recommended. On site source control for surface water required - to fit in with master plan SUDS for overall development. Assessment of flood risk undertaken by CD Engineers. Required mitigation measures agreed.
Designated Environmental Site (including protected species)	no
Neighbouring Environmental Site	Dighty Wildlife Corridor
Environmental Constraints (non-designated)	no
Contamination	Potential for contamination from historical land use in vicinity (e.g. textile manufacture and quarry).
Air Quality	No hot spots identified in perimeter.
-	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	yes
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	10
Key Agency Comments	SNH
	significant opportunities to create small community 'pocket parks' which should be integral to the development of any new housing.

O / A	D	
Ownership / Agent	Dundee City Council	
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Location Map:	
	Loche
School School	
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Site Reference:	DCC alternative ref:	
MIR023	DC404	
Site Name:		
Lochee Primary School		
Site Address:		
South Road/Donald Street		
Site Description:	Site Area:	
school set in grassed	1.85 Hectares	
playing fields with		
trees around		
boundary		

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 30 homes.

Assessment Topic Notes				
	Notes			
Site Planning or Design Brief Neighbouring Uses	North – residential			
Neighbouring Oses				
	East – residential			
	South – residential			
TP-1-2-E-2	West – residential			
Historic Environment (including Listed Buildings/Conservation Areas /	N/A			
Scheduled Monuments etc)				
Woodland	Need to evaluate /retain woodland within site boundary.			
Physical Constraints	Buildings			
(e.g pylons, substations etc)	Sananigo			
Topography and Site Orientation	undulating, east/west orientation			
Designated Open Space	Yes			
Transportation	Need to retain, and provide access to pathway on south side			
(including public transport, cycling and walking)	of site (old railway line)			
Water Issues	Dundee bi annual flood report indicates that there may be a			
(including Waste Water, Flood Risk on and off-site and	culverted watercourse (Lochlee) in the area.			
expected mitigation measures)	Need to mitigate effects of surface water. (Mitigation: Suds by			
	infiltration and ponds). SEPA: May require a Flood Risk			
	Assessment to be carried out.			
Designated Environmental Site	No			
(including protected species)				
Neighbouring Environmental Site	No			
Environmental Constraints (non-designated)	No			
Contamination	Potential for contamination from historical land use on site and			
	in vicinity (e.g. heap and bedding factory onsite, sawmills to			
	W).			
Air Quality	No hot spots identified in perimeter.			
	The entire Dundee area is an air quality management area.			
Vacant or Derelict Land	No.			
Efficient Use of land / regeneration	Brownfield			
contribution				
(including Brownfield / Greenfield)	900			
Other information	none			
Potential Residential Capacity	30			
Key Agency Comments	No comment			
Ownership / Agent	Dundee City Council			

Location Map:	
HOMAS MACLINGAN WAY	Car Park
	SCALE 1: 2500

Site Reference: DCC alternative ref: DC0376

Site Name: Land at Dickson Avenue

Site Address: Former Menzieshill House, Dickson Avenue

Site Description: Site Area: 0.56 Hectares
House, Dickson Avenue

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 10 homes. Capacity may have to be reduced if the proposal for a new primary school is to proceed within part of the area identified in this allocation.

Assessment Topic	Notes
Site Planning or Design Brief	Site Planning Brief
Neighbouring Uses	North – Residential East – Residential
	South – Ninewells Hospital West – Residential
Historic Environment(including Listed (Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	Sloping site, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Need to minimise input of surface water into the combined sewer (Mitigation: Suds by infiltration). No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	No obvious issues.
Air Quality	The entire Dundee area is an air quality management area. No hot spots identified in perimeter.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution	Yes - brownfield
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	10
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map: CROWN COPYRIGHT, ALL RIGHTS RESERVED DUNDER CITY COUNCIL LICENCE NO. 10002337: 2011

DCC alternative ref: Site Reference: MIR026 DC 0083

Site Name:

Land at Hebrides Drive Mill O'Mains (North)

Site Address:

Hebrides Drive Mill O'Mains

Site Description: Site housing site for 0.2 redevelopment

Site Area: 0.22 Hectares

Recommendation that this site be allocated for 9 residential units

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – Industry
	East – housing
	South – housing
	West –housing
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	no
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	no
Transportation (including public transport, cycling and walking)	Good links by all modes of transport Planting could be incorporated to mitigate visual and noise impacts from the adjacent A90 corridor. Structural planting should include trees which have an appropriate character and create stature and impact in an urban landscape.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	On site source control for surface water required - to fit in with master plan SUDS for overall development. No flood risk identified.
Designated Environmental Site (including protected species)	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	No obvious issues onsite. Industrial park to N.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	brownfield
Other information	none
Potential Residential Capacity	9
Key Agency Comments	SNH significant opportunities to create small community 'pocket parks' which should be integral to the development of any new housing.
Ownership / Agent	Dundee City Council

Location	n Map:	
Süb	Wein SI Gas Gov	
/ar Memi	Oak Ward Wood	
A © CROWN	COPYRIGHT, ALL RIGHTS RESERVED	SCALE 1: 2500

	Site Reference:	DCC alternative ref:	
	MIR027	DC 0093	
ſ	Site Name:		
	Land at Hebrides Drive and Eriskay Drive		
ſ	Site Address:		
	Hebrides Drive Mill O' Mains		
ſ	Site Description:	Site Area:	
	Greenspace, Wildlife	0.10 Hectares	
	Corridor, CWS, SINC		
	•		

This site is identified in the Mill O Mains Community Regeneration Masterplan. It is considered that the site is capable of being developed for approximately 5 houses. Recommended that the site be allocated in the Local Development Plan

Concerns have been raised regarding the loss of part of the wildlife corridor at this location and on another site immediately to the west. Whilst the development of these sites would result in the loss of a strip of the corridor along its northern edge it would not reduce the extent of the corridor at this location to undermine the integrity of the corridor as a whole. The housing is also to be kept to the northern part of the site with gardens extending down to the wildlife corridor. It should be noted that an area to the west of this site has been developed for a SUDS pond as part of the master planning process to serve the new housing in the area. The SUDS pond has been planted to seek to enhance the quality of the wildlife corridor and provide a more diverse habitat than exists at present. It is considered that the loss of an area of the corridor along the northern edge can be supported given the extent and quality of the land being lost and the enhancement of the area through the SUDS provision and planting.

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – housing
	East – open space
	South – wildlife corridor
	West –wildlife corridor
Historic Environment	N/A
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	
Woodland	None
Physical Constraints	no
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	yes
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues	Entire site is within the 1:200 fluvial flood outline of the Dighty
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Water.
expected fillitigation measures)	Assessment of flood risk has been undertaken and mitigation measures agreed
	On site source control for surface water- fitting in with master
	plan SUDS for overall development
Designated Environmental Site (including protected species)	yes
Neighbouring Environmental Site	yes
Environmental Constraints (non-designated)	no
Contamination	no known issues Likely to be housing demolition material under ground. Mill o' Mains reports of relevance.
Air Quality	No hot spots identified in perimeter.
All Quality	TNO HOL SPOLS IDEHLINED III PEHINELEI.

	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration	Brownfield
contribution (including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	5
Key Agency Comments	SNH:
	We are recommending that sites 15 and 27 are not allocated as they lie within the Dighty Wildlife corridor.
	Recommend not allocated. Please see comments under site
	15. This would allocate housing within the existing wildlife
	corridor along the Dighty, also currently greenfield site.
Ownership / Agent	Dundee City Council

Location Map:	•
	N. S.
	N
Subway	lss
Weit Col Gas	= =

Site Reference:	DCC alternative ref:
MIR032	DC 0089
Site Name:	
Land at Lismore Avenu	ue Mill O'Mains
Site Address:	
Lismore Avenue Mill O	o'Mains
Site Description:	Site Area:
housing site for	0.08 Hectares
redevelopment	

Recommendation that this site be allocated for 6 homes.

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – Housing
	East – Housing
	South – housing
	West –housing
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints	no
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	no
Transportation	Good links by all modes of transport
(including public transport, cycling and walking)	
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	On site source control for surface water required - to fit in with master plan SUDS for overall development. No flood risk identified.
Designated Environmental Site (including protected species)	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	no known issues but could be housing foundations under ground. Mill O' Mains reports of relevance.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration	brownfield
contribution (including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	6
Key Agency Comments	SNH: significant opportunities to create small community 'pocket parks' which should be integral to the development of
	any new housing.
Ownership / Agent	Dundee City Council
Ownership / Agent	Duriuee Oity Couricii

∟ocation Map:	Site Reference:	DCC alternative ref:
	MIR033	DC 0090
	Site Name:	
	Land at 4-5 Lismore	Terrace
	Site Address:	
	4-5 Lismore Terrace	
	Site Description:	Site Area:
	housing site for	0.12 Hectares
	redevelopment	
Subway	·	
Subway		
Gas E		
Si Gov/ Fin E		
© GROWN COPYRIGHT, ALL RIGHTS RESERVED SCALE 1: 2500		

Recommendation that this site be allocated for 6 homes

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – housing
	East – housing
	South – housing
	West –housing
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints	no
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, east west orientation
Designated Open Space	no
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	On site source control for surface water required - to fit in with master plan SUDS for overall development. No flood risk identified.
Designated Environmental Site (including protected species)	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	no known issues Likely to be housing demolition material under ground. Mill O' Mains Reports of relevance.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution	brownfield
(including Brownfield / Greenfield) Other information	None
	6
Potential Residential Capacity Key Agency Comments	
Key Agency Comments	SNH: significant opportunities to create small community 'pocket parks' which should be integral to the development of any new housing.
Ownership / Agent	Dundee City Council

Location Map:	Site Reference:	DCC alternative ref:
11111111111111111111111111111111111111	MIR035	DC0387
	Site Name:	
10000000000000000000000000000000000000	Land at Hebrides Drive	(East)
	Site Address:	
	Hebrides Drive	
	Site Description:	Site Area:
	Site is currently an	0.19 Hectares
	area of grassland with	
	a limited number of	
	trees.	
© CROWN COPYRIGHT, ALL RIGHTS RESERVED SCALE 1: 2500		
Decommendation that this site he allocated for E	.	

Recommendation that this site be allocated for 5 homes

Assessment Topic	Notes
Site Planning or Design Brief	Mill O'Mains Masterplan – This site is not included.
Neighbouring Uses	North – Residential
	East – Arterial route – Forfar Road
	South - Retail
	West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Need to evaluate and retain trees and include new
	landscaping to mitigate against traffic noise
Physical Constraints	No known
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation	Good links by all modes of transport
(including public transport, cycling and walking)	Green circular is located to the south of the site.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	On site source control for surface water required - to fit in with master plan SUDS for overall development. No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	None known but petrol station to South
Air Quality	The entire Dundee area is an air quality management area. No hot spots identified in perimeter.
Vacant or Derelict Land	Yes
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	5
Key Agency Comments	SNH: significant opportunities to create small community 'pocket parks' which should be integral to the development of any new housing.
Ownership / Agent	Dundee City Council
	1 2 2.1.200 0.1.7 0 0011011

Location Map:	Site Reference:	DCC alternative ref:
SECULAR ANGLE SILA BOULT	MIR038	DC 0019 and DC 0020
	Site Name:	
	Land at Lauderdale Ave	enue
	Site Address:	
SDALE AVENUE TO CLOAN ROPHO	Lauderdale Avenue	
THE	Site Description:	Site Area:
RETURN LEE CHANGE TO THE	Site of former St	0.95 Hectares
AVE NUE	Margaret's Primary	
	School	
1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		
AMERICANMUR ROLL		
四十二四十二十二四十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二		
© GROWN COPYRIGHT, ALL RIGHTS RESERVED SCALE 1: 2500		
Decommendation that this site he allocated for ve	adalased in the contract of the	and health and have a the manufacture of

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 33 homes.

Assessment Topic	Notes
Site Planning or Design Brief	None
Neighbouring Uses	North – housing and shopping parade
	East – housing
	South – housing
	West –housing
Historic Environment	N/A
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	
Woodland	need to evaluate and retain existing trees.
Physical Constraints	no
(e.g pylons, substations etc)	110
Topography and Site Orientation	Flat, east/west orientation
Designated Open Space	Yes on part of the site
Transportation	Good links by all modes of transport
(including public transport, cycling and	Good links by an modes of transport
walking)	
Water Issues	Need to mitigate effects of surface water. (Mitigation: Suds by
(including Waste Water, Flood Risk on and off-site and	infiltration). No flood risk identified.
expected mitigation measures)	,
Designated Environmental Site	No
(including protected species)	NI
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	None. Lock up garages occupying eastern part of the site
Contamination	Probable that school foundations are under site. Cannot rule
Air Overlite	out contamination from e.g. heating oil.
Air Quality	No hot spots identified in perimeter.
Vecent or Develot Lend	The entire Dundee area is an air quality management area. No
Vacant or Derelict Land	-
Efficient Use of land / regeneration	Brownfield - Potentially important area of open space.
contribution (including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	33
Key Agency Comments	SNH: Recommend assess whether open space to inform as
Ney Agency Comments	to whether to allocate.
Ownership / Agent	Dundee City Council
Ownership / Agent	Dundee Oity Oddricii

Location Map:	
73m Pols Wks	
© CROWN COPYRIGHT, ALL RIGHTS RESERVED DUNDEE CITY COUNCIL LICENCE NO. 100033179 2011	SCALE 1: 2500

Site Reference:	DCC alternative ref:	
MIR039	DC0369	
Site Name:		
Maxwelltown Works, Ale	exander Street	
Site Address:		
Alexander Street		
Site Description:	Site Area:	
Currently an industrial	1.20 Hectares	
site.		

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 50 homes.

Site Planning or Design Brief No Neighbouring Uses Residential East - Residential East - Residential South - Residential West - Residential Wost - Residential Worth - Residential West of Nessel witers of the selected buildings should be taken into account in any redevelopment. No Residential West - Residential West - Residential West - Residential West of Nessel witers of the selected buildings South - Residential West of Nessel witers	50 nomes.	Notes
Neighbouring Uses North - Residential East - Residential South - Residential South - Residential West - Residential R	Assessment Topic	Notes
East – Residential South – Residential West – Residential West – Residential West – Residential Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc) Woodland Some trees Physical Constraints (e.g pylons, substations etc) Physical Constraints (e.g pylons, substations etc) Physical Copen Space Physical Open Space No Designated Open Space No Transportation (including public transport, cycling and walking) Water Issues (including Waste Water, Flood Risk on and off-site and expected militgation measures) Neighbouring Environmental Site (including protected species) Neighbouring Environmental Site Potential Constraints (non-designated) Air Quality No Contamination Potential for contamination from historical land use on site and in vicinity (e.g. Maxwelltown Works). No Efficient Use of land / regeneration contribution (including Brownfield / Greenfield) Note Potential Residential Capacity Key Agency Comments No comment		1.10
South - Residential West - Residential The Category A listed St Salvador's Church and hall are to the North East of the site. The setting of these listed buildings should be taken into account in any redevelopment. North East of the site. The setting of these listed buildings should be taken into account in any redevelopment. Nownown Nown	Neighbouring Uses	
West - Residential		
Historic Environment (Including Listed Buildings/Conservation Areas / Scheduled Monuments etc) Woodland Some trees Physical Constraints (e.g pylons, substations etc) Topography and Site Orientation Designated Open Space Transportation (including public transport, cycling and walking) Water Issues (including measures) Neighbouring Environmental Site (including protected species) Neighbouring Environmental Site (including Environmental Constraints (non-designated) Contamination Air Quality Potential Residential Capacity Key Agency Comments The Category A listed St Salvador's Church and hall are to the North East of the site. The setting of these listed buildings should be taken into account in any redevelopment. The Category A listed St Salvador's Church and hall are to the North East of the site. The setting of these listed buildings should be taken into account in any redevelopment. Some trees No known Slightly sloping No access from Alexander St. From North George St & Carnegie St predominantly. Wa access from Alexander St. From North George St & Carnegie St predominantly. No access from Alexander St. From North George St & Carnegie St predominantly. No access from Alexander St. From North George St & Carnegie St predominantly. No access from Alexander St. From North George St & Carnegie St predominantly. No access from Alexander St. From North George St & Carnegie St predominantly. No access from Alexander St. From North George St & Carnegie St predominantly. No access from Alexander St. From North George St & Carnegie St predominantly. No access from Alexander St. From North George St & Carnegie St predominantly. No access from Alexander St. From North George St & Carnegie St predominantly. No access from Alexander St. From North George St & Carnegie St was access from Alexander St. From North George St & Carnegie St predominantly. No access from Alexander St. From North George St & Carnegie St was access from Alexander St. From North George St & Carnegie St was access from Alexand		
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Efficient Use of land / regeneration contribution (including Brownfield / Greenfield) Other information None Potential Residential Capacity 50 Key Agency Comments No comment		The entire Dundee area is an air quality management area.
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Other information None Potential Residential Capacity 50 Key Agency Comments No comment	(including Brownfield / Greenfield)	
Key Agency Comments No comment		None
Key Agency Comments No comment	Potential Residential Capacity	50
		No comment
		Colville Limited

Locat	ion Map:	
	8	S WOODS
	Subway II	Soll Soll Soll Soll Soll Soll Soll Soll
A SOM	ATHOLL STR. Sub-	SCALE 1: 2500

DCC alternative ref: Site Reference: MIR040 DC0403 Site Name: Highgate Centre Site Address: High Street, Lochee
Site Description: Site Area: shopping centre and car parks to be 1.34 Hectares

Recommendation that an allocation of 120 units be committed as part of the regeneration of this area in line with the Lochee Framework.

redeveloped as part of regeneration plans

Assessment Topic	Notes
•	
Site Planning or Design Brief Neighbouring Uses	Lochee Physical Regeneration Framework North – retail
Neighbouring Oses	East – retail with residential above
	South – healthcare, retail and residential
	West – offices, residential and road network
Historic Environment	Partially within Lochee Conservation Area. There are
(including Listed Buildings/Conservation Areas /	Category A listed buildings to the South East and B listed
Scheduled Monuments etc)	buildings to the East. As such, the setting of these listed
	buildings should be assessed and taken into account in any
	redevelopment.
Woodland	None
Physical Constraints	buildings, car parks, substation
(e.g pylons, substations etc)	
Topography and Site Orientation	different levels, north/south orientation
Designated Open Space	no
Transportation	transport access is being reconsidered as part of regeneration
(including public transport, cycling and	works, however site currently is served by bus and taxi
walking)	services close by. Good pedestrian access. No cycling
	facilities
Water Issues	Dundee bi annual flood report indicates that there may be a
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	culverted watercourse (Lochlee) under the site which should
expected mitigation measures)	be avoided.
	SEPA: Assessment of flood risk recommended
	Potential contamination due to previous land uses lined SUDS
Designated Environmental Site	may be required no
(including protected species)	110
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	Potential for contamination from historical land use on site and
Containination	in vicinity (e.g. smithy onsite and tramway depot to N).
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area
Vacant or Derelict Land	area to south is included on vacant and derelict land register
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	120
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map:	Site Reference:	DCC alternative ref:	_
Vital Ed 1	MIR041	DC0373	
- 197	Site Name:		
JEDBURGH ADAO	Parkview, Blackness	Road	
	Site Address:		
Sch H	Blackness Road		
間 重點以 「一面 局」 - · · ·	Site Description:	Site Area:	
Mast		1.21 Hectares	
	Former school		
STERRAL DEL			
© CROWN COPYRIGHT, ALL RIGHTS RESERVED BUNDER CITY COUNCE, LICENCE NO. 10003337; 2011			

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 30 homes.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Residential East – Residential South – Residential West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	This site is adjacent to the West End Suburbs Conservation Area. Parkview School, its lodge, boundary walls and railings are Category B listed. It is also on the Buildings at Risk list. Its retention of the buildings is required.
Woodland	mature tree planting on boundary of site is worthy of retention Evaluate /retain existing trees, and incorporate/replace as necessary to reinforce existing treed streetscape character of Blackness.
Physical Constraints (e.g pylons, substations etc)	Buildings
Topography and Site Orientation	mainly flat, east/west orientation
Designated Open Space	no
Transportation (including public transport, cycling and walking)	Public transport to south, no dedicated cycle facilities
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Dundee bi annual flood report indicates that there may be a culverted watercourse (Scourin' Burn) to the north of the area. Need to mitigate effects of surface water. (SUDS source controls and ponds.)
Designated Environmental Site (including protected species)	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	Potential for contamination from historical land use on site (e.g. school heating oil).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	30
Key Agency Comments	No comment
Ownership / Agent	Scottish Government

The state of the s
Sch Ein I
Playing Field
1

Site Reference:	DCC alternative ref:
MIR042	DC0383
Site Name:	
Charleston Primary So	chool
Site Address:	
Dunholm Place	
Site Description:	Site Area:
Former Primary	1.42 Hectares
School	

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 40 homes.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Residential
ů ů	East - Residential
	South – Retail
	West - Residential
Historic Environment	N/A
(including Listed Buildings/Conservation Areas /	
Scheduled Monuments etc) Woodland	mature woodland on boundary worthy of retention
	mature woodland on boundary worthy of retention
Physical Constraints (e.g pylons, substations etc)	School building
Topography and Site Orientation	Flat, east/west orientation
Designated Open Space	designated open space in Dundee Local Plan Review 2005
Transportation	public transport access immediately to south of site, no
(including public transport, cycling and	dedicated cycle facilities however there is an opportunity to
walking)	facilitate a link to facility on opposite side of South Road
Water Issues	Dundee bi annual flood report indicates that there may be a
(including Waste Water, Flood Risk on and off-site and	culverted watercourse (Lochlee Burn) to the north of the area
expected mitigation measures)	Need to mitigate effects of surface water (SUDS source
	control and ponds)
Designated Environmental Site	no
(including protected species)	
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	none
Contamination	Potential for contamination from historical land use on site and
	in vicinity (e.g. school heating oil).
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	40
Key Agency Comments	SNH: Recommend assess whether open space to inform as
	to whether to allocate. Retain existing trees. Is there a
	possible link with the adjacent South Road park and the
O	adjacent sports facility and playing fields?
Ownership / Agent	Dundee City Council

Location Map:	
LOCATION WAP.	
© CROWN COPPRICHE ALL RIGHTS RESERVED 0.000E CITY COUNCIL LICENCE NO 100023371 2011	SCALE 1: 5000

Site Reference:	DCC alternative ref:	
MIR043		
Site Name:		
Derby Street High and L	∟ow Rise	
Site Address:		
Derby Street and Strathmartine Road		
Site Description:	Site Area:	
Former High and Low	2.11 Hectares	
Rise Residential		

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 120 homes in line with the Hilltown Physical Regeneration Framework.

120 homes in line with the Hilltown Physica			
Assessment Topic	Notes		
Site Planning or Design Brief	Hilltown Physical Regeneration Framework		
Neighbouring Uses	North – Residential		
	East - Residential		
	South – Residential		
	West - Residential		
Historic Environment	Site adjacent to Category B listed buildings. Consideration		
(including Listed Buildings/Conservation Areas /	should be given to impact on setting of these listed buildings.		
Scheduled Monuments etc) Woodland	None		
Physical Constraints	Substation		
(e.g pylons, substations etc)	Substation		
Topography and Site Orientation	flat, north/south orientation		
Designated Open Space	no		
Transportation	Public transport available to east of site. No dedicated cycle		
(including public transport, cycling and	facilities.		
walking)	potential reduction in traffic generated from site		
Water Issues	no known issues		
(including Waste Water, Flood Risk on and off-site and	TIO KITOWIT ISSUES		
expected mitigation measures)			
Designated Environmental Site	none		
(including protected species)			
Neighbouring Environmental Site	no		
Environmental Constraints (non-designated)	none		
Contamination	Potential for contamination from historical land use on site		
	(e.g. cancelled petroleum licence onsite.)		
Air Quality	No hot spots identified in perimeter.		
	The entire Dundee area is an air quality management area		
Vacant or Derelict Land	No		
Efficient Use of land / regeneration	Brownfield		
contribution			
(including Brownfield / Greenfield)			
Other information	None		
Potential Residential Capacity	120		
Key Agency Comments	SNH		
	Development on this site could make a positive contribution to		
	the more intimate and busy tenement streetscape character of		
	Strathmartine Road.		
Ownership / Agent	Dundee City Council		

Location Map:			
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Policy Street Policy Street	CP 181 989	AND SET COMPANY	200

SCALE 1: 5000

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 DUNDEE CITY COUNCIL LICENCE NO. 10002371 2011

	Site Reference:	DCC alternative ref:	
	MIR044		
	Site Name:		
Maxwelltown High and Low Rise			
	Site Address:		
	Alexander Street and Ann Street		
	Site Description:	Site Area:	
	Former high and low	4.64 Hectares	
	rise residential,		
	demolished in		
	summer 2011		

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 300 homes in line with the Hilltown Physical Regeneration Framework. Capacity may have to be reduced if the proposal for a new primary school is to proceed within part of the area identified in this allocation.

Assessment Topic	Notes	
Site Planning or Design Brief	Hilltown Physical Regeneration Framework	
Neighbouring Uses	North – Predominantly Residential	
	East - Residential	
	South – predominantly residential but with education facilities	
	West – Retail and residential	
Historic Environment	Site adjacent to Category B listed buildings. Category A listed	
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	buildings to North (St Salvator's Church and hall). Although	
	they are quite distant the setting of these listed buildings should be assessed and taken into account in any	
	redevelopment.	
	redevelopment.	
Woodland	None	
Physical Constraints	Substation	
(e.g pylons, substations etc)		
Topography and Site Orientation	split level, east/west orientation	
Designated Open Space	no	
Transportation	public transport to north side, no dedicated cycle facilities	
(including public transport, cycling and	potential reduction in traffic generated from site	
walking) Water Issues	SUDS ponds and source control advised. No flood risk	
(including Waste Water, Flood Risk on and off-site and	identified.	
expected mitigation measures)	identined.	
Designated Environmental Site	No	
(including protected species)		
Neighbouring Environmental Site	No	
Environmental Constraints (non-designated)	No	
Contamination	Potential for contamination from historical land use on site and	
	in vicinity (e.g. cancelled petroleum licence, jute works and	
A: O I'i	confectionary works onsite, other uses adjacent).	
Air Quality	No hot spots identified in perimeter.	
Vacant or Derelict Land	The entire Dundee area is an air quality management area	
vacant or Derelict Land	Part of site included within Vacant and Derelict land register 2010	
Efficient Use of land / regeneration	Brownfield	
contribution		
(including Brownfield / Greenfield)		
Other information	None	
Potential Residential Capacity	300	
Key Agency Comments	No comment	

Ownership / Agent	Dundee City Council	

Location Map:	Site Reference: MIR045	DCC alternative ref: H13
	Site Name: Railyards	
	Site Address: Greenmarket	
Con the contract of the contra	Site Description: Former Railyards at Greenmarket	Site Area: 2.81 Hectares
Mast Mast Mast Mast Mast Springs SCALE 1: 2500		

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 110 homes.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – residential, business and university uses East – Business, tourist attraction South – railway line with retailing beyond West –residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	West End Lanes Conservation Areas meets boundary of site. Adjacent to several B and C(S) listed buildings. To the west of the site is The Vine, 43 Magdalen Yard Rd, a Category A listed building. The setting of this important listed building should be assessed and taken into account in any redevelopment scheme.
Woodland	Some trees. Site works should seek to retain existing tree cover.
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	Flat, east/west orientation
Designated Open Space	Part of the site is designated open space
Transportation (including public transport, cycling and walking)	Good cycle route exists within site Good pedestrian linkages No bus services
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Majority of the site is within the 1:200 year coastal flood area. Potential development of allocation could increase the probability of flooding elsewhere SEPA: Flood Risk Assessment required to inform the areas suitable for development. Commitment that no development should take place within the functional flood plain, or within an area of coastal flood risk, unless appropriate defences are in place. Provide water attenuation via lined SUDS. Contamination potential due to previous land uses- lined SUDS.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	Yes North of Tay Estuary SAC
Environmental Constraints (non-designated)	Roseangle Community Wildlife Site
Contamination	Historical uses indicate potential contamination throughout entire site. This area has been well investigated, and gross contamination has been remediated. Area is now subject to the 'Residential Reclamation Framework.'
Air Quality	Possible increase in the traffic flow. No hot spots identified in perimeter.

	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Yes
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	The site was identified in the Dundee Local Plan Review 2005 as site H13. considerable development has occurred for residential and business uses but a large site remains
Potential Residential Capacity	110
Key Agency Comments	SNH Retain existing planting to cycleway corridor – and enhance landscaping/amenity of this corridor through the developer requirements. Provide access to cycle way from development. Site strategically located between the historic/cultural west end of Dundee and Magdalen Green, and the City Centre. Real opportunity to create a strong landscape and townscape connection, and regenerate area for pedestrian, cyclist and the local community. Links would incorporate the popular development of the Science Centre and DCA and could seek to mitigate waterfront large scale retail developments with car parking, provide visual links to the Tay and the unique and historically important Tay Rail Bridge Assess as part of HRA.
Ownership / Agent	Scottish Enterprise

Location Map:	Site Reference:	DCC alternative ref:
は一日では、日本の	MIR046	H19
FIRE THE PART OF T	Site Name:	
	Queen Victoria Works	
BOLE TO DOUGLAS FF	Site Address:	
(8/32m) 16 15 44 16 16 16 16 16 16 16 16 16 16 16 16 16	Brook Street / Lower Ple	easance
	Site Description:	Site Area:
	Former Jute mill to	1.25 Hectares
3.U. O FANCHOR TA	north side of Brook	
	Street	
White The Land		
Fire ARCH STREET		
© CROWN COPYRIGHT, ALL RIGHTS RESERVED SCALE 1: 2500		
		21 (40)

Recommendation that this site be allocated for residential uses with a capacity of 40 houses.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – Business / Industrial uses East – Business / Industrial uses with residential South – Residential West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Within Blackness Conservation Area. The site contains the Category B listed Queen Victoria Works, some of which is in poor condition. A presumption exists to repair and reuse the listed building.
Woodland	None
Physical Constraints (e.g pylons, substations etc)	Culverted burn runs through site
Topography and Site Orientation	slightly sloping, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good access by private car but there are is no bus routes close to the site they are situated to the far north on Lochee Road and the far south on Blackness Road.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Dundee bi annual flood report indicates that there may be a culverted watercourse (Scourin' Burn) under or close to the site. SEPA: Assessment of flood risk recommended Contamination potential due to previous land uses- lined SUDS
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential contamination due to previous industrial uses (e.g. Queen Victoria (jute) works).
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On Derelict Land Register
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield - the renewal of this site would be beneficial to the area.
Other information	Site was allocated in the Dundee Local Plan Review 2005 as site H19. No development has taken place.
Potential Residential Capacity	40 - 50
Key Agency Comments	SNH De-culvert burn where appropriate and practical with respect to urban development. Further development should make positive contribution to areas of adjacent historic townscape character.

Ownership / Agent	McGregor Balfour

Location Map:	Site Reference: MIR047	DCC alternative ref: HLA200913
Academy Academy Academy	Site Name: Lawside Academy Site Address: West School Road	THE TEORET
The Payme Balls For	Site Description: Former Secondary School	Site Area: 3.8 Hectares
Ed Car Sports Change Cross Control Change Ch		

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 70 homes.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
3 3	Site Planning Brief
Neighbouring Uses	North – Residential
	East – Residential
	South – Ambulance Station / Fire Station with open sports
	grounds beyond
	West – residential and crematorium in woodland setting
Historic Environment	N/A
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	
Woodland	Mature tree cover exists at junction of Rannoch Road and
	West School Road which would be worthy of retention
Physical Constraints	Sub station
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	yes
Transportation	Good access by private car and bus service. No dedicated
(including public transport, cycling and	cycle routes.
walking)	
Water Issues	Dundee bi annual flood report indicates that there may be a
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	culverted watercourse (Gelly Burn) under or close to the site.
expected mitigation measures)	SEPA: Assessment of flood risk recommended.
	culverted watercourse may be in site or in the middle of the
	road. SUDS source control and infiltration.
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site
A' - Q 1''	(e.g. school heating oil).
Air Quality	No hot spots identified in perimeter.
Manager Development	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On Vacant and Derelict Land Register
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	None
Other information	None
Potential Residential Capacity	70
Key Agency Comments	SNH Redundant school building and grounds. Potain existing trees
	Redundant school building and grounds. Retain existing trees and assess open space to inform whether to allocate. What is
	and assess open space to inform whether to allocate. What is

	the relationship and function with respect to adjacent wooded character of residential and crematorium uses?
Ownership / Agent	Dundee City Council

Location Map:	
Linlativen	
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Site Reference:	DCC alternative ref:
MIR048	HLA200912
Site Name:	
Mossgiel Primary School	
Site Address:	
Alloway Place / Ballochmyle Drive	
A1. B 1.1	01.

Site Description: Site Area:
Former Primary 2.61 Hectares
School

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 65 homes.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit Site Planning Brief
Neighbouring Uses	North – Residential and Retail
	East – Residential
	South - Residential
	West - Open ground (Playing Fields)
Historic Environment	N/A
(including Listed Buildings/Conservation Areas /	
Scheduled Monuments etc)	
Woodland	Mature tree belt exists within site and may be worthy of
	retention. Site works should seek to retain existing tree cover
Physical Constraints	Substation
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	Yes
Transportation	Good links by all modes of transport
(including public transport, cycling and	
walking)	
Water Issues	Potential development of allocation could increase the
(including Waste Water, Flood Risk on and off-site and	probability of flooding elsewhere. SEPA Flood Risk
expected mitigation measures)	Assessment (FRA) required to inform the areas suitable for
	development. Commitment that no development would take
	place within the functional flood plain, or within an area of
	coastal flood risk, unless appropriate defences are in place.
	SUDS source controls and ponds work started on site
	localised flooding following development of superstore
Designated Environmental Cita	No
Designated Environmental Site (including protected species)	INO
	No
Neighbouring Environmental Site Environmental Constraints (non-designated)	No
, ,	-
Contamination	Potential for contamination from historical land use on site (e.g. school heating oil). Site is already partly development
	and has an agreed remediation strategy for ground gas in
Air Ouglity	place. (10/00185/FULL – Phase I, II & III).
Air Quality	No hot spots identified in perimeter.
Vecent or Develot Land	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On Vacant and Derelict Land Register Brownfield
Efficient Use of land / regeneration contribution	DIOWINEIU
(including Brownfield / Greenfield)	Nana
Other information	None

Potential Residential Capacity	65
Key Agency Comments	SNH
	Redundant school building. Retain existing woodland belt. Evaluate/retain existing trees and assess open space to inform whether to allocate.
Ownership / Agent	Dundee City Council

Location Map:	Site Reference:	DCC alternative ref:
PARTITION TO THE LITTLE	MIR049	HLA200806
The state of the s	Site Name:	
Football 9	Liff Road	
CST Ground /	Site Address:	
	117 Liff Road	
E PORTO TO THE PARTY OF THE PAR	Site Description:	Site Area:
	business units	1.37 Hectares
ANE CONTRACTOR OF THE PERSON O	including car and van	
Scrap	rental business	
Track Yard		
© CROWN COPYRIGHT, ALL RIGHTS RESERVED SCALE 1: 2500		

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 40 homes.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – Residential
	East – Open Ground associated with residential use
	South – Residential
	West –Mixed, including Residential, Open Space and
	employment uses
Historic Environment	N/A
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	
Woodland	Mature trees exist in various parts of the site and may be
Troodia.ra	worthy of retention
Physical Constraints	Tank, buildings
(e.g pylons, substations etc)	, g-
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation	Good links by all modes of transport
(including public transport, cycling and	
walking)	
Water Issues	potential contamination risk would suggest mitigation by lined
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	suds. No flood risk identified.
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	the site contains an infilled quarry
Contamination	Potential for contamination from historical land use on site and
	in vicinity (e.g. infilled quarry, factory and above ground
	storage tank). Phase I has been carried out by DCC under Part IIA.
Air Quality	No hot spots identified in perimeter.
All Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	40
Key Agency Comments	No comment
Ownership / Agent	lan Hiddleston

Location Map:	Site Reference:	DCC alternative ref:
	MIR051	HLA200910
	Site Name:	
	Mid Craigie Primary Sch	nool
THE SALES OF THE S	Site Address:	
	Pitairlie Road	
School	Site Description:	Site Area:
THE STATE OF THE S	Former Primary	1.44 Hectares
	School	
EAST OF THE PARTY		
TO CPW IN O		
98359		
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Recommendation that this site be allocated for residential purposes with an indicative site capacity of 37 homes.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
one in a mining or a congression and	Site Planning Brief
Neighbouring Uses	North – Residential and Open Space
- 9 9	East – Residential
	South - Residential and Road Network
	West - Residential
Historic Environment	N/A
(including Listed Buildings/Conservation Areas /	
Scheduled Monuments etc)	
Woodland	Mature trees on boundary of site worthy of retention
Physical Constraints	School buildings
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	Yes
Transportation	Good links by all modes of transport
(including public transport, cycling and	
walking)	
Water Issues	Need to mitigate effects of surface water. (Mitigation: Suds by
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	infiltration and ponds). No flood risk identified.
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site
	(e.g. school heating oil).
Air Quality	No hot spots identified in perimeter.
•	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Included on the Vacant and Derelict Land Register
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	37
Key Agency Comments	SNH
	Redundant school. Evaluate/retain existing trees. Assess
	open space to inform whether to allocate. Striking 'planned'
	site defining the 'v' orientation of boundary roads, with
	potential to create innovative housing layout.
Ownership / Agent	Dundee City Council

Location Map:	
91m Sch	
	Sch\
C CROWN COPYRIGHT, ALL RIGHTS RESERVED DUNDER CITY COUNCIL LICENCE NO. 100823373 2011	SCALE 1: 2500

Site Reference:
MIR053
HLA200909

Site Name:
Downfield Primary School

Site Address:
East School Road

Site Description:
site cleared of former school buildings

DCC alternative ref:
HLA200909

Site Address:

East School
Site Address:
1.28 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 25 homes in line with the site planning brief.

25 homes in line with the site planning brief	
Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
	Site Planning Brief
Neighbouring Uses	North – Residential
	East – Residential
	South - Residential
	West - Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Mature trees scattered through site which may be worthy of
Troodiana	retention
Physical Constraints	Substation
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	Yes
Transportation	Good Public transport access
(including public transport, cycling and	'
walking)	
Water Issues	Dundee bi annual flood report indicates that there may be a
(including Waste Water, Flood Risk on and off-site and	culverted watercourse in the area. Known flood location to
expected mitigation measures)	north of site on Camperdown Road. SEPA Flood Risk
	Assessment (FRA) required to inform the areas suitable for
	development. Commitment that no development would take
	place within the functional flood plain, or within an area of
	coastal flood risk, unless appropriate defences are in place.
	SUDS source control and infiltration
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site
	(e.g. school heating oil and corporation yard).
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On vacant and derelict land register
Efficient Use of land / regeneration	brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	none
Potential Residential Capacity	25

Key Agency Comments	SNH: Redundant school. Evaluate/retain existing trees and
	assess need to retain as open space as part of audit
Ownership / Agent	Dundee City Council

Location Map:	Site Reference:	DCC alternative ref:
Playing Field	MIR054 Site Name: Macalpine Primary Scho	HLA200911
St Andrew's	Site Address: St Leonard Place	Otto Avec
Prim Sch	Site Description: site cleared of former school buildings with grass playing fields covering half of site	Site Area: 1.58 Hectares
© CROWN COPYRIGHT, ALL RIGHTS RESERVED SCALE 1: 2500		

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 25 homes.

25 nomes.	N ·
Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
	Site Planning Brief
Neighbouring Uses	North – Residential
	East – Education
	South – Church and open space with residential beyond
	West – Residential
Historic Environment	N/A
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	
Woodland	Mature trees on boundary which may be worthy of retention
Physical Constraints	close to substation
(e.g pylons, substations etc)	Close to substation
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	Yes
Transportation	Good links by all modes of transport to the west of the site
(including public transport, cycling and	Good links by all modes of transport to the west of the site
walking)	
Water Issues	Potential contamination? lined SUDS may be required. No
(including Waste Water, Flood Risk on and off-site and	flood risk identified.
expected mitigation measures)	noda risk identinied.
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site
	(e.g. school heating oil).
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On Vacant and Derelict Land Register
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	25
Key Agency Comments	SNH
	Redundant school. Evaluate/retain existing trees to southern
	boundary and assess need to retain as open space as part of
	audit. Develop open space as Grounds for Learning for
	adjacent school?
Ownership / Agent	Dundee City Council

Location Map:	/ / V
	SAN,
© CROWN COPYRIGHT, ALL RIGHTS RESERVED BUNDED CITY COUNCIL LICENSE NO. 100023371 2011	SCALE 1: 1250

Site Reference:	DCC alternative ref:
MIR055	HLA200315 / H09
Site Name:	
Seagate No's 38-40	
Site Address:	
Seagate	
Site Description:	Site Area:
Robertson's Bond	0.08 Hectares
Category B listed	
building	

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 24 homes in a flatted development above ground floor level.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – Retail
	East – Retail with Residential
	South – Retail with residential and office uses
	West – Retail
Historic Environment	Former Robertson's Bond is a Category B listed building.
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Within Central Conservation area.
Woodland	None
Physical Constraints	substation
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation	Good public transport access, no dedicated cycle facilities
(including public transport, cycling and	
walking)	
Water Issues (including Waste Water, Flood Risk on and off-site and	Dundee bi annual flood report indicates that there may be a culverted watercourse (Scourin' Burn) in the area.
expected mitigation measures)	SEPA: Flood Risk Assessment (FRA) required to inform the
	areas suitable for development. Commitment that no
	development would take place within the functional flood plain,
	or within an area of coastal flood risk, unless appropriate
	defences are in place.
Waste Water	·
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Flood Risk	Adjacent to known flood location
(including Flooding Effects Elsewhere)	
Contamination	Residential above ground level so no obvious issues.
Air Quality	Seagate has known air quality issues.
	Impact on hotspot area. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield
contribution	Biowilloid
(including Brownfield / Greenfield)	
Other information	None

Potential Residential Capacity	24
Key Agency Comments	SNH
	Retention and redevelopment of historic building to ensure
	positive contribution to urban townscape character.
Ownership / Agent	Forbes Johnstone

Location Map:	Site Reference:	DCC alternative ref:
1 322 AN 1/1/1/	MIR056	HLA200728
Description Character Char	Site Name:	
THE A STATE OF THE PARTY OF THE	Princes Street Phase 2	
T RESULTICES S	Site Address:	
BRINGE	Princes Street	
	Site Description:	Site Area:
	grassed area with	0.25 Hectares
	boundary trees on	
12004	south and street	
CROFT	lighting along Princes	
ST BLACKSCRUT	Street	
The state of the s		
C CROWN COPYRIGHT ALL RIGHTS RESERVED SCALE 1: 1250		

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 20 homes.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
3 3	Site Planning Brief
Neighbouring Uses	North – Residential
3	East - Road Network with vacant land beyond
	South – Road Network
	West –vacant land and business uses
Historic Environment	Listed buildings in area - consideration to the setting of such
(including Listed Buildings/Conservation Areas /	buildings is required
Scheduled Monuments etc)	
Woodland	Woodland on western boundary which would be worthy of
	retention
Physical Constraints	No Known
(e.g pylons, substations etc)	alightly alaning aget/west exicutation
Topography and Site Orientation	slightly sloping, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues	Dundee bi annual flood report indicates that there may be a
(including Waste Water, Flood Risk on and off-site and	culverted watercourse in the area.
expected mitigation measures)	SEPA: Assessment of flood risk recommended.
	limited space green roofs may be best mitigation option .
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use in vicinity
	(e.g. service station to W, cancelled petroleum licence where
	one of the tanks was reported to be cracked.)
Air Quality	Possible increase in traffic on the North West arterial route.
	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	Last known use was residential - site therefore has capacity to
	have building foundations etc buried below landscaped
D	surface
Potential Residential Capacity	20
Key Agency Comments	SNH
	Evaluate/Retain existing woodland where it would contribute
	added value to townscape character.

Ownership / Agent	Dundee City Council	

Location Map:	
Pav Rear Cov)	
Pav Resr cov)	
Depot	
CP-POWERS AND AND AND AND ADDRESS OF THE AND ADDRESS OF THE ADDRES	2
PIN	0
	9
	S.

SCALE 1: 2500

Site Reference:	DCC alternative ref:
MIR057	HLA200730
Site Name:	
Maryfield Depot	
Site Address:	
Forfar Road/Stobsmuir	Road
Site Description:	Site Area:
Former transport	1.64 Hectares
depot within	
Conservation Area	

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 18 homes.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
	Site Planning Brief
Neighbouring Uses	North – Residential
	East – Open Space / recreation
	South - Residential
	West – Residential
Historic Environment	Within Maryfield Conservation Area. Maryfield Transport depot
(including Listed Buildings/Conservation Areas /	is Category B listed. Presumption to retain and reuse the listed
Scheduled Monuments etc)	building.
Woodland	Mature trees which may be worthy of retention
Physical Constraints	Tanks, tracks, adjacent to covered reservoir, substation,
(e.g pylons, substations etc)	tennis courts and pavilion, buildings
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation	Good links by all modes of transport
(including public transport, cycling and	
walking)	
Water Issues	Dundee bi annual flood report indicates that there may be a
(including Waste Water, Flood Risk on and off-site and	culverted watercourse in the area. SEPA: Assessment of
expected mitigation measures)	flood risk may be required.
	SUDS may be contaminated may need to be lined
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Investigation would be required due to past industrial uses.
	Potential for contamination from historical land use on site and
	in vicinity (e.g. tramway and bus depot, corporation yard,
	cancelled petroleum licence.) Phase I carried out by DCC
Al O III	under Part IIA.
Air Quality	Could impact on hot spot area.
V . B P. I. I	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Part Vacant
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	The state of the s
Other information	The ex-tram depot has received interest for conversion to a
Detected Device and Occasion	Transport Museum.
Potential Residential Capacity	18
Key Agency Comments	SNH

	Retain existing trees to boundaries to east and west. Development should be sensitive to high quality townscape character of villa housing to west off Forfar housing – with opportunities to create links through to high quality open space of the reservoirs set in treed landscape off Stobsmuir Road.
Ownership / Agent	Scottish Water

Location Map:	Site Reference:	DCC alternative ref:
i 1811 1874	MIR058	HLA200807
N. I.	Site Name:	
NAPIER DRIVE	Quarry Gardens	
STEWE IT 7.14	Site Address:	
	Quarry Gardens	
DA HANY	Site Description:	Site Area:
74m/	grassed area fenced	0.44 Hectares
To For	off	
F CF Gr		
The state of the s		
G CROWN COPYRIGHT ALL RIGHTS RESERVED SCALE 1: 2500		

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 18 homes in accordance with the Site Planning Brief.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
	Site Planning Brief
Neighbouring Uses	North – Education and Residential
	East – Recreational (Sports Ground)
	South - Residential
	West – Residential
Historic Environment	N/A
(including Listed Buildings/Conservation Areas /	
Scheduled Monuments etc) Woodland	Mature trees on it's western boundary which may be worthy of
woodiand	retention
Dhysical Canatraints	substation
Physical Constraints (e.g pylons, substations etc)	Substation
	flat mouth/applita quiantation
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation	Good links by all modes of transport
(including public transport, cycling and	
walking) Water Issues	CUDO
(including Waste Water, Flood Risk on and off-site and	SUDS may be contaminated may need to be lined. No flood risk identified.
expected mitigation measures)	risk identilled.
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	The site was formerly a quarry (pre-1900s) therefore an
,	investigation of soil conditions would be advisable
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.
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Included within vacant and derelict land register
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	18
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map:	Site Reference:	DCC alternative ref:
	MIR059	HLA200813
A HELL BURNER	Site Name:	
图 图 图 图 图 图 图 图 图 图 图 图 图 图 图 图 图 图 图	Loons Road (End Of Mi	ley)
四周日 八 山口	Site Address:	
	Loons Road	
	Site Description:	Site Area:
	Vacant land between	0.50 Hectares
	residential properties	
	and industrial land.	
83m		
TO STATE OF		
PWX SE SELECTION TO SE		
© CROWN COPYRIGHT, ALL RIGHTS RESERVED SCALE 1: 2500 DURDER CITY COUNCIL LICENCE NO. 100623371 2011		

This site was included in the Housing Land Audit of 2011. It is recommended that this site be allocated for 16 houses.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – Recycling centre
	East – Car workshops and showroom
	South - Residential
	West – Predominantly Residential
Historic Environment	Existing boundary wall and gate piers would be worthy of
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	retention or incorporation into site.
Woodland	Significant tree cover on site - a full tree survey would be required
Physical Constraints	buildings
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation	Good access by all modes of transport
(including public transport, cycling and	
walking)	
Water Issues	There may be a culverted watercourse (Lochlee) to the west
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	of the area. Protect habitat corridor. Potential contamination
expedied imagailori incasures/	issues due to previous land uses lined SUDS may be
	appropriate green roof potential. SEPA: flood risk assessment
Decimated Favirence antal Cita	may be required.
Designated Environmental Site (including protected species)	
Neighbouring Environmental Site	Miley wildlife corridor adjacent
Environmental Constraints (non-designated)	Japanese Knotweed within site
Contamination	Potential for contamination from historical land use in vicinity
	(e.g. railway goods yard, jute works, garage adjacent).
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On vacant and derelict land register
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	16
Key Agency Comments	No comment
Ownership / Agent	

Location Map:	Site Reference:	DCC alternative ref:
	MIR060	HLA200308 / H01
	Site Name:	
	South Tay Street	
The Part of the Pa	Site Address:	
12/0/	South Tay Street	
100	Site Description:	Site Area:
Sch 2	Car Park	0.20 Hectares
PW?		
PIN PIN PIN		
♦ © CROWN COPYRIGHT ALL RIGHTS RESERVED SCALE 1: 1250		
DUNDEE CITY COUNCIL LICENCE NO. 100023371 2011 SUPLE 1: 1250		

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 15 homes above ground level.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – Road Network
	East – Road Network with residential and retailing
	South – residential
	West – Retailing and residential
Historic Environment	Within University Conservation Area. Site adjacent to
(including Listed Buildings/Conservation Areas /	Category C (S) listed buildings. Consideration should be given
Scheduled Monuments etc)	to impact on setting of listed buildings.
Woodland	Tree planting on boundary
Physical Constraints	The site can only take vehicle access from South Tay Street
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation	Good links by all modes of transport
(including public transport, cycling and	
walking)	
Water Issues	Very constrained site- could incorporate green roofs to
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	achieve SUDS, potential for contamination. No flood risk
	identified.
Designated Environmental Site	No
(including protected species)	l N
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No School of the Control of the Cont
Contamination	Potential for contamination from historical land use on site
	(cancelled petroleum licence onsite.). Assess contamination
Air Ovality	risk and mitigate
Air Quality	Could impact on hot spot area
Vacant or Derelict Land	The entire Dundee area is an air quality management area. No
	Brownfield
Efficient Use of land / regeneration contribution	Browniieid
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	15
Key Agency Comments	SNH: Opportunity to create high quality development which
Noy Agency Comments	would provide physical/visual 'full-stop' to South Tay Street,
	mitigate impacts from the adjacent A991 and contribute to the
	wider cultural and varied townscape character of the West
	Port area.
Ownership / Agent	Dundee City Council

Location Map:	Site Reference:	DCC alternative ref:
VV I ZIMI S I TORKS PVV (VI	MIR061	H16 (HLA200320) / H18
		(HLA200318)
JEAN THEN YOUNG	Site Name:	
ALL OF THE STATE O	Greenfield Place / 19-2	1 Roseangle
All Little Liver L	Site Address:	
Malli X KYZDY Co	Greenfield Place / 19-2	1 Roseangle
	Site Description:	Site Area:
	lock ups/units with	0.15 Hectares
College Colleg	residential above	
ASIC WHILE ON A DISC		
MICH WOX		
13 12 15 1		
© CROWN COPYRIGHT, ALL RIGHTS RESERVED BUNDEE CITY COUNCE, LICENCE NO. 100023377 2015 SCALE 1: 1250		
Decommendation that this site he allocated for r	aaidantial nuunaaaa witk	on indicative site conscitu of

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 10 homes.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – Residential
	East – Residential
	South - Residential
	West – Residential
Historic Environment	Adjacent to B listed buildings. Within West End Lanes
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Conservation Area – demolition of building would require
Concaded Monaments etcy	Conservation Area Consent. important development should
	make positive contribution to intimate historical and distinct
Woodland	cultural character of Roseangle area. None
Physical Constraints	buildings, narrow cobbled street with street lights, overhead cables
(e.g pylons, substations etc)	Cables
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation	Good access by private car, foot and cycle. No dedicated bus
(including public transport, cycling and	route on street, bus route to the north.
walking)	
Water Issues	Potential contamination issues due to previous land uses
(including Waste Water, Flood Risk on and off-site and	suggest lined SUDS may be appropriate. Green roof
expected mitigation measures)	potential. No flood risk identified.
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site
	(e.g. 3 cancelled petroleum licences, dry cleaners, water
A' O al'	works and garage.)
Air Quality	No hot spots identified in perimeter.
Vacant on Danellat Land	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	In Vacant and Derelict Land Register Brownfield
Efficient Use of land / regeneration contribution	Drowniieiu
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	10
Key Agency Comments	No comment
Ownership / Agent	Brian Ower
Ownership / Agent	DIIAII OWEI

Location Map:	
TPW 5	FIRE
	1 130
	18 C
© CROWN COPYRIGHT ALL RIGHTS RESERVED DUNGSE CITY COUNCIL ULSFIELD NO. 100023371 3911	SCALE 1: 1250

Site Reference: DCC alternative ref: HLA200316 / H14 MIR062

Site Name:

Roseangle - Peterson House

Site Address:

Roseangle
Site Description:
Former Student

Residence

Site Area: 0.43 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 24 homes.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – Healthcare Facility and meeting hall East – Residential South – Residential West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	The site is to the South of the Category A listed church. The setting of this important listed building should be assessed and taken into account in any redevelopment. The site is within West End Lanes Conservation Area – demolition of buildings would require Conservation Area Consent, but an initial view is the buildings do not make a positive contribution to the Conservation Area. Important development should make positive contribution to intimate historical and distinct cultural character of Roseangle area.
Woodland	Need to evaluate/retain existing trees.
Physical Constraints (e.g pylons, substations etc)	buildings, adjacent to health care facility
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good access by private car, foot and cycle. No dedicated bus route on street, bus route to the north.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Need to mitigate surface water (by SUDs Infiltration and green roofs). No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. print works, omnibus depot). Phase I study carried out by DCC under Part IIA.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution	Brownfield
(including Brownfield / Greenfield)	None
Other information	None 24
Potential Residential Capacity	
Key Agency Comments	No comment
Ownership / Agent	Mr Hagen/ Peter Inglis

Location Map:		
7 726615-17	ALK	
FEBRUSE S	199	
17 T 37	137	
PA SAL	A Dai	
	Pol	
	FFR	
★ © CROWN COPYRIGHT, ALL RESHIPS RESERVED ★ SMARKE CITY COUNCIL LICENSE NO. 1803/2017 3011	SCALE 1: 1250	

Site Reference:	DCC alternative ref:	
MIR063	HLA200808	
Site Name:		
Angus Street		
Site Address:		
Liff Road / Angus Street		
Site Description:	Site Area:	
flat greenspace	0.28 Hectares	

The western site has planning permission for 2 homes (09/00739/FULL).

Recommendation that the eastern site be allocated for residential purposes with an indicative site capacity of 8 homes.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – Residential
	East – Residential including community hall
	South - Residential
	West – Residential / meeting hall
Historic Environment	N/A
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	
Woodland	Mature planting which may be worthy of retention
Physical Constraints	tank, community centre adjacent
(e.g pylons, substations etc)	, , , , , , , , , , , , , , , , , , ,
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation	Good links by all modes of transport, public transport generally
(including public transport, cycling and	from the west.
walking)	
Water Issues	Need to mitigate surface water (green roofs, suds infiltration).
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	No obvious issues.
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	10
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map:	Site Reference:	DCC alternative ref:	
10 10 10 100	MIR064	HLA200727	
IN COMPACT	Site Name:		
+ 89	Princes Street Phase 1	Princes Street Phase 1	
N X SEET - I TENT PIN	Site Address:		
TA STREET	Victoria Street		
	Site Description:	Site Area:	
CR S HIT I LE		0.09 Hectares	
SPW/C/3			
5 5 6 9 5 6 7 1			
NICONSTRUCTOR			
DIAMER CITY COUNCILLIZENCE NO 100/20071 2011 SCALE 1: 1250			

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 9 homes.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
	Site Planning Brief
Neighbouring Uses	North - Healthcare Facility and Residential
	East – Healthcare facility and car park with Residential beyond
	South - Residential
	West – Church
Historic Environment	Adjacent to Category B listed buildings. Consideration should
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	be given to impact on setting of listed buildings.
,	
Woodland	Mature trees on site which may be worthy of retention
Physical Constraints	No known
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation	Good connections by car and cycling. Public transport bus
(including public transport, cycling and	stops are located to the far west of the site and to the east.
walking)	
Water Issues	Need to mitigate surface water (green roofs, suds infiltration).
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	An assessment of any potential contamination is required.
	Former church, no obvious issues.
Air Quality	Impact on hot spot area
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	9
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map:	Site Reference: MIR065	DCC alternative ref: HLA200734
E SHEET	Site Name: 224/232 Hilltown	
WORTH WORTH	Site Address: 224/232 Hilltown	
Sta Sta	Site Description: gap site	Site Area: 0.025 Hectares
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This site is suitable for residential development and has a potential capacity for 12 units			
Assessment Topic	Notes		
Site Planning or Design Brief	In 2011 Housing Land Audit		
Neighbouring Uses	North – Residential		
	East – Residential		
	South - Residential		
	West - Residential		
Historic Environment	Immediately adjacent to Category B listed building.		
(including Listed Buildings/Conservation	Consideration should be given to impact on setting of listed		
Areas / Scheduled Monuments etc)	building.		
Woodland	None		
Physical Constraints	buildings		
(e.g pylons, substations etc)			
Topography and Site Orientation	north/south orientation		
Designated Open Space	No		
Transportation	Good access for public transport		
(including public transport, cycling and			
walking) Water Issues	Need to writing to printing to printing (group years and institution)		
	Need to mitigate surface water (green roofs, suds infiltration) No flood risk identified.		
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No nood risk identilied.		
Designated Environmental Site	No		
(including protected species)	NO		
Neighbouring Environmental Site	No		
Environmental Constraints (non-designated)	No		
Contamination	Potential for contamination from historical land use on site		
	(e.g. dyeworks). Phase I carried out by DCC under Part IIA.		
Air Quality	No hot spots identified in perimeter.		
,	The entire Dundee area is an air quality management area.		
Vacant or Derelict Land	On Vacant and Derelict Land Register		
Efficient Use of land / regeneration	Brownfield		
contribution			
(including Brownfield / Greenfield)			
Other information	None		
Potential Residential Capacity	12		
Ownership / Agent	Sydhar Properties Ltd		

Location	ո Мар:
	1 Count
	Offs F
m	The same of the sa
	STRATHMORE AVENUE
. Wasself	

Site Reference:	DCC alternative ref:	
MIR066	HLA200725	
Site Name:		
Strathmore Avenue (For	rmer Fire Station)	
Site Address:		
Strathmore Avenue		
Site Description:	Site Area:	
Former Fire Station	0.25 Hectares	

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 7 homes in accordance with the approved Site Planning Brief.

Assessment Topic	Notes
Site Planning or Design Brief	Site Planning Brief
	Also In 2011 Housing Land Audit
Neighbouring Uses	North – Healthcare facility
	East – Hotel
	South - Residential
	West – Healthcare facility and Residential
Historic Environment	N/A
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	
Woodland	Tree Preservation Order 05/02 is present on site.
Physical Constraints	buildings, substation
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation	Good access for Public Transport
(including public transport, cycling and	
walking)	
Water Issues	Dundee bi annual report indicates there may be a culverted
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	watercourse (Dens Burn) adjacent to the site, to the north,
expected intigation measures/	SEPA: Assessment of flood risk recommended
Designated Environmental Cita	(in curtilage SUDS if possible)
Designated Environmental Site	No
(including protected species) Neighbouring Environmental Site	No
	No
Environmental Constraints (non-designated) Contamination	Potential for contamination from historical land use on site and
Contamination	in vicinity (e.g. cancelled petroleum licence and fire station
	onsite, hospital to N).
Air Quality	No hot spots identified in perimeter.
All Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield
contribution	D. O. Million
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	7
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map:	Site Reference: MIR067	DCC alternative ref: HLA200504
47m P478 4	Site Name: Site 1, Whitfield	
	Site Address: Aberlady Crescent	
	Site Description: Mix of open space with mature planting	Site Area: 4.84 Hectares
Playing Pield Pi CROWN COPYRIGHT ALL RIGHTS RESERVED SUMCE CITY COUNCIL LICENCE NO. 100(2037) 2011 SCALE 1: 2500		

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 70 homes in accordance with the approved Site Planning Brief and Whitfield Planning Framework

Assessment Topic	Notes
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land
	Audit
	Site Planning Brief
Neighbouring Uses	North – Residential
	East – Residential
	South – Residential
	West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Mature trees in various parts of site may be worthy of retention
Physical Constraints	substations
(e.g pylons, substations etc)	
Topography and Site Orientation	undulating, east/west orientation
Designated Open Space	An open space audit of Whitfield has been undertaken and will guide development
Transportation	Due consideration needs to given to Safe Routes to Schools
(including public transport, cycling and walking)	and requirements of the local and surrounding communities
Water Issues	The Whitfield Burn is adjacent to the north of the site
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	regional SUDS system developed draining to pond on south side of the road prior to discharge into the Dighty via a open ditch
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Formerly residential, cannot rule out contamination potential.
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Parts of site are within the vacant and derelict land register
Efficient Use of land / regeneration	Brownfield and within a regeneration priority area
contribution	
(including Brownfield / Greenfield)	N.
Other information	None
Potential Residential Capacity	70
Key Agency Comments	No comment
Ownership / Agent	D J Laing

Location Map:	Site Reference:	DCC alternative ref:
CONTRACTOR OF THE PERSON OF TH	MIR068	HLA200353
School 197 A POST A CONTRACTOR	Site Name:	
	Site 2, Whitfield	
THE PERSON THE PERSON TO THE PERSON TO THE PERSON TO THE PERSON THE PERSON TO THE PERS	Site Address:	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Lothian Crescent	
ALL CAM BE	Site Description:	Site Area:
And the second	Mix of greenspace -	3.77 Hectares
CENT DI IO	used and unused	
Sort Programme		
THE PARTY OF THE P		
SCALE 1: 2500		

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 70 homes in accordance with the approved Site Planning Brief and Whitfield Planning Framework.

Assessment Topic	Notes
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land
one i lamming of Boolgii Billor	Audit
	Site Planning Brief
Neighbouring Uses	North - Residential
Trong moral mag of the	East – Residential
	South – Retail centre
	West – Education
Historic Environment	N/A
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	
Woodland	Some trees
Physical Constraints	No known
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	Northern section is designated as open space
	An open space audit of Whitfield has been undertaken and will
	guide development
Transportation	Good links by all modes of transport
(including public transport, cycling and	
walking)	
Water Issues	regional SUDS system developed draining to pond on south
(including Waste Water, Flood Risk on and off-site and	side of the road prior to discharge into the Dighty via a open
expected mitigation measures)	ditch
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Formerly residential, cannot rule out contamination potential.
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	majority of site is contained within the vacant and derelict land
	register
Efficient Use of land / regeneration	Brownfield and within a regeneration priority area
contribution	
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	70
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map: Playing Field Pau Avenue December of the Rights Resemble Scale 1: 2500

Site Reference: DCC alternative ref: MIR069 HLA201008

Site Name:

Site 3, Land to East of Bowling Green, Whitfield

Site Address:

Summerfield Avenue

Site Description: playing field with mature planting around boundary

Site Area: 8.03 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 28 homes in accordance with the approved Site Planning Brief and Whitfield Planning Framework.

Audit Site Plant Neighbouring Uses Regenera cleared la Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc) Woodland Physical Constraints (e.g pylons, substations etc) Topography and Site Orientation Designated Open Space An open s guide dev agreed as Transportation (including public transport, cycling and walking) Water Issues (including Waste Water, Flood Risk on and off-site and	tion project underway to all sides - with a mix of and Residential developments located around the boundary of the site.
Neighbouring Uses Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc) Woodland Physical Constraints (e.g pylons, substations etc) Topography and Site Orientation Designated Open Space Transportation (including public transport, cycling and walking) Water Issues (including Waste Water, Flood Risk on and off-site and side of the	tion project underway to all sides - with a mix of and and Residential developments located around the boundary of the site. I, east/west orientation pace audit of Whitfield has been undertaken and will elopment. The loss of the playing field has been part of the wider Whitfield regeneration works.
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc) Woodland Physical Constraints (e.g pylons, substations etc) Topography and Site Orientation Designated Open Space An open siguide devagreed as Transportation (including public transport, cycling and walking) Water Issues (including Waste Water, Flood Risk on and off-site and side of the	, east/west orientation pace audit of Whitfield has been undertaken and will elopment. The loss of the playing field has been part of the wider Whitfield regeneration works.
Physical Constraints (e.g pylons, substations etc) Topography and Site Orientation Designated Open Space An open siguide devive agreed as Transportation (including public transport, cycling and walking) Water Issues (including Waste Water, Flood Risk on and off-site and side of the side of	, east/west orientation pace audit of Whitfield has been undertaken and will elopment. The loss of the playing field has been part of the wider Whitfield regeneration works.
(e.g pylons, substations etc) Topography and Site Orientation undulating Designated Open Space An open siguide devagreed as Transportation Good links (including public transport, cycling and walking) Regional side of the Water Issues Regional side of the (including Waste Water, Flood Risk on and off-site and side of the	, east/west orientation pace audit of Whitfield has been undertaken and will elopment. The loss of the playing field has been part of the wider Whitfield regeneration works.
Designated Open Space An open so guide devagreed as Transportation (including public transport, cycling and walking) Water Issues (including Waste Water, Flood Risk on and off-site and side of the	pace audit of Whitfield has been undertaken and will elopment. The loss of the playing field has been part of the wider Whitfield regeneration works.
guide dev agreed as Transportation (including public transport, cycling and walking) Water Issues (including Waste Water, Flood Risk on and off-site and side of the	elopment. The loss of the playing field has been part of the wider Whitfield regeneration works.
(including public transport, cycling and walking) Water Issues (including Waste Water, Flood Risk on and off-site and side of the	s by all modes of transport
(including Waste Water, Flood Risk on and off-site and side of the	
expected mitigation measures) ditch	SUDS system developed draining to pond on south road prior to discharge into the Dighty via a open
Designated Environmental Site No (including protected species)	
Neighbouring Environmental Site No	
Environmental Constraints (non-designated) No	
Contamination No obviou	s issues.
Air Quality No hot sp	ots identified in perimeter.
The entire	Dundee area is an air quality management area.
Vacant or Derelict Land No	
Efficient Use of land / regeneration Brownfield contribution (including Brownfield / Greenfield)	and within a regeneration priority area
Other information None	
Potential Residential Capacity 28	
Key Agency Comments No comments	ent
Ownership / Agent Dundee C	

Location Map:	
The state of the s	1
1500 18	ootball Pround
LINE STOP F	
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HHOTH WOMMERFIELD S	ARDENS STRATH
A © CROWN COPYRIGHT ALL RIGHTS RESERVED BURDER CITY COUNCIL LICENCE NO YORKSOTT 2011	SCALE 1: 2500

Site Reference:

MIR070

HLA199133

Site Name:
Site 4, Whitfield

Site Address:
Whitfield Loan/Summerfield Terrace

Site Description:
greenspace

Site Area:
3.49 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 94 homes in accordance with the approved Whitfield Planning Framework

Assessment Topic	Notes
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land
3 3	Audit
Neighbouring Uses	North - Residential
3	East - Residential
	South - Residential
	West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Some trees
Physical Constraints	substations, pylons run nearby to west of site
(e.g pylons, substations etc)	
Topography and Site Orientation	undulating, east/west orientation
Designated Open Space	An open space audit of Whitfield has been undertaken and will guide development
Transportation	Good connections by car, foot and cyclists. Bus stops are
(including public transport, cycling and walking)	located on adjoining roads to the west and east.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Regional SUDS system developed draining to pond on south side of the road prior to discharge into the Dighty via a open ditch
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Formerly residential, cannot rule out contamination potential.
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Yes
Efficient Use of land / regeneration	Brownfield and within a regeneration priority area
contribution	
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	80
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map:	Site Reference:	DCC alternative ref:
VAULE STORY	MIR071	HLA201009
Whitfield	Site Name:	·
BERWICK DRIVE	Site 5, Whitfield	
DUNBAR PA	Site Address:	
	Dunbar Park / Haddir	ngton Avenue
	Site Description:	Site Area:
THE STATE OF MARKET	greenspace with	2.59 Hectares
	mature planting	
1 B 62 - 52 F / 1/2		
Ovale Path Mary		
CRIOWN COPYRIGHT, ALL RIGHTS RESERVED BURDER CITY COUNCIL LICENCE NO. 100023371 2011 SCALE 1: 2500		

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 26 homes in accordance with the approved Whitfield Planning Framework

26 homes in accordance with the approved	Whitfield Planning Framework
Assessment Topic	Notes
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land Audit
Neighbouring Uses	North – Open Space East – Residential South – Whitfield Life Services complex West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Mature trees within site which may be worthy of retention
Physical Constraints (e.g pylons, substations etc)	substation
Topography and Site Orientation	undulating, north/south orientation
Designated Open Space	An open space audit of Whitfield has been undertaken and will guide development
Transportation (including public transport, cycling and walking)	Good connections by car, cycle and foot. Bus stops are only located to the north of the site.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	The Whitfield Burn is adjacent to the north of the site. regional SUDS system developed draining to pond on south side of the road prior to discharge into the Dighty via a open ditch
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Formerly residential, cannot rule out contamination potential.
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Part of site is within vacant and derelict land register
Efficient Use of land / regeneration	Brownfield and within a regeneration priority area
contribution (including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	26
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map:	Site Reference: MIR072	DCC alternative ref: HLA201010
	Site Name: Site 6, Whitfield	
	Site Address: Tranent Grove	
Cycle Path	Site Description: greenspace with mature planting	Site Area: 2.76 Hectares
↑ O CROWN COMMONT. ALL HIGHT'S RESERVED SCALE 1: 2500 SCALE 1: 2500		

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 62 homes in accordance with the approved Whitfield Planning Framework.

Assessment Topic	Notes
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land
	Audit
Neighbouring Uses	North – Residential
	East – Residential
	South - Open Space / Residential
	West –Residential
Historic Environment	N/A
(including Listed Buildings/Conservation Areas /	
Scheduled Monuments etc) Woodland	Mature trees within site which may be worthy of retention
Physical Constraints	substation
(e.g pylons, substations etc)	Substation
Topography and Site Orientation	undulating, east/west orientation
Designated Open Space	Small portion of site at eastern end is designated as open
Designated Open Space	space. An open space audit of Whitfield has been undertaken
	and will guide development
Transportation	Good connections by car, cycle and foot. Bus stops are only
(including public transport, cycling and	located to the north of the site.
walking)	
Water Issues	Regional SUDS system developed draining to pond on south
(including Waste Water, Flood Risk on and off-site and	side of the road prior to discharge into the Dighty via a open
expected mitigation measures)	ditch.
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Formerly residential and primary school, cannot rule out
	contamination potential.
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Part of site is within vacant and derelict land register
Efficient Use of land / regeneration	Brownfield and within a regeneration priority area
contribution	
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	62
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map:	
Path Ball	THE PARTY
SCENT CYCLE PING CASE	J.S.
	1111
Liby- School	
The subway	
A G CROWN CONVENIENT ALL RIGHTS RESERVED A G CROWN CONVENIENT ALL RIGHTS RESERVED BURDER CITY COUNCIL UCENIC NO. 100023171 3911	SCALE 1: 2500

Site Reference:	DCC alternative ref:
MIR073	HLA201011
Site Name:	
Site 7, Whitfield	
Site Address:	
Whitfield Drive	
Site Description:	Site Area:
Former school and	3.4 Hectares
playing fields with	
games court - mature	
planting on boundary	
along Whitfield Drive	

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 64 homes in accordance with the approved Whitfield Planning Framework.

Assessment Topic	Notes
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land Audit
Neighbouring Uses	North – Open Space / Residential East – Open Space / Residential South – Residential West – Retail centre
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Mature trees within site which may be worthy of retention
Physical Constraints (e.g pylons, substations etc)	substation, games court
Topography and Site Orientation	east/west orientation
Designated Open Space	Part of site is designated as open space
Transportation	Good connections by car, cycle and foot. Bus stops are only
(including public transport, cycling and walking)	located to the south of the site.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Regional SUDS system developed draining to pond on south side of the road prior to discharge into the Dighty via a open ditch
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site (e.g. school heating oil).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield and within a regeneration priority area
Other information	None
Potential Residential Capacity	64
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map:

SCALE 1: 10000

Site Reference: DCC alternative ref:
MIR074 HLA200739
Site Name:

Whitfield - southern edge

Site Address: Drumgeith Road

Site Description: mix of greenspace with mature planting Site Area: 16.84 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 228 homes in accordance with the approved Whitfield Planning Framework.

Assessment Topic	Notes
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land
	Audit
Neighbouring Uses	North - Open Space / Residential
	East – Residential
	South - Open Space
	West – Residential
Historic Environment	N/A
(including Listed Buildings/Conservation Areas / Scheduled	
Monuments etc) Woodland	Mature trees within site which are worthy of retention. A
VVOOdiarid	planting scheme is being prepared to reinforce and
	enhance the existing tree coverage. Included within
	Scottish semi-natural woodland inventory (broadleaf).
Physical Constraints	substations, buildings
(e.g pylons, substations etc)	Substations, buildings
Topography and Site Orientation	undulating, east/west orientation
Designated Open Space	Site contains some designated open space
Transportation	Good connections by car, cycle and foot. Bus stops are
(including public transport, cycling and walking)	only located to the south of the site.
Water Issues	Tributary of the Dighty Water appears to start adjacent to
(including Waste Water, Flood Risk on and off-site and	the site. This watercourse may be culverted under the site.
expected mitigation measures)	Potential development of allocation could increase the
	probability of flooding elsewhere - SEPA: Assessment of
	flood risk recommended.
	Regional SUDS system developed draining to pond on
	south side of the road prior to discharge into the Dighty via
	a open ditch
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Adjacent to Drumgeith Road Community Wildlife Site
Contamination	Formerly residential, cannot rule out contamination
	potential.
Air Quality	No hot spots identified in perimeter.
,	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Part of site is within vacant and derelict land register
Efficient Use of land / regeneration contribution	Brownfield and within a regeneration priority area
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	228
Key Agency Comments	This site is visually prominent and will need careful and
	sensitive master-planning. Given the quality of the existing
	environment a tree and vegetation survey along with a

	informal landscape and visual analysis should be carried
	out.
Ownership / Agent	Dundee City Council

Location Map:	Site Reference:	DCC alternative ref:
THE WATER	MIR075	HLA201105
THE OF LOCAL PROPERTY OF THE PARTY OF THE PA	Site Name:	
BOWNE	Eastern Primary Schoo	1
Sch Lite	Site Address:	
A TOTAL DELLA CONTRACTOR OF THE PARTY OF THE	Whinny Brae	
	Site Description:	Site Area:
15/14/31 1/14/	former primary school	0.47 Hectares
\$1411 B	with hard surfaces	
PART OF THE		
O DROWN COPYRIGHT ALL RIGHTS RESERVED SCALE 1: 1250		
TA BUNDER CITY COLINCE LICENSE NO 10000011 2011		

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 28 homes

Assessment Topic	Notes	
Site Planning or Design Brief	In 2011 Housing Land Audit	
o o	Site Planning Brief	
Neighbouring Uses	North – Residential	
	East – Residential	
	South - Residential	
	West – Residential	
Historic Environment	Category A Listed Building includes main building, boundary	
(including Listed Buildings/Conservation Areas /	walls, gates and play sheds. Presumption for reuse in any	
Scheduled Monuments etc)	proposals. New building work should respect the setting of the	
	building. Is within Forthill Conservation area	
Woodland	Mature trees on southern boundary which could be retained	
Physical Constraints	buildings, substation	
(e.g pylons, substations etc)		
Topography and Site Orientation	north/south orientation	
Designated Open Space	Yes	
Transportation	Good links by all modes of transport	
(including public transport, cycling and		
walking)		
Water Issues	Site adjacent to 1:200 Coastal flood outline. SEPA Flood Risk	
(including Waste Water, Flood Risk on and off-site and	Assessment (FRA) required to inform the areas suitable for	
expected mitigation measures)	development. Commitment that no development would take	
	place within the functional flood plain, or within an area of	
	coastal flood risk, unless appropriate defences are in place.	
	SUDS, infiltration and green roofs	
Designated Environmental Site	No	
(including protected species)		
Neighbouring Environmental Site	No	
Environmental Constraints (non-designated)	No	
Contamination	Potential for contamination from historical land use on site	
	(e.g. school heating oil).	
Air Quality	No hot spots identified in perimeter.	
	The entire Dundee area is an air quality management area.	
Vacant or Derelict Land	Yes	
Efficient Use of land / regeneration	Brownfield	
contribution		
(including Brownfield / Greenfield)		
Other information	None	
Potential Residential Capacity	22	
Key Agency Comments	SNH	
	Assess open space to inform whether to allocate.	
	Evaluate/retain existing trees and historical built features to	

	reinforce wider streetscape character.
Ownership / Agent	Dundee City Council

Location Map:	Site Reference:	DCC alternative ref:
UIIS	MIR076	HLA201106
	Site Name:	
	101 Seagate / 3 Trades	Lane
THE SER W	Site Address:	
L /GE LA	101 Seagate / 3 Trades	Lane
ASSA VOICE	Site Description:	Site Area:
9/1	vacant commercial	0.035 Hectares
7 6 7 12 12 1	building	
1 (EX X 3) (EX)		
11/2010		
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D CROWN COPYRIGHT ALL RIGHTS RESERVED SCALE 1: 1250		

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 24 homes.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
	Site Planning Brief
Neighbouring Uses	North – Mixed uses including residential, retail and leisure
	uses
	East – Bus Station
	South - Residential
	West – Mixed uses including residential and retail
Historic Environment	Immediately adjacent to Category A listed buildings whose
(including Listed Buildings/Conservation Areas /	setting should be taken into account in any redevelopment
Scheduled Monuments etc)	scheme.
	Also within central Dundee Conservation Area. Development
	should make positive contribution to adjoining historic
	townscape.
Woodland	None
Physical Constraints	substation at rear of site, on corner of junction with traffic lights
(e.g pylons, substations etc)	
Topography and Site Orientation	north/south orientation
Designated Open Space	No
Transportation	Good public transport access but no dedicated cycling
(including public transport, cycling and	facilities
walking)	
Water Issues	Dundee bi annual report indicates there may be a culverted
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	watercourse (Scourin' Burn) in the area, perhaps to the west
expected mitigation measures)	of the site. SEPA Flood Risk Assessment (FRA) required to
	inform the areas suitable for development. Commitment that
	no development would take place within the functional flood
	plain, or within an area of coastal flood risk, unless appropriate
	defences are in place
	Flood risk on Seagate, Flood checkpoint at junction to north of building (due to limited space green roofs may be suitable)
Designated Environmental Site	No
(including protected species)	INO
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and
	in vicinity (e.g. wine merchants onsite).
Air Quality	Seagate has air quality concerns.
/ iii Guanty	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield

contribution (including Brownfield / Greenfield)	
Other information	Prominent corner location opposite busy Seagate Bus Station
Potential Residential Capacity	24
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map:	Site Reference: MIR077	DCC alternative ref: HLA201109	
	Site Name: Central Waterfront		
30	Site Address:		
Toy Rend to	Site Description:	Site Area: 12.02 Hectares	
CHOWN COPYRIGHT, ALL FIGHTS RESERVED SUMBLE CITY COUNCE, LICENSE NO. 10092371 2011 SCALE 1: 5000			

The site is identified in the TAYplan Strategic Development Plan as a Strategic Development Area. A Masterplan has already been approved for this area. Developments are to proceed in accordance with masterplan with individual site plots having briefs prepared. An allocation of up to 375 residential units is to be supported within the masterplan area along with a range of mixed uses. No specific allocation of sites is to be included in the Proposed Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	Central Waterfront Masterplan
Site i laming or Design brief	In 2011 Housing Land Audit
Neighbouring Uses	North – Predominantly Retail and other employment with
Neighbouring Oses	Residential on upper floors
	East – Port Area
	South – River Tay
	West – transport / Employment
Historic Environment	Adjacent to Central Dundee Conservation Area and several B
(including Listed Buildings/Conservation Areas /	listed buildings. Also adjacent to the Category A listed former
Scheduled Monuments etc)	Exchange Coffee house. B Listed Telford Light within site
Woodland	No
Physical Constraints	Existing buildings however are included in master plan for
(e.g pylons, substations etc)	demolition
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation	Transportation network currently being reconfigured
(including public transport, cycling and walking)	garag
Water Issues	Large part of the site is within the 1:200 Coastal flood outline
(including Waste Water, Flood Risk on and off-site and	Dundee bi annual report indicates there is likely to be a
expected mitigation measures)	culverted watercourse (Scourin' Burn) under the site.
	SEPA: Flood Risk Assessment (FRA) required to inform the
	areas suitable for development. Commitment that no
	development would take place within the functional flood plain,
	or within an area of coastal flood risk, unless appropriate
	defences are in place.
	Ongoing discussions with SEPA regarding SUDS.
Designated Environmental Site	No
(including protected species) Neighbouring Environmental Site	Close to Tay Estuary CAC and CDA
Environmental Constraints (non-designated)	Close to Tay Estuary SAC and SPA Close to Tay Estuary SAC and SPA
Contamination	Potential for contamination from historical land use on site and
Contamination	in vicinity (e.g. infilled docks and docklands). There has been
	considerable investigation carried out to date by DCC, and site
	specific risk assessments will be required as more details of
	specific proposals emerge.
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield
	= · · · · · · · · ·

contribution (including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	375
Key Agency Comments	SNH Central waterfront – the green cycleway/circular passes along Tay – safeguard/protect. Public access to Tay frontage – consider signage and interpretation opportunities? Adjacent to Firth of Tay and Eden Estuary SAC, and SPA downstream – assess as part of HRA. High landscape and visual sensitivity of centrally located site, running between waterfront and existing historic Dundee City centre. Opportunity to create high quality and positive waterfront, physically and visually opening up access to the River Tay and making the most of this unique City setting. Potential to reconsider vehicular and pedestrian transport links, with the relocation of the bus station adjacent to the train station to create a more effective and sustainable transport network with priority access given to pedestrians/cyclists over the vehicles. New high quality built development could recreate visual and physical links between the existing historic centre core and the waterfront, as part of on-going regeneration of the Whitehall Crescent townscape and the proposed V&A development (including the potential for redevelopment of the prominent landmark Tay Hotel – immediately outside site boundary).
Ownership / Agent	Dundee City Council, Network Rail Gala Casino and Hilton Hotels

Location Map:	Site Reference:	DCC alternative ref:
	ALT001	
	Site Name:	
	Orlits (Between Fintry R	load and Fintry Drive)
	Site Address:	
	Finavon Street	
	Site Description:	Site Area:
	Orlit houses which are	1.52 Hectares
	in the process of	
	being demolished.	
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Recommendation that this site be allocated for residential purposes with an indicative site capacity of 47 semi-detached homes.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Residential
	East – Residential
	South – Residential / Open Space
	West - Road Network with residential beyond
Historic Environment	N/A
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	
Woodland	Some trees
Physical Constraints	Existing buildings
(e.g pylons, substations etc)	
Topography and Site Orientation	Slightly sloping, north/south orientation
Designated Open Space	No
Transportation	Good links by all modes of transport
(including public transport, cycling and	
walking)	
Water Issues	No flood risk identified.
(including Waste Water, Flood Risk on and off-site and	
expected mitigation measures) Designated Environmental Site	No
(including protected species)	INO
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Formerly residential, cannot rule out contamination potential.
Air Quality	No hot spots identified in perimeter.
All Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Part Vacant
Efficient Use of land / regeneration	Brownfield - High Value in terms of contribution to
contribution	regeneration of Fintry Housing area
(including Brownfield / Greenfield)	logonoration of this producting area
Other information	None
Potential Residential Capacity	47
Key Agency Comments	
Ownership / Agent	Abertay Housing Association
	, wastaj i rading / ladasiation

Location Map:	Site Reference: ALT002	DCC alternative ref:
	Site Name: St Columbas Primary, k	(irkton Road
	Site Address: Kirkton Road/Kirkton Pla	ace
Grown Capyright and database, right 2012 Al Rights Reserved Ordanice Survey (Jerros)	Site Description: Former school with hard surfaces	Site Area: 0.63 hectares
Ergwin Lappyright and catabase-(rght 2012, All Kights Reserved. Undanker-Survey Uprite). Thimber 10002371		

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 22 homes.

Site Planning or Design Brief Neighbouring Uses North — School / Playing Fields East — Residential South — Residential West - School Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc) Woodland Physical Constraints (e.g pylons, substations etc) Topography and Site Orientation Designated Open Space Transportation (including public transport, cycling and walking) Water Issues North — School / Playing Fields East — Residential Nouth — School / Playing Fields East — Residential South — Residential N/A N/A None Physical Constraints (e.g pylons, substations etc) Topography and Site Orientation Designated Open Space Yes Transportation (including public transport, cycling and walking) Water Issues	ing or Design Brief ing Uses N E Si wironment ted Buildings/Conservation Areas / onuments etc) N onstraints s, substations etc)	Jorth – School / Playing Fields East – Residential South – Residential Vest - School J/A
Neighbouring Uses North — School / Playing Fields East — Residential South — Residential West - School Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc) Woodland Physical Constraints (e.g pylons, substations etc) Topography and Site Orientation Designated Open Space Transportation (including public transport, cycling and walking) North — School / Playing Fields East — Residential West - School N/A None buildings generally flat, east/west orientation Road access to East and South	ing Uses Results of the second secon	tast – Residential South – Residential Vest - School I/A
East – Residential South – Residential West - School Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc) Woodland Physical Constraints (e.g pylons, substations etc) Topography and Site Orientation Designated Open Space Transportation (including public transport, cycling and walking) East – Residential South – Residential South – Residential South – Residential N/A None buildings generally flat, east/west orientation Physical Constraints generally flat, east/west orientation Pesignated Open Space Transportation (including public transport, cycling and walking)	ESON WATER A PROPERTY OF THE P	tast – Residential South – Residential Vest - School I/A
West - School Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc) Woodland Physical Constraints (e.g pylons, substations etc) Topography and Site Orientation Designated Open Space Transportation (including public transport, cycling and walking) West - School N/A None buildings (e.g pylons, substations etc) Yes Transportation (including public transport, cycling and walking)	nvironment ted Buildings/Conservation Areas / onuments etc) N onstraints buildings/Conservation Areas /	Vest - School I/A
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc) Woodland Physical Constraints (e.g pylons, substations etc) Topography and Site Orientation Designated Open Space Transportation (including public transport, cycling and walking) N/A None buildings generally flat, east/west orientation Yes Road access to East and South	nvironment N ted Buildings/Conservation Areas / onuments etc) N tonstraints bus, substations etc)	I/A Ione
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc) Woodland Physical Constraints (e.g pylons, substations etc) Topography and Site Orientation Designated Open Space Transportation (including public transport, cycling and walking) None buildings generally flat, east/west orientation generally flat, east/west orientation Road access to East and South	ted Buildings/Conservation Areas / onuments etc) N onstraints bus, substations etc)	lone
Scheduled Monuments etc) Woodland Physical Constraints (e.g pylons, substations etc) Topography and Site Orientation Designated Open Space Transportation (including public transport, cycling and walking) None buildings generally flat, east/west orientation generally flat, east/west orientation Road access to East and South	onuments etc) Nonstraints but, substations etc)	
Woodland None Physical Constraints buildings (e.g pylons, substations etc) generally flat, east/west orientation Topography and Site Orientation generally flat, east/west orientation Designated Open Space Yes Transportation Road access to East and South (including public transport, cycling and walking)	onstraints bus, substations etc)	
Physical Constraints (e.g pylons, substations etc) Topography and Site Orientation Designated Open Space Transportation (including public transport, cycling and walking) buildings generally flat, east/west orientation Yes Road access to East and South	onstraints bus, substations etc)	
(e.g pylons, substations etc) Topography and Site Orientation generally flat, east/west orientation Designated Open Space Yes Transportation Road access to East and South (including public transport, cycling and walking)	s, substations etc)	uildings
Topography and Site Orientation generally flat, east/west orientation Designated Open Space Yes Transportation Road access to East and South (including public transport, cycling and walking)		S
Designated Open Space Transportation (including public transport, cycling and walking) Yes Road access to East and South		
Transportation Road access to East and South (including public transport, cycling and walking)	,	
(including public transport, cycling and walking)		
walking)		Road access to East and South
	public transport, cycling and	
Water Issues SEPA: Recommend that a requirement for an EPA is attach		
		EPA: Recommend that a requirement for an FRA is attached
(including Waste Water, Flood Risk on and off-site and expected mitigation measures) to the site specific requirements as appropriate.	gation measures)	· · · · · · · · · · · · · · · · · · ·
Designated Environmental Site No	d Environmental Site N	lo
(including protected species)	protected species)	
Neighbouring Environmental Site No		
Environmental Constraints (non-designated) No		
Contamination Potential for contamination from historical land use on site (school heating oil).		
Air Quality No hot spots identified in perimeter.	,	
The entire Dundee area is an air quality management area.		
Vacant or Derelict Land No		
Efficient Use of land / regeneration Brownfield	se of land / regeneration B	Brownfield
contribution	•	
(including Brownfield / Greenfield)	Brownfield / Greenfield)	
Other information None		lone
Potential Residential Capacity 22	Residential Capacity 22	2
Key Agency Comments		
Ownership / Agent Dundee City Council		Oundee City Council

Site Reference: ALT003 Site Name: Clatto Water Services Depot Site Address: Adjacent to Clatto Country Park Site Description: Scottish Water Depot site near Clatto Reservoir

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 60 houses.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Clatto Reservoir (Country Park) East – Scottish Water Waste Treatment Works South – Residential West - Country Park and Open Countryside
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Category B listed cottage and walled garden. There are a number of Scheduled monuments and other items in the general area but all are outwith the boundary (typically 700m+ distant)
Woodland	Mature trees to north of site worthy of retention. Existing mature vegetation on southern edge should be retained/enhanced
Physical Constraints (e.g pylons, substations etc)	Existing telecoms masts - however believed that these could be relocated . Waste Water works and underground infrastructure to east of site
Topography and Site Orientation	undulating, east/west orientation
Designated Open Space	Yes
Transportation (including public transport, cycling and walking)	Road access available from south, which also includes the Green Circular cycle route
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Agent has indicated need to consider safety implications associated with reservoir failure.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	Clatto Country Park adjacent and Open Countryside
Environmental Constraints (non-designated)	Clatto South Community Wildlife Site Electrical generating water turbine adjacent to site which may have noise implications
Contamination	Potential for contamination from historical land use on site and in vicinity. (12/00372/PAN – predetermination preliminary risk assessment requested).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	Proposed by owner for 60-80 houses Site indicated during MIR consultation
Potential Residential Capacity	60
Key Agency Comments	
Ownership / Agent	Scottish Water
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Site Reference:	DCC alternative ref:
ALT004	
Site Name:	
Western Gateway Site	
Site Address:	
Land to south of former	Liff Hospital
Site Description:	Site Area:
Greenfield Site	12.89 hectares
located to the west of	
the city	

Existing Local Plan site. Recommendation that this site be allocated for residential purposes with an indicative site capacity of 100 houses.

Assessment Topic	Notes
Site Planning or Design Brief	Dundee Local Plan Review 2005 housing site/HLA 2011
Neighbouring Uses	North – residential/ farmland
	East – industrial estate/residential
	South – open space/residential
	West – farmland
Historic Environment	Listed buildings of Liff Hospital and Gowrie House are situated
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	to the north of the site.
Woodland	Tree Preservation Order 06/03 is present on site
Physical Constraints	None
(e.g pylons, substations etc)	
Topography and Site Orientation	Flat, east/west orientation
Designated Open Space	Designated as open countryside
Transportation	Access is best by private car but the core paths network
(including public transport, cycling and walking)	perimeters part of the site and there is a bus stop just north of
	the site.
Water Issues (including Waste Water, Flood Risk on and off-site and	SEPA: Recommend a requirement undertake a Flood Risk
expected mitigation measures)	Assessment (FRA) to inform the areas suitable for
,	development. Commitment that no development would take place within the functional flood plain, or within an area of
	coastal flood risk, unless appropriate defences are in place.
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Greenfield
contribution	
(including Brownfield / Greenfield)	None
Other information	None 100
Potential Residential Capacity Key Agency Comments	SNH: Protect existing woodland to northern and western
Ney Agency Comments	boundaries and extend by new tree planting along eastern and
	southern boundaries to improve habitat connectivity and to
	enhance surrounding woodland framework. Recommend

	assessment of landscape and visual impacts of this Greenfield site.
Ownership/agent	NHS

Location Map: Baxter P Wks	Site Reference: ALT006 Site Name: Taybank works Phase Site Address:	DCC alternative ref:
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Recommendation that this site be allocated for residential purposes with an indicative site capacity of 18 houses.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – industrial / residential East – residential South – residential West – residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Part of the building is a listed building and the area is to the west of the of Baxter Park conservation area.
Woodland	No
Physical Constraints (e.g pylons, substations etc)	building
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	The site is accessible by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	SEPA Recommend that a requirement for an FRA is attached to the site specific requirements as appropriate.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	
Air Quality	There is a hot spot identified close to the site. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	
Potential Residential Capacity	18
Key Agency Comments	
Ownership/agent	NK Developments

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 5 houses.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – industrial / commercial East - industrial / commercial South – industrial / commercial West – industrial / commercial
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	The site is located in the Lochee Conservation area.
Woodland	Small areas of trees around the perimeter of the site
Physical Constraints (e.g pylons, substations etc)	None
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	The site is accessible mostly by private car as there are no bus stops in close proximity to the site.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	SEPA: Recommend that a requirement for an FRA is attached to the site specific requirements as appropriate.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	5
Key Agency Comments	
Ownership/agent	

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Site Reference:	DCC alternative ref:
ALT008	
Site Name:	
Site 8, Whitfield	
Site Address:	
Lothian Crescent / White	field Drive
Site Description:	Site Area:
The buildings are	1.81 hectares
facilities for the	
community including a	
library, clinic etc	

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 46 houses.

	••
Assessment Topic	Notes
Site Planning or Design Brief	In Whitfield Planning Framework/HLA site
Neighbouring Uses	North – open space
	East – open space/ school
	South – residential
	West – open space/ school
Historic Environment	N/A
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	
Woodland	No
Physical Constraints	Buildings
(e.g pylons, substations etc)	Buildings
Topography and Site Orientation	flat site, east/west orientation
Designated Open Space	No
Transportation	Good access by all modes of transport
(including public transport, cycling and walking)	, ,
Water Issues	No flood risk identified
(including Waste Water, Flood Risk on and off-site and	
expected mitigation measures) Designated Environmental Site	No
(including protected species)	INO
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Small part of site is in vacant and derelict land register
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	46
Key Agency Comments	
Ownership/agent	Dundee City Council

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Site Reference:	DCC alternative ref:
ALT009	
Site Name:	
Land at Barns of Claver	house Road
Site Address:	
Land north of Claverhouse Road	
Site Description:	Site Area:
Existing open space	0.42 hectares

This site is identified in the Mill O Mains Community Regeneration Masterplan. It is considered that the site is capable of being developed for approximately 12 houses. Recommended that the site be allocated in the Local Development Plan

Concerns have been raised regarding the loss of part of the wildlife corridor at this location and on another sites to the east. Whilst the development of these sites would result in the loss of a strip of the corridor along its northern edge it would not reduce the extent of the corridor at this location to undermine the integrity of the corridor as a whole. It should be noted that an area to the east of this site has been developed for a SUDS pond as part of the master planning process to serve the new housing in the area. The SUDS pond has been planted to seek to enhance the quality of the wildlife corridor and provide a more diverse habitat than exists at present. It is considered that the loss of this area of the corridor along the northern edge can be supported given the extent and quality of the land being lost and the enhancement of the area through the SUDS provision and planting. There will also be the loss of some open space as a result of this development. It is considered that the loss would not be significant and that a satisfactory level and area of open space will remain to serve the surrounding area.

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – residential
	East – residential
	South – open space
	West – open space
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	To the south east of Trottick conservation area
Woodland	Woodland around the perimeter
Physical Constraints	None
(e.g pylons, substations etc)	
Topography and Site Orientation	Slightly sloping at southern edge of site, north/south orientation
Designated Open Space	Yes
Transportation (including public transport, cycling and walking)	No direct road access to site.
Water Issues	SEPA: Recommend a requirement to undertake a Flood Risk
(including Waste Water, Flood Risk on and off-site and	Assessment (FRA) to inform the areas suitable for
expected mitigation measures)	development. Commitment that no development would take
	place within the functional flood plain, or within an area of
	coastal flood risk, unless appropriate defences are in place.
Designated Environmental Site	Yes, Within the Dighty wildlife corridor
(including protected species)	
Neighbouring Environmental Site	Yes
Environmental Constraints (non-designated)	No

Contamination	
Air Quality	No hot spots identified in perimeter.
-	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Partly Greenfield Partly Brownfield.
contribution	Northern part of the site has previously had buildings located
(including Brownfield / Greenfield)	on it.
Other information	
Potential Residential Capacity	12
Key Agency Comments	Within Dighty Wildlife corridor. Our comments in relation to sites 15 and 27 also apply here. This will still set a precedent for development in this wildlife corridor. Suggest clear justification/rationale is provided as to why this site is being allocated in the Dighty Wildlife corridor - see adopted Local Plan Policy 70. Will also result in loss of open space - assess as part of open space audit land requirements
Ownership/agent	Dundee City Council

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Site Reference:	DCC alternative ref:
ALT010	
Site Name:	
Baldragon Farm	
Site Address:	
Land to west of St Marti	n Crescent
Site Description:	Site Area:
Agricultural land	7.15 hectares
_	

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 135 houses.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – farmland
	East – residential
	South - Open space/ residential
	West – farmland
Historic Environment	Clatto reserve is to the west of the site which is a listed
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	building.
Woodland	No
Physical Constraints (e.g pylons, substations etc)	None
Topography and Site Orientation	flat, east/ west orientation
Designated Open Space	No
Transportation	Not easily accessible by public transport but can be accessed
(including public transport, cycling and walking)	by all other modes of transport.
Water Issues	SEPA: Recommend a requirement to undertake a Flood Risk
(including Waste Water, Flood Risk on and off-site and	Assessment (FRA) to inform the areas suitable for
expected mitigation measures)	development. Commitment that no development would take
	place within the functional flood plain, or within an area of
	coastal flood risk, unless appropriate defences are in place.
	Clatto watercourse runs to the south of the site and the
	reservoir is situated to the west of the site.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	There is a community wildlife and a nature conservation site to
	the west of the site.
Environmental Constraints (non-designated)	No
Contamination	
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Greenfield
contribution	
(including Brownfield / Greenfield)	
Other information	
Potential Residential Capacity	135
Key Agency Comments	Baldrogan wood to the west is an Ancient Woodland Inventory
	(AWI) site - long established plantation origin. There was

	originally AWI woodland to the south of the site but this seems to have been cleared. Re-establish links to woodland by new woodland planting along the northern and southern boundaries. This is a greenfield site - recommend assessment of landscape and visual impacts of this site.
Ownership/agent	Betts

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Site Reference:	DCC alternative ref:	
ALT011	CFS 0016	
Site Name:		
Linlathen Estate 2		
Site Address:		
Linlathen Estate, North Of Arbroath Road, Dundee		
Site Description:	Site Area:	
Land At Linlathen	37.3 Hectares	
Estate, North of		
Linlathen House and		
farm buildings		

The policy approach of the Proposed Local Development Plan is to bring forward housing development at the Western Gateway over the first 5 year period of the plan. It is considered that once the Western Gateway has progressed there will be the opportunity for additional greenfield land to be released in the second 5 year period of the Plan. It is considered that given the location of this site and the existing access then the western part of this site be identified for housing release for the second 5 year period of the Plan. Recommendation that the western part of this site be allocated for residential use for up to 150 houses for the period 2019-2024.

Assessment Topic	Notes
Site Planning or Design Brief	none
Neighbouring Uses	North – Open Countryside with developer interest for residential
	East – Open Countryside with developer interest for residential
	South –Countryside including farm buildings, Linlathen House and Balgillo North Residential Development
	West - Open Countryside allocated for employment/business use
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Tree preservation order 07/84 is present on site. Other mature woodland exists within site.
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	slightly sloping, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Site has no physical transport connections at this time. Road vehicle access would seem to be straightforward by linkage to Drumsturdy road
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	SEPA: Recommend a requirement to undertake a Flood Risk Assessment (FRA) to inform the areas suitable for development. Commitment that no development would take place within the functional flood plain, or within an area of coastal flood risk, unless appropriate defences are in place.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Dighty watercourse to south has known invasive species problems Potential for habitat fragmentation Wildlife corridor to south of site
Contamination	Farmland – some potential for contamination depending upon historical use.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Greenfield

contribution (including Brownfield / Greenfield) Potential Residential Capacity	no capacity stated
Other information	Site nominated by developer through call for sites for Residential uses
Key Agency Comments	Recommend assessment of landscape and visual impacts of this significant greenfield site. It is surrounded by open countryside and as such has no connectivity in terms of the urban area to the south. However there is recent new development to the south and east. Examine sustainability implications of development of site in isolation. Houses could be orientated to take advantage of south-west orientation. Developer interests for surrounding open countryside is noted - recommend this site is evaluated as part of a wider landscape capacity study for this area. The site is bounded by the Dighty corridor to the south and opportunities to protect and enhance this should be incorporated into a master planning processes. Likewise, the existing trees and woodland belts should be protected and enhanced, and connections between these and to habitat corridors outwith the site established.
Ownership / Agent	Linlathen Developments / DG Coutts Associates

Sites to be Allocated for Other Uses in the Proposed Local Development Plan

Location Map		لمسم	
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970KVS0W	17m	調	
	Depot		SINE
(Retail Park	FOR	AST.	DOCK STATE
Thetail Park		Lc	
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Site Reference:	DCC alternative ref:
ALT012	
Site Name:	
Gallagher Retail Extensi	ion
Site Address:	
East Dock Street/ Peep O' Day Lane	
Site Description:	Site Area:
Currently a bus depot	1.72 Hectares
site	

Allocated in Dundee Local Plan Review 2005 for an extension to Gallagher Retail Park. Although it is considered that there will be limited growth in retail expenditure in the short to medium term and that any available new expenditure should be directed towards the existing centres, it is considered that some limited provision be made for additional land for household goods in an out of centre location. Recommended that this allocation carries through to proposed Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – residential East – industrial land South – road network/ docks West – retail park
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	Building presently on site
Topography and Site Orientation	Slightly sloping at north, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Bus station is less than 500m away. Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	SEPA: Recommend a requirement to undertake a Flood Risk Assessment (FRA) to inform the areas suitable for development. Commitment that no development would take place within the functional flood plain, or within an area of coastal flood risk, unless appropriate defences are in place.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	Close to European SAC Site for the Tay Estuary
Environmental Constraints (non-designated)	No
Contamination	
Air Quality	Increase traffic on south east arterial route. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Key Agency Comments	See above
Ownership/agent	National Express

Location	250		外型	問題	
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Site Reference:	DCC alternative ref:
ALT013	CFS 0027
Site Name:	
Riverside Park & Ride	
Site Address:	
Wright Avenue	
Site Description:	Site Area:
Land adjacent to civic	2.29 Hectares

This proposal is identified in the TAYplan Action Programme. TACTRAN are pursuing the development of this site and has been proposed as a result of a study of alternatives sites within the west of the City. Recommendation that this site be allocated for Park and Ride facility.

amenity site south of Riverside Avenue.

Assessment Topic	Notes
•	
Site Planning or Design Brief	Included within riverside nature park plan
Neighbouring Uses	North – Open Land / Riverside Nature Area
	East – Industrial / Business Land
	South – Dundee Airport
	West - Open Land / Riverside Nature Area and waste handling
That is the first of the second	area
Historic Environment (including Listed Buildings/Conservation Areas /	N/A
Scheduled Monuments etc)	
Woodland	None
Physical Constraints	No known
(e.g pylons, substations etc)	
Topography and Site Orientation	Flat, north/south orientation
Designated Open Space	Yes
Transportation	No footways, green circular cycleway exists a short distance
(including public transport, cycling and	away to the north.
walking)	No bus services at present
Water Issues	No flood risk identified
(including Waste Water, Flood Risk on and off-site and	
expected mitigation measures)	
Designated Environmental Site	300m north of Inner Tay Estuary SPA SSSI
(including protected species)	Tay Estuary SAC
	Potential for impact on European Sites without mitigation
	measures in place
Neighbouring Environmental Site	Inner Tay Estuary Local Nature Reserve
Environmental Constraints (non-designated)	Potential for habitat fragmentation
Contamination	Historical uses suggest potential for contamination (e.g. infilled
	ground - potential ground gas issues particularly for any
	enclosed spaces or buildings).
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Yes
Efficient Use of land / regeneration contribution	Greenfield
(including Brownfield / Greenfield)	
Other information	Site nominated through call for sites as a potential Park & Ride site.
Key Agency Comments	Firth of Tay & Eden Estuary SPA - Given that the adjacent
Ney Agency Comments	land is used quite heavily already and the SPA is buffered by
	the airport runway this site can be screened out. While the
	site is in relative close proximity, ~300m the qualifying species
	tend not to use this area and usually congregate within the
	confines of Invergowrie Bay. Firth of Tay & Eden Estuary
	SAC - Screen out, no pathway.

	Also note this proposed site lies within the riverside nature park plan. Need to consider whether this is development will fragment the nature park plan, and the impacts on the use and function of the park as a result of a park and ride development.
Ownership / Agent	Dundee City Council

Sites proposed for Housing but <u>not</u> to be allocated in the

Proposed Local Development Plan

These sites fall into the following categories:

- Planning permission has been granted for the proposed use.
- The location/sites is not considered to be a priority for the delivery of the housing requirement.
- The site is not considered suitable for a residential use.

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Depot		
	College	
	102m	
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Site Reference: DCC alternative ref:
MIR002 DC0212

Site Name:
Dundee College, Graham Street

Site Address:
Dundee College, Graham street

Site Description: Site Area:
Dundee College Site 1.64ha

Planning Permission granted 14 February 2012 (ref 11/00593/FULL). No need to allocate in plan.

	•
Assessment Topic	Notes
Site Planning or Design Brief	Developed by Jones Lang La Salle - Not adopted by DCC
Neighbouring Uses	North – green space
	East – housing
	South – housing
	West –industrial estate
Historic Environment	Site is located west of Category B listed St Teresas formerly
(including Listed Buildings/Conservation	St Michaels RC Church.
Areas / Scheduled Monuments etc)	
Woodland	Opportunity to reinforce the adjacent tree belt to the north
Physical Constraints	building
(e.g pylons, substations etc)	
Topography and Site Orientation	north/south orientation, sloping to south
Designated Open Space	no
Transportation	Good links by all modes of transport
(including public transport, cycling and	
walking)	
Water Issues	Need to minimise input of surface water into the combined
(including Waste Water, Flood Risk on and	sewer. (mitigation: suds by infiltration - assuming no
off-site and expected mitigation measures)	contamination). No flood risk identified.
Designated Environmental Site	no
(including protected species)	
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	Potential for contamination from historical land use on site and
	in vicinity, also cancelled petroleum licences. Phase I has
	been submitted in relation to recent planning application.
Air Quality	The entire Dundee area is an air quality management area.
	Potential odour issues from adjacent PPC site.
	No hot spots identified in perimeter.
Vacant or Derelict Land	no
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	
Potential Residential Capacity	72
	Persimmon Homes

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Site Reference:	DCC alternative ref:
MIR007	DC 0128
Site Name:	
Land at Coldside Road	
Site Address:	
Coldside Road	
Site Description:	Site Area:
Mixed mainly	1.39 Hectares
industrial site part	
derelict. Made up of	
buildings, hard	
standing and	
wasteland.	

Whilst this site is considered to have potential for residential purposes it is not considered to be a priority location. As such it is not being brought forward for inclusion in the Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	none
Neighbouring Uses	North – general industrial
	East – housing
	South – housing
	West –industry
Historic Environment	N/A
(including Listed Buildings/Conservation	
Areas / Scheduled Monuments etc)	
Woodland	None
Physical Constraints	Contamination and culvert on site. Buildings.
(e.g pylons, substations etc)	
Topography and Site Orientation	east/west orientation
Designated Open Space	no
Transportation	Good links by all modes of transport
(including public transport, cycling and	
walking)	
Water Issues	Need to minimise input of surface water into the combined
(including Waste Water, Flood Risk on and	sewer (Mitigation: Suds by infiltration but ground
off-site and expected mitigation measures)	contamination may require lined suds). The location of the
	Dens Burn requires to be established and if within the site,
	building over the culvert should be avoided.
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Yes - petrol station and potential contamination due to
	previous infilling. Potential for contamination from historical
	land use on site (e.g. sawmill, vehicle body works, cancelled
	petroleum licence.) A full assessment of potential
	contamination is required.
Air Quality	Will impact on the hot spots and increase traffic at the five
	ways roundabout.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Yes
Efficient Use of land / regeneration	brownfield site which is of a size that would significantly aid
contribution	the regeneration of the general area.
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	50
Ownership / Agent	

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	None

Site Reference:	DCC alternative ref:	
MIR008	DC0150	
Site Name:		
Land at Balmoral Terrace, Douglas		
Site Address:		
Balmoral Terrace Doug	las	
Site Description:	Site Area:	
Douglas Primary	1.97 Hectares	
School site		

Site has the potential to be suitable for residential development. There is also potential for community use of part or all of the site. The site given its size could be developed for both residential and community uses. It is considered that this is not a priority location and as such it is recommended that this site not be allocated in the Local Development Plan.

North – housing East – housing South – housing West – housing N/A Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc) Woodland Some trees within/around boundary of sites. Consideration given to retention as part of future development where appropriate. Physical Constraints (e.g. pylons, substations etc) Topography and Site Orientation Flat, north/south facing Designated Open Space Yes Transportation (including public transport, cycling and walking) Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures) Waste Water No known issues No known issues No known issues No known issues No lood risk identified. No Flood Risk (including protected species) No No Flood Risk (including Effects Elsewhere) Contamination No obvious issues Air Quality No hot spots identified in perimeter. The entire Dundee area is an air quality management area. Yes Efficient Use of land / regeneration contribution (including Brownfield / Greenfield) Other information None	Assessment Topic	Notes
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(including Brownfield / Greenfield) Other information None		S. G. M. M. G.
Other information None		
		None
Potential Residential Capacity 30	Potential Residential Capacity	30
Ownership / Agent Dundee City Council		Dundee City Council

Location Map:	
MINISTER SEASON SERVICE SERVIC	
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Subway	
Subway	
Subway	
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Site Reference: DCC alternative ref:
MIR013 DC 0085

Site Name:
Land at Mull Terrace Mill O' Mains

Site Address:

Mull Terrace Mill O' Mains

Site Description: housing site for redevelopment Site Area: 0.50 Hectares

Planning permission granted 20 March 2012 (Ref: 11/00733/FULM). No need to allocate this site in the Local Development Plan

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – housing
	East – housing
	South – housing
	West -housing
Historic Environment	N/A
(including Listed Buildings/Conservation	
Areas / Scheduled Monuments etc)	
Woodland	None
Physical Constraints	no
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	no
Transportation	Good links by all modes of transport
(including public transport, cycling and	
walking)	
Water Issues	On site source control for surface water required - to fit in with
(including Waste Water, Flood Risk on and	master plan SUDS for overall development.
off-site and expected mitigation measures)	Close to the 1:200 fluvial flood outline of the Dighty Water
Designated Environmental Site	no
(including protected species)	
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	No. PI, PII, PIII for 11/00733/FULM covers part of site.
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	yes
Efficient Use of land / regeneration	brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	17
Key Agency Comments	SNH
	significant opportunities to create small community 'pocket
	parks' which should be integral to the development of any new
	housing.
	Is access link to Dighty green corridor possible? Opportunity
	for many of these allocation sites adjacent to the Dighty Water
	to allow for both physical and visual links to the wildlife
	corridor, and the wider important recreational resource at Caird Park.
	Gailu Faik.
Ownership / Agent	Dundee City Council
Ownership / Agent	Dunidee Oily Council

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Site Reference:	DCC alternative ref:
MIR019	DC 0091
Site Name:	
Land at Lismore Terrace	e
Site Address:	
Lismore Terrace	
Site Description:	Site Area:
housing site for	0.63 Hectares
redevelopment	

Planning permission has been granted for this site as part of Phase two of the Mill O Mains Masterplan. (Ref: 11/00733/FULM). No need to allocate in the Proposed development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – housing
	East – housing
	South – housing
I Pata 2a E a Casa a sa I	West –housing
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	no
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	no
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Part of the site is within the 1:200 year fluvial flood outline of the Dighty Burn. Potential development of allocation could increase the probability of flooding elsewhere - Assessment of flood risk recommended. On site source control for surface water required - to fit in with master plan SUDS for overall development. Assessment of flood risk undertaken by CD Engineers. Required mitigation measures agreed.
Designated Environmental Site (including protected species)	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	No known issues Likely to be housing demolition material under ground. Mill O' Mains Reports may contain relevant information. Cancelled Petroleum Licence to E.
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	yes
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	brownfield
Other information	None
Potential Residential Capacity	12
Key Agency Comments	SNH significant opportunities to create small community 'pocket parks' which should be integral to the development of any new housing.
Ownership / Agent	Dundee City Council
	= amazz onj obanon

Location Map:	Site Reference: MIR024	DCC alternative ref: DC0197
College Acade	Site Name: Land at Molison Stree	et
	Site Address:	
The state of the s	Molison Street	
irks The Color	Site Description:	Site Area:
Sch	former Stobswell	0.28 Hectares
T HOPOT AND THE BOTTOM	School site	
Park Park		
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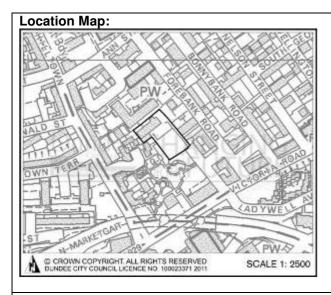
It is considered that this site has potential to be suitable for residential use for up to 8 homes. However, this is not considered to be a priority location and as such the site is not to be allocated in the Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	none
Neighbouring Uses	North – Sports ground
	East – housing
	South – housing
	West – Sports ground
Historic Environment	The setting of the Category A listed Clepington St Primary
(including Listed Buildings/Conservation	School in Eliza Street should be taken into account in any
Areas / Scheduled Monuments etc)	redevelopment.
Woodland	Trees adjacent to the north and west
Physical Constraints	substation
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	no
Transportation	Good links by all modes of transport
(including public transport, cycling and	
walking)	
Water Issues	Need to mitigate effects of surface water. (Mitigation: Suds by
(including Waste Water, Flood Risk on and	infiltration or green roofs). No flood risk identified.
off-site and expected mitigation measures)	
Designated Environmental Site	no
(including protected species)	
Neighbouring Environmental Site	yes
Environmental Constraints (non-designated)	none
Contamination	Potential for contamination from historical land use on site and
Air Ovality	in vicinity (e.g. onsite hospital and sub station, foundry to S).
Air Quality	Could impact on the North West Arterial. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
	yes brownfield
Efficient Use of land / regeneration contribution	Drowniieid
(including Brownfield / Greenfield)	
Other information	Possible opportunity to create access link to open space to
Other information	north.
Potential Residential Capacity	8
Ownership / Agent	Dundee City Council
Ownership / Agent	Duriuse Oity Odurion

Location Map:	Site Reference:	DCC alternative ref:
Dim Pay land	MIR028	DC0210
ONE CO	Site Name:	
THE AVENUE DE LA SERVICIO	Land at Graham St	reet (west)
3102m 5000tAN	Site Address:	
The state of the s	Graham Street (we	st)
THE PROPERTY	Site Description:	Site Area:
Works Woods	green space, part of	of 0.34 Hectares
13 129	former railway route	e
Depot n n		
College + Resident		
T 5 102 1 102 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
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This site has the potential to be suitable for residential purposes with an indicative site capacity of 8 homes. Not a priority and as such is not to be allocated in the Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	no
Neighbouring Uses	North – housing
	East – housing
	South – Dundee College (also a potential development site)
	West – employment uses
Historic Environment	N/A
(including Listed Buildings/Conservation	
Areas / Scheduled Monuments etc)	
Woodland	Some trees
Physical Constraints	no
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	no
Transportation	Good links by all modes of transport
(including public transport, cycling and	
walking)	
Water Issues	Need to mitigate effects of surface water. (Mitigation: Suds by
(including Waste Water, Flood Risk on and	infiltration). No flood risk identified.
off-site and expected mitigation measures)	
Designated Environmental Site	no
(including protected species)	
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	Potential for contamination from historical land use on site and
	in vicinity (onsite probable railway land, carpet works to E and
	foundry to SE.)
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration	brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	None
Potential Residential Capacity	8
Key Agency Comments	SNH
	Wooded site – retain/protect trees – is there any opportunity to
	create reinforce green links along disused railway extending to
	Maryfield
Ownership / Agent	Dundee City Council



Site Reference:	DCC alternative ref:	
MIR029	CFS 0009	
Site Name:		
Forebank House		
Site Address:		
Ann Street / Forebank Terrace		
Site Description:	Site Area:	
Listed building set in	0.30 Hectares	
mature garden		

This site has the potential to be suitable for residential purposes with an indicative site capacity of 8 flats within a conversion of the existing building. No building works would be permitted within the garden ground. Not a priority and a such is not to be allocated in the Local Development Plan.

grounds

Assessment Topic	Notes	
Site Planning or Design Brief	No	
Neighbouring Uses	North – Residential	
	East – Residential	
	South – Parkland	
	West - Residential	
Historic Environment	Category B listed building. Presumption to retain and reuse	
	this building as part of any proposals. Has potential	
	archaeological interest.	
Woodland	Tree Preservation Order 06/10 is present on site	
Physical Constraints	Buildings, adjacent to nursing home	
(e.g pylons, substations etc)		
Topography and Site Orientation	Flat, North/south orientation	
Designated Open Space	No	
Transportation	Close to city centre but accessed via narrow roads, no cycle	
(including public transport, cycling and	routes in vicinity	
walking)		
Water Issues	Need to mitigate effects of surface water where possible	
(including Waste Water, Flood Risk on and	(mitigation via permeable surfaces, green roofs). No flood risk	
off-site and expected mitigation measures)	identified.	
Designated Environmental Site	No	
(including protected species)	No	
Neighbouring Environmental Site	No	
Environmental Constraints (non-designated) Contamination	-	
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. Victoria works to S and sacking factory to NW).	
Air Quality	The entire Dundee area is an air quality management area.	
All Quality	No hot spots identified in perimeter.	
Vacant or Derelict Land	On vacant and derelict land register (Ref 2177)	
Efficient Use of land / regeneration	brownfield	
contribution	DIOWINIGIO	
(including Brownfield / Greenfield)		
Other information	Site nominated by developer through call for sites for a	
Caron anomication	community facility	
Potential Residential Capacity	8	
Ownership / Agent	Mr Barn	
	···· - ···	

Location Map:	Site Reference:	DCC alternative ref:
the same of the way	MIR031	DC0143
All Stalled	Site Name:	
25 C C C C C C C C C C C C C C C C C C C	Land at Constitut	ion Street
	Site Address:	
	Constitution Stree	et
	Site Description	: Site Area:
	Vacant site	0.04 Hectares
PW TO THE TOTAL		
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The state of the s		
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This site has the potential to be suitable for residential purposes with an indicative site capacity of 6 homes. Not a priority and as such is not to be included in the Local Development Plan.

Assessment Topic	Notes	
Site Planning or Design Brief	Site Planning Brief (draft)	
Neighbouring Uses	North – housing	
	East – hot food and housing	
	South – housing	
	West – housing	
Historic Environment	N/A	
(including Listed Buildings/Conservation		
Areas / Scheduled Monuments etc)		
Woodland	None	
Physical Constraints	no	
(e.g pylons, substations etc)		
Topography and Site Orientation	Flat	
Designated Open Space	No	
Transportation	Good links by all modes of transport	
(including public transport, cycling and		
walking)		
Water Issues	Need to mitigate effects of surface water where possible	
(including Waste Water, Flood Risk on and	(mitigation green roofs and permeable surfaces). No flood risk	
off-site and expected mitigation measures)	identified.	
Designated Environmental Site	No	
(including protected species)		
Neighbouring Environmental Site	No	
Environmental Constraints (non-designated)	No	
Contamination	Potential for contamination from historical land use on site and	
	in vicinity. Phase I study carried out by DCC under Part IIA	
	(Rosebank Works). Just offsite - sacking factory, laundry and	
A. O. III	other.	
Air Quality	No hot spots identified in perimeter.	
	The entire Dundee area is an air quality management area.	
Vacant or Derelict Land	Yes	
Efficient Use of land / regeneration	Brownfield	
contribution		
(including Brownfield / Greenfield)		
Other information		
Potential Residential Capacity	6	
Ownership / Agent	Dundee City Council	

Location Map:	Site Reference: MIR036	DCC alternative ref: DC394
	Site Name: Land at Hebrides Drive Site Address: Hebrides Drive	1
Mains Church (remains of)	Site Description: cleared site adjacent to existing housing	Site Area: 0.11 Hectares
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This site has planning permission and does not need to be allocated in the Local Development Plan.

Assessment Topic	Notes		
Site Planning or Design Brief	Mill O'Mains Community Regeneration Masterplan		
Neighbouring Uses	North – residential		
Neighbouring 03c3	East – residential		
	South – residential		
	West – residential		
Historic Environment	N/A		
(including Listed Buildings/Conservation			
Areas / Scheduled Monuments etc)			
Woodland	None		
Physical Constraints	subway		
(e.g pylons, substations etc)	- Cas may		
Topography and Site Orientation	east/west orientation, flat, undulating at rear of site		
Designated Open Space	No		
Transportation	Good links by all modes of transport		
(including public transport, cycling and	No specific cycle facilities however Green circular is located to		
walking)	the south.		
Water Issues	Site adjacent to the 1:200 fluvial flood outline of the Dighty		
(including Waste Water, Flood Risk on and	Water		
off-site and expected mitigation measures)	On site source control for surface water required - to fit in with		
,	master plan SUDS for overall development		
Designated Environmental Site	No		
(including protected species)			
Neighbouring Environmental Site	Wildlife corridor borders site		
Environmental Constraints (non-designated)	No		
Contamination	No obvious issues, Mill O' Mains Reports of relevance.		
Air Quality	No hot spots identified in perimeter.		
	The entire Dundee area is an air quality management area.		
Vacant or Derelict Land	No		
Efficient Use of land / regeneration	brownfield		
contribution			
(including Brownfield / Greenfield)			
Other information	None		
Potential Residential Capacity	5		
Key Agency Comments	SNH		
	See 15 and 27 – opportunities to contribute to adjacent wildlife		
	corridor – for example retaining open views to site, creation of		
	community facility, seating, play area. Native tree planting on		
	southern boundary to reinforce wildlife corridor		
Ownership / Agent	Dundee City Council		

Location Map:	MA C Wo
	63m L
	# DUNDON
AND TOPE	出品
	明祖田
Wks 51n	
A SA	THE PERSON NAMED IN COLUMN TO PERSON NAMED I
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Site Reference: DCC alternative ref:
MIR037 DC0192

Site Name:
Dens Road Market, Dens Road

Site Address:
Dens Road market, Dens Road

Site Description: Site Area:
Site of Dens Road
Market

O.56 Hectares

This site has the the potential to be suitable for residential purposes with an indicative site capacity of 25 homes. Not a priority and as such is not to be included in the Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	part of Former Dens Metals Site
Neighbouring Uses	North – housing
Treignbouring 03c3	East – housing
	South – housing
	West -housing
Historic Environment	N/A
(including Listed Buildings/Conservation	
Areas / Scheduled Monuments etc)	
Woodland	None
Physical Constraints	existing buildings.
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	no
Transportation	excellent access for all forms of transport.
(including public transport, cycling and	
walking)	
Water Issues	Previous sewer capacity issues.
(including Waste Water, Flood Risk on and	Dundee bi annual flood report indicates that there may be a
off-site and expected mitigation measures)	culverted watercourse (Dens Burn) in the area.
	On site source control for surface water required could
2	combine with adjacent site
Designated Environmental Site	no
(including protected species)	
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	Potential for contamination from historical land use on site and
Air Ovality	in vicinity (e.g. onsite Rashiewell Works).
Air Quality	No hot spots identified in perimeter.
Vacant or Derelict Land	The entire Dundee area is an air quality management area.
Efficient Use of land / regeneration	no brownfield
contribution	DIOWITICIA
(including Brownfield / Greenfield)	
Other information	
Potential Residential Capacity	25
Ownership / Agent	Mark Harris
Ownership / Agent	Main Hains

Location Map:	Site Reference:	DCC alternative ref:
THE SALVESTON		CFS 0040
The state of the s	Site Name:	
Insts	Dow Street	
	Site Address:	
	Dow Street / Millers Wy	rnd
	Site Description:	Site Area:
	Land to south west of	0.6 Hectares
CAB BELL OF THE STATE OF THE ST	University campus	
	including car park	
FINE STATE OF THE	area and Biological	
	Science Institute	
© DROWN COPYRIGHT, ALL RIGHTS RESERVED SCALE 1: 2500	buildings	

This site may have the potential to be suitable for residential purposes with an indicative site capacity of 14 homes. Not a priority location and as such is not to be included in the Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – university research buildings
	East – residential / university uses
	South – Residential with retailing/leisure on ground floor
Historic Environment	West – Industrial / business uses The Category A listed buildings at Springfield are adjacent to
(including Listed Buildings/Conservation	this site. The setting of these listed buildings should be taken
Areas / Scheduled Monuments etc)	into account in any redevelopment.
/ weds / concadiod worldments sto)	Within University Conservation area and West End Lanes
	Conservation Area.
	the retention of Millers Wynd as a through route (for
	pedestrians / cyclists) is important to reflect the historic street
	layout of the West End Lanes
Woodland	Evaluate/ retain trees
Physical Constraints	buildings, Millers Wynd runs through site
(e.g pylons, substations etc)	
Topography and Site Orientation	slightly sloping, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and	Adjacent to Perth Road with good bus services.
walking)	No cycling facilities however university precinct is a traffic calmed area.
Walking)	Millers Wynd should not become a through route for vehicular
	traffic
Water Issues	No flood risk identified.
(including Waste Water, Flood Risk on and	
off-site and expected mitigation measures)	
Designated Environmental Site	No
(including protected species)	N.
Neighbouring Environmental Site	No
Environmental Constraints (non-designated) Contamination	No Potential for contamination from historical land use on site and
Contamination	in vicinity (cancelled petroleum licences, radioactivity licence,
	Mid Wynd Works, Garage).
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	Site nominated by developer through call for sites for
Detential Decidential Constitut	residential use and Industrial / Commercial.
Potential Residential Capacity	14
Key Agency Comments	Key Agency Comments
Ownership / Agent	University Of Dundee

Location Map:	Site Reference:	DCC alternative ref: CFS 0053
Page 25 Control of the control of th	Site Name: Taypark House	, 0. 2 3332
IOTE PRINT TO ST	Site Address: Perth Road	
↑ o scool convictor at the first incidental social to the scool of the control o	Site Description: Large house situated between Perth Road and Botanical Garden	Site Area: 1.1 Hectares

This site has the potential to be suitable for residential purposes with an indicative site capacity of 5 homes. Not a priority and as such is not to be included in the Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	110103
Neighbouring Uses	North – residential East – residential South – Botanical garden West - residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Category B Listed building including all boundary walls. Within West end suburbs conservation area
Woodland	Extensive tree cover in grounds. Important to retain existing woodland cover and reinforce as part of the wider well wooded surrounding townscape character (and adjacent Botanic Gardens) and in views from Riverside up to the escarpment along which the Perth Road runs.
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	Steep southward slope
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Potential for habitat fragmentation
Contamination	No obvious issues.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	Roadway used for service access to Botanical Garden.
	Site nominated by developer through call for sites for a range of potential uses including business, leisure or residential.
Potential Residential Capacity	5
Key Agency Comments	
Ownership / Agent	University Of Dundee / Dundee City Council

Location Map:	Site Reference:	DCC alternative ref:
	Site Name: Priory, Pitkerro Drive	l .
	Site Address: Pitkerro Drive	
Crown Copylight and assesses aget 2012 Africation reserved. Challenger Startier, Liberta Household 100(0020)	Site Description: St Vincent de Paul Roman Catholic Church set in mature garden ground	Site Area: 0.52 hectares

This site has the potential to be suitable for residential purposes with an indicative site capacity of 15 homes. Not a priority and as such is not to be included in the Local Development Plan.

Assessment Topic	Notes	
Site Planning or Design Brief		
Neighbouring Uses	North – Residential	
	East – Residential	
	South – Transportation (Kingsway East, trunk road)	
	West - Residential	
Historic Environment	N/A	
(including Listed Buildings/Conservation		
Areas / Scheduled Monuments etc)		
Woodland	Mature trees which require assessment and potential retention	
Physical Constraints	buildings	
(e.g pylons, substations etc)		
Topography and Site Orientation	east/west orientation	
Designated Open Space	No	
Transportation	Situated on Kingsway East - vehicle access from Pitkerro	
(including public transport, cycling and	Drive only.	
walking)	Linkage to cycle route on southern boundary required	
Water Issues	No flood risk identified.	
(including Waste Water, Flood Risk on and		
off-site and expected mitigation measures)		
Designated Environmental Site	No	
(including protected species)		
Neighbouring Environmental Site	No	
Environmental Constraints (non-designated)	No	
Contamination	Formerly church buildings, cannot rule out contamination	
	potential (e.g. heating oil). No other obvious issues.	
Air Quality	Will impact on hotspot area	
	The entire Dundee area is an air quality management area.	
Vacant or Derelict Land	Part of site is included in the vacant and derelict land register	
Efficient Use of land / regeneration	Brownfield	
contribution		
(including Brownfield / Greenfield)		
Other information	Traffic noise likely to be an issue and should be considered in	
	design solution	
Potential Residential Capacity	15	
Key Agency Comments		
Ownership / Agent	Society of St Vincent de Paul	

Location Map:	Site Reference:	DCC alternative ref:
	Site Name: Clepington & Fairmuir	Church
	Site Address: 329 Clepington Road	
	Site Description: church and hall set in mature garden	Site Area: 0.17 hectares
Company Copyright had address may 2019 AN Rights Reserved. Ordinated between Linings. Scientification. Scientification of the Conference	grounds	

Planning Application 12/00169/FULL approved June 2012. No need to allocate this site			
Assessment Topic	Notes		
Site Planning or Design Brief			
Neighbouring Uses	North – Industrial uses / garage East – Residential and industrial uses / garages South – Residential West - Residential		
Historic Environment	N/A		
(including Listed Buildings/Conservation			
Areas / Scheduled Monuments etc)			
Woodland	Tree Preservation Order 01/82 is present on site		
Physical Constraints (e.g pylons, substations etc)	buildings		
Topography and Site Orientation	north/south orientation		
Designated Open Space	No		
Transportation	Good links by all modes of transport		
(including public transport, cycling and walking)			
Water Issues	No flood risk identified.		
(including Waste Water, Flood Risk on and			
off-site and expected mitigation measures)			
Designated Environmental Site	No		
(including protected species)			
Neighbouring Environmental Site	No		
Environmental Constraints (non-designated)	No		
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. garage to N and cancelled petroleum licence).		
Air Quality	No hot spots identified in perimeter.		
	The entire Dundee area is an air quality management area.		
Vacant or Derelict Land	No		
Efficient Use of land / regeneration	Brownfield		
contribution			
(including Brownfield / Greenfield)			
Other information			
Potential Residential Capacity	9		
Key Agency Comments			
Ownership / Agent	Church of Scotland General Trustees		

Location Map:	Site Reference:	DCC alternative ref: CFS 0005
O CHOOMS COPYRIGHT ALL ROSHTS RESERVED DIVISION OF COMMON LIGHTS RESERVED DIVISION OF COMMON LIGHTS AND VARIOUS PORT	Site Name: Peddie Street / Annfield Road	
	Site Address: Annfield Row	
	Site Description: Existing light industrial units between Annfield Road and Peddie Street	Site Area: Hectares

This area is not a priority location for the allocation of new housing sites. The proposed units are of good quality and occupied by a range of uses. It is considered that the units perform an important role for small business within the City. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6)

Assessment Topic	Notes		
Site Planning or Design Brief	none		
Neighbouring Uses	North – Residential		
	East – business park (technopole)		
	South – Industrial/business uses including car repair and		
	breakers yards		
	West - Residential		
Historic Environment	N/A		
(including Listed Buildings/Conservation Areas /			
Scheduled Monuments etc)	NI NI		
Woodland	None		
Physical Constraints (e.g pylons, substations etc)	No		
Topography and Site Orientation	Site is currently flat but has a significant elevation change at		
	its northern boundary		
Designated Open Space	no		
Transportation	Site is in close proximity to existing bus routes and well served		
(including public transport, cycling and walking)	by pedestrian facilities. There are no cycling facilities in the		
	area		
Water Issues	No flood risk identified.		
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)			
Designated Environmental Site	no		
(including protected species)			
Neighbouring Environmental Site	no		
Environmental Constraints (non-designated)	no		
Contamination	Potential for contamination from historical land use on site and		
	in vicinity (Ashton works to E, Baltic Works to S).		
Air Quality	No hot spots identified in perimeter.		
	The entire Dundee area is an air quality management area.		
Vacant or Derelict Land	Site is in use		
Efficient Use of land / regeneration	Brownfield		
contribution			
(including Brownfield / Greenfield) Other information	Site naminated by developer through call for sites for		
	Site nominated by developer through call for sites for residential uses		
Ownership / Agent			
Ownership / Agent	Agent: DG Coutts Associates		

Location Map:	Site Reference	CE: DCC alternative ref: CFS 0030
	Site Name: Stewart's Cre	am Of The Barley
R.Sta	Site Address Mid Craigie R	
Craigie	Site Descript Former factor side of Kingsv Scott Fyffe jui	y to west 2.9 Hectares vay near
EUROPE CITY COUNCIL LICENCE NO. 100 COURT 2011 SCALE 1: 2500		

This site is currently allocated as a General Economic Development Area in the Dundee Local Plan Review 2005. Given its proximity to the Port of Dundee and connections to the trunk road network it is considered that it could have a role to play in supporting businesses in connection with the development of the renewables sector. The proposed development for retail or residential developments would not accord with the policy approach for both of these types of uses set out in the Proposed Local Development Plan. A new cemetery is already being developed to the east of the city. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6)

Assessment Topic	Notes	
Site Planning or Design Brief	no	
Neighbouring Uses	North – Residential (3 units) with trunk road beyond East – Trunk road with retail park beyond South – Residential West –Industrial/ business uses and cemetery	
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Cemetery to west of site is listed	
Woodland	Some trees	
Physical Constraints (e.g pylons, substations etc)	buildings	
Topography and Site Orientation	flat, north/south orientation	
Designated Open Space	No	
Transportation (including public transport, cycling and walking)	Good links by all modes of transport	
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.	
Designated Environmental Site (including protected species)	No	
Neighbouring Environmental Site	No	
Environmental Constraints (non-designated)	No	
Contamination	Potential for contamination from historical land use on site (e.g. road haulage).	
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.	
Vacant or Derelict Land	No	
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield	
Other information	Site nominated by developer through call for sites for retail and residential uses with a potential cemetery extension	
Ownership / Agent	Bruce Linton Properties / EMAC Planning	

Location Map:	Site Reference:	DCC alternative ref:
The Millian Micon		CFS 0034
Custle BASSACK NO.	Site Name:	
Dudhope Buth	60 Brown Street	
A TET TO AND STATE OF	Site Address:	
	60 Brown Street	
	Site Description:	Site Area:
The I was a second of the seco	Former nightclub	0.14Hectares
	premises	
	•	
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This site forms an integral part of an existing General Economic Development Area at Blackness. This area is proposed to be continued as an economic development allocation in the Local Development Plan. This would not be an area suitable for residential uses given the nature of the surrounding area and uses. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6).

Assessment Topic	Notes		
Site Planning or Design Brief	No		
Neighbouring Uses	North – Retail		
	East – Industrial / Business use		
	South - Industrial / Business use		
	West – Industrial / Business use		
Historic Environment	Within Blackness Conservation Area.		
(including Listed Buildings/Conservation Areas /	Existing building has some exterior elements which would be		
Scheduled Monuments etc)	worthy of retention		
Woodland	None		
Physical Constraints	buildings		
(e.g pylons, substations etc)			
Topography and Site Orientation	flat		
Designated Open Space	No		
Transportation	Located adjacent to city centre, no cycling facilities in vicinity		
(including public transport, cycling and			
walking)			
Water Issues	No flood risk identified.		
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)			
Designated Environmental Site	No		
(including protected species)	NO		
Neighbouring Environmental Site	No		
Environmental Constraints (non-designated)	No		
Contamination	Potential for contamination from historical land use on site and		
Somanination	in vicinity (e.g. TA Centre and tannery onsite).		
Air Quality	Potential impact on Lochee Road		
	The entire Dundee area is an air quality management area.		
Vacant or Derelict Land	No		
Efficient Use of land / regeneration	Brownfield		
contribution			
(including Brownfield / Greenfield)			
Other information	Site nominated by developer through call for sites for		
	residential uses		
Ownership / Agent	Subway (Edinburgh) Ltd / Ryden		

Location Map:	Site Reference:	DCC alternative ref:
		CFS 0035
	Site Name:	
	Dundee Abattoir	
	Site Address:	
Se John'	99 Broughty Ferry Road	d, Dundee
	Site Description:	Site Area:
Depot O 2	Former abattoir	0.94 Hectares
1001001	buildings located to	
T PAIN	south side of Broughty	
The state of the s	Ferry Road	
♠ © CROWN COPYRIGHT, ALL RIGHTS RESERVED SCALE 1: 2500 BLADEE CITY COLVEG LICENCE NO. 16003311 2011	-	

This site is currently allocated as a General Economic Development Area in the Dundee Local Plan Review 2005. Given its proximity to the Port of Dundee and connections to the trunk road network it is considered that it could have a role to play in supporting businesses in connection with the development of the renewables sector. The proposed development for retail, residential or commercial developments would not accord with the policy approach for these types of uses set out in the Proposed Local Development Plan. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6).

Assessment Topic	Notes	
Site Planning or Design Brief	No	
Neighbouring Uses	North – Residential	
	East – Hotel	
	South – Industrial / Business (petrochemical installation)	
	West – Industrial / Business	
Historic Environment	N/A	
(including Listed Buildings/Conservation Areas /		
Scheduled Monuments etc)	l NI	
Woodland	None	
Physical Constraints	Electrical substation on site	
(e.g pylons, substations etc)		
Topography and Site Orientation	flat, east/west orientation	
Designated Open Space	No	
Transportation	Good links by all modes of transport	
(including public transport, cycling and		
walking)		
Water Issues	No flood risk identified.	
(including Waste Water, Flood Risk on and off-site and		
expected mitigation measures)	No	
Designated Environmental Site	INU	
(including protected species)	400m parth of houndary of Tay Fatuary CAC	
Neighbouring Environmental Site	400m north of boundary of Tay Estuary SAC	
Environmental Constraints (non-designated)	No	
Contamination	Historical uses suggest potential contamination (e.g. abattoir).	
Air Quality	No hot spots identified in perimeter.	
	The entire Dundee area is an air quality management area.	
Vacant or Derelict Land	No	
Efficient Use of land / regeneration	Brownfield	
contribution		
(including Brownfield / Greenfield)		
Other information	Site nominated by developer through call for sites for	
	residential, retail and commercial purposes	
Key Agency Comments	SNH	
	North west of Camperdown dock. Assess as part of HRA	
Ownership / Agent	AP Jess Ltd / Ryden	

Location Map:	Site Reference:	DCC alternative ref:
(1	Site Name:	
la'abblabalaya	Site Address: 119 Clepington Road	
Fundee CHANGING	Site Description: Existing trade outlet centre	Site Area: 0.82 hectares
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The location currently operates as a small scale retail/trade park. It does not benefit from any allocation within the Dundee Local Plan Review 2005. It is not proposed to include this location within the retail hierarchy of the Proposed Local development Plan. It is considered that this location is not a priority for new residential development with a large scale site for over 100 houses approved immediately to the east of this site. Recommended that this site not be allocated for any specific purpose in the proposed Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	None
Neighbouring Uses	North – Residential
	East – Industrial Land
	South – Residential
	West - Residential
Historic Environment	N/A
(including Listed Buildings/Conservation Areas /	
Scheduled Monuments etc)	None
Woodland	None
Physical Constraints	buildings
(e.g pylons, substations etc)	
Topography and Site Orientation	generally flat, east/west orientation
Designated Open Space	No
Transportation	Busy road with no cycling facilities but good bus services
(including public transport, cycling and	Core path network exists on Clepington Road footway
walking)	adjacent to site
Water Issues	No flood risk identified.
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	
Designated Environmental Site	No
(including protected species)	INO
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and
Contamination	in vicinity (e.g. sawmill, joinery, furniture factory). Limited
	physical investigation has been carried out under Part IIA by
	DCC.
Air Quality	No hot spots identified in perimeter.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield
contribution	DIOWINICIO
(including Brownfield / Greenfield)	
Other information	CBRE promoted this site for residential purposes via the MIR
	public consultation
Ownership / Agent	CBRE Investors
Ownership / Agent	ODITE IIIVESIOIS

Location Map:		Site Reference:	DCC alternative ref: CFS 0004
		Site Name: Land at North Grange	
		Site Address: North Grange Road	
	Site Description: Farmland to north of Arbroath Road adjacent to North Grange Farm	Site Area: 31.3 Hectares	

Assessment Topic	Notes
Site Planning or Design Brief	No brief
	Planning Application 08/00693/FUL
Neighbouring Uses	North – Open Countryside
	East – North Grange Farm buildings with Angus Gateway
	retail area beyond.
	Also Eithiebeaton Quarry to north-east
	South – A92 Dundee to Arbroath Road with residential
	beyond.
	West – Open Countryside with developer interest for
	residential
Historic Environment	Developer has indicated potential archaeological interest
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	
Woodland	Tree preservation orders 0906 and 0505 exist on site
Physical Constraints	No known
(e.g pylons, substations etc)	140 Kilowii
Topography and Site Orientation	Site slopes east – west with a drop of circa 30 meters over the
	site
Designated Open Space	No
Transportation	Site has no physical transport connections at this time. Road
(including public transport, cycling and walking)	vehicle access would seem to be straightforward by linkage to
	an existing A92 access to south east. Site is remote and
	would therefore encourage commuting by private car.
Water Issues	Flood risk identified.
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	
Designated Environmental Site	No
(including protected species)	140
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Developer has indicated potential impact of wildlife / habitat
Contamination	Historical uses in the vicinity suggest a potential for
	contamination through infilled land and may warrant
	investigation as part of any redevelopment. Farmland – some
	potential for contamination depending upon historical use.
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Greenfield site
contribution	
(including Brownfield / Greenfield)	Cite manning tend by alexalence where your self-self-self-self-self-self-self-self-
Other information	Site nominated by developer through call for sites for 289
	houses

Potential Residential Capacity	289
Ownership / Agent	Caledon Properties Ltd / WYG Planning & Design /
	H&H Properties / Halliday Fraser Munro

Location Map:	Site Reference:	DCC alternative ref: CFS 0006 / CFS 0036
	Site Name: Balmossie	
1	Site Address: Arbroath Road	
	Site Description: Farmland to north of Arbroath Road surrounding Balmossie Village	Site Area: 66.99 Hectares
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Assessment Topic	Notes
Site Planning or Design Brief	no
Neighbouring Uses	North – Open countryside East – Open countryside but with developer interest for residential South – A92 Dundee to Arbroath Road with residential beyond. West - Open countryside but with developer interest for residential The site surrounds the Balmossie village development
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	National monument Index 2. Scheduled Ancient Monument - Roman Fort
Woodland	Tree Preservation order 09/06 is present on site
Physical Constraints (e.g pylons, substations etc)	mast
Topography and Site Orientation	slightly sloping, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Site has no transport connections at this time and due to its location would be difficult/expensive to achieve. Road vehicle access would seem to be straightforward by linkage to the existing road access of Balmossie Village
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No Potential protected species in or on boundary of site – an investigation would be required prior to development
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Adjacent to Wildlife Corridor in south west Dighty river course area has known invasive plant species Potential for habitat fragmentation
Contamination	Farmland – some potential for contamination depending upon historical use. Historical uses suggest potential contamination / Infilled land / Landfill Site.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Greenfield
Other information	Site nominated by developer through call for sites for residential purposes

Ownership / Agent	David Reid Farmers / Karen Clark Planning Consultancy /
	Balmossie Developments Ltd. / Fairhurst

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-	Site Reference:	DCC alternative ref:
		CFS 0015
	Site Name:	
	Linlathen Estate	
	Site Address:	
	Linlathen Estate, North	Of Arbroath Road, Dundee

Site Description: Land At Linlathen Estate, South of Drumsturdy Road Site Area: 15.61 Hectares

Assessment Topic	Notes
Site Planning or Design Brief	No
Neighbouring Uses	North – Open Countryside East – Open Countryside South – Open Countryside with developer interest for residential West - Open Countryside
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	2 Scheduled Monuments Index No 6527, 2889. 2 National Monuments Ref No 3, 7. Potential for direct and indirect impacts on scheduled monuments.
Woodland	Some trees
Physical Constraints (e.g pylons, substations etc)	No
Topography and Site Orientation	slightly sloping, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Site has no physical transport connections at this time. Road vehicle access would seem to be straightforward by linkage to Drumsturdy road
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Potential for habitat fragmentation Tree Preservation Order to south west of site boundary
Contamination	Farmland – some potential for contamination depending upon historical use. Historical uses suggest potential contamination through Infilled land and a Landfill Site
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Greenfield
Other information	Site nominated by developer through call for sites for 250 Houses
Potential Residential Capacity	250
Key Agency Comments	Historic Scotland: Agree that this should be a non-preferred site for development.

Ownership / Agent	Linlathen Developments / DG Coutts Associates

Location Map:	Site Reference:	DCC alternative ref: CFS 0021
Pitempton Pipe Line	Site Name: Pitempton Road	
1 2 Maident 5 Dairy Farm 10ell Sinks	Site Address: Pitempton Road	
PW SPW	Site Description: Land to east side of Pitempton Road at edge of Dundee's built up area	Site Area: 0.97 Hectares
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Assessment Topic	Notes
Site Planning or Design Brief	no
Neighbouring Uses	North – Open Countryside
	East – Residential
	South - Residential
	West – Open Countryside
Historic Environment	N/A
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	
Woodland	None
Physical Constraints	Clatto burn forms northern boundary
(e.g pylons, substations etc)	Clatto built forms northern boundary
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation	Road access only – no pedestrian, cycle or bus facilities
(including public transport, cycling and walking)	currently at site
Water Issues	Flood risk identified.
(including Waste Water, Flood Risk on and off-site and	
expected mitigation measures)	l N
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Farmland – some potential for contamination depending upon
Contamination	historical use.
Air Quality	No hot spots identified in perimeter.
·,	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Greenfield
contribution	
(including Brownfield / Greenfield)	
Potential Residential Capacity	6 or 7
Other information	Site nominated by developer through call for sites for 6 or 7
	Houses
	Con also Cita identified as CECOCCO which includes this also
	See also Site identified as CFS0023 which includes this site
Our avalais / Assaut	as part of a larger development.
Ownership / Agent	Linlathen Developments / DG Coutts Associates

The second secon	ocation Map:	
		GF.
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Site Reference:	DCC alternative ref:	
	CFS 0022	
Site Name:		
Pitkerro House		
Site Address:		
Wellbank Road		
Site Description:	Site Area:	
Agricultural land	14.5 Hectares	
situated between		
Drumsturdy Road and		
Kellas Road		

Assessment Topic	Notes
Site Planning or Design Brief	No
Neighbouring Uses	North – Residential East – Open Countryside with developer interest for housing South – Employment / Business uses West - Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Entrance to A listed Pitkerro house lies within site area. See also comment from Historic Scotland
Woodland	Mature woodland exists within site
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	undulating, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	No direct road access could have road access from either Kellas Road or Drumsturdy Road. Bus stops located on Drumsturdy Road.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Within flood risk area. Site to east is prone to flooding.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	Wildlife corridor in eastern portion of site
Environmental Constraints (non-designated)	Potential for habitat fragmentation
Contamination	Farmland – some potential for contamination depending upon historical use.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Greenfield
Other information	Site nominated by developer through call for sites for Residential Uses
Potential Residential Capacity	no capacity stated
Key Agency Comments	Historic Scotland: The Category A listed Pitkerro House Lodge is within the site and the Category A listed Pitkerro House is adjacent to the site. Development would have the potential for direct and indirect impacts on these assets. We are content that this is a non-preferred site for development. We would wish to make further comment should this situation change.
Ownership / Agent	Linlathen Developments / DG Coutts Associates

Location Map:	Site Reference:	DCC alternative ref: CFS 0023
Weir S	Site Name: Strathmartine	GF3 0023
HARE STAN BOARD	Site Address: Emmock Road	
Baldragon Academy	Site Description: Caravan storage area at Harestane Road	Site Area: 2.28 Hectares within Dundee *
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Assessment Topic	Notes
Site Planning or Design Brief	none
Neighbouring Uses	North – Open Countryside
	East – Residential
	South – Education
	West -Residential
Historic Environment	N/A
(including Listed Buildings/Conservation Areas /	
Scheduled Monuments etc) Woodland	Woodland associated with the Dighty watercourse corridor
Physical Constraints	Requires bridging of the Dighty watercourse
(e.g pylons, substations etc)	nequires bridging of the Digitty watercourse
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation	Good links by private car, no dedicated bus service
(including public transport, cycling and	dood links by private car, no dedicated bus service
walking)	
Water Issues	Site is adjacent to Dighty watercourse with associated flood
(including Waste Water, Flood Risk on and off-site and	risk
expected mitigation measures)	
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Site is adjacent to Dighty watercourse which has invasive
	species problems.
	Potential for habitat fragmentation
Contamination	Aerial photograph suggests dumped or waste material at
Alia Overlite	eastern end of site adjacent to building.
Air Quality	No hot spots identified in perimeter.
Vacant or Derelict Land	The entire Dundee area is an air quality management area. No
Efficient Use of land / regeneration	Greenfield
contribution	Greenieu
(including Brownfield / Greenfield)	
Potential Residential Capacity	no capacity stated
Other information	Site nominated by developer through call for sites as part of
Other information	larger site – 125 hectares in Angus Council area to
	accommodate 900 homes. Dundee site is limited to an access
	point only.
Ownership / Agent	Taylor Wimpey / Savills

Location Map:	Site Reference:	DCC alternative ref:
TOURS OF LAND		CFS 0028
	Site Name:	
A PARTY OF THE PAR	Drumsturdy Road	
	Site Address:	
CHA/GING	Drumsturdy Road	
	Site Description:	Site Area:
OTORL	Farmland to west of	8.13 Hectares
- P	Drumsturdy Road	
CLammerton Coope		
Constant Constant		
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Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – woodland with farmland beyond East – open countryside South – open countryside, small quantities of housing with industrial / business uses beyond West – woodland with farmland beyond including area with developer interest for housing.
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Category A Listed Pitkerro house situated outwith site to west. See also Historic Scotland Comment
Woodland	Extensive woodland cover to north and west
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	slightly sloping, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Poor access only access road is Drumsturdy Road. No public transport bus stops close to site.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Wildlife Corridor on part of site and site of importance for nature conservation Potential for habitat fragmentation
Contamination	Farmland – some potential for contamination depending upon historical use.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Greenfield
Potential Residential Capacity	150
Other information	Site nominated by developer through call for sites for 150 Houses
Key Agency Comments	Historic Scotland: The Category A listed Pitkerro House is to the E of the site. We are content that this is a non-preferred site for development. We would wish to make further comment should

	this situation change.	
Ownership / Agent	Discovery Homes / Karen Clark Planning Consultancy	

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Site Reference:	DCC alternative ref:
	CFS 0032
Site Name:	
South Gray Village	
Site Address:	
Dykes Of Gray Road	
Site Description:	Site Area:
Farmland to west side	41.55 Hectares
of Dykes Of Gray	
Road	

The east side of this site is allocated in the Dundee Local Plan Review 2005 for housing. Planning permission has been granted subject to a section 75 agreement. TAYplan has identified this wider area as a Strategic Development Area. There are two other sites identified in the area for housing as part of the Strategic Development Area. It is considered that at this time priority be given to the development of the three identified sites. It is recommended that the additional area outwith that covered by the approved planning application for this site continues to be allocated as Open Countryside.

Assessment Topic	Notes
Site Planning or Design Brief	Planning permission 07/00036/FUL granted subject to section
-	75 agreement.
Neighbouring Uses	North – farmland including House of Gray
	East – farmland
	South – farmland with proposed residential development
	West - farmland
Historic Environment	Category A Listed House of Gray to the north of the site.
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	See also Historic Scotland comments
Woodland	Tree preservation order 01 is present on site.
Physical Constraints	No known
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation	Only car, cycle and foot access. No public transport links.
(including public transport, cycling and	
walking)	
Water Issues	Known flood risk associated with Dykes Of Gray road – road
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	reconstruction underway to assist in addressing this
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Potential for habitat fragmentation
Contamination	Farmland – some potential for contamination depending upon historical use.
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	n/a
Efficient Use of land / regeneration	greenfield
contribution	
(including Brownfield / Greenfield)	
Potential Residential Capacity	600
Other information	Site nominated by developer through call for sites for 600
	houses
Key Agency Comments	Historic Scotland:
	The Category A listed House of Gray is located to the N of the
	site. Any development of this site should give consideration to
	impacts on the setting of this listed building. We are content

	that the extension of the site is non-preferred for development. We would wish to make further comment should this situation change.
Ownership / Agent	Inverarity Farms Ltd / Montagu Evans

Location Map:	Site Reference:	DCC alternative ref: CFS 0037
Saury (ED)	Site Name: South Auchray	
E Thursday CHANCUIA	Site Address: Templeton Road	
THE FUTURE	Site Description: Land to west of Clatto Country Park	Site Area: 11 Hectares
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Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – farmland East – Clatto Country Park South – Templeton Woods West – Templeton Woods
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	South Auchray fort scheduled monument is located to the N of the site. Clatto reservoir to east is listed. See also Historic Scotland Comment
Woodland	Evaluate/ retain trees.
Physical Constraints (e.g pylons, substations etc)	Water tower to south of site
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	Part of the site is designated open space
Transportation (including public transport, cycling and walking)	No transport access to site at this time. The green circular cycleway does exist to south and east and connections would be possible
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	Clatto Country Park to east of site. Templeton Woods to south
Environmental Constraints (non-designated)	Clatto Community Wildlife Sites nearby Potential for habitat fragmentation
Contamination	Farmland – some potential for contamination depending upon historical use.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Greenfield
Potential Residential Capacity	275
Other information	Site nominated by developer through call for sites for 275 Houses
Key Agency Comments	Historic Scotland: South Auchray fort scheduled monument is located to the N of the site. Development of this site may have an adverse impact on the setting of this asset. We are content that this is a non-preferred site for development. We would wish to make further comment should this situation change.
Ownership / Agent	Strategic Land (Scotland) Ltd-lain Bett / Montgomery Forgan

	Associates

Location Map:

Site Reference:	DCC alternative ref:
	CFS 0047
Site Name:	
North Grange Farm	
Site Address:	
A92	
Site Description:	Site Area:
Farmland to north of	6.6 Hectares
A92 adjacent to	
Angus Gateway	
development.	
·	

The policy approach of the Proposed Local Development Plan is to bring forward housing development at the Western Gateway over the first 5 year period of the plan. Other greenfield sites that could come forward once the Western Gateway has progressed in the second 5 year period of the Plan have been identified. This site given its location is not supported by the Proposed Plan. In terms of a retail uses it is considered that this would not be supported by the approach to retail allocations and policy in the Proposed Local Development Plan. Recommendation that this site continues to be allocated as Open Countryside.

Assessment Topic	
Site Planning or Design Brief	
Neighbouring Uses	North – farmland East – Retail South – A92 road with housing beyond West – farm buildings and farmland with developer interest for residential development.
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Tree Preservation Order 05/05 is present on site
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Site has no physical transport connections at this time. Road vehicle access would seem to be straightforward by linkage to an existing A92 access to south east. Site is remote and would therefore encourage commuting by private car.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Potential for habitat fragmentation
Contamination	Farmland – some potential for contamination depending upon historical use.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Greenfield
Potential Residential Capacity	no capacity stated
Other information	Site nominated by developer through call for sites for retail and/or residential use
Ownership / Agent	Ramoyle Group / TMS Planning & Development Services

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Site Reference:	DCC alternative ref:
	CFS 0054
Site Name:	
Land At Arbroath Road	
Site Address:	
A92 Arbroath Road	
Site Description:	Site Area:
Land to north of	1.82 Hectares
Arbroath road to west	
side of Dighty	
watercourse	

The development of this could potentially provide a small scale extension to the existing site immediately to the west. With priority to be given to the Western Gateway it is considered that it is not necessary to allocate it in the proposed Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Farmland East – Dighty Watercourse with farmland beyond South – A92 road with residential beyond West - Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Some trees
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	sloping, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	No direct access to the site but access could be made from the A92 Arbroath Road.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Food risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Wildlife Corridor to north and east area of site Dighty watercourse has known invasive plant species concerns Potential for habitat fragmentation
Contamination	Farmland – some potential for contamination depending upon historical use.
Air Quality	Potential impact on Arbroath Road The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Greenfield
Potential Residential Capacity	21
Other information	Site nominated by developer through call for sites for 21 houses
Ownership / Agent	AWG - Taylor Wimpey / KCC Consulting

Location Map:

Site Reference:	DCC alternative ref:
	CFS 0050
Site Name:	
Ballumbie Road	
Site Address:	
Ballumbie Road	
Site Description:	Site Area:
Land to east of	4.31 Hectares
Ballumbie Road, To	
south of golf course	

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Golf Course East – Residential South –Residential West - Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	mainly flat, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	No direct access to the site but a link could be made with Ballumbie Road.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Community wildlife sites nearby Potential for habitat fragmentation
Contamination	No obvious issues but previously farmland and cannot rule out possibility of contamination.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Greenfield
Potential Residential Capacity	25
Other information	Site nominated by developer through call for sites for 25 Houses
Ownership / Agent	Stewart Milne Homes / EMAC Planning

Location Map:	Site Reference:	DCC alternative ref:
Salve Carred		CFS 0049
Wednestern	Site Name:	
	Ballumbie	
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Site Address:	
	Tealing Road	
CE CHANGING\	Site Description:	Site Area:
M. COUTUS FILTURE	Land to north east of	3 Hectares
Monte West	Middleton wood near	
12 C 0A	Whitfield	
1		
A C CHOWN COPYRIGHT ALL RIGHTS RESERVED DUMOSE CITY COUNCE LICENICS NO 100/033317 2011 SCALE 1: 5000		

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Farmland
	East – Farmland
	South - Open Land - unused
	West – Community Woodland
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Some trees
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	No direct access but due to the remote condition the main mode of transport would be a private car.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Community Wildlife site adjacent Potential for habitat fragmentation
Contamination	Farmland – some potential for contamination depending upon historical use.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Greenfield
Potential Residential Capacity	50
Other information	Site nominated by developer through call for sites for 50
	Houses as part of a larger
Ownership / Agent	Stewart Milne Homes / Emac Planning

The policy approach of the Proposed Local Development Plan is to bring forward housing development at the Western Gateway over the first 5 year period of the plan. Other greenfield sites that could come forward once the Western Gateway has progressed in the second 5 year period of the Plan have been identified. This site given its location is not supported by the Proposed Plan. Recommendation that this site continues to be allocated as Open Countryside.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – farmland
	East – residential, Dighty watercourse
	South - School, residential
	West - residential and farmland
Historic Environment	N/A
(including Listed Buildings/Conservation Areas /	
Scheduled Monuments etc)	
Woodland	Some trees
Physical Constraints	No known
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation	Public transport links to the south of the site but good linkages
(including public transport, cycling and	with private car users.
walking)	
Water Issues	No flood risk identified.
(including Waste Water, Flood Risk on and off-site and	
expected mitigation measures)	1
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Community Wildlife Sites nearby
Contamination	Golf course and Farmland – some potential for contamination
	depending upon historical use.
Air Quality	No hot spots identified in perimeter.
Vacant or Derelict Land	N/A
Efficient Use of land / regeneration	Greenfield
contribution	
(including Brownfield / Greenfield)	
Potential Residential Capacity	50
Other information	EMC/Stewart Milne promoted this site for residential purposes
	via the MIR public consultation with a capacity of 50 homes
	within Dundee
Ownership / Agent	Stewart Milne Homes / EMAC Planning

Location Map:	Site Reference:	DCC alternative ref:
	MIR050	HLA200809
The state of the s	Site Name:	
83m	Coupar Street	
	Site Address:	
TOWN TO THE WAY TO THE ME OF THE ME OF	Coupar Street	
DA D	Site Description:	Site Area:
THE PARTY WAS AND USE	Greenfield site located	1.01 Hectares
77m (M. of 100)	to the east and west	
THE REAL PROPERTY OF THE PROPE	of residential	
ENAM PERSON DINE	properties	
A © CROWN COPYRIGHT, ALL RIGHTS RESERVED SCALE 1, 2500		
DUNDEE CITY COUNCIL LICENCE NO. 100023371 2011		

This site was identified in the Housing Land Audit for the development of housing. It is considered that at this time that this is not a priority location for new housing. It is recommended that this site be removed from Housing Land Audit and not allocated for housing in the Proposed Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – sports club with residential beyond
	East – Residential
	South - Road network with residential beyond
	West – Road network with residential beyond
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Northern half of site is within the Lochee Conservation Area
Woodland	Mature planting which would be worthy of retention
Physical Constraints	No known
(e.g pylons, substations etc)	
Topography and Site Orientation	sloping site, very steep in places, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Bus services close by, no dedicated cycling facilities. no road access would be permitted from west side. Localised congestion issues and air quality concern Pathway through site is on list of public roads
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Need to mitigate effects of surface water. (Mitigation: Suds by infiltration) No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	retention of trees locally important Close to wildlife corridor Significant traffic noise partly due to junctions Site makes important contribution to landscape setting of Lochee Road corridor
Contamination	No obvious issues.
Air Quality	The road network to the west of the site contains a known air quality concern associated with heavy traffic use. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield (fully restored land)
Other information	No
Potential Residential Capacity	37
Key Agency Comments	SNH This appears to be managed greenspace. Assess whether

	open space to inform as to whether to allocate. Opportunity to retain and use open space to make positive contribution to Lochee streetscape. In addition possible 'stepping stone' of open space for circular walks incorporating Balgay Park, the Law and Dudhope Park?
Ownership / Agent	Dundee City Council

Location Map:	
Follows WKS	
PW	
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Site Reference:	DCC alternative ref:
MIR030	CFS 0017
Site Name:	
Mark Henderson Centre	•
Site Address:	
Ann Street	
Site Description:	Site Area:
Existing building to	0.2 Hectares
north of Ann Street	
near junction with	
Forebank Road	

It is considered that whilst this site may be suitable for residential purposes it is not a priority location for meeting the identified housing land requirements. Recommended that this site is not allocated in the Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Residential
	East – Residential
	South – Residential
	West - Residential
Historic Environment	N/A
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	
Woodland	No
Physical Constraints	
(e.g pylons, substations etc)	
Topography and Site Orientation	
Designated Open Space	No No
Transportation	No bus services directly accessible. Close to city centre, no
(including public transport, cycling and	cycle routes in vicinity
walking)	
Water Issues	SUDS source control and ponds if possible
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	
Designated Environmental Site	None
(including protected species)	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Contamination	Historical uses suggest a potential for contamination (e.g.
	sacking factory onsite).
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Potential Residential Capacity	8
Other information	Site nominated by developer through call for sites for residential.
Ownership / Agent	

Location Map:	Site Reference: ALT005	DCC alternative ref: H69A
Sports	Site Name: Fintry Place	
School	Site Address: Fintry Place/Forthill Roa	ıd
Braughty: Ferry	Site Description: Flat site currently open space	Site Area: 1.3 Hectares
Circum Capyright and darlatone right 2012. All rights reserved.		
Ordrance Survey Licence Number 100023371		

Whilst it is considered that this site is suitable for residential development it is not considered to be a priority location for delivering the strategy of the proposed plan.

location for delivering the strategy of the proposed plan.			
Assessment Topic	Notes		
Site Planning or Design Brief	None		
Neighbouring Uses	North – School / residential		
	East – open space / residential		
	South – residential		
	West – residential		
Historic Environment	There is a listed building to the north of the site.		
(including Listed Buildings/Conservation Areas /			
Scheduled Monuments etc)	There is a consider of two as to the continuous advantable site		
Woodland	There is a corridor of trees to the southern edge of the site.		
Physical Constraints	None.		
(e.g pylons, substations etc) Topography and Site Orientation	flat, north/south orientation		
Designated Open Space	No		
Transportation	There are bus stops and the core path network just north of		
(including public transport, cycling and walking)	the site. Access to the site is from the North at the west of the		
(mordaling public transport, by ain't waining)	primary school.		
Water Issues	SEPA: Recommend that a requirement for an FRA is attached		
(including Waste Water, Flood Risk on and off-site and	to the site specific requirements as appropriate.		
expected mitigation measures)	to the site specific requirements as appropriate.		
Designated Environmental Site	No		
(including protected species)			
Neighbouring Environmental Site	No		
Environmental Constraints (non-designated)	No		
Contamination			
Air Quality	No hot spots identified in perimeter.		
	The entire Dundee area is an air quality management area.		
Vacant or Derelict Land	The site is indicted in the vacant and derelict land register		
Efficient Use of land / regeneration	Greenfield		
contribution			
(including Brownfield / Greenfield)			
Other information			
Potential Residential Capacity	6		
Key Agency Comments			
Ownership/agent	Dundee City Council		

Location Map:	Site Reference:	DCC alternative ref:
My water the second	MIR052	HLA200350 / H37
A CONTRACTOR OF THE PARTY OF TH	Site Name:	
1 000 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Camperdown Dock	
Let V	Site Address:	
Camperdown Dock Swing-bridge (FB) Pol Sta	Site Description:	Site Area: 0.52 Hectares
E GEOWN COPYNICHT ALL RIGHTS RESERVED SUMMER ETH COLHOL LICENCE NO MICESH SHIT SCALE 1: 2500	and and Disconnections O	OOF to be a small down of the country

Given changes since it was allocated in the Dundee Local Plan Review 2005 it is considered that this site is no longer a priority for meeting housing requirements. Recommended that this site is not allocated for housing in the Proposed Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – railway line with trunk road and industrial uses beyond East – Port Operational area (industrial uses) South – Dock area West – vacant buildings with residential beyond
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Camperdown Dock is Category A Listed / Transit sheds to west of site are Category B Listed. Development should take account of the setting of the dock, and its listed dock furniture.
Woodland	No
Physical Constraints (e.g pylons, substations etc)	
Topography and Site Orientation	
Designated Open Space	
Transportation (including public transport, cycling and walking)	No transport access at this time due to being within the operational port area. Cycle access is possible
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	entire site is within the 1:200 Coastal Flood envelope Dundee bi annual flood report indicates that there may be a culverted watercourse in the area Assessment of flood risk recommended SUDS for contaminant containment Nynas, biomass (potentially) scrap yard, pumping station impacts to be considered
Designated Environmental Site	
(including protected species)	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	Detection for the second section of the section of t
Contamination	Potential for contamination due to previous business use of the dock
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	30
Key Agency Comments	SNH Camperdown dock – redevelopment of existing buildings. Adjacent to Firth of Tay and Eden Estuary SAC and SPA downstream – Assess as part of HRA. Site would link into and facilitate continued redevelopment of Dundee docklands, facilitating pedestrian access to waterside tying into

	development at Victoria Docks and the proposed V&A development.
Ownership / Agent	

This site is located on a greenfield site and it is considered that it is not a priority location for meeting the identified housing land requirements. In addition, given its location it could undermine the progress of the sites at the Western Gateway. Recommended that this site is not allocated in the Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Country Park East – Leisure Development and road network
	South – Leisure Development and vacant land
	West - Country Park
Historic Environment	The area is not in a conservation area however there is a
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	listed building of the Van Leer Factory located on the site.
Woodland	Trees around perimeter in TPO register 08/84
Physical Constraints	buildings
(e.g pylons, substations etc)	
Topography and Site Orientation	slightly sloping, east/west orientation
Designated Open Space	Yes - Included within larger Camperdown Park designation
Transportation	Good access by all modes of transport especially private cars
(including public transport, cycling and walking)	as the site is located to the north of the Kingsway.
Water Issues	No flood risk identified
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	Camperdown Country Park Nature reserve
Environmental Constraints (non-designated)	No
Contamination	Dependant upon location, contamination potential.
Air Quality	May increase traffic on the NW arterial route
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Within the Vacant and Derelict Land Register
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Potential Residential Capacity	97
Other information	NO D 11 111/11 1 5
Ownership / Agent	Vico Properties Ltd / Montgomery Forgan Associates

SITES NOT TO BE ALLOCATED IN THE PROPOSED LOCAL DEVELOPMENT PLAN FOR USE REQUESTED

	1 House
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TIPETITALIANIA	Proposition of
	7 Page 11 July 19
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Site Reference:	DCC alternative ref:
	CFS 0002
Site Name:	
Tom Johnstone Road	
Site Address:	
Tom Johnstone Road	
Site Description:	Site Area:
Existing industrial	2.5 Hectares
units and	
neighbouring open	
ground	

Part of this site already has units developed on it for uses within classes 4, 5 and 6 of the Uses Classes order. The area has seen steady development of new business units over the last few years. It is considered that this area could provide further opportunities for employment uses. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6)

Assessment Topic	Notes
Site Planning or Design Brief	None
Neighbouring Uses	To north and west are operational industrial/employment premises.
	To east is a recent housing development.
	To south is the A92 dual carriageway with housing beyond
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	None
Topography and Site Orientation	Flat, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	The site has no immediate public transport access and is restricted to that serving the Sainsbury's Foodstore approximately 250 metres west of the site.
	The green circular cycleway exists on the south side of the A92 and accessible via the traffic light controlled junction approximately 250 metres to the west. Improvements to link to this cycleway are therefore possible
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Within flood risk area
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	Dighty (West Pitkerro) Community Wildlife Site and Open Countryside n/e site boundary Dighty watercourse in vicinity and wildlife corridor borders north-east boundary of site
Environmental Constraints (non-designated)	Avoid habitat fragmentation Dighty watercourse has invasive plant species issues
Contamination	Historical land uses suggest a potential for contamination which may require investigation prior to any redevelopment.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Part of site is contained within the vacant and derelict land register (ref:04036)
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Site is a mix of greenfield and brownfield
Other information	Site nominated by developer for wider development purposes including non-employment/business use
Ownership / Agent	SJB Property Investment / DG Coutts Associates

Location Map:	Site Reference:	DCC alternative ref: CFS 0003
	Site Name: Gas Holder Site	
	Site Address: East Dock Street	
Proceedings (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	Site Description: Existing gas holder, pressure reduction equipment and Electrical sub station	Site Area: 5.14 Hectares
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The Policy approach of the proposed Local Development Plan is to focus the available retail capacity to the existing retail centres (City Centre District Centres and Commercial Centres). This site is located outwith any existing retail centre. In addition given its proximity to the Port of Dundee it is considered that it may have potential in supporting industries associated with the development of the renewable sector. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6)

Assessment Topic	Notes
Site Planning or Design Brief	none
Neighbouring Uses	The site is bounded by roads to all sides – most notably a trunk road to the south. Beyond these roads the uses are: North – residential West – existing bus maintenance depot East – existing industrial / business uses South – Port Of Dundee
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	Site currently occupied by an electricity sub station and gas equipment, including large gas holder.
Topography and Site Orientation	Generally flat, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Site is adjacent to Trunk Road, however access is limited an may need improvement dependant upon future use. Limited access on other roads bounding the site. Bus services are available to the north. Footways exist to all sides but would benefit from improvement. There are no cycleways in the immediate area
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Evidence of flood risk to south of site
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	Site situated 300m from Tay Estuary SAC adjacent to Port of Dundee
Environmental Constraints (non-designated)	No
Contamination	Site is believed to have contamination however remediation work has been undertaken. Some remediation has taken place but site would still require further risk assessment.
Air Quality	Potential impact on eastern arterial route. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On Vacant and Derelict Land register (ref:02155)
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	The re-use of this site is desirable given it's derelict condition.
Other information	Site nominated by developer through call for sites for Retail, Stadium, Leisure or Civic Use
Key Agency Comments	SNH Assess as part of HRA
Ownership / Agent	National Grid Property Ltd / Wallace Planning Ltd

Location Map:		
TOWNS TO SERVED A SECOND	NEW YORK	
(A)	and the tree	
Salar Sa	2.3	
SHOWING SECTION	A PARTY OF THE PAR	
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Site Reference:	DCC alternative ref:
	CFS 0008 / CFS 0024
Site Name:	
Riverside Principal Economic Development Area	
Site Address:	
Riverside Avenue	
Site Description:	Site Area:
Area identified in	12.26 Hectares
Dundee Local Plan	
Review 2005 for	
Economic	
Development	
purposes to north-	

It is considered that this location performs an important role in providing opportunities for businesses uses within the City. It has good access to the main road network on the west side of the City. In order to provide for a choice in business land it is considered that this location be retained.

Recommendation that this site continues to be allocated for employment purposes (class 4,5,6)

Assessment Topic	Notes
Site Planning or Design Brief	None
Neighbouring Uses	North – Residential, beyond main road
	East – Dundee Airport
	South – Dundee Airport
	West – Local Nature Reserve and waste management facility
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints	none
(e.g pylons, substations etc)	
Topography and Site Orientation	Flat, east/west orientation
Designated Open Space	no
Transportation	Direct access to Riverside Drive. No regular bus services.
(including public transport, cycling and walking)	Cycle/pedestrian route exists to north of site.
Water Issues	Flood risk identified.
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	Situated north of boundary of Inner Tay Estuary SPA/SSSI
	Adjacent to Inner Tay Estuary Local Nature reserve and wildlife corridor. Close to European SAC Site for the Tay
	Estuary
Environmental Constraints (non-designated)	No State of the st
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. infilled ground, factory, oil pipe storage depot). Some risk assessment reports associated with previous
Air Ouglibu	planning applications onsite.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield
contribution	Drowniieid
(including Brownfield / Greenfield)	
Other information	Site nominated by developer through call for sites for mixed
	use development
Key Agency Comments	SNH: North of Airport. Potential for the rerouting of
, , , ,	pedestrian/cycle access away from busy Riverside Drive.
	Strategically important site linking Invergowrie and wider
	countryside/River Tay waterside, into Magdalen Green and
	city centre. Opportunity to improve cycle network as part of
	sustainable transport route to several large employers in

	vicinity – Ninewells, Dundee Technology Park and James Hutton Institute. Assess as a part of HRA	
Ownership / Agent	Riverside Avenue Securities Ltd (In Administration) / DTZ /	
	Lomond Group	

Location Map:	Site Reference:	DCC alternative ref:
THE MONO IN THE STATE OF THE ST		CFS 0010
	Site Name:	
	Land at Fulton Rd, Eas	t Of NCR Research Centre
FILLION SON	Site Address:	
	Fulton Road	
	Site Description:	Site Area:
	Brownfield site	0.53 Hectares
MATE TO THE REAL PROPERTY OF THE PERSON OF T	located in the Wester	
Stone Sircle	Gourdie Industrial	
Stone Circle Company	estate	
E CROWN COPYRIGHT ALL RIGHTS RESERVED SCALE 1: 2500		

The Policy approach of the proposed Local Development Plan is to seek to direct all new hotel/visitor accommodation development to the City Centre in the first instance. It is considered that this site forms an important part of the employment area at Wester Gourdie with good connections to the trunk road network. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6)

Assessment Topic	Notes
Site Planning or Design Brief	none
Neighbouring Uses	North – Employment / Business Uses
	East – Kingsway Trunk Road
	South – Kingsway Trunk Road
	West - Employment / Business Uses
Historic Environment	N/A
(including Listed Buildings/Conservation Areas /	
Scheduled Monuments etc) Woodland	None
Physical Constraints	No known
(e.g pylons, substations etc)	NO KIIOWII
Topography and Site Orientation	Flat, east/west orientation
Designated Open Space	no
Transportation	Adjacent to trunk road. No cycling facilities or bus services
(including public transport, cycling and walking)	Adjustin to trainers ad. The dyshing radinates of bas services
Water Issues	Flood risk identified.
(including Waste Water, Flood Risk on and off-site and	
expected mitigation measures)	
Designated Environmental Site	No
(including protected species)	No
Neighbouring Environmental Site Environmental Constraints (non-designated)	No
Contamination	1.19
Contamination	Potential for contamination from historical land use in vicinity (e.g. Wester Gourdie Industrial Estate to N).
Air Quality	Increase traffic on Kingsway West/ Impact on hot spot area
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	Site nominated by developer through call for sites for hotel or
	fast food development
	Visually sensitive site immediately east of imposing NCR
Our avalaire / A search	building.
Ownership / Agent	Castlelaw Estates / DG Coutts Associates

Location Map:	Site Reference:	DCC alternative ref:
(B) FOR 1 1 100 1 100 1 100 1 100 1 100 1		CFS 0011
	Site Name:	
	Bubbles Car Wash	
	Site Address:	
Hospi	Annfield Road	
BIT ATTENDED	Site Description:	Site Area:
Soh Day All All All All All All All All All Al	Car Wash premises	0.1 Hectares
Roi Sta	adjacent to Hawkhill	
No Williams		
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This site has been subject to a recent planning application for a small stand alone food store (Sainsbury's proposed operator). This was refused by the City Council as contrary to retail and employment policies. The general approach of the these policies are to carried through in the Proposed Local Development Plan. It is considered that this site should remain part of the identified Technopole High Amenity site. Recommendation that this site continues to be allocated for employment purposes (class 4)

Assessment Topic	Notes
Site Planning or Design Brief	No
Neighbouring Uses	North – Industrial/business uses
	East – Industrial/business uses
	South –Industrial/business uses
	West – Business/healthcare uses
Historic Environment	N/A
(including Listed Buildings/Conservation Areas /	
Scheduled Monuments etc) Woodland	None
Physical Constraints	No
(e.g pylons, substations etc)	IVO
Topography and Site Orientation	Flat, east/west orientation
Designated Open Space	No
Transportation	Adjacent to Hawkhill for vehicle access.
(including public transport, cycling and walking)	No bus services in immediate vicinity but good pedestrian
	access.
	Shared surface cycle route to south side alongside Hawkhill
Water Issues	No flood risk identified.
(including Waste Water, Flood Risk on and off-site and	
expected mitigation measures) Designated Environmental Site	No
(including protected species)	INO
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and
	in vicinity (e.g. Ashton Linen Works, Jute works on site and
	Mid-Wynd Works to S).
Air Quality	No hot spots identified in perimeter.
-	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	Site nominated by developer through call for sites for retail use
Ownership / Agent	DG Coutts Associates

Location Map:	Site Reference:	DCC alternative ref: CFS 0012
FILE	Site Name: King's Cross Road	
TOTAL CHANGE	Site Address: King's Cross Road	
Football Playing Field Ground Playing Field A DOUBLE COPYREP, AL ROSTS REFERED SCALE 1: 2009	Site Description: Open land situated between Lochee Harp Football ground and B&Q store	Site Area: 1.42 Hectares

Site is located within a area of mixed uses with no specific allocation cover it within the current Dundee Local Plan Review 2005. The approach of the proposed Local Development Plan is to focus new retail development to existing retail and commercial centres. This area does not fall within any area proposed to be identified as an existing retail centre. Recommendation that this site is not allocated for retailing or any specific use.

Assessment Topic	Notes	
Site Planning or Design Brief	No	
Neighbouring Uses	North – Industrial/Business uses East – Playing Fields South – Football Ground West – Car parking and service yard associated with Retail unit	
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A	
Woodland	Mature woodland on boundary of site worthy of retention and protection during construction	
Physical Constraints (e.g pylons, substations etc)	None	
Topography and Site Orientation	Flat	
Designated Open Space	no	
Transportation (including public transport, cycling and walking)	Bus services exist but are at some distance from the site with no clear pedestrian route to link them. No cycle facilities in vicinity. Right Of Way on south east boundary	
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.	
Designated Environmental Site (including protected species)	No	
Neighbouring Environmental Site	Adjacent to Miley Local Nature Reserve	
Environmental Constraints (non-designated)	Near to Dundee to Newtyle Railway Community Wildlife Site	
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. 2 cancelled petroleum licences, North British Linoleum Works and bakery).	
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.	
Vacant or Derelict Land	No	
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield	
Other information	Site nominated by developer through call for sites for Retail Use / Trade Retail	
Key Agency Comments	SNH: Possible allocation. Open space – consider as part of audit?	
Ownership / Agent	Bruce Linton Properties / DG Coutts Associates	

Location Map:	
Castle L	-10
	Sudhope
o Fightish Tie Tolland	Rdbt 4829
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Site Reference:	DCC alternative ref:
	CFS 0014
Site Name:	
Former Garage, Lochee	e Road
Site Address:	
Lochee Road	
Site Description:	Site Area:
Disused car	0.7 Hectares
showroom and	
workshop to south of	
Lochee Road	

This site forms an integral part of an existing economic development area at Blackness. This area is proposed to be continued as an economic development allocation in the Local Development Plan.

Recommendation that this site continues to be allocated for employment purposes (class 4,5,6)

Assessment Topic

Notes

Assessment Topic	Notes	
Site Planning or Design Brief	No	
Neighbouring Uses	North – Lochee road with parkland beyond	
	East – business/industrial uses	
	South – business/industrial uses	
	West - business/industrial uses	
Historic Environment (including Listed Buildings/Conservation Areas /	Site is bounded on three sides by the Blackness conservation area.	
Scheduled Monuments etc)	Adjacent to Dudhope park. Sensitive location requiring high	
	quality treatment to reinforce local townscape character and reflect location adjacent to Dudhope Castle and Park.	
Woodland	Retain trees on boundary.	
Physical Constraints (e.g pylons, substations etc)	buildings	
Topography and Site Orientation	Site has steep slope adjacent to Lochee Road, north/south orientation	
Designated Open Space	No	
Transportation (including public transport, cycling and walking)	Bus stop immediately adjacent to northern boundary of site. No cycling facilities.	
	Road access is limited to narrow roads	
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.	
Designated Environmental Site (including protected species)	no	
Neighbouring Environmental Site	no	
Environmental Constraints (non-designated)	no	
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. Bower (jute) Mill and Garage).	
Air Quality	Potential impact on Lochee Road	
	The entire Dundee area is an air quality management area.	
Vacant or Derelict Land	No	
Efficient Use of land / regeneration	Brownfield	
contribution		
(including Brownfield / Greenfield)		
Other information	Site nominated by developer through call for sites for Religious Purposes	
Ownership / Agent	Brian Ower	

Location Map:	Site Reference:	DCC alternative ref: CFS 0019
**	Site Name: Myrekirk Road 1	
	Site Address: Myrekirk Road	
Lorry	Site Description: Existing industrial buildings at corner of Myrekirk Road and	Site Area: 2.02 Hectares
A SCADNA CONVEIGHT ALL RIGHTS RESOVED BCALE 1: 2600	Liff Road	

The Policy approach of the proposed Local Development Plan is to seek to direct all new hotel/visitor accommodation development to the City Centre in the first instance. It is considered that this site forms an important part of the employment area at Wester Gourdie with good connections to the trunk road network. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6).

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Camperdown Park East – Industrial / business uses South – Industrial / business uses with current proposal for supermarket (ASDA) West - Industrial / business uses
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Tree preservation order 01/01 is present on site
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	No cycling facilities on site but green circular cycle route exists to north-east. No bus services at present.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	Camperdown Park to north
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (Wester Gourdie Industrial Estate).
Air Quality	Impact on hot spot area The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	Site nominated by developer through call for sites for hotel / fast food development
Ownership / Agent	Castlelaw Estates / DG Coutts Associates

Location Map:	Site Reference:	DCC alternative ref: CFS 0020
SHUNL ROAD	Site Name: Myrekirk Road 2	0.0000
Wester Gourdie Industrial Estate	Site Address: Myrekirk Road	
TUTTON SO CHONNOCOPPISORIT ALL RIGHTS RESERVED. SCALE 1: 2500	Site Description: Car sales areas to west side of Myrekirk Road	Site Area: 0.85 Hectares

The Policy approach of the proposed Local Development Plan is to seek to direct all new retail development to existing shopping centres (City Centre, District Centres and Commercial Centres) in the first instance. It is considered that this site forms an important part of the employment area at Wester Gourdie with good connections to the trunk road network. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6).

Assessment Topic	Notes
Site Planning or Design Brief	No
Neighbouring Uses	North – Industrial / business uses East – Industrial / business uses with current proposal for supermarket (ASDA) South – Industrial / business uses West - Industrial / business uses
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Important to protect stone boundary walls and existing tress to cemetery.
Woodland	Tree preservation order 01/01 part covers the site
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	Flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	No cycling facilities in vicinity but green circular cycle route exists approximately 500 metres to the east No bus services at present.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (Wester Gourdie Industrial Estate).
Air Quality	Impact on hot spot area The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	Site nominated by developer through call for sites for Retail Uses
Ownership / Agent	Castlelaw Estates / DG Coutts Associates

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Site Reference:	DCC alternative ref:
	55
Site Name:	
ABB Nitran Factory	
Site Address:	
Kingsway East	
Site Description:	Site Area:
Cleared site to west	3.59 Hectares
side of Kingsway	
East, North of Mid	
Craigie Road	
-	

This site is currently allocated as a General Economic Development Area in the Dundee Local Plan Review 2005. Given its proximity to the Port of Dundee and connections to the trunk road network it is considered that it could have a role to play in supporting businesses in connection with the development of the renewables sector. The proposed development for retail or commercial developments would not accord with the policy approach for these types of uses set out in the Proposed Local Development Plan. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6).

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Kingsway Trunk Road with housing beyond East – Kingsway Trunk Road with retail beyond South – Industrial / business uses West - Industrial / business uses
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Historical uses suggest potential contamination / Cancelled Petroleum Licence. Extensive investigation and remediation was carried out by ABB. Refer to 08/00313/FUL and 10/00609/FULL.
Air Quality	Potential impact on hot spot area The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On register (Ref 03415)
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	brownfield
Other information	Site nominated by developer through call for sites for retail, commercial or industrial purposes
Ownership / Agent	I & H Brown / Ryden

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Site Reference:	DCC alternative ref:
	CFS 0056
Site Name:	
Land at Baird Avenue	
Site Address:	
Baird Avenue	
Site Description:	Site Area:
Former Tesco	7.05 Hectares
Distribution centre	
and associated office	
buildings	
-	

This site is located within the Dryburgh Principal Economic Development Area. The Policy approach of the current local plan already allows for trade counters within economic development areas. The Proposed Local Development Plan seeks to take forward a similar approach to that of the previous plan within economic development area. No specific policy approach to car showrooms is to be included in the plan. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6)

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Industrial / Business uses
	East – Fire station and playing fields
	South - Kingsway trunk road with Industrial / Business uses
	beyond
	West - Industrial / Business uses
Historic Environment	N/A
(including Listed Buildings/Conservation Areas /	
Scheduled Monuments etc)	
Woodland	None
Physical Constraints	buildings
(e.g pylons, substations etc)	
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation	Good links by all modes of transport, public transport links are
(including public transport, cycling and	only to the north
walking)	
Water Issues	No flood risk identified.
(including Waste Water, Flood Risk on and off-site and	
expected mitigation measures)	N
Designated Environmental Site	No
(including protected species)	A.
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	This site includes CL073, designated a 'special site' under
	Part IIA of the EPA 1990, and presently being regulated by
	SEPA. There is ongoing remediation of groundwater.
Air Quality	No hot spots identified in perimeter.
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	Site nominated by developer through call for sites for
	commercial uses, potentially including a trade counter or car
	showroom
Ownership / Agent	Tesco Stores Ltd / DPP LLP

Location Map:	Site Reference:	DCC alternative ref:
	Site Name: 32-34 Bellfield Street	<u>I</u>
Com Com	Site Address: 32-34 Bellfield Street	
COUNTER THE HIGHEST	Site Description: Existing industrial unit	Site Area: 0.11 Hectares
Grown Copyright and distalasse right 2012. All rights reserved.		

This site form part of an area allocated as a General Economic Development Area in the current Dundee Local Plan Review 2005. It is also adjacent to the Technopole High Amenity Area. It is proposed that this wider area remain as an employment area in the Proposed Local Development Plan. In terms of retail it is considered that this location would not be in accordance with the Policy approach being taken forward by the Proposed Local Development Plan. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6)

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Storage premises. East – Residential South – Retail/Trade outlets and car park West - Industrial premises incl. Car repairs with medical research uses beyond
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Category B (St Josephs RC Church and Presbytery, Mount St Joseph, 42 - 46 Wilkies Lane) are situated directly across from the building,
Woodland	None
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	No Cycling facilities, Bus route in general area. Traffic congestion associated with school start and end times.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. Bellfield Iron Works, transport depot and rope works).
Air Quality	No hot spots identified in perimeter.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	Proposed by owner for retail developments via MIR Consultation
Ownership / Agent	U & H Investments Ltd / Grant & Geoghegan

Location Map:	Site Reference:	DCC alternative ref: CFS 0038
Son. J	Site Name: Wellcome Trust Buildin	
Univ	Site Address: Old Hawkhill	
Insts Coll-	Site Description: Extension to existing building on existing car park area	Site Area: 0.3 Hectares

Planning Permission granted 11 March 2011 and now under construction. No allocation in the Proposed Plan.

Assessment Topic	Notes
Site Planning or Design Brief	Planning Permission granted 11 March 2011
Neighbouring Uses	North – University car park and sports centre
	East – University residences
	South – existing Wellcome Trust research building (Sir James
	Black Centre)
	West - existing Wellcome Trust research building (Sir James
	Black Centre)
Historic Environment	Within University Conservation Area
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	
Woodland	None
Physical Constraints	buildings
(e.g pylons, substations etc)	
Topography and Site Orientation	Flat, east/west orientation
Designated Open Space	No
Transportation	Good links by all modes of transport, public transport links to
(including public transport, cycling and	the north
walking)	
Water Issues	No flood risk identified.
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)	
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use in vicinity.
Air Quality	Potential impact on hot spot area
-	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	Site nominated by developer through call for sites for
	educational or research purposes
Ownership / Agent	University Of Dundee

Location Map:	Site Reference:	DCC alternative ref:
		CFS 0039
	Site Name:	
Westport Westport	Boiler House Car Park	
A Cari Park	Site Address:	
	Old Hawkhill	
Son Son	Site Description:	Site Area:
West Transfer of the Contract	Car park at junction of	0.1 Hectares
Hospi RW	Old Hawkhill and Park	
Winix Company of Many	Place	
-X Clby		
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Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Retailing / leisure with residential above
	East – education (Primary School)
	South – University Buildings / Electrical Generation
	West – University Buildings
Historic Environment	Within University Conservation Area
(including Listed Buildings/Conservation Areas /	
Scheduled Monuments etc) Woodland	None
Physical Constraints	buildings
(e.g pylons, substations etc)	buildings
Topography and Site Orientation	east/west orientation
Designated Open Space	No
Transportation	City Centre
(including public transport, cycling and	Oily Gentle
walking)	
Water Issues	No flood risk identified.
(including Waste Water, Flood Risk on and off-site and	No nood hak identified.
expected mitigation measures)	
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use in vicinity.
Air Quality	Potential impact on hot spot area
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	Site nominated by developer through call for sites for
	educational purposes
Ownership / Agent	University Of Dundee

Site Name: Hunter Street Car Park	
Site Address: Hunter Street / Old Hawkhill	
Site Description: Existing car park Site Area: 0.1 Hectares	

Assessment Topic	Notes		
Site Planning or Design Brief			
Neighbouring Uses	North – Car Park		
	East – Public House with residential above		
	South – University buildings		
	West – University Buildings		
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Within University Conservation Area		
Woodland	Minimal tree planting on boundaries but important to retain		
	trees as condition and maturity provides appropriate scale to		
	help accommodate recent contemporary architecture.		
Physical Constraints	Subsidence visible on site – believed to be a result of cellars		
(e.g pylons, substations etc)	of demolished buildings		
Topography and Site Orientation	Site slopes towards the east		
Designated Open Space	No		
Transportation	City centre		
(including public transport, cycling and			
walking)			
Water Issues	No flood risk identified.		
(including Waste Water, Flood Risk on and off-site and expected mitigation measures)			
Designated Environmental Site	No		
(including protected species)			
Neighbouring Environmental Site	No		
Environmental Constraints (non-designated)	No		
Contamination	Potential for contamination from historical land use in vicinity.		
Air Quality	Potential impact on hot spot area		
	The entire Dundee area is an air quality management area.		
Vacant or Derelict Land	No		
Efficient Use of land / regeneration	brownfield		
contribution			
(including Brownfield / Greenfield)			
Other information	Site nominated by developer through call for sites for a mixed		
	use development		
Ownership / Agent	University Of Dundee		

Location Map:	Site Refe		DCC alternative ref: CFS 0043
PANAMINI O HANNAHA	Site Nam Institute C		xercise car park
Son Son	Site Addı Kincardine		
Univ Centre	Site Desc Land to no existing s building	orth of	Site Area: 0.07 Hectares
Insts G CHOWN COPYRIGHT ALL RIGHTS RESERVED BUNGER CITY COUNCIL UCENCE NO. 10022371 2911 SCALE 1: 2500			

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Hawkhill road with residential beyond
	East – University Residences
	South – University sports centre
	West – university sports centre with Hawkhill road adjacent
Historic Environment	Within University Conservation Area
(including Listed Buildings/Conservation Areas /	
Scheduled Monuments etc) Woodland	Cubatantial tree bolt on boundary with Howkbill worthy of
vvoodiarid	Substantial tree belt on boundary with Hawkhill worthy of
Dhysical Canatraints	retention buildings
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	flat, east/west orientation
	No
Designated Open Space	Vehicular access to the site would be from Kincardine street
Transportation	
(including public transport, cycling and	only
walking)	No flood risk identified.
Water Issues (including Waste Water, Flood Risk on and off-site and	No 1100a risk identified.
expected mitigation measures)	
Designated Environmental Site	No
(including protected species)	
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	No obvious issues but there is still potential for contamination
	given the historical setting.
Air Quality	Potential impact on hot spot area
	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield
contribution	
(including Brownfield / Greenfield)	
Other information	Site nominated by developer through call for sites as a storage
	area
Ownership / Agent	University Of Dundee

Location Map:	Site Reference:	DCC alternative ref: CFS 0052	
PROBLET PORT	Site Name: Smalls Wynd		
Univ Scale Univ Charlet AL RIGHTS RESERVED SCALE 1: 2500	Site Address: Smalls Wynd		
	Site Description: Buildings on west side of Smalls Wynd close to junction with Hawkhill	Site Area: 0.44 Hectares	

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – University Buildings East – University Buildings South – University Buildings West - University Buildings
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	University Conservation Area
Woodland	None
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport, bus links to the north and south of site
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Historical uses suggest potential contamination (e.g. TA Centre).
Air Quality	Potential impact on hot spot area The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	Site nominated by developer through call for sites for education and university administration purposes
Ownership / Agent	University Of Dundee

Location Map:

Site Reference: DCC alternative ref: CFS 0007

Site Name:

Kingsway West Retail Park

Site Address:

Kingsway West / Clepington Road
Site Description: Site Area

Retail Park

Site Area:

15.15 Hectares

Recommendation that this site continues to be covered for by policy to encourage retail uses in accordance with relevant policy requirements of the proposed local development plan.

Assessment Topic	Notes
Site Planning or Design Brief	No
Neighbouring Uses	North – Trunk Road with housing and parkland on opposite side East – Residential South – Residential West – Business and employment uses
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	Generally flat, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Site designed for car priority but has congestion issues at peak times. Bus stop in centre of site. Pedestrian facilities exist but could be improved. No dedicated cycle routes within site (cycle parking exists). Site has high traffic demand but some operators provide home delivery services.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Historical uses suggest potential contamination including existing and cancelled petroleum licences
Air Quality	Site has high traffic demand. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	Site proposed by developer for expansion of retail activity
Ownership / Agent	Land Securities / Montagu Evans

Location Map: SCALE 1: 5000

Site Reference: DCC alternative ref: CF 0026

Site Name:

Western Gateway Park & Ride
Site Address:

A90

Site Description:

Land to north of A90 and west of Landmark Hotel

Site Area:

3.12 Hectares

This site has not been progressed by it's proposer TACTRAN and therefore no allocation is required.

Assessment Topic	Notes
Site Planning or Design Brief	none
Neighbouring Uses	North – Open Countryside with developer interest for residential East – Hotel South – A90 dual carriageway West – Open Countryside
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Greystane Lodge scheduled monuments are to the NW of the site and the Category B listed Greystane House is to the NE.
Woodland	Substantial tree planting throughout site. Adjacent to landmark hotel with Tree preservation order (ref 01/88)
Physical Constraints (e.g pylons, substations etc)	
Topography and Site Orientation	Generally flat site but with slope to Invergowrie burn.
Designated Open Space	
Transportation (including public transport, cycling and walking)	No bus facilities Cycle link to Invergowrie adjacent to site
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	
Waste Water	No known issues
Designated Environmental Site (including protected species)	Swallow wetlands
Neighbouring Environmental Site	Adjacent to swallow wetlands
Environmental Constraints (non-designated)	Potential for habitat fragmentation
Flood Risk (including Flooding Effects Elsewhere)	Risk of flooding associated with Invergowrie burn – including downstream effects
Contamination	No obvious issues (Woodland and farmland – some potential for contamination depending upon historical use).
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Greenfield
Other information	Site nominated through call for sites as a potential Park & Ride site
Ownership / Agent	

Location Map:	Site Reference:	DCC alternative ref:	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		CFS 0051	
	Site Name:		
H CORRECTED TO	Medical Sciences Institute		
	Site Address:		
Insts	Millers Wynd		
	Site Description:	Site Area:	
THE PARTY OF THE P	Roads area and	Hectares	
	loading bays		
28m 8	associated with the		
Non Williams	Medical sciences		
THE RESERVE TO SERVE	Institute at the		
★ ® DIROWN COPYRIGHT, ALL RIGHTS RESERVED SUMBLE CITY COUNCE, LIGHIGE NO. (1802/2011 2011	University Of Dundee		
This area is under construction—no further cons	idaration required		

Assessment Topic	Notes
•	INOTES
Site Planning or Design Brief	Due de mine authoria do estale line a et que (I laive veito de Controle)
Neighbouring Uses	Predominantly industrial in nature (University to East side)
Historic Environment	
(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	
Woodland	
Physical Constraints	
(e.g pylons, substations etc)	
Topography and Site Orientation	
Designated Open Space	
Transportation	
(including public transport, cycling and	
walking)	
Water Issues	
(including Waste Water, Flood Risk on and off-site and	
expected mitigation measures)	
Designated Environmental Site	
(including protected species)	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration	
contribution	
(including Brownfield / Greenfield)	
Other information	Site nominated by developer through call for sites for
	educational or research purposes
Ownership / Agent	University Of Dundee

Site Name: Former NCF
Site Addres Myrekirk Ro Site Descri Former NCI buildings to of Myrekirk

Site Reference:

CFS 0029

Site Name:
Former NCR Factory, Myrekirk Road

Site Address:
Myrekirk Road

Site Description:
Former NCR Factory
buildings to east side
of Myrekirk Road

Planning Application approved for food store for Asda on this site. No need to allocate site in Local Development Plan. No further assessment required.

Assessment Topic	Notes
Site Planning or Design Brief	Appn 09/00427/OUT for erection of foodstore, café and petrol filling station etc granted by Dundee City Council 18th January 2010
Neighbouring Uses	predominantly Industrial estate and trunk road. Residential to south east with open space to south west.
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	
Woodland	
Physical Constraints	
(e.g pylons, substations etc)	
Topography and Site Orientation	
Designated Open Space	
Transportation	
(including public transport, cycling and	
walking)	
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	
Designated Environmental Site	
(including protected species)	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration	
contribution	
(including Brownfield / Greenfield)	
Other information	Site nominated by developer through call for sites for retail unit and petrol filling station
Ownership / Agent	NCR Financial Solutions Group Ltd (And Others) / Hargest & Wallace Planning Ltd

Location Map:	Site Re	eference:	DCC alternative ref:
Wast Dark			CFS001
The state of the s	Site Na	ime:	
MAN STATES OF COMMENT	Enterp	ise Car Rental	
Govt Offs Park S	Site Ac	ldress:	
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3/2/2/2	Car rer	ıtal outlet	0.2 Hectares
- 7 6 3 8 H 1 1 1 1 5 5 5	adjacei	nt to Seagate	
	Bus Sta		
THE WAR THE STATE OF THE STATE			
© CROWN COPYRIGHT, ALL RIGHTS RESERVED SCALE 1: 2500			

This is a small scale site located within the City Centre. The site would be open to a range of development opportunities subject to other policies in the Proposed Local Development Plan. Recommended that this site not be allocated for a specific use.

Assessment Topic

Notes

None	Assessment Topic	Notes
the west is an operational bus station. To the north is the Seagate road with flatted housing beyond N/A No Physical Constraints (e.g. pylons, substations etc) None (e.g. pylons, substations etc) No Posignated Open Space Transportation (including public transport, cycling and walking) No cycle routes and adjacent to busy street Close to Seagate known flood risk area (including protected species) Neighbouring Environmental Site (including protected species) Neighbouring Environmental Constraints (non-designated) Air Quality the west is an operational with flatted housing beyond N/A No No Reagate road with flatted housing beyond No No Reagate road with flatted housing beyond No None (e.g. pylons, substations etc) None (e.g. pylons, substations etc) Reagate with principal elevation to the north No city centre location with good connections for bus transport and pedestrian access. No cycle routes and adjacent to busy street Close to Seagate known flood risk area (including Waste Water, Flood Risk on and off-site and expected mitigation measures) No No Contamination To none-ital Site No Historical uses on site and adjacent suggest a potential for contamination which would require investigation as part of any planning proposal Air Quality Seagate has known air quality issues The entire Dundee area is an air quality management area. Vacant or Derelict Land Efficient Use of land / regeneration contribution (including Brownfield / Greenfield) Other information Site nominated by developer through call for sites for general development opportunities	Site Planning or Design Brief	None
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Copyrions, substations etc. Generally flat site with principal elevation to the north	Woodland	No
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contribution (including Brownfield / Greenfield) Other information Site nominated by developer through call for sites for general development opportunities		
development opportunities	contribution	Brownfield site
Ownership / Agent Inveraldie Properties / DG Coutts Associates	Other information	
	Ownership / Agent	Inveraldie Properties / DG Coutts Associates