

# Dundee City Council

Dundee Local Development Plan 2019  
Development Site Assessment  
H12 - Former St Columba's Primary School



# Development Site Assessment

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In the preparation of the Dundee Local Development Plan 2019, a [Development Site Assessments](#) document was prepared to identify development sites for inclusion within the plan.

The [Strategic Environmental Assessment \(SEA\)](#) and [Habitats Regulations Appraisal \(HRA\)](#) have assisted in identifying the most appropriate locations for development in terms of potential impacts on the environment which is reflected through the assessments.

In addition each site assessment summarises the position of Key Stakeholders through identifying potential constraints as well as development requirements and opportunities.

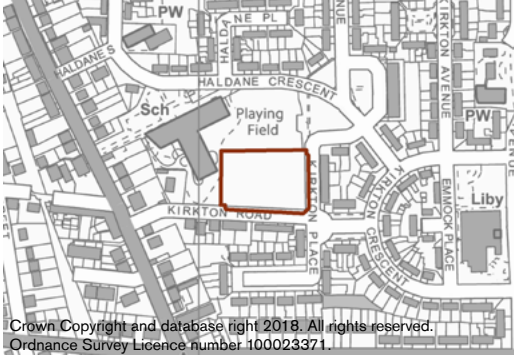
It is intended that the document will provide an informed basis for the consideration of proposals which come forward over the period of the Dundee Local Development Plan 2019. This includes the need to consider whether certain studies need to be carried out or important features identified through the assessment process given careful consideration.

The following extract is for site reference H12: Former St Columba's Primary School.

Any development proposed on this site needs to consider and comply with the following planning policy documents and material considerations:

- [TAYplan Strategic Development Plan 2017](#)
- [Dundee Local Development Plan 2019](#)
- [Developer Contributions Supplementary Guidance](#)
- [Green Network Planning Guidance](#)

# H12 - Site Assessment

Allocation: H12	Site Name: Former St Columba's PS, Kirkton Road
 <p><small>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023371</small></p>	Indicative Capacity: 22 homes
	Address: Kirkton Road/ Kirkton Place
	Site Area: 0.67 hectares
	Site Description: Former school with hard surfaces.
	Housing Land Audit Ref: None
	Previous Ref: DLDP2014 H67
Last Known Owner: Dundee City Council	
Planning History: 17/00417/FULL - Erection of 21 houses - Pending consideration (February 2019)	

	ASSESSMENT TOPICS	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None.
	Current Use(s)	Former school.
	Neighbouring Uses	North – School / Playing Fields; East – Residential; South – Residential; West - School.
	Topography & Site Orientation	Generally flat, east/west orientation.
	Physical Constraints (inc. pylons, substations)	None.
<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. Applicants should investigate this further and discuss with the Council's flood team prior to submitting a planning application.  Scottish Water have indicated that there is sufficient capacity within the network to support this development. Early engagement with Scottish Water via the Pre-Development Enquiry process is highly recommended.
	Woodland	None.
	Designated Open Space	Yes, as part of former school grounds.
	Environmental Protection Status (inc. designations and neighbouring sites)	None.

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	Contamination	Potential for contamination from historical land use on site (e.g. school heating oil).
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	None
	Green Network	Contribution to green networks to be considered, see <a href="#">Green Network Planning Guidance</a>
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Road access to East and South.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None.
	Efficient Use of Land/ Regeneration Contribution	Brownfield.
	Key Agency Comments	None.
	Other	None.

## General Design Requirements

The following Local Development Plan policies are relevant to development on this site. The requirements of these policies should be considered and complied with as part of any development proposals. The following list of policies is not exhaustive and the Local Development Plan will be considered in full as part of a planning application for this site.

- Policy 1: High Quality Design and Placemaking
- Policy 2: Public Art Contribution
- Policy 9: Housing Land Release
- Policy 10: Design of New Housing (Appendix 4 Standards)
- Policy 28: Protecting and Enhancing the Dundee Green Network
- Policy 29: Outdoor access and the Dundee Green Network
- Policy 36: Flood Risk Management
- Policy 37: Sustainable Drainage Systems
- Policy 41: Land Contamination
- Policy 44: Waste Management Requirements for Development
- Policy 46: Delivery of Heat Networks
- Policy 48: Low and Zero Carbon technology in New Development
- Policy 54: Safe and Sustainable Transport
- Policy 56: Parking

The design requirements for the site are set out in policy through the development plan and related documents. Particular consideration should be given to the following site specific design requirements:

- Seek to provide high quality housing in terms of design and layout;
- The layout should encourage permeability with access to surrounding services. Active travel links should be explored with links to the core path network and bus routes on Strathmartine Road;
- Existing mature trees within the site and along the boundaries should be considered for retention and incorporated in to the layout of the development;
- Consideration should be given to the provision of landscaping on western and northern boundaries, providing a sense of enclosure of the site;
- The layout should provide natural surveillance by orientating housing to overlook vehicular routes and open spaces;
- Early engagement is encouraged with Scottish Water as recent advice indicates that there is a need to minimise input of surface water into the combined sewer and road water will only be accepted into the combined system in exceptional circumstances.

# General Design Requirements



### Contact Details

Dundee City Council Planning Team  
For general advice and information, telephone 01382 433105 or  
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service-area/city-development/planning-and-economic-development](https://www.dundeecity.gov.uk/service-area/city-development/planning-and-economic-development)

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