

Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H13 - Queen Victoria Works



Development Site Assessment

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

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

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


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

The following extract is for site reference H13: Queen Victoria Works.

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](#)
- [Blackness Conservation Area Appraisal](#)
- [Queen Victoria Works / Regent Works Site Planning Brief](#)
- [Green Network Planning Guidance](#)

H13 - Site Assessment

Allocation: H13	Site Name: Queen Victoria Works
 <p><small> Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023871</small></p>	Indicative Capacity: 50 homes
	Address: Brook Street/ Lower Pleasance
	Site Area: 1.25 hectares
	Site Description: Former Jute Mill to North side of Brook Street.
	Housing Land Audit Ref: HLA200321
	Previous Ref: DLDP2014 H09
Last Known Owner: McGregor Balfour	
Planning History: 17/00453/PAN - Demolition of existing building and erection of student accommodation - Closed (July 2018)	

	ASSESSMENT TOPICS	NOTES
PHYSICAL	Site Planning/Design Brief	Site Planning Brief.
	Current Use(s)	Brownfield.
	Neighbouring Uses	North – Business / Industrial uses; East – Business / Industrial uses with residential; South – Residential; West – Residential.
	Topography & Site Orientation	Slightly sloping, north/south orientation.
	Physical Constraints (inc. pylons, substations)	Culverted burn runs through site.
ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	EPA has stated a Flood Risk Assessment would be required to inform the scale and layout of development. There may be a culverted watercourse (Scourin' Burn) under or close to the site. SNH have advised that where appropriate and practical with respect to the urban environment consideration should be given to de-culverting the burn. Applicants should investigate this further and discuss with the Council's flood team prior to submitting a planning application. Contamination potential due to previous land uses-lined SUDS recommended.
	Woodland	None.
	Designated Open Space	None.
	Environmental Protection Status (inc. designations and neighbouring sites)	None.

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	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.
	Historic Environment	Within Blackness Conservation Area. The site contains the Category B listed Queen Victoria Works and B Listed wall, some of which is in poor condition. A presumption exists to repair and reuse the listed building.
	Green Network	Potential to contribute to green network to be considered, see Green Network Planning Guidance
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good access by private car. Bus routes relatively close, on Lochee Road to the north and Blackness Road to the south.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints. Possible culverted burn.
	Vacant/ Derelict Land	On Vacant and Derelict Land Register.
	Efficient Use of Land/ Regeneration Contribution	Brownfield - the renewal of this site would be beneficial to the area.
	Key Agency Comments	SEPA regulated site to the south east of the site -PPC/E/0020031 - Halley Stevenson.
	Other	None.

General Design Requirements

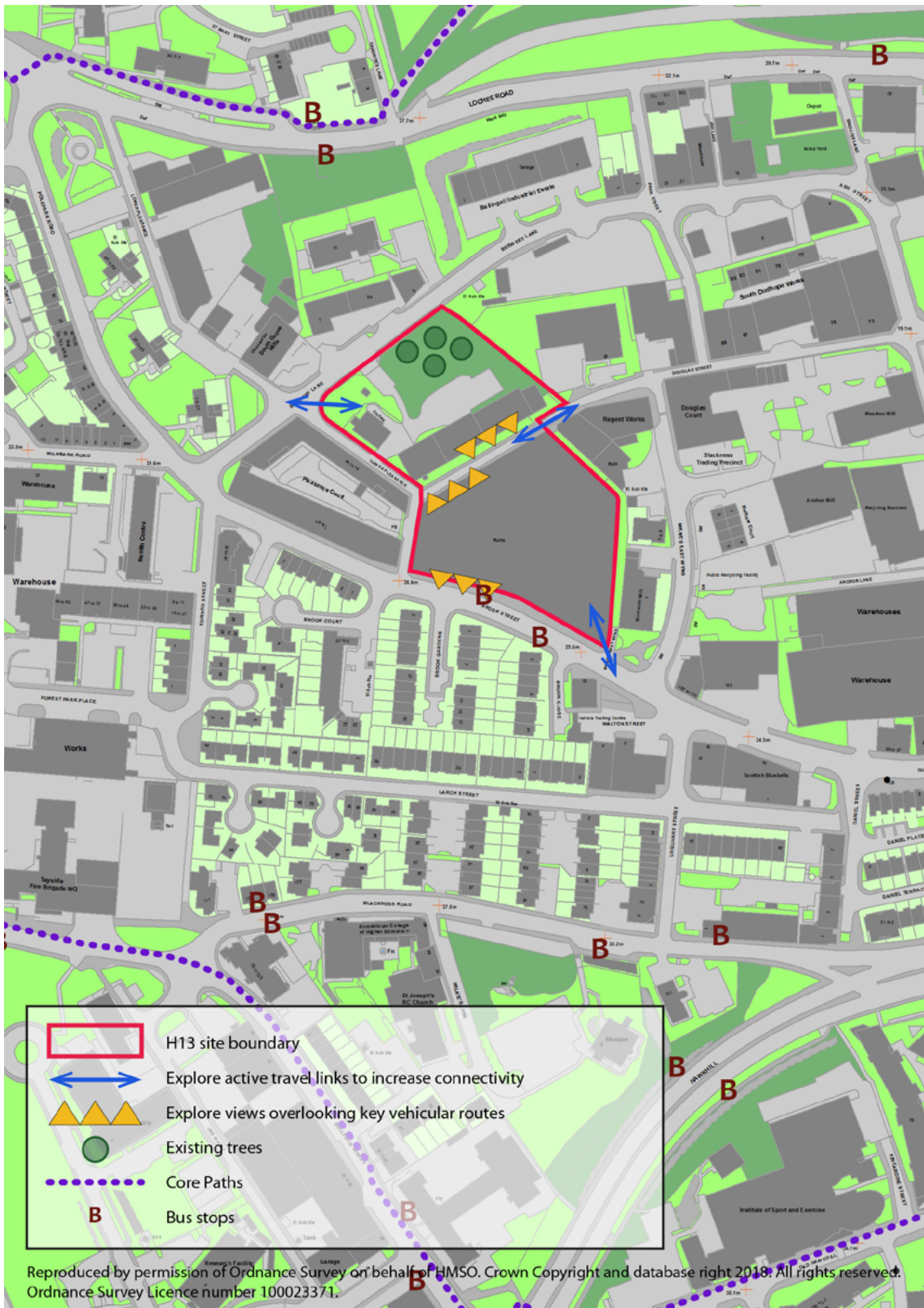
The following Local Development Plan policies are relevant to development on this site. The requirements of these policies should be considered and complied with as part of any development proposals. The following list of policies is not exhaustive and the Local Development Plan will be considered in 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 36: Flood Risk Management
- Policy 37: Sustainable Drainage Systems
- Policy 39: Environmental Quality
- Policy 41: Land Contamination
- Policy 44: Waste Management Requirements for Development
- Policy 46: Delivery of Heat Networks
- Policy 48: Low and Zero Carbon technology in New Development
- Policy 49: Listed Buildings
- Policy 51: Development in Conservation Areas
- Policy 54: Safe and Sustainable Transport
- Policy 56: Parking

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

- The layout should encourage active travel and facilitate access to the surrounding areas in particular the core path network on Guthrie Street and Lochee Road;
- The design should provide natural surveillance, with housing orientated to overlook vehicular routes and open spaces;
- Existing trees, particularly those near the northern boundary on Brewery Lane, should be considered for retention and incorporated in to the design of the area;
- Early engagement is encouraged with Scottish Water as recent advice indicates that there is a need to minimise input of surface water into the combined sewer and road water will only be accepted into the combined system in exceptional circumstances.

General Design Requirements



Contact Details

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For general advice and information, telephone 01382 433105 or
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Website:

[https://www.dundeecity.gov.uk/
service-area/city-development/planning-and-economic-development](https://www.dundeecity.gov.uk/service-area/city-development/planning-and-economic-development)

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