

Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H14 - Railyards



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.

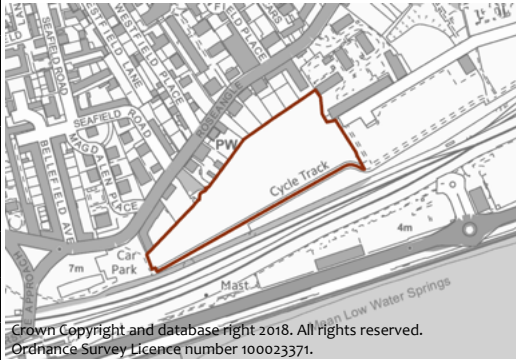
It is intended that the document will provide an informed basis for the consideration of proposals which come forward over the period of the Dundee Local Development Plan 2019. This includes the need to consider whether certain studies need to be carried out or important features identified through the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

The following extract is for site reference H14: Railyards.

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](#)
- [Development Opportunities Brief – Seabraes Residential Site](#)
- [Green Network Planning Guidance](#)

H14 - Site Assessment

Allocation: H14	Site Name: Railyards
 <p><small>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023371.</small></p>	Indicative Capacity: 110 homes
	Address: Greenmarket
	Site Area: 2.18 hectares
	Site Description: Former Railyards at Greenmarket
	Housing Land Audit Ref: HLA199524
	Previous Ref: DLDP2014 H02
Last Known Owner: Scottish Enterprise	
<p>Planning History: Planning permission granted (09/00467/FUL) for the Importation of material, surcharging site and profiling of site to formation level. Work carried out in 2014.</p>	

	ASSESSMENT TOPICS	NOTES
PHYSICAL	Site Planning/Design Brief	None.
	Current Use(s)	Brownfield.
	Neighbouring Uses	North – residential, business and university uses; East – Business, tourist attraction; South – railway line with landscape corridor beyond; West – residential and car parking.
	Topography & Site Orientation	Flat, east/west orientation.
	Physical Constraints (inc. pylons, substations)	None known.
ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Flood Risk Assessment required to demonstrate that the site is free from risk of coastal flooding given that the majority of the site is within the 1:200 year coastal flood area. Contamination potential due to previous land uses therefore lined SUDS recommended.
	Woodland	No trees on site.
	Designated Open Space	None.
	Environmental Protection Status (inc. designations and neighbouring sites)	Tay Estuary SAC to the south, Roseangle Community Wildlife Site to south and west.

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	Contamination	This area has been well investigated, and gross contamination has been remediated. Area is now subject to the 'Residential Reclamation Framework.'
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	West End Lanes Conservation Area to the north and west of the site. Adjacent to several B and C(S) listed buildings, including boundary walls and the setting of which to be protected.
	Green Network	Potential to link into and contribute to existing green infrastructure, see Green Network Planning Guidance

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good cycle route exists within site with pedestrian/ cycle bridge over railway nearby. Provide access to cycleway from development. Good pedestrian linkages No bus services.
	Infrastructure (inc. gas, electricity, broadband)	No constraints to provision of infrastructure known.
	Vacant/ Derelict Land	On Vacant and Derelict Land Register.
	Efficient Use of Land/ Regeneration Contribution	Brownfield.
	Key Agency Comments	None.
	Other	None.

General Design Requirements

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

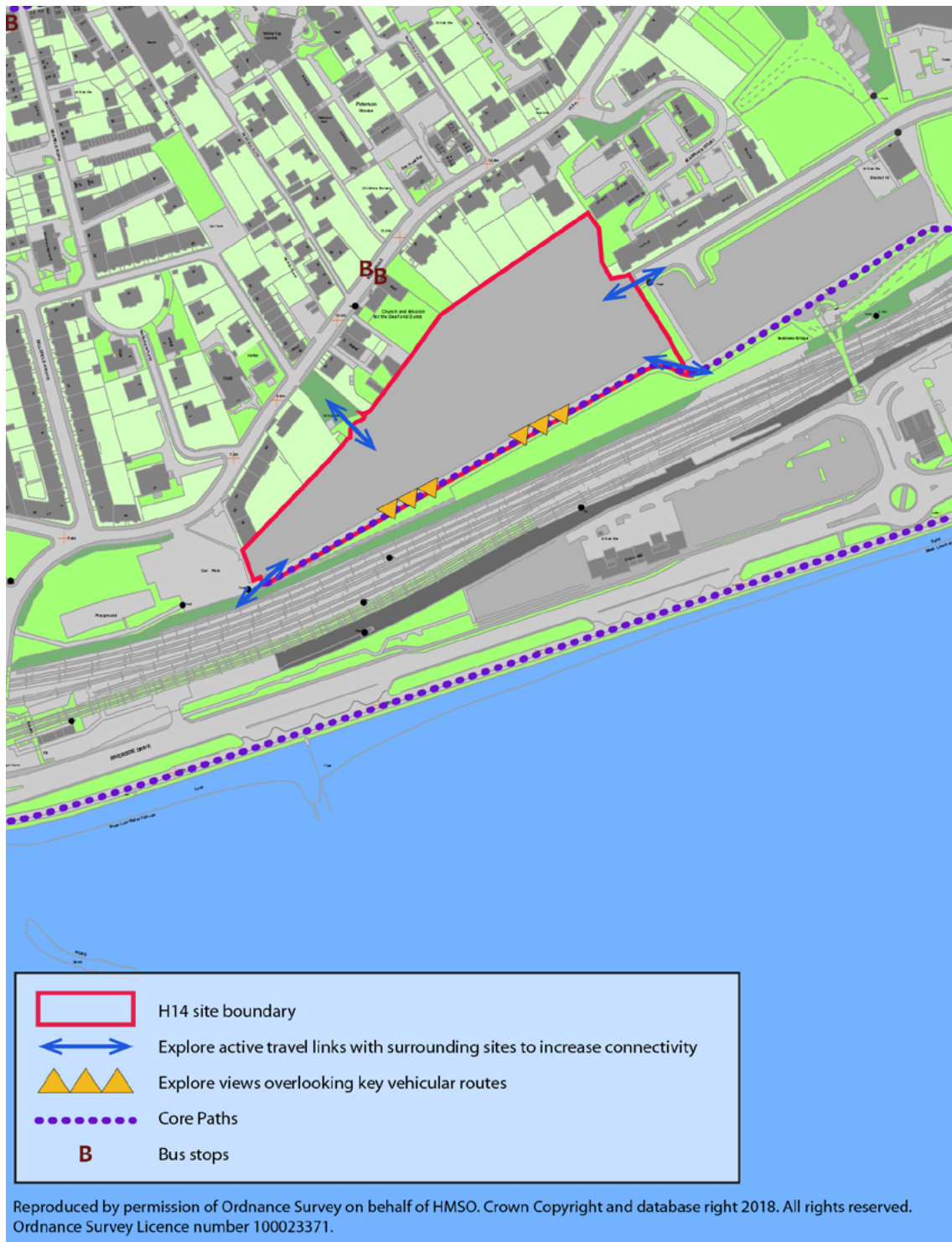
- Policy 1: High Quality Design and Placemaking
- Policy 2: Public Art Contribution
- Policy 9: Housing Land Release
- Policy 10: Design of New Housing (Appendix 4 Standards)
- Policy 28: Protecting and Enhancing the Dundee Green Network
- Policy 32: National and International Nature Conservation Designations
- Policy 33: Local Nature Conservation Designations
- Policy 36: Flood Risk Management
- Policy 37: Sustainable Drainage Systems
- Policy 39: Environmental Quality
- Policy 40: Air Quality
- Policy 41: Land Contamination
- Policy 44: Waste Management Requirements for Development
- Policy 46: Delivery of Heat Networks
- Policy 48: Low and Zero Carbon technology in New Development
- Policy 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:

- Seek to provide high quality housing in terms of design and layout. The site is part of the wider Waterfront Regeneration Framework and should meet the required design standards;
- Consideration should be given to how the site relates to the surrounding areas in particular design and character of adjacent listed buildings;
- The layout should encourage active travel with opportunities to connect to the core path network on the southern boundary and potential pedestrian/cycle access to the north on to Roseangle should be explored;
- Potential to develop green links to open spaces on Roseangle and Magdalen Green should be considered to contribute to the Green Network;
- The design should ensure natural surveillance, with housing orientated overlooking vehicular and pedestrian routes;

General Design Requirements

- Vehicular access should be from Greenmarket;
- 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.



Contact Details

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Website:

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

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