

Dundee City Council

Dundee Local Development Plan 2019
Development Site Assessment
H15 - Maxwelltown 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 H15: Maxwelltown 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](#)
- [Green Network Planning Guidance](#)

H15 - Site Assessment

Allocation: H15	Site Name: Maxwelltown Works
<p style="font-size: small;">Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023371</p>	Indicative Capacity: 50 homes
	Address: Alexander Street
	Site Area: 1.25 hectares
	Site Description: Currently an industrial site
	Housing Land Audit Ref: None
	Previous Ref: DLDP2014 H62
Last Known Owner: Colville Limited	
Planning History: 08/00680/OUT (Outline application for residential development): Approved subject to conditions December 2008.	

	ASSESSMENT TOPICS	NOTES
PHYSICAL	Site Planning/Design Brief	None.
	Current Use(s)	Industrial site.
	Neighbouring Uses	North – Residential; East – Residential; South – Residential; West – Residential.
	Topography & Site Orientation	Slightly sloping.
	Physical Constraints (inc. pylons, substations)	Electric substation located in the north corner of the site.
ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>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.</p> <p>Scottish Water have indicated that there is sufficient capacity within the network to support this development, however, consideration should be given to the management and attenuation of surface water flows.</p> <p>Potential contamination due to previous land uses, lined SUDS may be required.</p>
	Woodland	Established tree edge to south of site along Alexander Street. This feature should be retained and integrated into any future development. Footway along Alexander Street is located to the north of the tree line.

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	Designated Open Space	None.
	Environmental Protection Status (inc. designations and neighbouring sites)	None.
	Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. Maxwelltown Works).
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	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.
	Green Network	Contribution to green networks to be considered, see Green Network Planning Guidance
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Access predominantly from North George St and Carnegie Street. Historic former road within the site is the only acceptable road access off Alexander Street. Good links to other modes of transport from site.
	Infrastructure (inc. gas, electricity, broadband)	Electric substation located in the north corner of the site.
	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 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 design should deliver positive integration with the surrounding areas and preserve and retain the character of the Category A listed St Salvador's Church to the north of the site;
- The layout should encourage active travel and facilitate access to the surrounding areas, in particular the core path network and public transport links on Hilltown as well as access to existing areas of open space to the north of the site;
- Existing mature trees near the southern boundary should be considered for retention;
- Vehicular access from any of the site's boundaries. Access from Alexander Street is restricted to currently unused internal road (Elizabeth Street);
- 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
email planning@dundeecity.gov.uk

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)

This information is made available in large print or in an alternative format that meets your needs.	
Chinese	欲知詳情，請致電：01382 435825
Russian	Более подробную информацию можно получить позвонив по телефону: 01382 435825
Urdu	مزید معلومات کے لئے برائے مہربانی 01382 435825 پر فون کریں۔
Polish	po dalszą informację zadzwoń pod numer 01382 435825
Alternative Formats	For further information please contact the issuer of this publication

