

# Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H16 - Maxwelltown Multis



# 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 H16: Maxwelltown Multis.

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](#)
- [The Hilltown Physical Regeneration Framework](#)
- [Green Network Planning Guidance](#)

# H16 - Site Assessment

Allocation: H16	Site Name: Maxwelltown Multis
 <p><small>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023371</small></p>	Indicative Capacity: Mixed use development site including health centre and residential use – 30 homes
	Address: Alexander Street and Ann Street
	Site Area: 0.61 hectares
	Site Description: Former high rise residential, demolished in summer 2011
	Housing Land Audit Ref: HLA201107
	Previous Ref: DLDP2014 H39
Last Known Owner: Dundee City Council	
<p>Planning History: 16/00157/PAN – Construction of New Primary Schools and a Pre-School Centre/ Nursery for 500 primary pupils and 114 pre-school and nursery pupils respectively. No planning application has yet been submitted for this part of the site (May 2017)</p>	

	ASSESSMENT TOPICS	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Hilltown Physical Regeneration Framework.</a>
	Current Use(s)	Brownfield.
	Neighbouring Uses	North – Predominantly Residential; East – Education; South – predominantly residential; West – Retail and residential.
	Topography & Site Orientation	Split level, east/west orientation.
	Physical Constraints (inc. pylons, substations)	Substation and site levels.
<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 and the requirement for SUDS further and discuss with the Council's flood and drainage team prior to submitting a planning application.
	Woodland	None.
	Designated Open Space	None.
	Environmental Protection Status (inc. designations and neighbouring sites)	None.

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	Contamination	Potential asbestos contamination on site.
	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)	Public transport to north side, no dedicated cycle facilities.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	Part of site included within Vacant and Derelict land register 2016.
	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 36: Flood Risk Management
- Policy 37: Sustainable Drainage Systems
- 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 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;
- Preferred vehicular access to the development would be from Ann Street;
- The layout should provide natural surveillance and a strong street frontage with housing orientated towards vehicular routes such as Hilltown, Alexander Street and Ann Street;
- Consideration should be given to an internal path to provide links to the core path network and surrounding bus stops to enhance active travel in the area and facilitate access to the surrounding facilities and amenities;
- Potential landscaping opportunities within the site to provide an attractive environment and contribute towards the green network within 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

Dundee City Council Planning Team  
For general advice and information, telephone 01382 433105 or  
email [planning@dundeecity.gov.uk](mailto: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)

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