

# Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H17 - Central Waterfront



# 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.

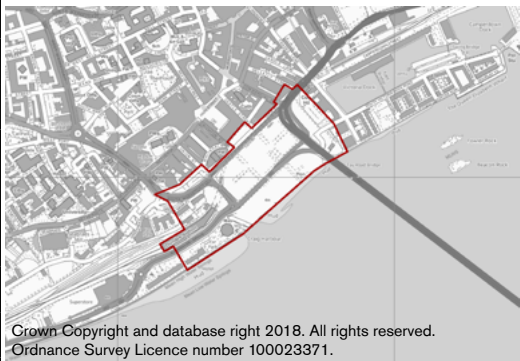
It is intended that the document will provide an informed basis for the consideration of proposals which come forward over the period of the Dundee Local Development Plan 2019. This includes the need to consider whether certain studies need to be carried out or important features identified through the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

The following extract is for site reference H17: Central Waterfront.

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](#)
- [Dundee Central Waterfront Masterplan 2001 - 2031](#)
- [Dundee Central Waterfront Site Briefs](#)
- [Dundee Waterfront Design Framework](#)
- [Green Network Planning Guidance](#)

# H17 - Site Assessment

Allocation: H17	Site Name: Central Waterfront
 <p><small>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023371.</small></p>	Indicative Capacity: 375 homes
	Address: Central Waterfront Area
	Site Area: 17.54 hectares
	Site Description: Major regeneration area with various existing uses eg rail station, Discovery point etc.
	Housing Land Audit Ref: HLA201109
	Previous Ref: DLDP2014 H41
	Last Known Owner: DCC, Network Rail
<p>12/00770/FULM – New mixed use station concourse building incorporating ticket office, café/ restaurant, newsagent, retail unit and hotel – Approved with conditions (January 2013)</p> <p>13/00224/FULM – Construction of the V&amp;A at Dundee Museum building and extension to Riverside Walk – Approved with conditions (August 2013)</p> <p>16/00757/PAN – Major Development: Mixed use development of co-working hub, office space, residential units, museum, cafes, site access, landscaping and associated works – Closed (May 2017)</p> <p>17/00113/FULM – Erection of new offices, residential units, a hotel, retail units and associated vehicular access and parking spaces – Approved with conditions (June 2017).</p> <p>17/00337/FULM - Erection of mixed use development comprising retail units, office space and apartments - Approved with conditions (August 2017)</p> <p>18/00069/PAN - Major development consisting of office space, active ground floor uses, residential units, hotel, leisure and associated vehicular access and car parking spaces - Pending decision (February 2019)</p> <p>18/00124/FULL - Creation of new landscaped public realm area including cafe and ancillary buildings, hard and soft landscaping, land-forms, water features and an urban beach - Approved with conditions (April 2018)</p> <p>18/00400/FULL - Alterations to the layout of residential blocks approved as part of Planning Application 17/00113/FULM to accommodate 11 additional flats - Approved with conditions (August 2018)</p> <p>19/00040/PAN - A major mixed use residential development incorporating bar/restaurant, public and support spaces and commercial units - Pending consideration (February 2019)</p>	

	ASSESSMENT TOPICS	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Central Waterfront Masterplan</a> <a href="#">Development Briefs</a> <a href="#">Design Framework</a>
	Current Use(s)	Mixed use.
	Neighbouring Uses	North – Predominantly Retail and other employment with Residential on upper floors, East – Port Area, South – River Tay, West – transport / Employment.
	Topography & Site Orientation	Flat, east/west orientation.
	Physical Constraints (inc. pylons, substations)	Previous buildings have been demolished. Overall roads and infrastructure is now in place in accordance with masterplan. No physical constraints now present on the site.

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	SEPA has stated that a Flood Risk Assessment is required. There is a potential coastal risk to the site. Coastal 1:200 still water level is between 3.85mAOD and 4.01mAOD (confidence interval 300mm) but this does not take into account wave action, funnelling, and local bathymetry. Any culverted watercourses should be investigated. There is a significant surface water flood risk to the site which will also need to be taken into consideration.
	Woodland	None.
	Designated Open Space	None.
	Environmental Protection Status (inc. designations and neighbouring sites)	No designation Close to Tay Estuary SAC and SPA
	Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. infilled docks and docklands). There has been considerable investigation carried out to date by DCC, and site specific risk assessments will be required as more details of specific proposals emerge.
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	Adjacent to Central Dundee Conservation Area and several B listed buildings. Also adjacent to the Category A listed former Exchange Coffee house. B Listed Telford Light within site.
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)	Transportation network is now complete. The green cycleway/circular passes along Tay which should be safeguarded/protected and opportunities for linkages from within the Central Waterfront. Opportunity to improve cycle/pedestrian linkages.
	Infrastructure (inc. gas, electricity, broadband)	No infrastructure provision constraints. Detailed infrastructure information available.
	Vacant/ Derelict Land	No infrastructure provision constraints. Detailed infrastructure information available.
	Efficient Use of Land/ Regeneration Contribution	Brownfield.
	Key Agency Comments	None.
	Other	Noise Impact Assessment to be submitted with all proposals.

## 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 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:

- All development should seek to deliver the six qualities of a successful place;
- Development design should make a positive contribution to the surrounding area, complementing its context in terms of form, scale, mass and height. The site should fully integrate within the urban grain, creating an attractive layout for residents and visitors;
- The delivery of mixed use development is encouraged with consideration of a combination of residential, office space, commercial, retail and hospitality;
- A key consideration should be the permeability through the sites, encouraging active travel and connectivity with surrounding services and amenities;

## General Design Requirements

- The layout should aim to make a contribution to the Green Network and enhance the quality of the natural environment;
- A Transport Statement is required for each site;
- 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

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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