

Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H23 - Former Mossgiel Primary School



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.

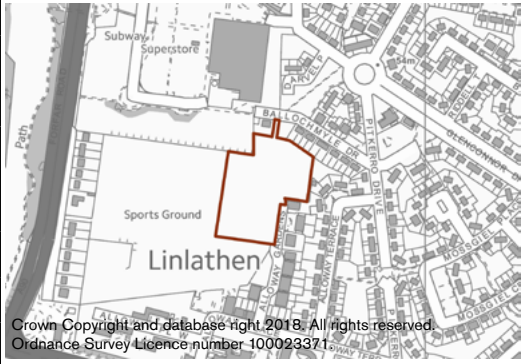
It is intended that the document will provide an informed basis for the consideration of proposals which come forward over the period of the Dundee Local Development Plan 2019. This includes the need to consider whether certain studies need to be carried out or important features identified through the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

The following extract is for site reference H23: Former Mossgiel Primary School.

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](#)

H23 - Site Assessment

Allocation: H23	Site Name: Former Mossgiel PS, Alloway Place
	Indicative Capacity: 35 homes
	Address: Alloway Place/ Ballochmyle Drive
	Site Area: 1.75 hectares
	Site Description: Former Primary School.
	Housing Land Audit Ref: HLA200912
	Previous Ref: DLDP2014 H42
	Last Known Owner: Dundee City Council.
Planning History: None.	

	ASSESSMENT TOPICS	NOTES
PHYSICAL	Site Planning/Design Brief	None.
	Current Use(s)	Vacant brownfield site, former primary school.
	Neighbouring Uses	North – Residential and Retail; East – Residential; South – Residential; West – Open ground (Playing Fields).
	Topography & Site Orientation	Flat, north/south orientation.
	Physical Constraints (inc. pylons, substations)	Substation.

ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	SEPA has stated a Flood Risk Assessment (FRA) required to inform the areas suitable for development. Commitment that no development would take place within the functional flood plain, or within an area of coastal flood risk, unless appropriate defences are in place. SUDS source controls and ponds work started on site localised flooding following development of superstore.
	Woodland	Mature tree belt exists within site and may be worthy of retention. Site works should seek to retain existing tree cover.
	Designated Open Space	None.
	Environmental Protection Status (inc. designations and neighbouring sites)	None.

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	Contamination	Potential for contamination from historical land use on site (e.g. school heating oil).
	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 Green Network Planning Guidance
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good links by all modes of transport.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	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 35: Trees and Urban Woodland
- Policy 36: Flood Risk Management
- Policy 37: Sustainable Drainage Systems
- 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;
- The preferred vehicular access routes would be from Ballochmyle Drive to the north and Alloway Gardens to the east of the site;
- Existing trees on the southern and western boundary should be retained or replaced as part of a landscaping scheme for the development to contribute to the green network within the area;
- Pedestrian and cycle paths should be integrated in to the design and layout of the development to encourage active travel and connectivity with the surrounding 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
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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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