

Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H38 - Former Our Lady's 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 H38: Former Our Lady's 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](#)
- [Hilltown Physical Regeneration Framework 2008](#)
- [Green Network Planning Guidance](#)

H38 - Site Assessment

Allocation: H38	Site Name: Former Our Lady's PS, Nelson Street
 <p>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023371</p>	Indicative Capacity: 35 homes
	Address: Our Lady's RC Primary School, Nelson Street, Dundee
	Site Area: 1.17 hectares
	Site Description: School set in grassed play space with trees.
	Housing Land Audit Ref: None
	Previous Ref: None.
	Last Known Owner: Dundee City Council.
Planning History: None.	

	ASSESSMENT TOPICS	NOTES
PHYSICAL	Site Planning/Design Brief	Hilltown Physical Regeneration Framework.
	Current Use(s)	Former school site.
	Neighbouring Uses	North – residential under construction; East – residential and play park; South – residential; West – residential.
	Topography & Site Orientation	Site slopes down from north to south.
	Physical Constraints (inc. pylons, substations)	Buildings.
ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	None known.
	Woodland	Need to evaluate and consider retention of any trees within site boundary and on boundary edges.
	Designated Open Space	No. Open space to east and opportunity to link into this area.
	Environmental Protection Status (inc. designations and neighbouring sites)	None.

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	Contamination	Potential for contamination from historical land use on site and in vicinity (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 transportation links and opportunity to link into active travel links in the area.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None.
	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;
- Housing should be orientated to overlook vehicular routes to create a strong streetscape and provide natural surveillance;
- The layout should consider the retention of trees on the southern boundary of the site to enhance the green network and improve the streetscape in the area;
- Consideration should be given to the provision of a path and cycle route to link to the open space to the east of the site and the core path network that runs to the north of the site encouraging active travel. Improved pedestrian links within the site would also allow easier access to bus stops on Alexander Street and Victoria Road;
- 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)

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