

DUNDEE CITY LOCAL DEVELOPMENT PLAN



MAIN ISSUES REPORT 2011 DEVELOPMENT SITE INFORMATION

Because of web limitations, and the size of this document, it has been necessary to split it into 4 parts.

This is Part 1 of 4

Introduction and purpose of this document

In support of the Main Issues Report, Dundee City Council has sought to identify and assess potential development sites within the Council area. Such sites have been identified by a variety of means, including:

- The Housing Land Audit Process which monitors sites which are identified as suitable for housing.
- Dundee City Council owned sites which have become surplus to requirements or scheduled for demolition and clearance work. This includes, for example, the high rise housing in Menzieshill which was recently demolished.
- Sites identified as part of ongoing physical regeneration works or other Council activities - e.g. the Central Waterfront Area
- Sites nominated by developers and landowners. including sites identified via a consultation process in late 2010
- Other sites brought to the attention of the Council, including sites from the existing Local Plan.

Dundee is an ever changing city and it is likely that there are sites within the urban area which have not been identified through this process. It should be noted therefore that this document is a work in progress as at summer 2011. The information may be updated, added to or changes made as further information is obtained and as we work towards the production of a proposed local development plan.

The purpose of this document is to provide a source of information upon which future decisions can be made during the preparation of a proposed plan. In doing so it seeks to identify sites which may have the potential to contribute towards the proposed spatial strategy as set out in the Main Issues Report. Sites which were identified in the previous consultation but do not conform to the proposed spatial strategy are also included for information and would be reconsidered should the proposed spatial strategy be changed or amended in any way as a result of the Main Issues Report Consultation.

Content

This document is divided into two parts:

Part One is provided as an aid to the identification of sites which are considered to have development potential for residential uses. These sites are in accordance with the proposed spatial strategy as stated in the Main Issues Report. We would welcome any additional information about any of these sites which would aid our understanding of them. The Local Development Plan will allocate sites for residential development where they have a capacity for 5 or more houses.

Part Two is a listing of all other sites which have been nominated to the City Council as having development potential. That potential may be for residential or employment, retail, leisure, transportation and other uses. At this time sites contained within Part Two are not considered to be in accordance with the proposed spatial strategy set out in the Main Issues Report and are therefore not being brought forward for housing at this time. However, some the sites may be supportable for other forms of development.

Site Assessment

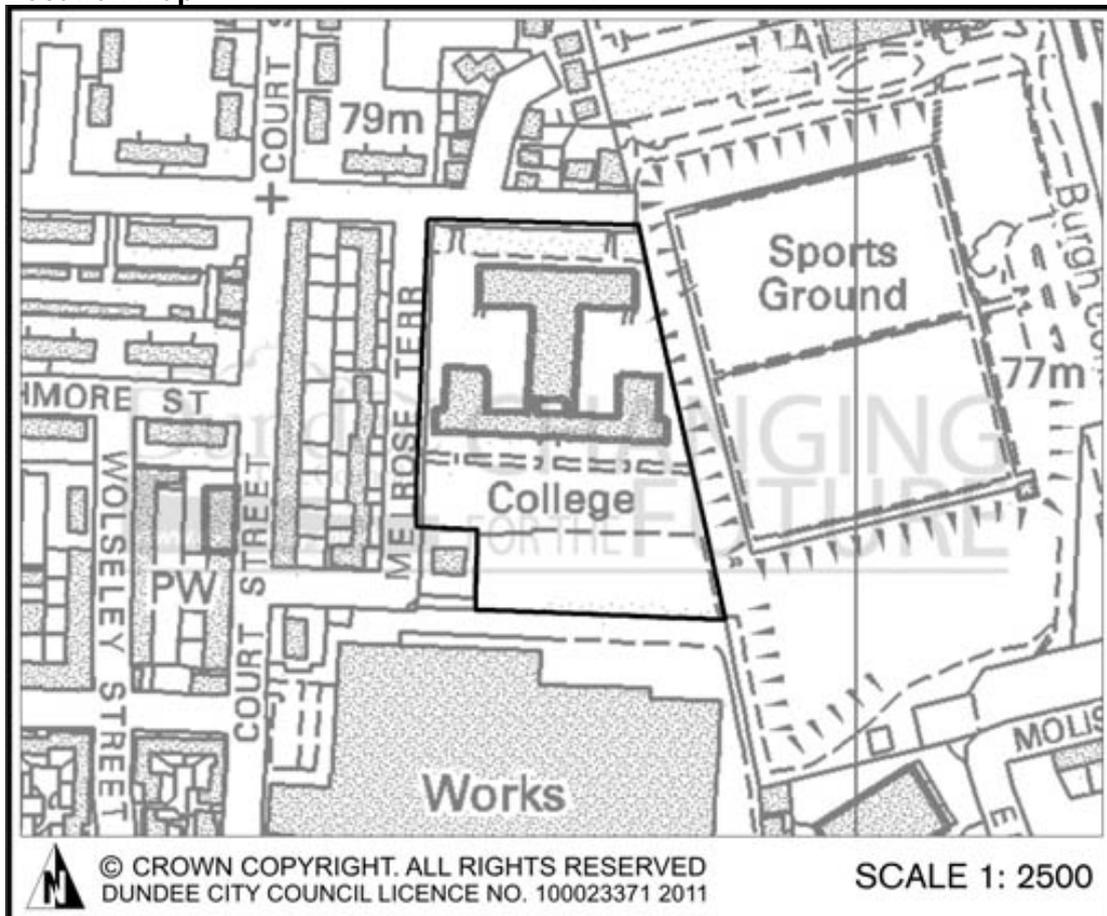
The Strategic Environmental Assessment (SEA) process has been used to assess the environmental impacts of implementing the Plan's preferred spatial strategy. The SEA has assisted in identifying the most appropriate locations for development in terms of potential impacts on the environment. The site assessment results contained in this document are part of this process and will help to ensure that decisions on individual sites are not taken in isolation but consider a range of planning considerations and the cumulative effects of development.

PART ONE

Sites considered to be in accordance with the Spatial Strategy as stated in the Main Issues Report and suitable for residential use

Site Reference: MIR001	DCC alternative ref: DC0214
Site Name: Land at Melrose Terrace	
Site Address: Melrose Terrace	
Site Description: Part of Dundee College Campus	Site Area: 1.62 Hectares

Location Map:



Initial Officer Comments:

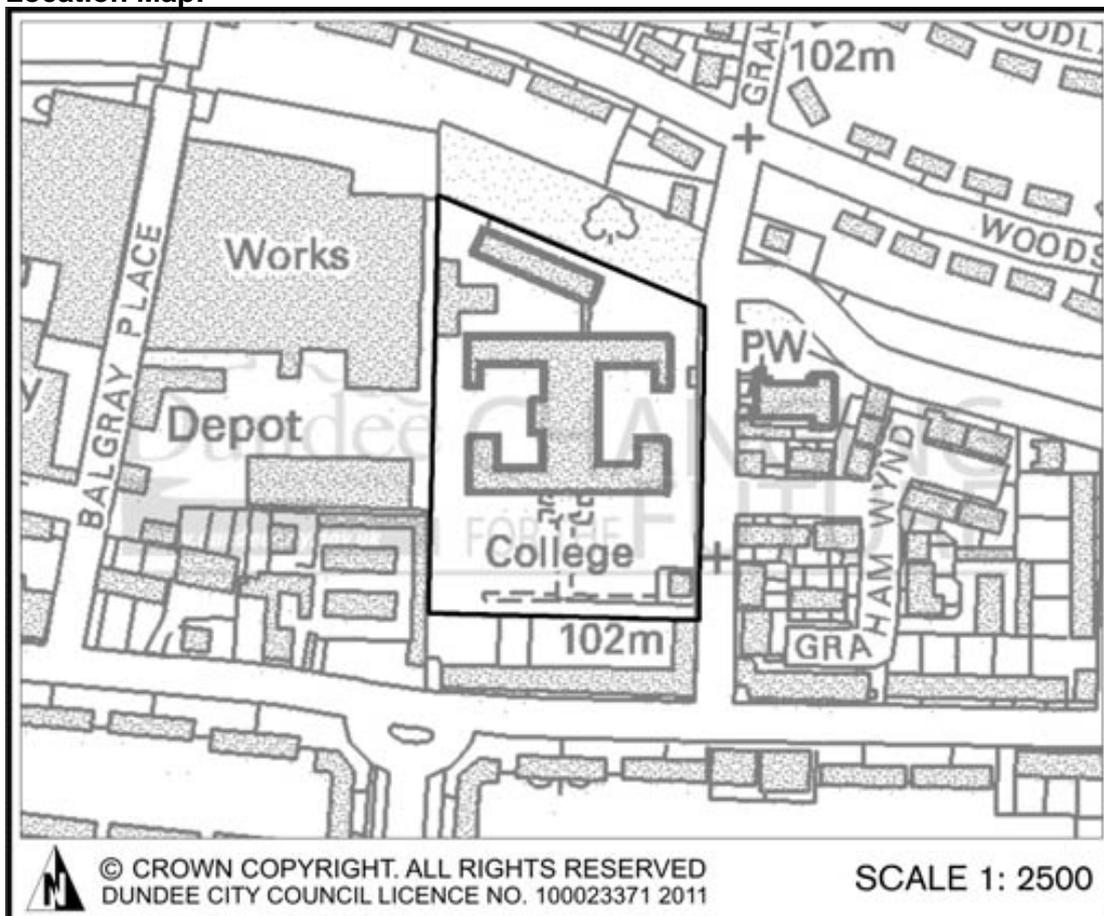
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

It should be noted that site assessments are a work in progress at April 2011. Information may be updated, added or changed as we work towards the production of a Proposed Plan. These site assessments will also be informed by responses received to the Main Issues Report Consultation.

Assessment Topic	Notes
Planning	
Site Planning or Design Brief	yes Developed by Jones Lang La Salle.
Townscape & Design	
Neighbouring Uses	North – housing East – open space sports ground South – industry West – housing
Listed Building	no
Conservation Area	no
Woodland	some trees
Scheduled Monument or other Archaeological Interest	no
Physical Constraints <i>(e.g pylons, substations etc)</i>	buildings
Topography and Site Orientation	south with south slope
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	good links for all types
Waste Water	no known issues
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	yes
Environmental Constraints (non-designated)	no
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	no known issues
Contamination	no known issues
Air Quality	no The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield
Climate Change Act	no constraints
Other Information	
Other information	
Potential Residential Capacity	75

Site Reference: MIR002	DCC alternative ref: DC0212
Site Name: Dundee College, Graham Street	
Site Address: Dundee College, Graham street	
Site Description: Dundee college site	Site Area: 1.64ha

Location Map:



Initial Officer Comments:

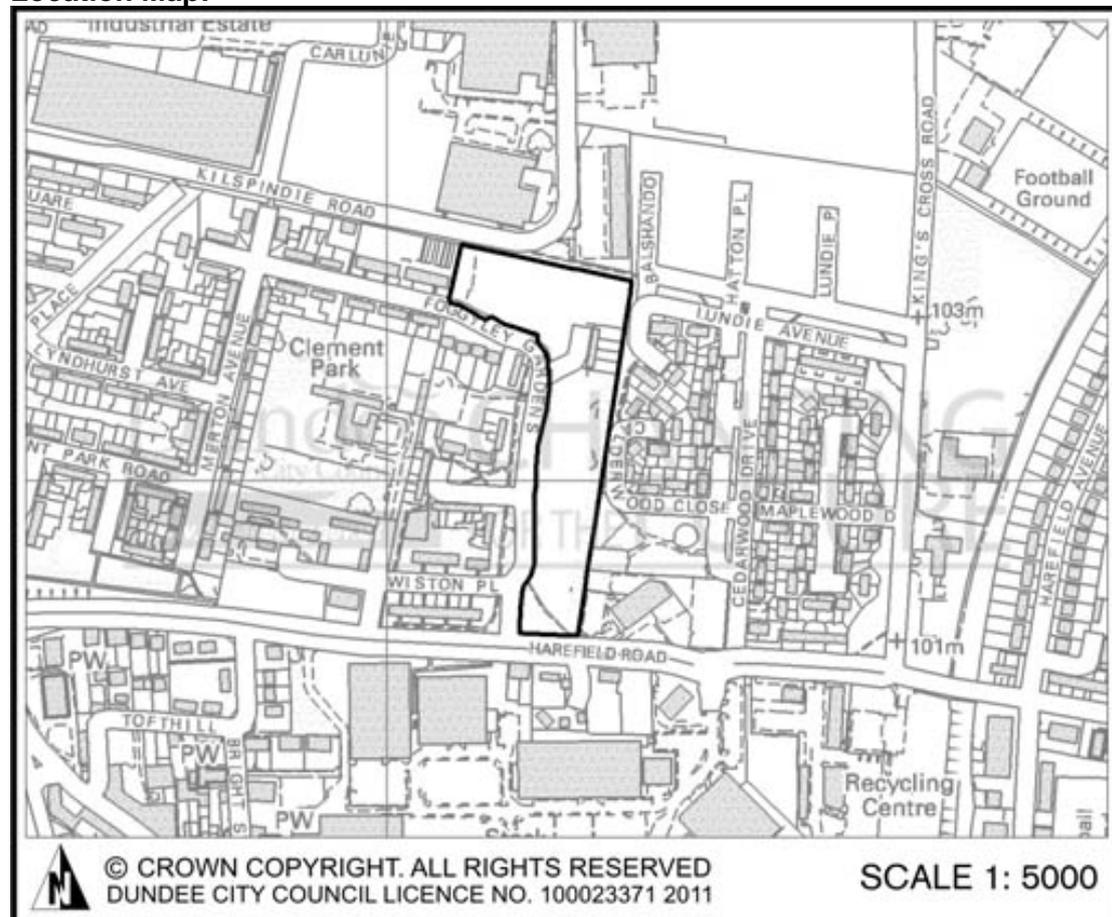
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	yes Developed by Jones Lang La Salle.
Townscape & Design	
Neighbouring Uses	North – green space East – housing South – housing West – industrial estate
Listed Building	no
Conservation Area	no
Woodland	no
Scheduled Monument or other Archaeological Interest	no
Physical Constraints <i>(e.g pylons, substations etc)</i>	building
Topography and Site Orientation	south facing sloping to south
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	good access for all
Waste Water	no known issues
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	no known issues
Contamination	no known issues
Air Quality	no The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield
Climate Change Act	no constraints
Other Information	
Other information	
Potential Residential Capacity	72

Site Reference: MIR003	DCC alternative ref: H44
Site Name: Foggyley Gardens	
Site Address: Foggyley Gardens	
Site Description: Cleared land at Foggyley Gardens	Site Area: 2.05 Hectares

Location Map:



Initial Officer Comments:

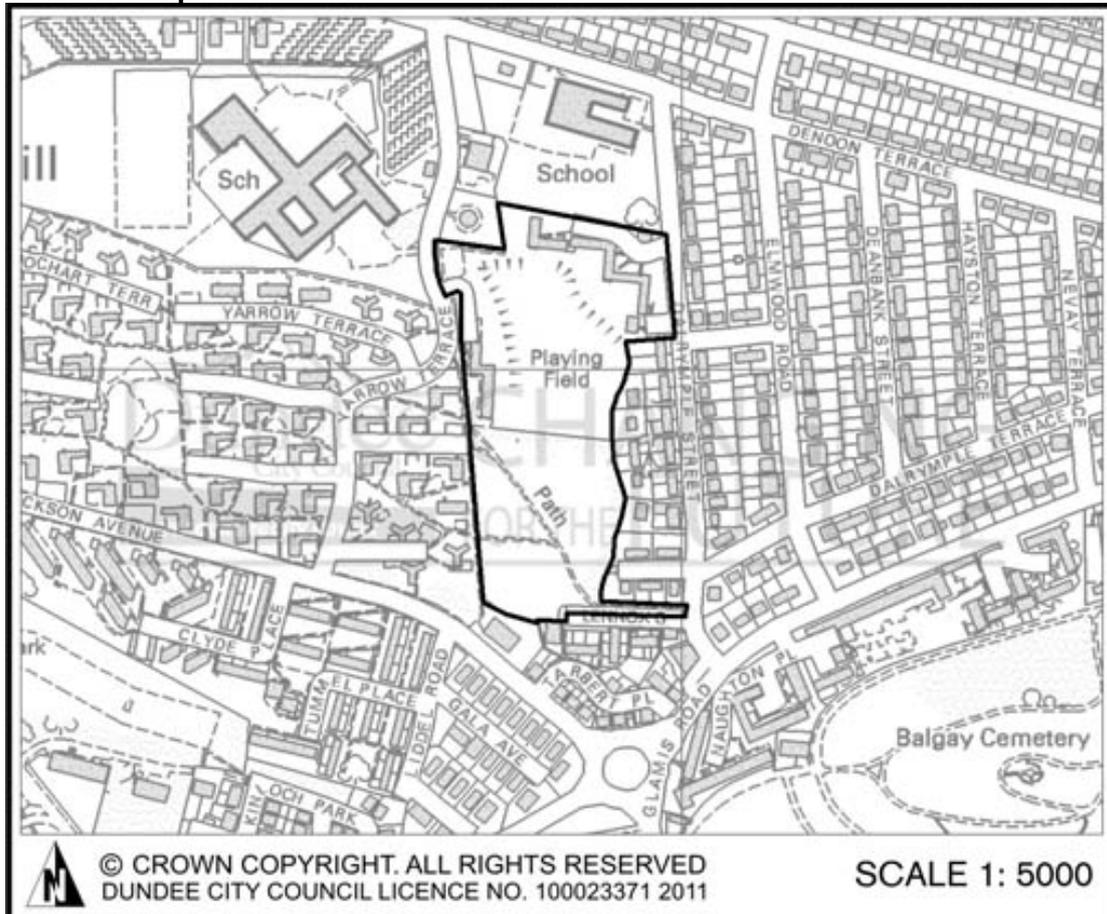
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	
Townscape & Design	
Neighbouring Uses	North – East – South – West –
Listed Building	
Conservation Area	
Woodland	
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	
Waste Water	No known constraints
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non- designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	
Other Information	
Other information	Part of this site was allocated in the Dundee Local Plan Review 2005 as site H44
Potential Residential Capacity	70

Site Reference: MIR004	DCC alternative ref: H41 / CFS041
Site Name: Hillside, Yarrow Terrace	
Site Address:	
Site Description:	Site Area: 4.33 Hectares

Location Map:



Initial Officer Comments:

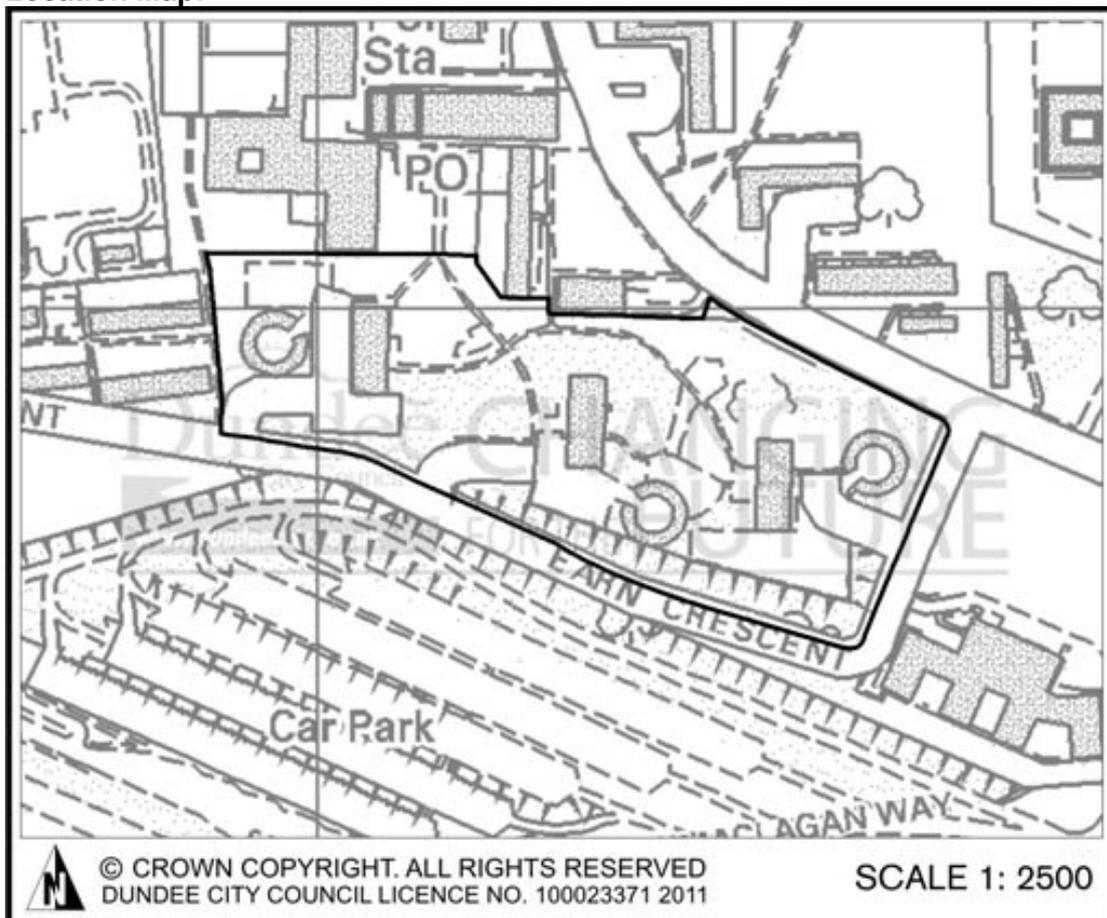
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	
Townscape & Design	
Neighbouring Uses	North – Residential East – Residential South – Residential West – Residential
Listed Building	No
Conservation Area	No
Woodland	Mature trees exist on boundary of southern section of site plus a tree belt over the site
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	Ground conditions unknown due to an infilled quarry on part of site.
Topography and Site Orientation	Slopes to south
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	
Waste Water	No known issues
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	Historical uses suggest potential for contamination through infilled land and disused quarry.
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	
Climate Change Act	
Other Information	
Other information	Part of this site was allocated in the Dundee Local Plan Review 2005 as site H41 and was identified during the call for sites exercise (ref CFS0041)
Potential Residential Capacity	60

Site Reference: MIR005	DCC alternative ref: DC0374
Site Name: Land at Earn Crescent	
Site Address: Earn Crescent	
Site Description: Site currently has flatted blocks on it with remote areas of parking. It is quite heavily planted on the southern and north eastern boundaries. There are some other trees scattered throughout the site.	Site Area: 2.81 Hectares

Location Map:



Initial Officer Comments:

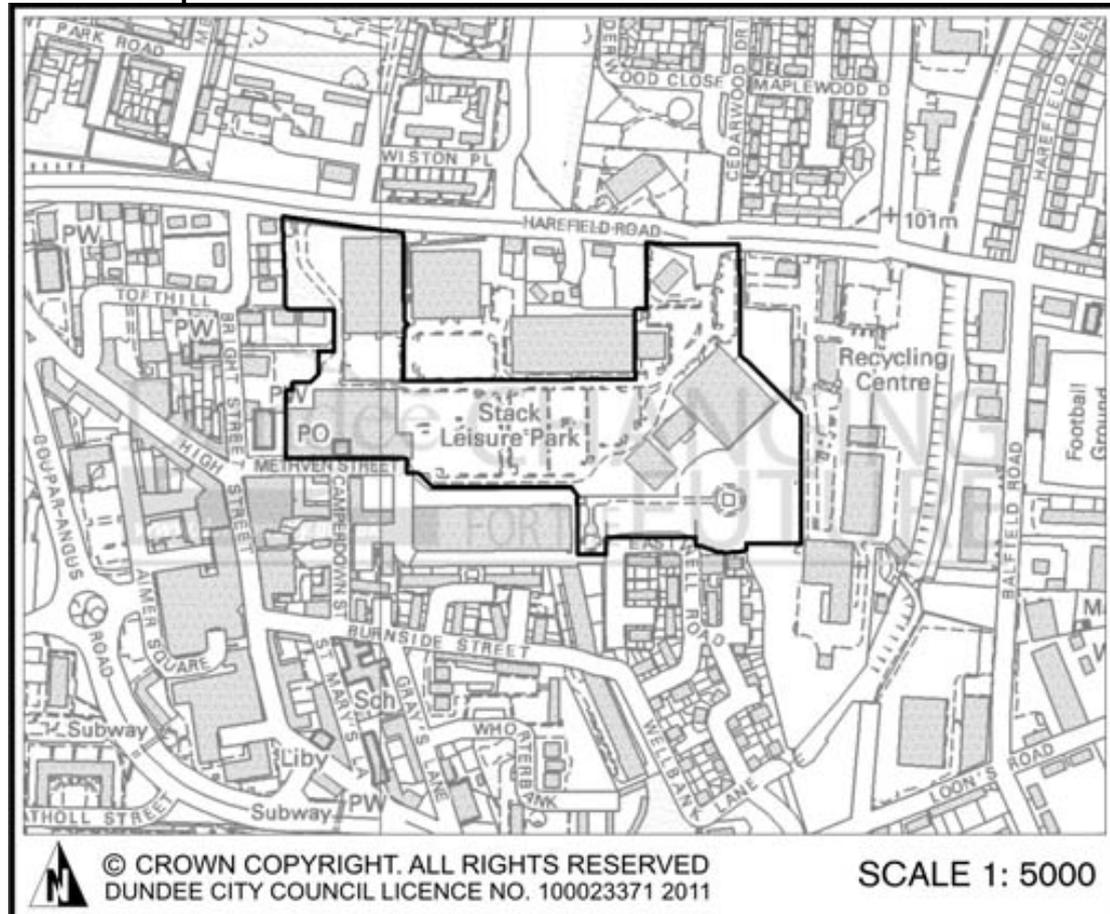
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Yes, currently awaiting Committee approval.
Townscape & Design	
Neighbouring Uses	North – Residential & retail East – Residential South – Ninewells Hospital West – Residential
Listed Building	No
Conservation Area	No
Woodland	No
Scheduled Monument or other Archaeological Interest	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	No known
Topography and Site Orientation	Slightly sloping, south facing.
Environmental Quality	
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Accessible site
Waste Water	No known constraints
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	No known
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Yes- Brownfield
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	60

Site Reference: MIR006	DCC alternative ref: DC0187
Site Name: Stack Leisure Park	
Site Address: Stack Leisure Park	
Site Description: Leisure Park	Site Area: 6.19 Hectares

Location Map:



Initial Officer Comments:

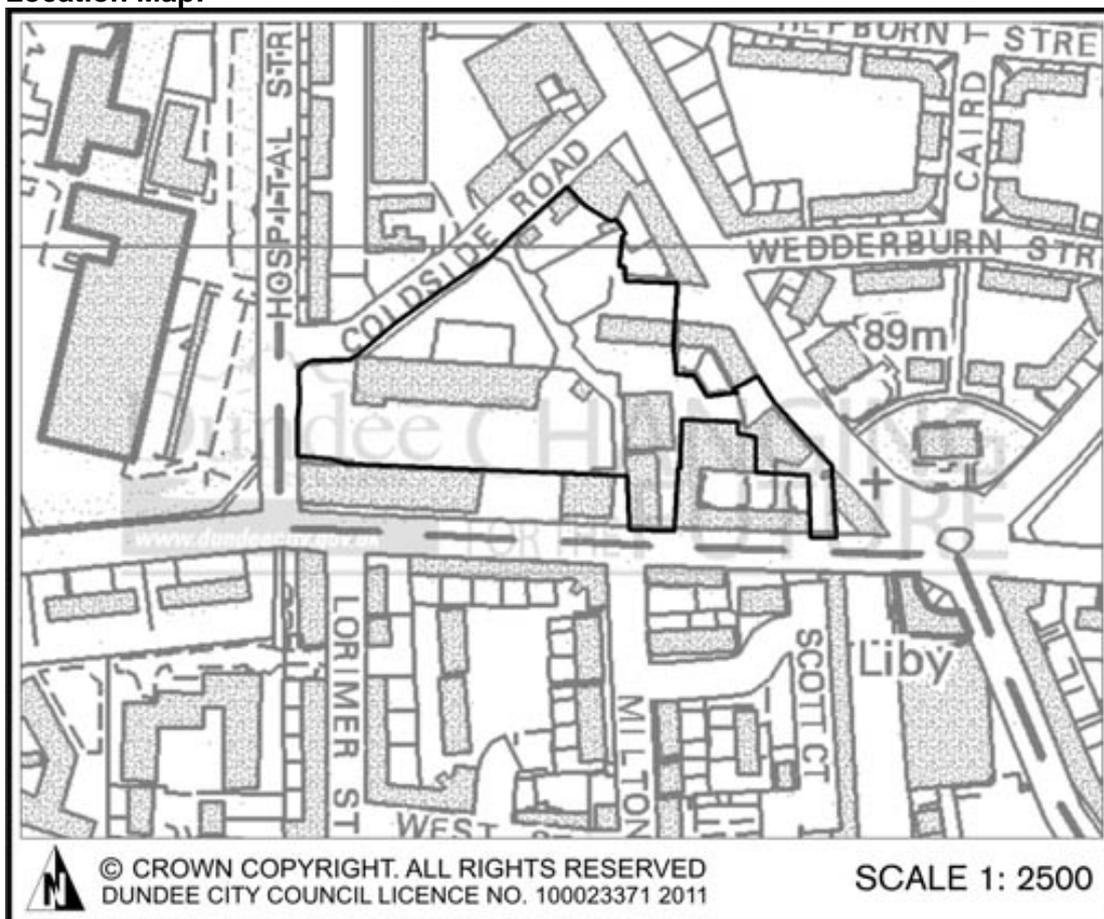
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Lochee Physical Regeneration Framework
Townscape & Design	
Neighbouring Uses	North – Leisure uses and housing East – Council Depot South – housing West – housing and District Shopping Centre
Listed Building	yes
Conservation Area	yes
Woodland	no
Scheduled Monument or other Archaeological Interest	yes
Physical Constraints <i>(e.g pylons, substations etc)</i>	yes
Topography and Site Orientation	flat extensive site
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	good access for all types
Waste Water	no known issues
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	no known issues
Contamination	possibility
Air Quality	no issues The entire Dundee area is an air quality management area.
Vacant or Derelict Land	yes
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield
Climate Change Act	no constraints
Other Information	
Other information	
Potential Residential Capacity	50

Site Reference: MIR007	DCC alternative ref: DC 0128
Site Name: Land at Coldsid Road	
Site Address: Coldsid Road	
Site Description: Mixed mainly industrial site part derelict and contaminated. Made up of buildings, hard standing and wasteland.	Site Area: 1.39 Hectares

Location Map:



Initial Officer Comments:

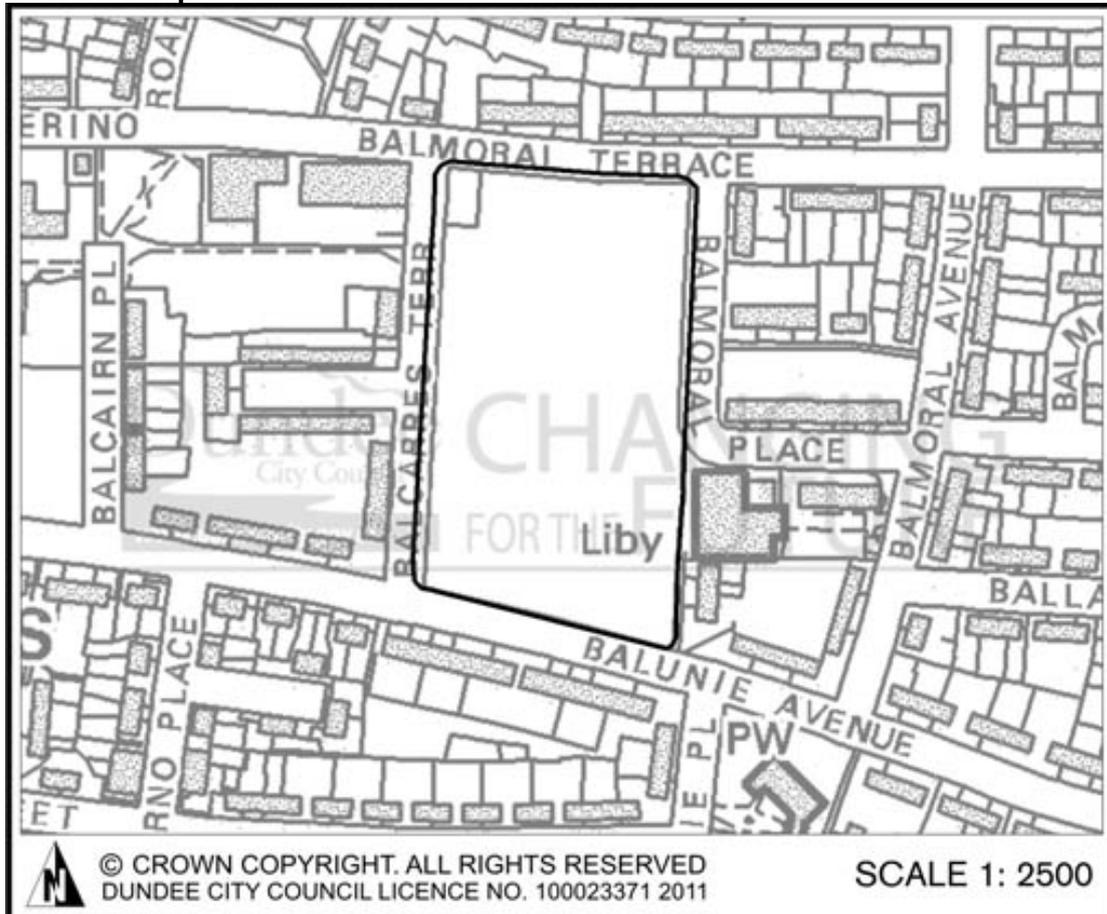
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	none
Townscape & Design	
Neighbouring Uses	North – general industrial East – housing South – housing West –industry
Listed Building	no
Conservation Area	no
Woodland	no
Scheduled Monument or other Archaeological Interest	no
Physical Constraints <i>(e.g pylons, substations etc)</i>	Contamination and culvert on site. Buildings.
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Good access links for all forms of transport.
Waste Water	No known issues
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non- designated)	No
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	No known issues
Contamination	Yes
Air Quality	No known issues The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Yes
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield
Climate Change Act	No constraints
Other Information	
Other information	
Potential Residential Capacity	50

Site Reference: MIR008	DCC alternative ref: DC0150
Site Name: Land at Balmoral Terrace, Douglas	
Site Address: Balmoral Terrace Douglas	
Site Description: Douglas Primary School site	Site Area: 1.97 Hectares

Location Map:



Initial Officer Comments:

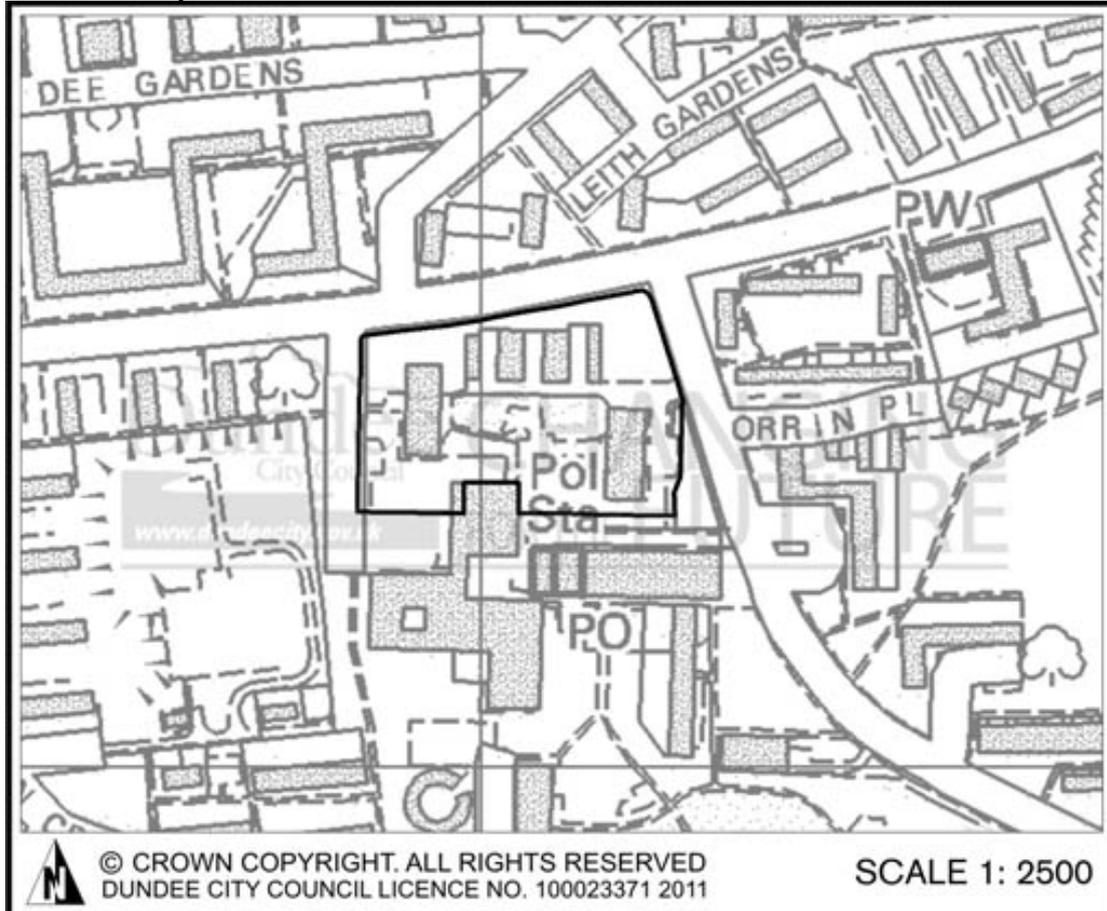
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	none
Townscape & Design	
Neighbouring Uses	North – housing East – housing South – housing West –housing
Listed Building	No
Conservation Area	No
Woodland	Trees present
Scheduled Monument or other Archaeological Interest	no
Physical Constraints <i>(e.g pylons, substations etc)</i>	no
Topography and Site Orientation	Flat and open
Environmental Quality	
Designated Open Space	Yes
Transportation <i>(including public transport, cycling and walking)</i>	Good assess links to all forms of transport.
Waste Water	No known issues
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	No
Contamination	No
Air Quality	No issues The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Yes
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	No constraints
Other Information	
Other information	
Potential Residential Capacity	30

Site Reference: MIR009	DCC alternative ref: DC0377
Site Name: Land at Charleston Drive (Gowrie Court)	
Site Address: Gowrie Court / Hillside Court, Charleston Drive	
Site Description: Site has been cleared	Site Area: 1.02 Hectares

Location Map:



Initial Officer Comments:

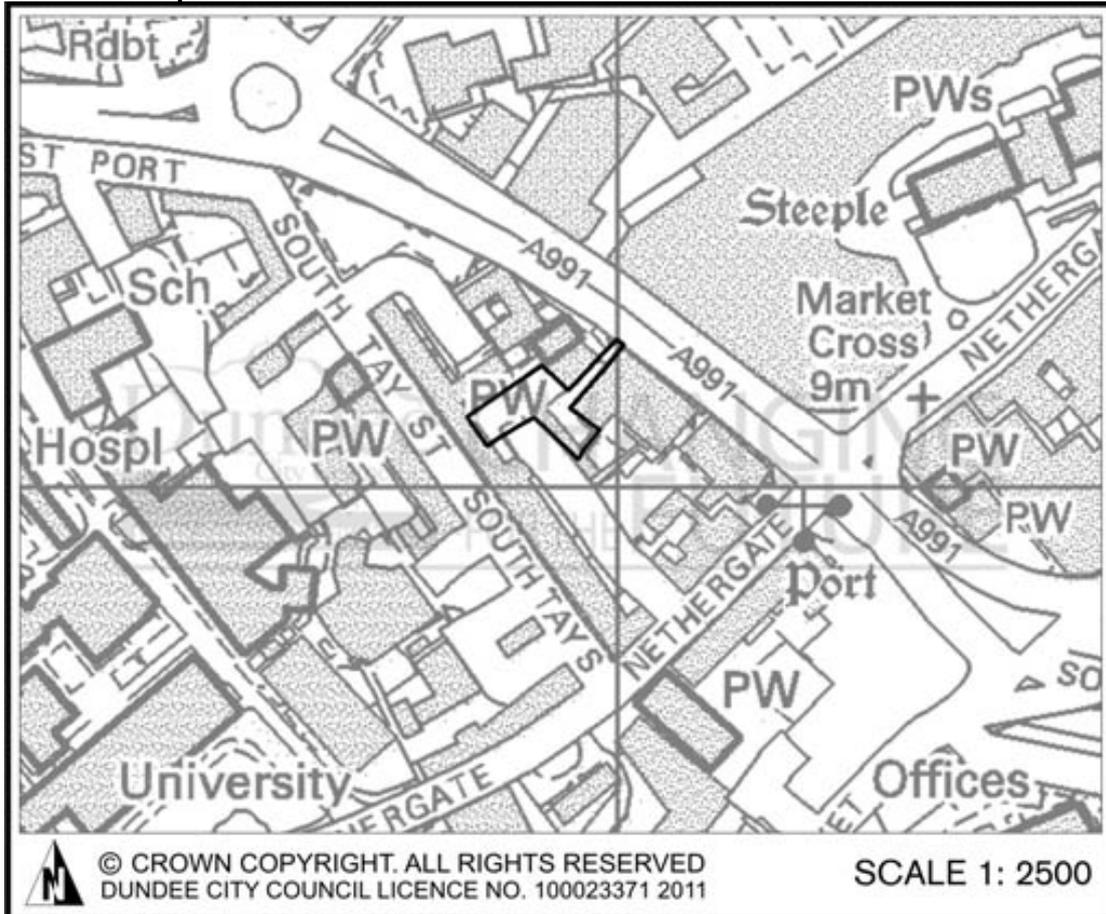
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Yes, currently awaiting Committee approval.
Townscape & Design	
Neighbouring Uses	North – Residential East – Residential & grassed area South – Residential West – Residential
Listed Building	No
Conservation Area	No
Woodland	No
Scheduled Monument or other Archaeological Interest	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	No known
Topography and Site Orientation	Slightly sloping site, south facing.
Environmental Quality	
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Accessible site
Waste Water	No known constraints
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	No known
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Yes - Brownfield
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	22

Site Reference: MIR010	DCC alternative ref: H02 / H03
Site Name: Marketgait/Tay Street Lane	
Site Address: Marketgait/Tay Street Lane	
Site Description: Land currently occupied by car rental outlet on Marketgait and backlands including mews buildings in Tay Street Lane	Site Area: 0.2 Hectares

Location Map:



Initial Officer Comments:

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Design brief exists
Townscape & Design	
Neighbouring Uses	North – Residential East – Business uses South – Business uses West – Business uses
Listed Building	Includes category B and C listed buildings
Conservation Area	University Conservation Area
Woodland	
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	City Centre location
Waste Water	No known issues
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	Historical uses suggest potential for contamination
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	
Other Information	
Other information	Part of this site was allocated in the Dundee Local Plan Review 2005 as H02 and H03 – much of which has been redeveloped
Potential Residential Capacity	18

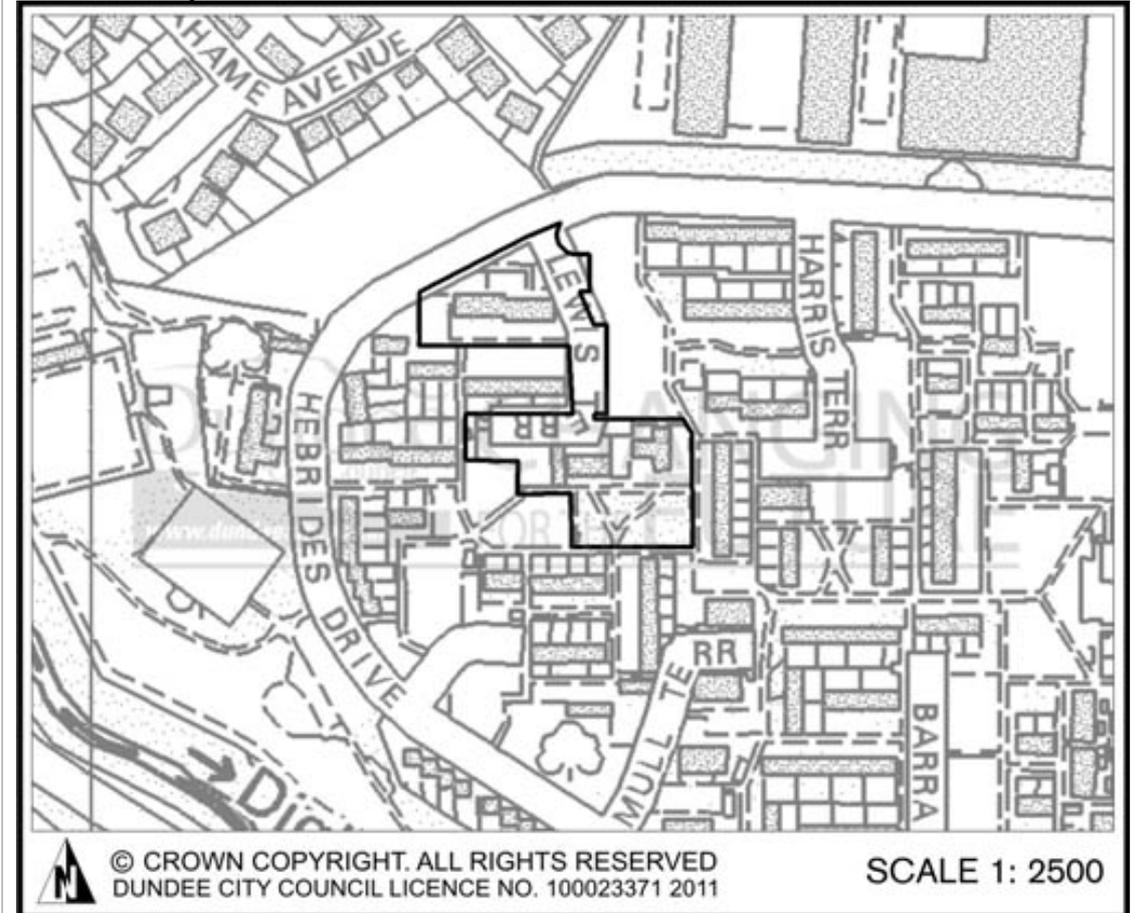
Site Reference: MIR011	DCC alternative ref: DC 0078
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Site Name:
Land at Lewis Terrace Mill O'Mains

Site Address:
Lewis Terrace Mill O'Mains

Site Description: Housing site with lock up garages, playground, electricity sub station and tree planting.	Site Area: 0.67 Hectares
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Location Map:



Initial Officer Comments:

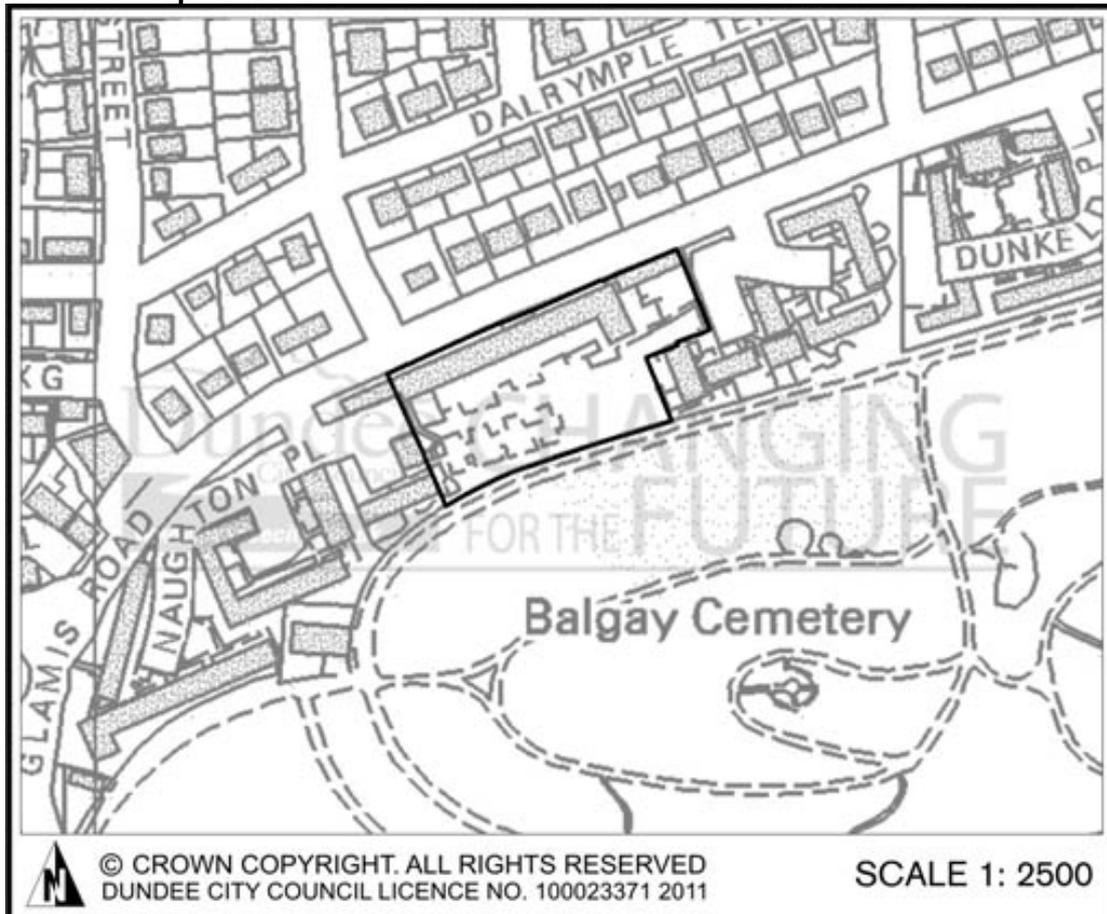
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Townscape & Design	
Neighbouring Uses	North – Green space and housing East – Green space and housing South – housing West –housing
Listed Building	no
Conservation Area	no
Woodland	presence of trees in southern half
Scheduled Monument or other Archaeological Interest	no
Physical Constraints <i>(e.g pylons, substations etc)</i>	Sub station, housing, car parking and hard standings on site.
Topography and Site Orientation	flat north and east facing
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Good transportation links for all categories
Waste Water	no known issues.
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	no known issues
Contamination	no
Air Quality	No issues. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Yes
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	no constaints.
Other Information	
Other information	
Potential Residential Capacity	18

Site Reference: MIR012	DCC alternative ref: DC0372
Site Name: Land at Blackwood Court, Glamis Road	
Site Address: Blackwood Court, Glamis Road	
Site Description: Site is a former Housing Association development.	Site Area: 0.70 Hectares

Location Map:



Initial Officer Comments:

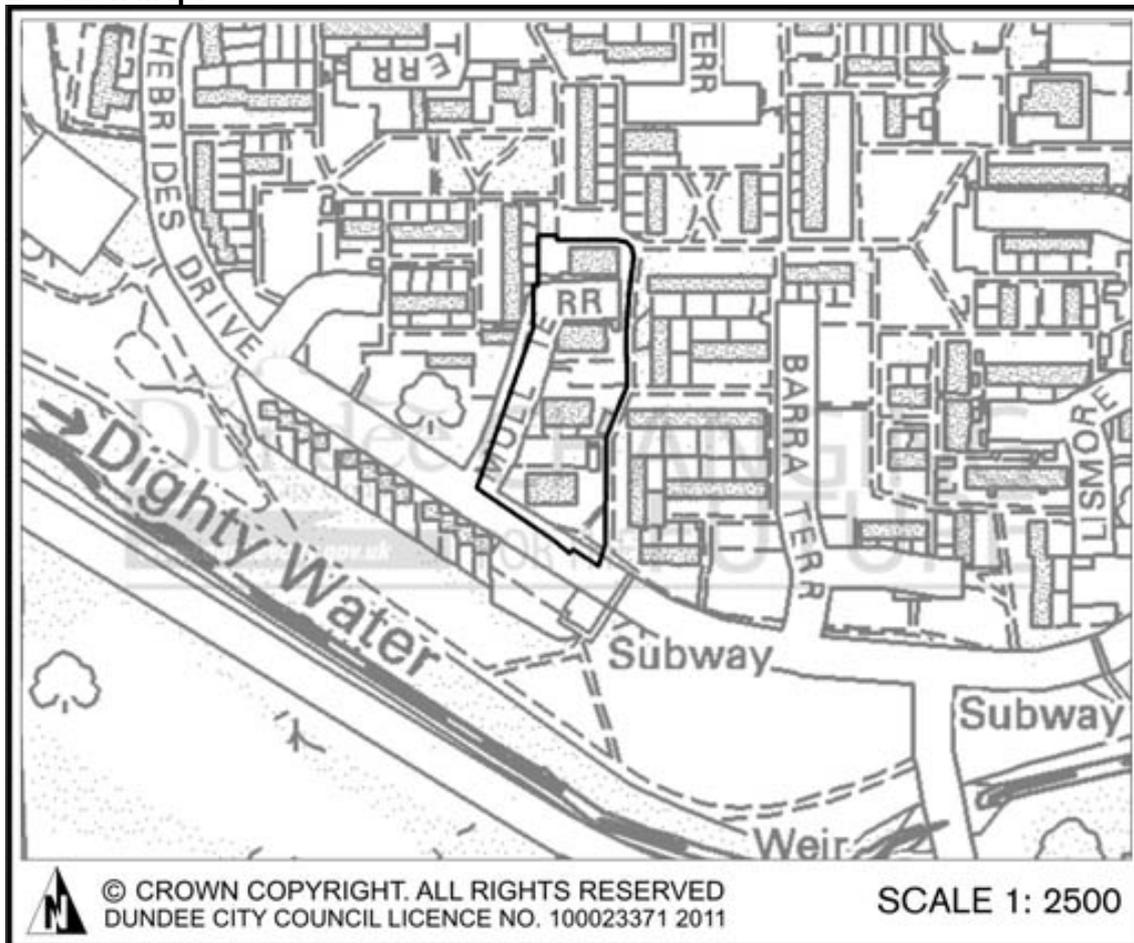
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	No
Townscape & Design	
Neighbouring Uses	North – Residential East – Residential South – Balgay Park West – Residential
Listed Building	No
Conservation Area	No
Woodland	No
Scheduled Monument or other Archaeological Interest	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	No known
Topography and Site Orientation	Slightly sloping site, north facing
Environmental Quality	
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Accessible site
Waste Water	No known constraints
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	Balgay Park is a Designed Landscape
Environmental Constraints (non-designated)	No
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	No known
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Yes - Brownfield
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	18

Site Reference: MIR013	DCC alternative ref: DC 0085
Site Name: Land at Mull Terrace Mill O'Mains	
Site Address: Mull Terrace Mill O'Mains	
Site Description: housing site for redevelopment	Site Area: 0.50 Hectares

Location Map:



Initial Officer Comments:

This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

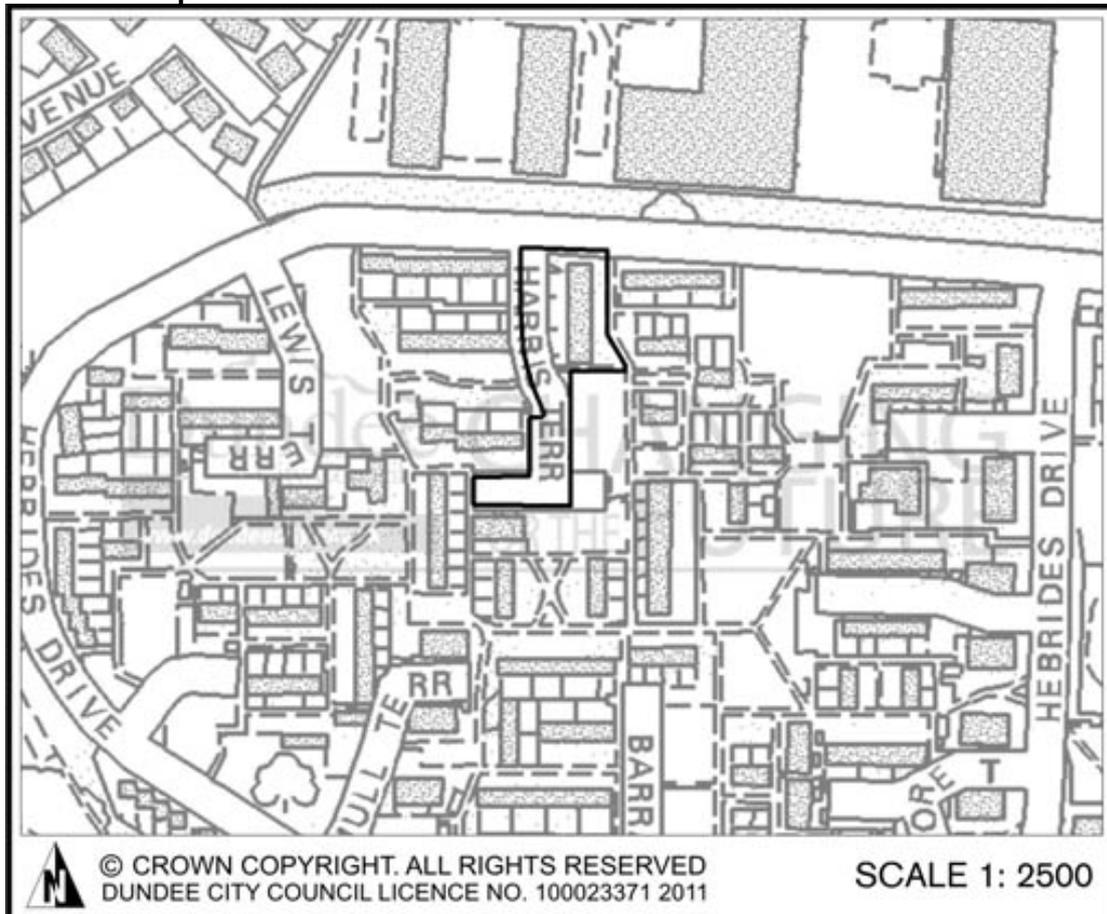
It should be noted that site assessments are a work in progress at April 2011.

Information may be updated, added or changed as we work towards the production of a Proposed Plan. These site assessments will also be informed by responses received to the Main Issues Report Consultation.

Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Townscape & Design	
Neighbouring Uses	North – housing East – housing South – housing West –housing
Listed Building	no
Conservation Area	no
Woodland	no
Scheduled Monument or other Archaeological Interest	no
Physical Constraints <i>(e.g pylons, substations etc)</i>	no
Topography and Site Orientation	west and south facing flat site
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	good transport links for all categories
Waste Water	no known issues
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	no
Contamination	no
Air Quality	no issues The entire Dundee area is an air quality management area.
Vacant or Derelict Land	yes
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield
Climate Change Act	no known issues
Other Information	
Other information	
Potential Residential Capacity	17

Site Reference: MIR014	DCC alternative ref: DC 0081
Site Name: Land at Harris Terrace	
Site Address: Harris Terrace	
Site Description: Flat site , part of Mill o' Mains Masterplan	Site Area: 0.30 Hectares

Location Map:



Initial Officer Comments:

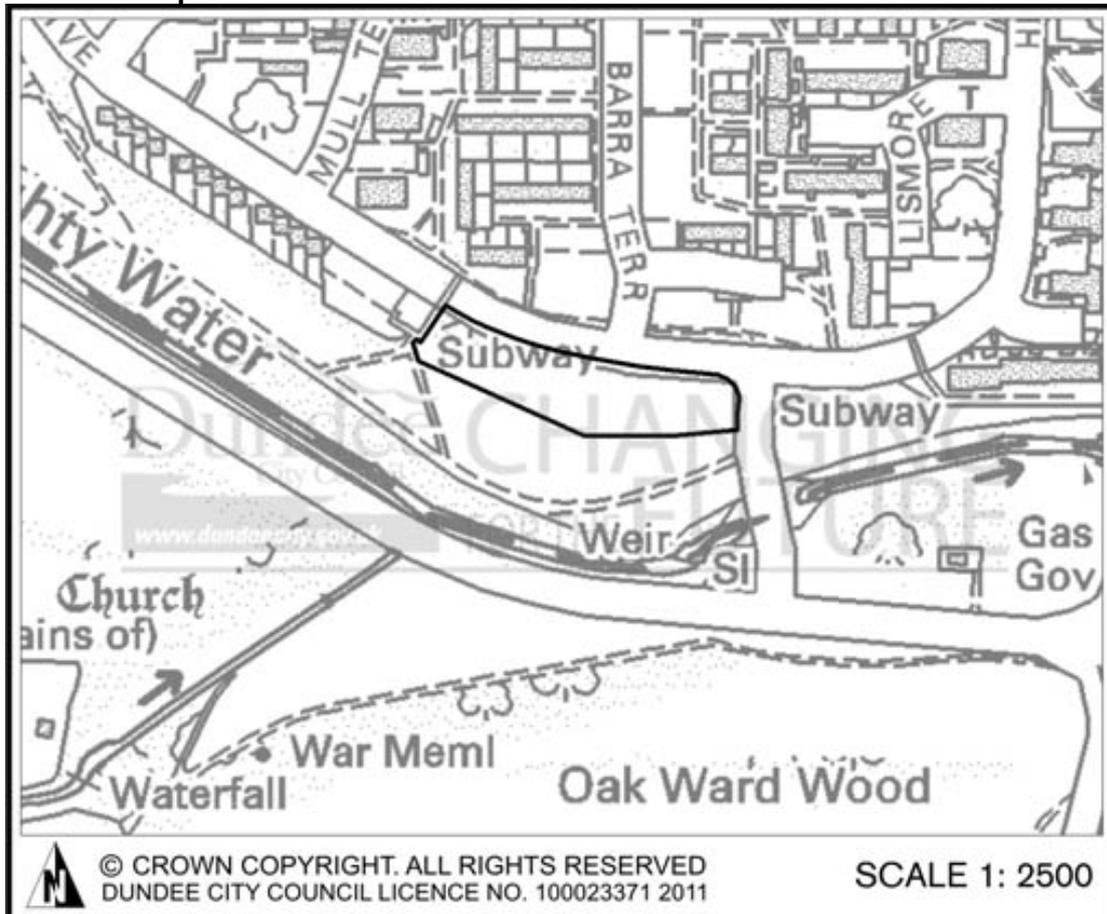
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

It should be noted that site assessments are a work in progress at April 2011. Information may be updated, added or changed as we work towards the production of a Proposed Plan. These site assessments will also be informed by responses received to the Main Issues Report Consultation.

Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Townscape & Design	
Neighbouring Uses	North – industry East – housing South – Housing West – Housing
Listed Building	no
Conservation Area	no
Woodland	no
Scheduled Monument or other Archaeological Interest	no
Physical Constraints <i>(e.g pylons, substations etc)</i>	existing buildings, hard standing, parking area.
Topography and Site Orientation	generally flat facing west
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Good transportation links for all categories
Waste Water	no known issues
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	no known issues
Contamination	no
Air Quality	None The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	no constraints.
Other Information	
Other information	
Potential Residential Capacity	15

Site Reference: MIR015	DCC alternative ref: DC 0094
Site Name: Land at Hebrides Drive Mill O'Mains	
Site Address: Hebrides Drive Mill O'Mains	
Site Description: Open space and part of the wildlife corridor.	Site Area: 0.35 Hectares

Location Map:



Initial Officer Comments:

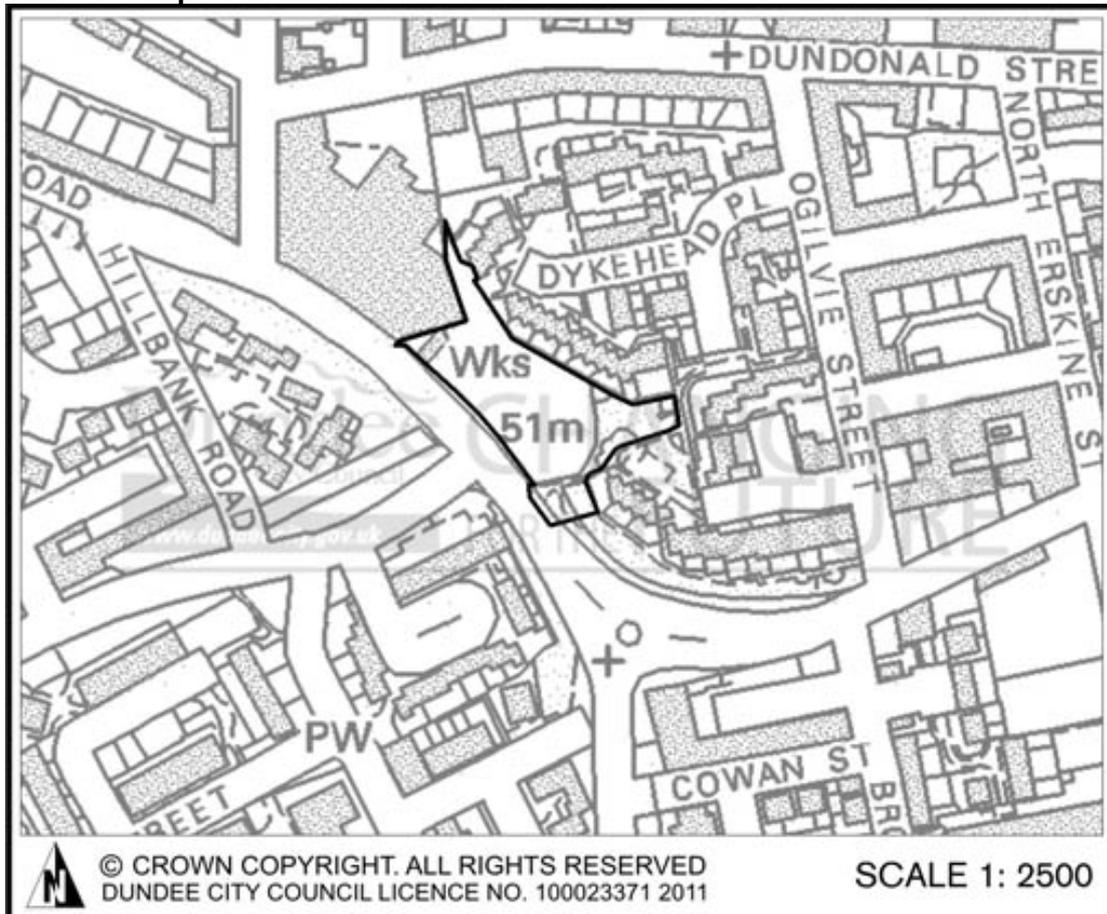
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Townscape & Design	
Neighbouring Uses	North – housing East – wildlife corridor South – wildlife corridor West –wildlife corridor
Listed Building	no
Conservation Area	no
Woodland	Trees present
Scheduled Monument or other Archaeological Interest	no
Physical Constraints <i>(e.g pylons, substations etc)</i>	no
Topography and Site Orientation	flat open site
Environmental Quality	
Designated Open Space	yes
Transportation <i>(including public transport, cycling and walking)</i>	good transport links for all categories
Waste Water	no known issues
Designated Environmental Site <i>(including protected species)</i>	yes
Neighbouring Environmental Site	yes
Environmental Constraints (non-designated)	no
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	no
Contamination	no known issues Likely to be housing demolition material under ground
Air Quality	no The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	greenfield
Climate Change Act	no constaints
Other Information	
Other information	
Potential Residential Capacity	14

Site Reference: MIR016	DCC alternative ref: DC0191
Site Name: Land at Dens Road (by Dens Road market)	
Site Address: Dens Road (by Dens Road market)	
Site Description: Hard surfaced with perimeter tree planting	Site Area: 0.41 Hectares

Location Map:



Initial Officer Comments:

This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

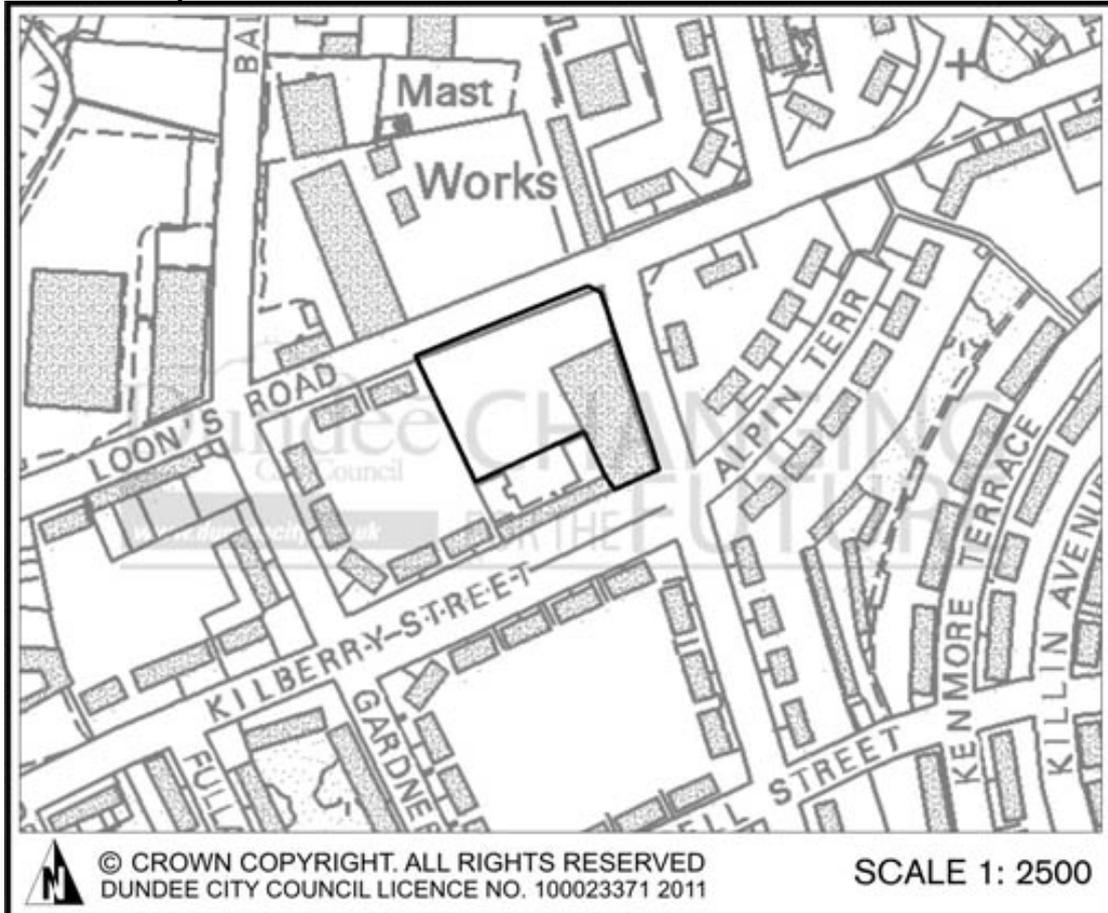
It should be noted that site assessments are a work in progress at April 2011. Information may be updated, added or changed as we work towards the production of a Proposed Plan. These site assessments will also be informed by responses received to the Main Issues Report Consultation.

Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Yes- Former Dens Metals Site Planning Brief
Townscape & Design	
Neighbouring Uses	North – housing East – housing South – housing West –housing
Listed Building	no
Conservation Area	no
Woodland	trees
Scheduled Monument or other Archaeological Interest	no
Physical Constraints <i>(e.g pylons, substations etc)</i>	no
Topography and Site Orientation	flat site sloping south
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	excellent access for all types.
Waste Water	previous sewer capacity issues
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	no
Contamination	no known issues
Air Quality	no known issues The entire Dundee area is an air quality management area.
Vacant or Derelict Land	yes
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield
Climate Change Act	no constraints
Other Information	
Other information	
Potential Residential Capacity	14

Site MIR017 has be removed

Site Reference: MIR018	DCC alternative ref: H22 / CFS018
Site Name: Loons Road/Lawside Road	
Site Address: Loons Road/Lawside Road	
Site Description: Vacant land and factory buildings at corner of Loons Road/Lawside Road	Site Area: 0.48 Hectares

Location Map:



Initial Officer Comments:

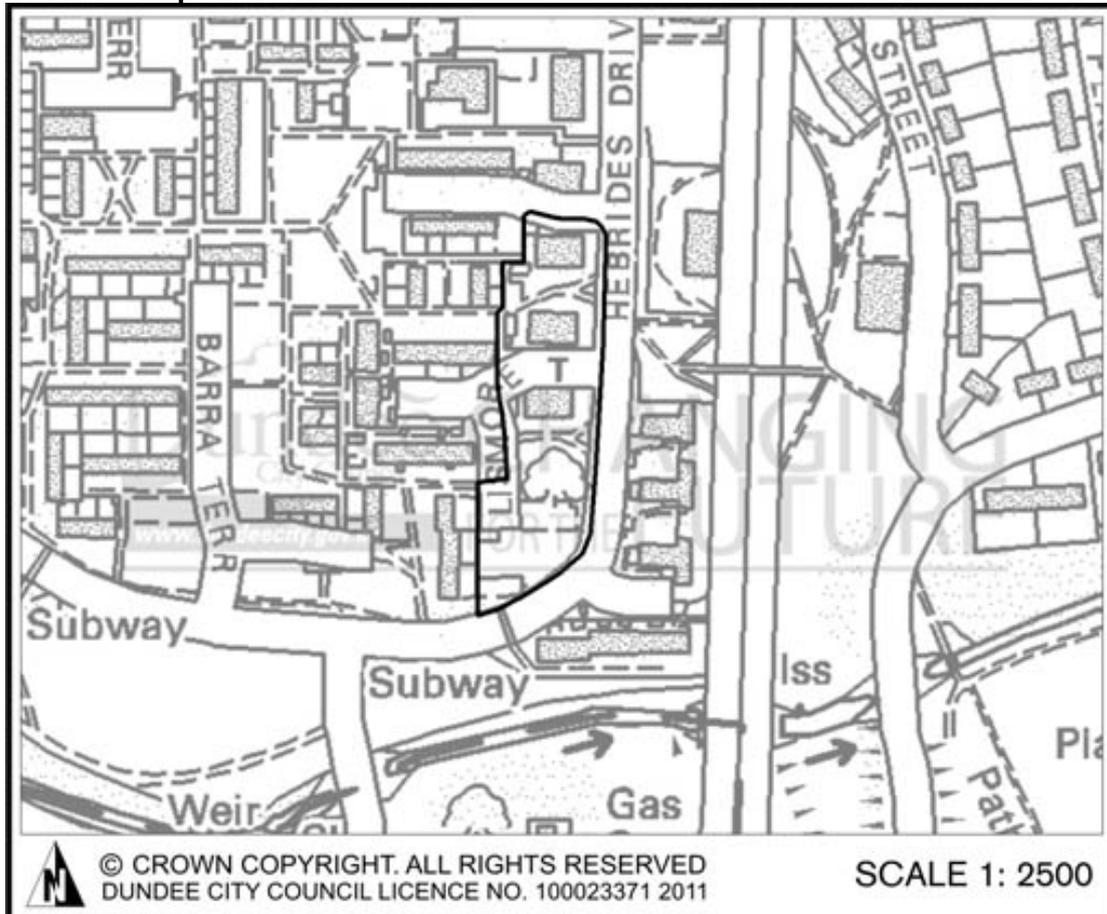
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

It should be noted that site assessments are a work in progress at April 2011. Information may be updated, added or changed as we work towards the production of a Proposed Plan. These site assessments will also be informed by responses received to the Main Issues Report Consultation.

Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Site planning brief
Townscape & Design	
Neighbouring Uses	North – Residential East – factory Unit with residential beyond South – residential West –Industrial / business uses
Listed Building	No
Conservation Area	No
Woodland	No
Scheduled Monument or other Archaeological Interest	no
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	
Waste Water	No known issues
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	Historical land uses suggest potential for contamination including a foundry and cancelled Petroleum Licence
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	
Other Information	
Other information	Part of this site was allocated in the Dundee Local Plan Review 2005 as site H22 – this smaller site was later proven to be non-effective for housing due to the access rights held by the adjacent factory unit. In the event of the factory unit being unavailable for redevelopment then the location would not be considered as an effective housing site and only be suitable for light industrial activities.
Potential Residential Capacity	12

Site Reference: MIR019	DCC alternative ref: DC 0091
Site Name: Land at Lismore Terrace	
Site Address: Lismore Terrace	
Site Description: housing site for redevelopment	Site Area: 0.63 Hectares

Location Map:



Initial Officer Comments:

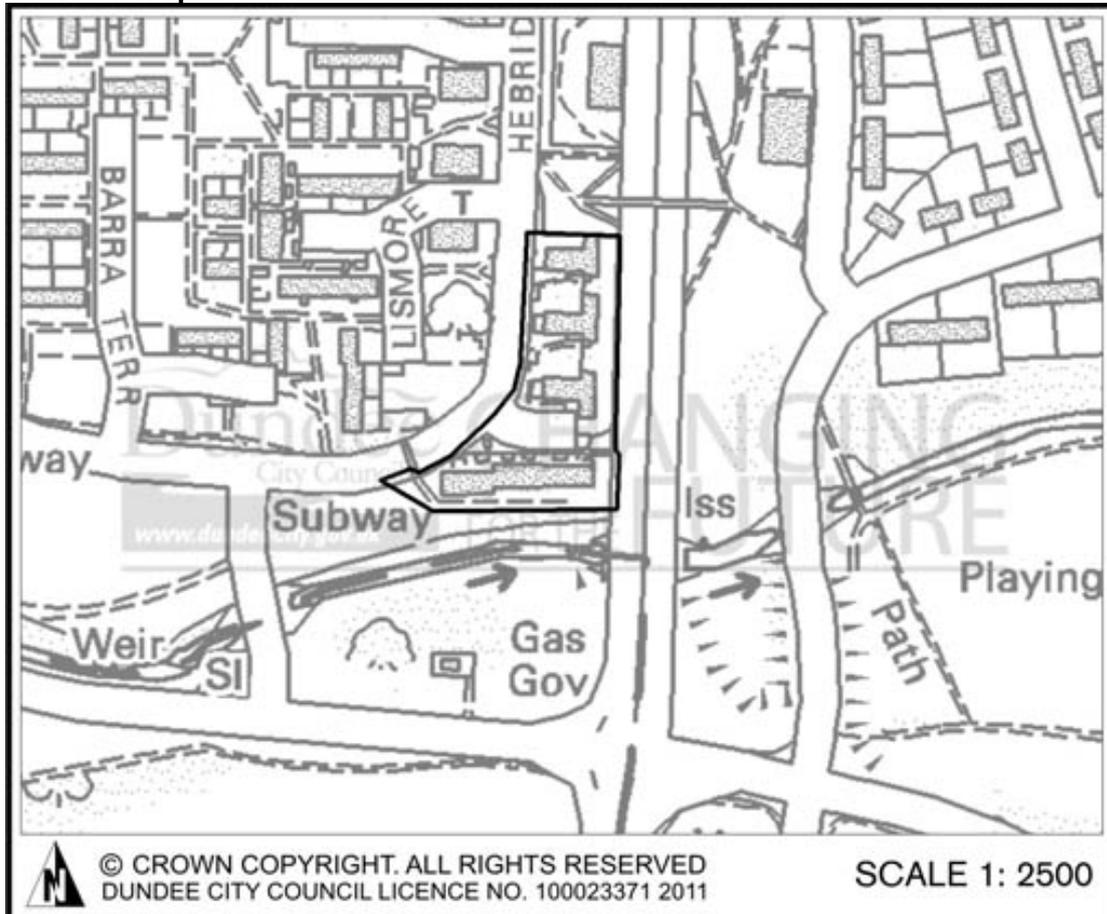
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Townscape & Design	
Neighbouring Uses	North – housing East – housing South – housing West –housing
Listed Building	no
Conservation Area	no
Woodland	no
Scheduled Monument or other Archaeological Interest	no
Physical Constraints <i>(e.g pylons, substations etc)</i>	no
Topography and Site Orientation	flat site east facing
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	good transport links for all categories
Waste Water	no known issues
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	no
Contamination	no known issues Likely to be housing demolition material under ground
Air Quality	no The entire Dundee area is an air quality management area.
Vacant or Derelict Land	yes
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield
Climate Change Act	no constaints
Other Information	
Other information	
Potential Residential Capacity	12

Site Reference: MIR020	DCC alternative ref: DC 0092
Site Name: Land at Hebrides Drive	
Site Address: Hebrides Drive	
Site Description: housing site for redevelopment	Site Area: 0.58 Hectares

Location Map:



Initial Officer Comments:

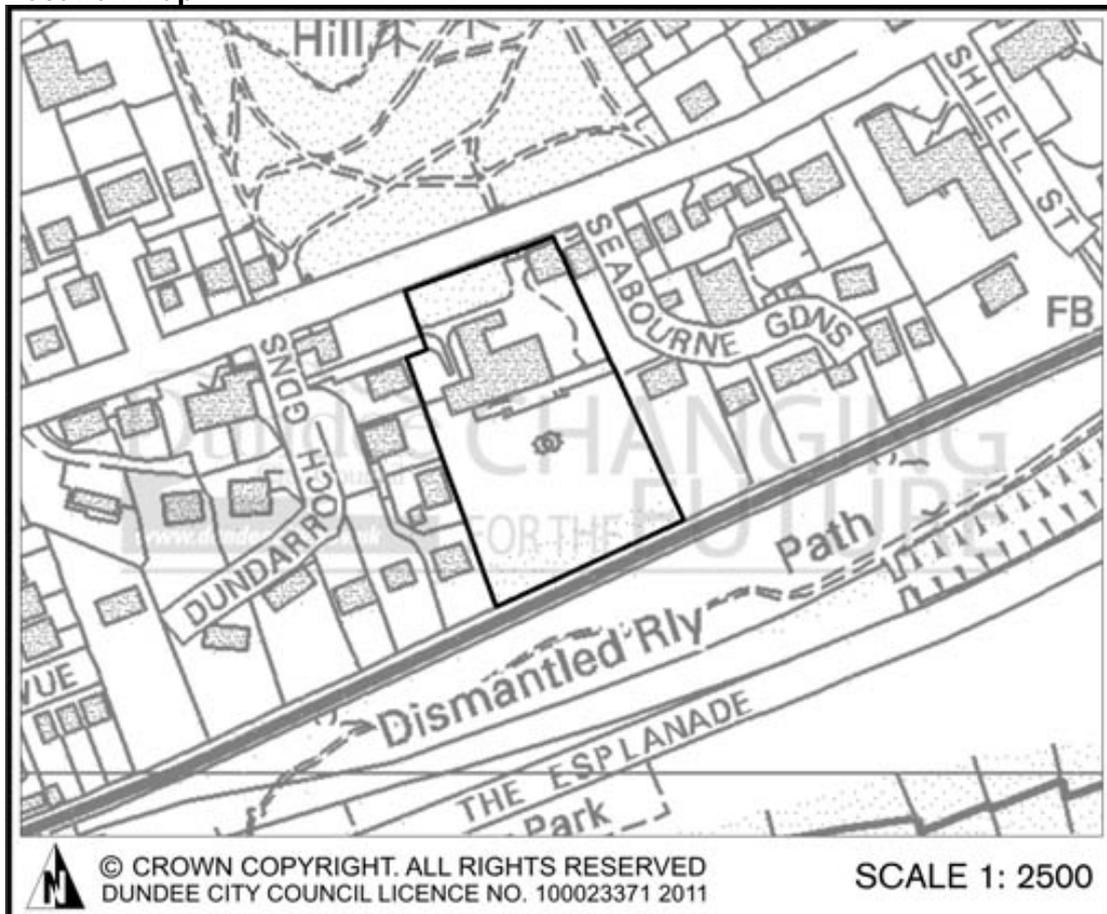
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Townscape & Design	
Neighbouring Uses	North – housing East – open space South – wildlife corridor West –housing
Listed Building	no
Conservation Area	no
Woodland	no
Scheduled Monument or other Archaeological Interest	no
Physical Constraints <i>(e.g pylons, substations etc)</i>	no
Topography and Site Orientation	flat site west facing
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	good transport links for all categories
Waste Water	no known issues
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	yes
Environmental Constraints (non-designated)	no
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	no
Contamination	no known issues Likely to be housing demolition material under ground
Air Quality	no The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield
Climate Change Act	no constaints
Other Information	
Other information	
Potential Residential Capacity	12

Site Reference: MIR021	DCC alternative ref: H66
Site Name: Armistead	
Site Address: Monifieth Road	
Site Description:	Site Area: 1.0 Hectares

Location Map:



Initial Officer Comments:

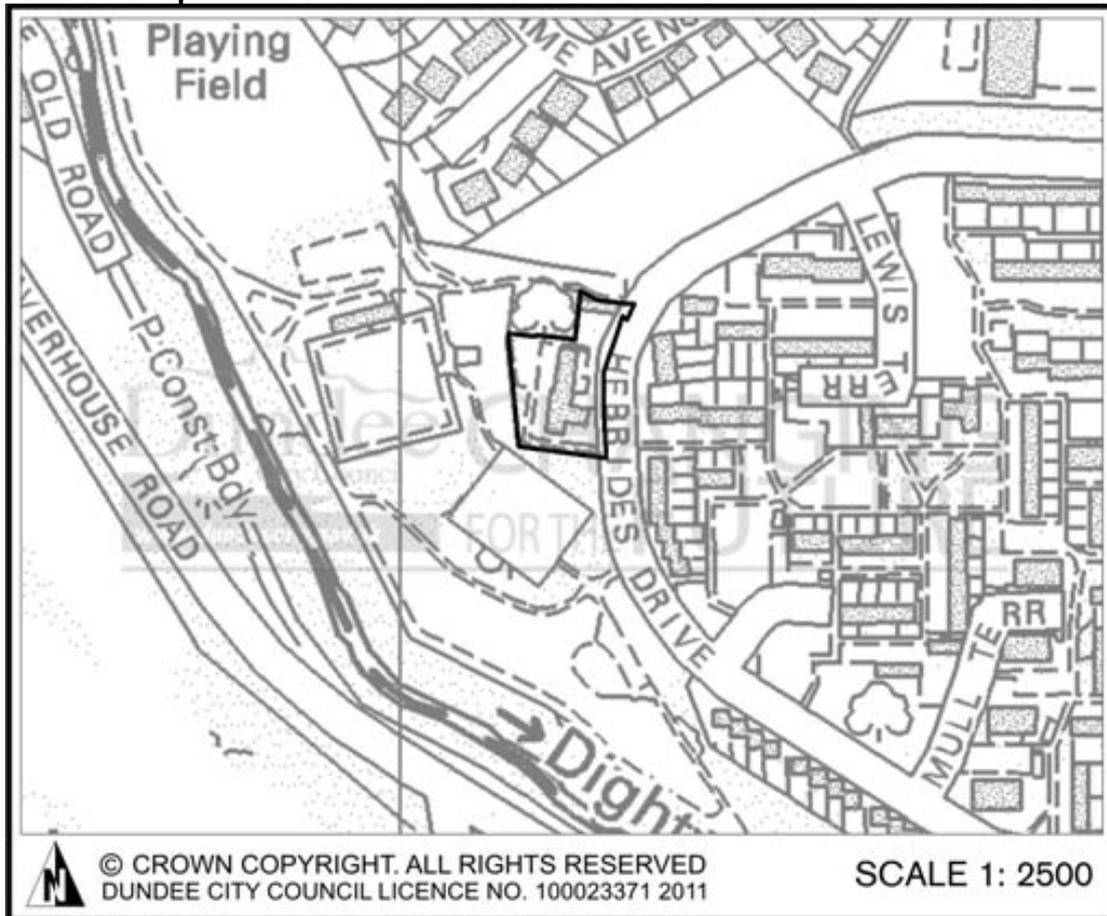
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	
Townscape & Design	
Neighbouring Uses	North – Recreational parkland East – Residential South – Railway Line and recreational land West – Residential
Listed Building	Gatehouse and gatepiers listed as category C
Conservation Area	Reres Hill Conservation Area
Woodland	Tree Preservation Orders – over entire site and identifying individual trees
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	
Waste Water	No known issues
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield
Climate Change Act	
Other Information	
Other information	Site was allocated in Dundee Local Plan Review 2005 as site H66, development has taken place in north west of site.
Potential Residential Capacity	10

Site Reference: MIR022	DCC alternative ref: DC 0080
Site Name: Land at Hebrides Drive Mill O'Mains	
Site Address: Hebrides Drive Mill O'Mains	
Site Description: Flat site , east facing, part of Mill o' Mains Masterplan	Site Area: 0.21 Hectares

Location Map:



Initial Officer Comments:

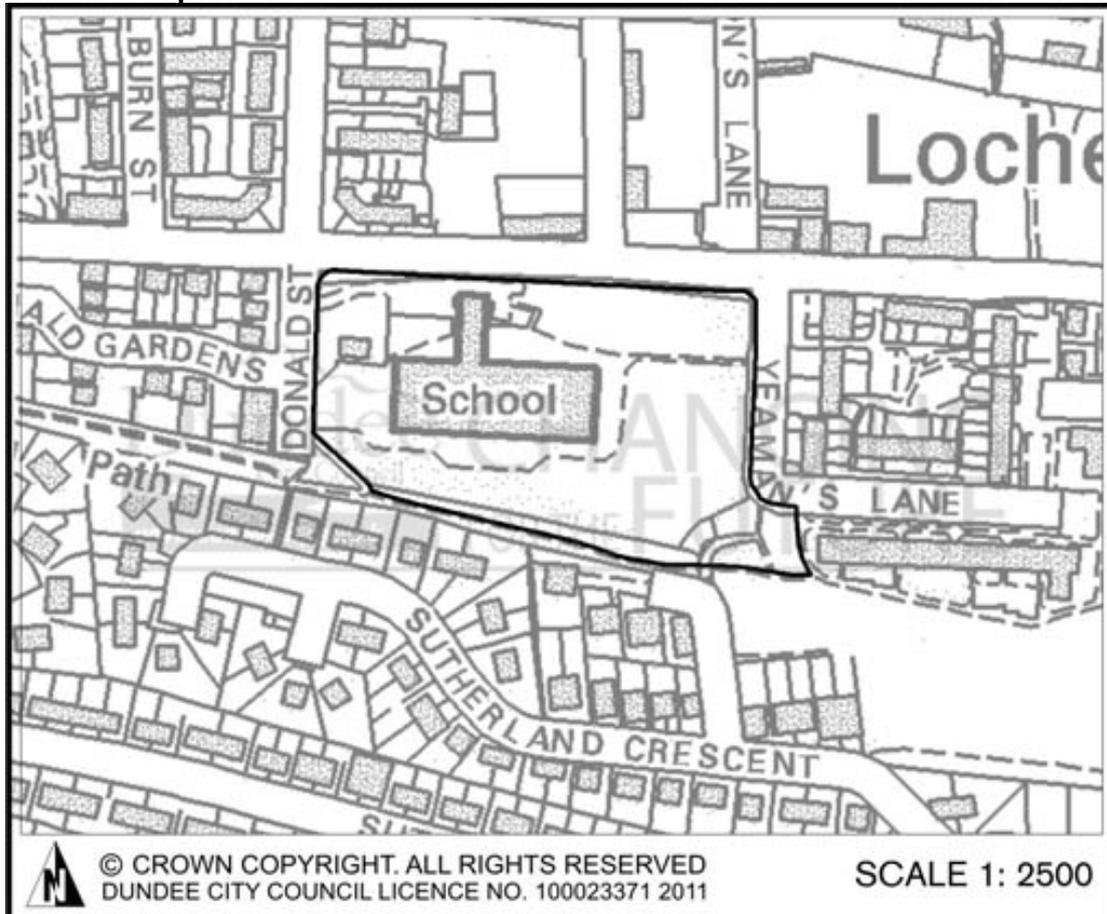
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Townscape & Design	
Neighbouring Uses	North – Green space East – housing South – Designated open space and sports facilities. West – Designated open space and sports facilities.
Listed Building	no
Conservation Area	no
Woodland	no
Scheduled Monument or other Archaeological Interest	no
Physical Constraints <i>(e.g pylons, substations etc)</i>	existing buildings, hard standing, lock ups.
Topography and Site Orientation	generally flat facing east, north and south.
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Good transportation links for all categories
Waste Water	no known issues
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	Dighty Wildlife Corridor
Environmental Constraints (non-designated)	no
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	no known issues
Contamination	no
Air Quality	None The entire Dundee area is an air quality management area.
Vacant or Derelict Land	yes
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	no constraints.
Other Information	
Other information	
Potential Residential Capacity	10

Site Reference: MIR023	DCC alternative ref: DC404
Site Name: Lochee Primary School	
Site Address: Lochee	
Site Description:	Site Area: 1.85 Hectares

Location Map:



Initial Officer Comments:

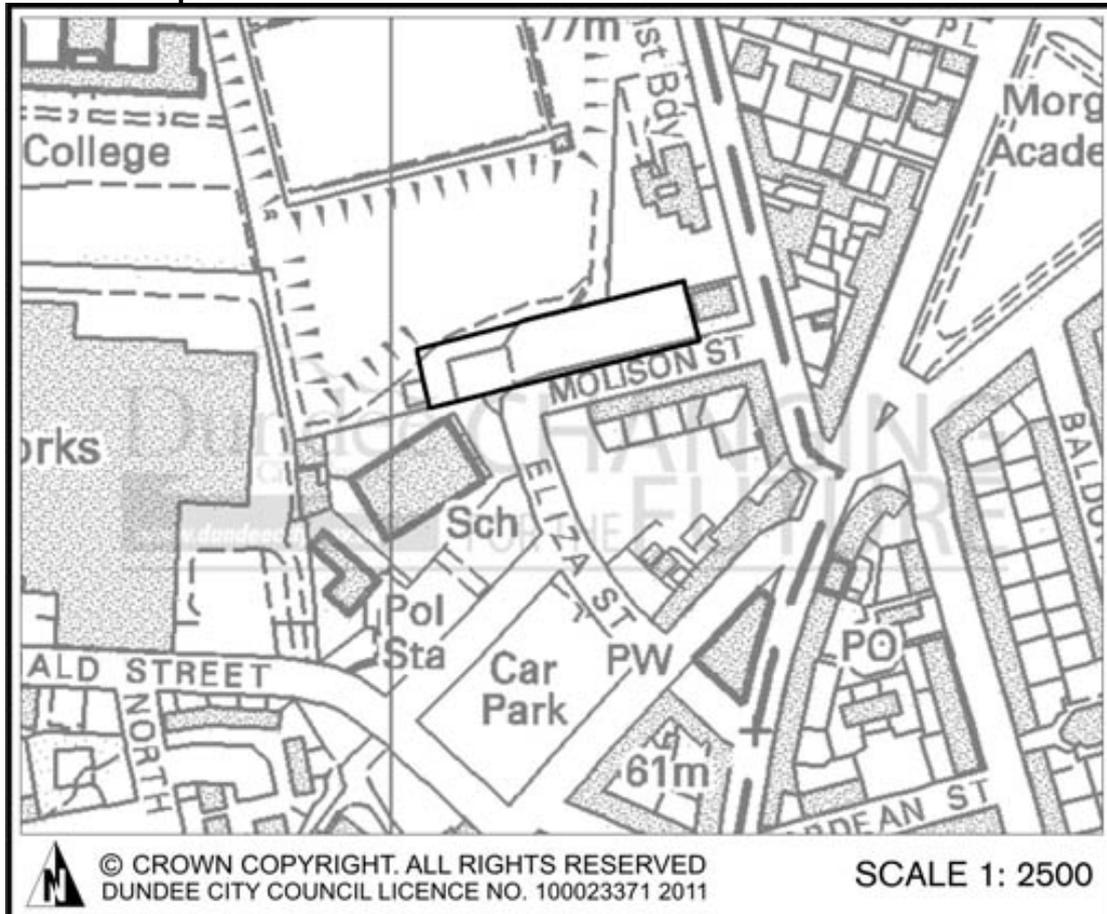
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	
Townscape & Design	
Neighbouring Uses	North – residential East – residential South – residential West – residential
Listed Building	no
Conservation Area	
Woodland	
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non- designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	10

Site Reference: MIR024	DCC alternative ref: DC0197
Site Name: Land at Molison Street	
Site Address: Molison Street	
Site Description: former Stobswell School site	Site Area: 0.28 Hectares

Location Map:



Initial Officer Comments:

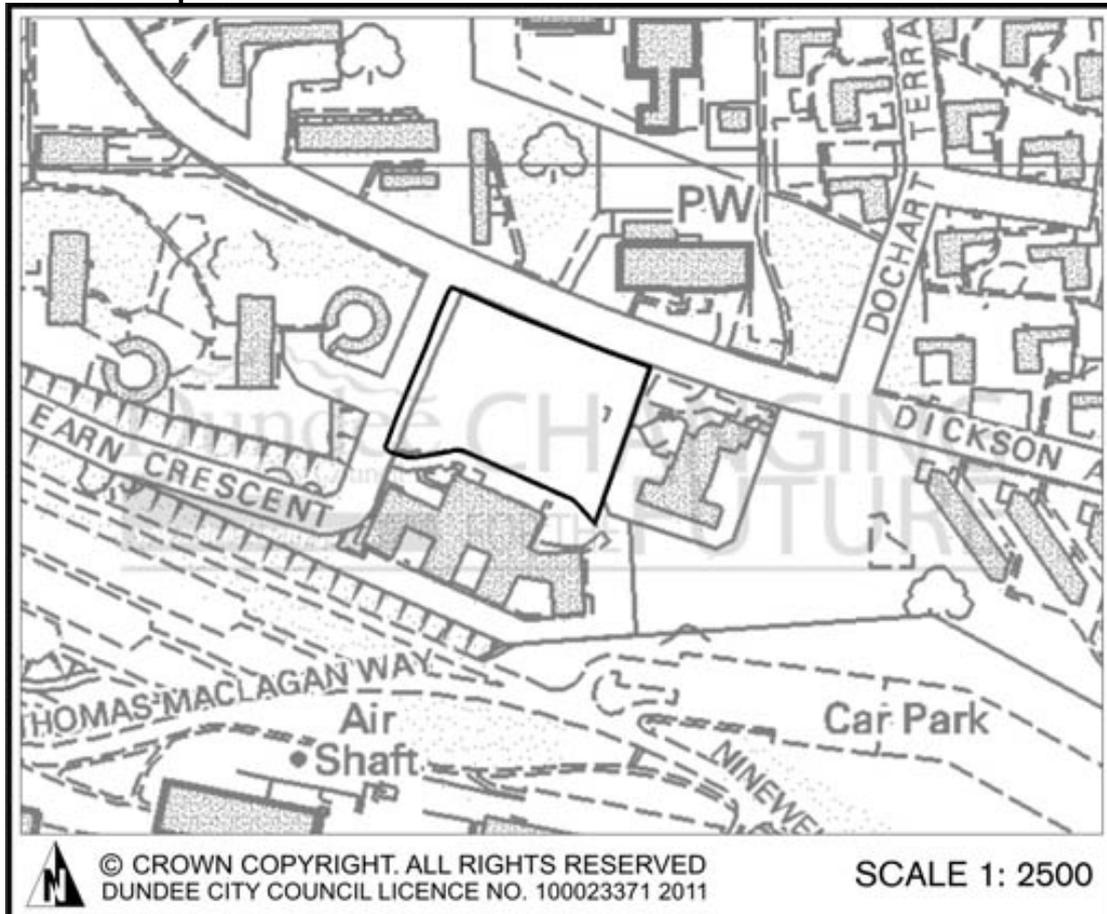
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	none
Townscape & Design	
Neighbouring Uses	North – Sports ground East – housing South – housing West – Sports ground
Listed Building	no
Conservation Area	no
Woodland	trees adjacent to the north and west
Scheduled Monument or other Archaeological Interest	no
Physical Constraints <i>(e.g pylons, substations etc)</i>	substation
Topography and Site Orientation	flat south facing
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	good access for all types
Waste Water	no known issues
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	yes
Environmental Constraints (non-designated)	none
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	no
Contamination	no
Air Quality	no known issues The entire Dundee area is an air quality management area.
Vacant or Derelict Land	yes
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield
Climate Change Act	no constraints
Other Information	
Other information	
Potential Residential Capacity	10

Site Reference: MIR025	DCC alternative ref: DC0376
Site Name: Land at Dickson Avenue	
Site Address: Former Menziesshill House, Dickson Avenue	
Site Description:	Site Area: 0.56 Hectares

Location Map:



Initial Officer Comments:

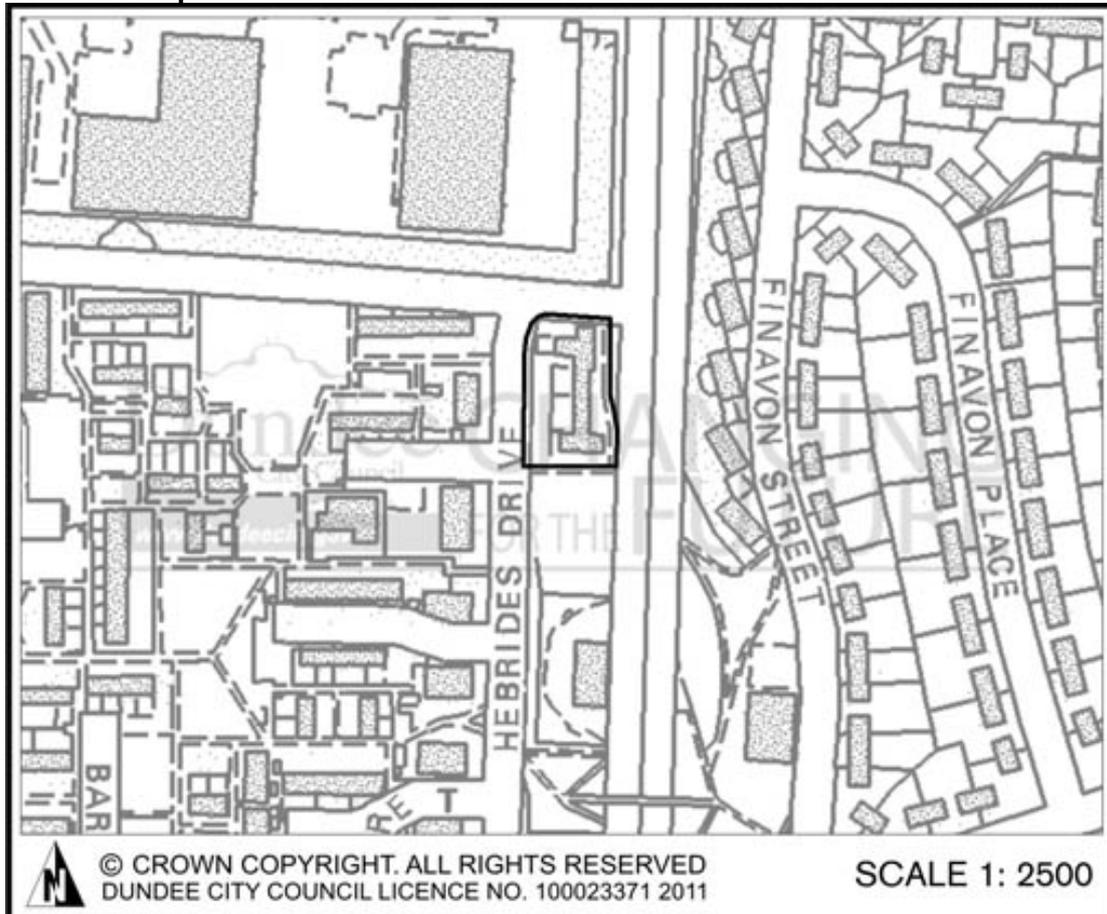
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Yes, currently awaiting Committee approval.
Townscape & Design	
Neighbouring Uses	North – Residential East – Residential South – Ninewells Hospital West – Residential
Listed Building	No
Conservation Area	No
Woodland	No
Scheduled Monument or other Archaeological Interest	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	No known
Topography and Site Orientation	Sloping site, north facing
Environmental Quality	
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Accessible site
Waste Water	No known constraints
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	No known
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Yes - brownfield
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	10

Site Reference: MIR026	DCC alternative ref: DC 0083
Site Name: Land at Hebrides Drive Mill O'Mains (North)	
Site Address: Hebrides Drive Mill O'Mains	
Site Description: housing site for redevelopment	Site Area: 0.22 Hectares

Location Map:



Initial Officer Comments:

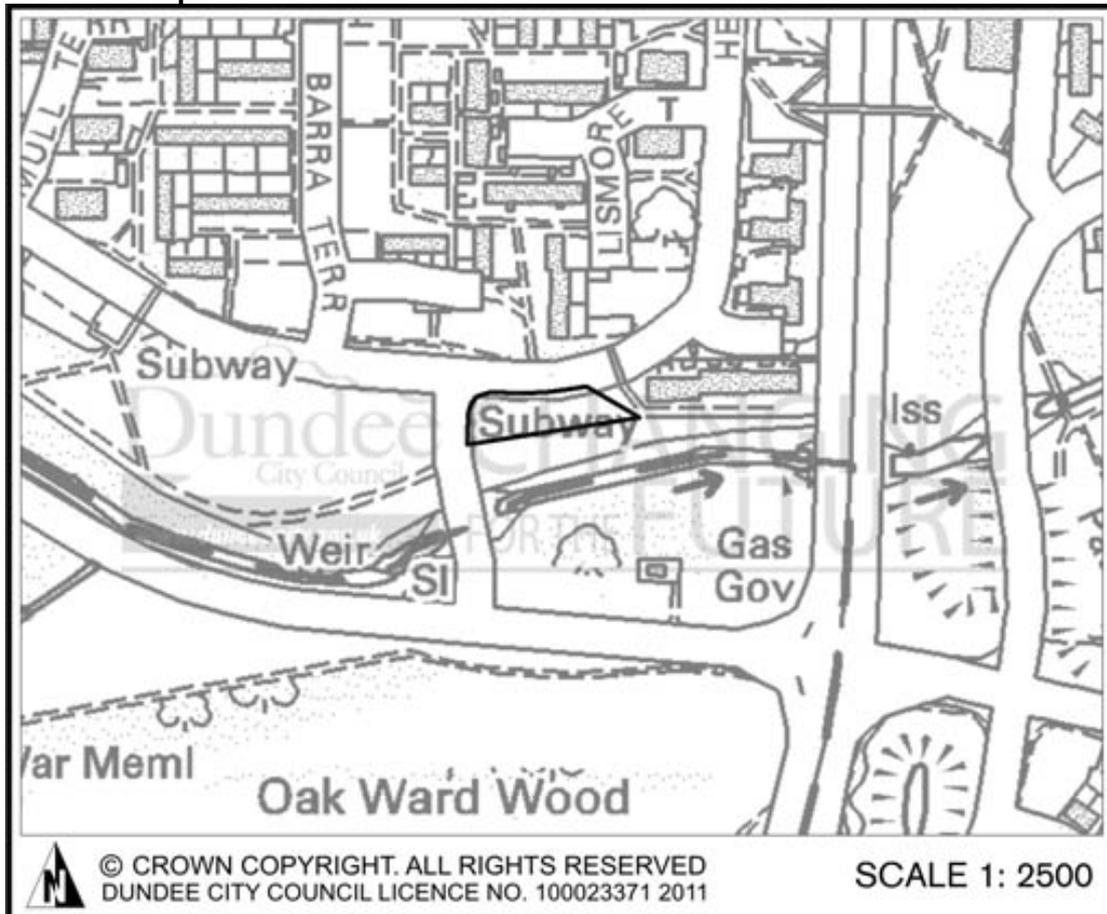
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Townscape & Design	
Neighbouring Uses	North – Industry East – housing South – housing West –housing
Listed Building	no
Conservation Area	no
Woodland	no
Scheduled Monument or other Archaeological Interest	no
Physical Constraints <i>(e.g pylons, substations etc)</i>	no
Topography and Site Orientation	west facing flat site
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	good transport links for all categories
Waste Water	no known issues
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	no
Contamination	no
Air Quality	no issues The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield
Climate Change Act	no known issues
Other Information	
Other information	
Potential Residential Capacity	9

Site Reference: MIR027	DCC alternative ref: DC 0093
Site Name: Land at Hebrides Drive and Eriskay Drive	
Site Address: Hebrides Drive Mill O'Mains	
Site Description: Greenspace, Wildlife Corridor, CWS, SINC	Site Area: 0.10 Hectares

Location Map:



Initial Officer Comments:

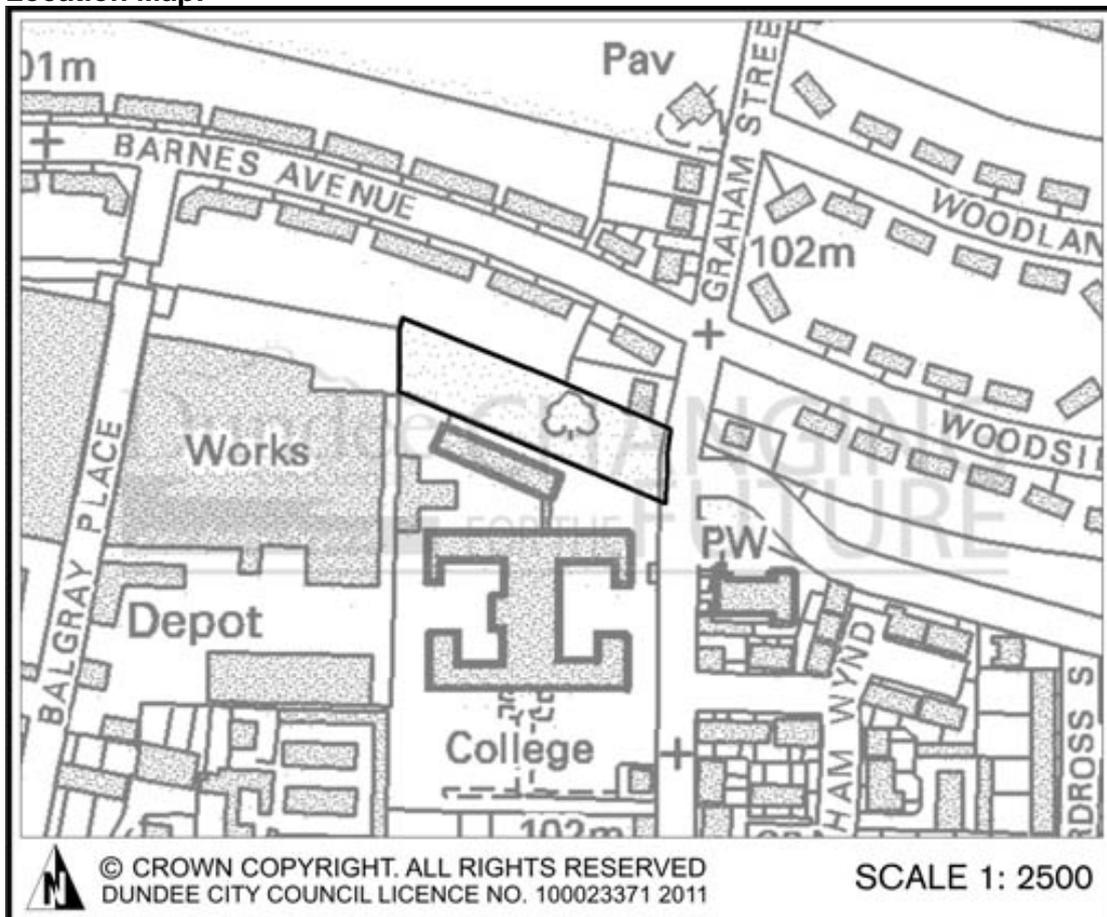
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Townscape & Design	
Neighbouring Uses	North – housing East – open space South – wildlife corridor West –wildlife corridor
Listed Building	no
Conservation Area	no
Woodland	no
Scheduled Monument or other Archaeological Interest	no
Physical Constraints <i>(e.g pylons, substations etc)</i>	no
Topography and Site Orientation	flat site west facing
Environmental Quality	
Designated Open Space	yes
Transportation <i>(including public transport, cycling and walking)</i>	good transport links for all categories
Waste Water	no known issues
Designated Environmental Site <i>(including protected species)</i>	yes
Neighbouring Environmental Site	yes
Environmental Constraints (non-designated)	no
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	no
Contamination	no known issues Likely to be housing demolition material under ground
Air Quality	no The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	greenfield
Climate Change Act	no constaints
Other Information	
Other information	
Potential Residential Capacity	8

Site Reference: MIR028	DCC alternative ref: DC0210
Site Name: Land at Graham Street (west)	
Site Address: Graham Street (west)	
Site Description: green space. part of former railway route	Site Area: 0.34 Hectares

Location Map:



Initial Officer Comments:

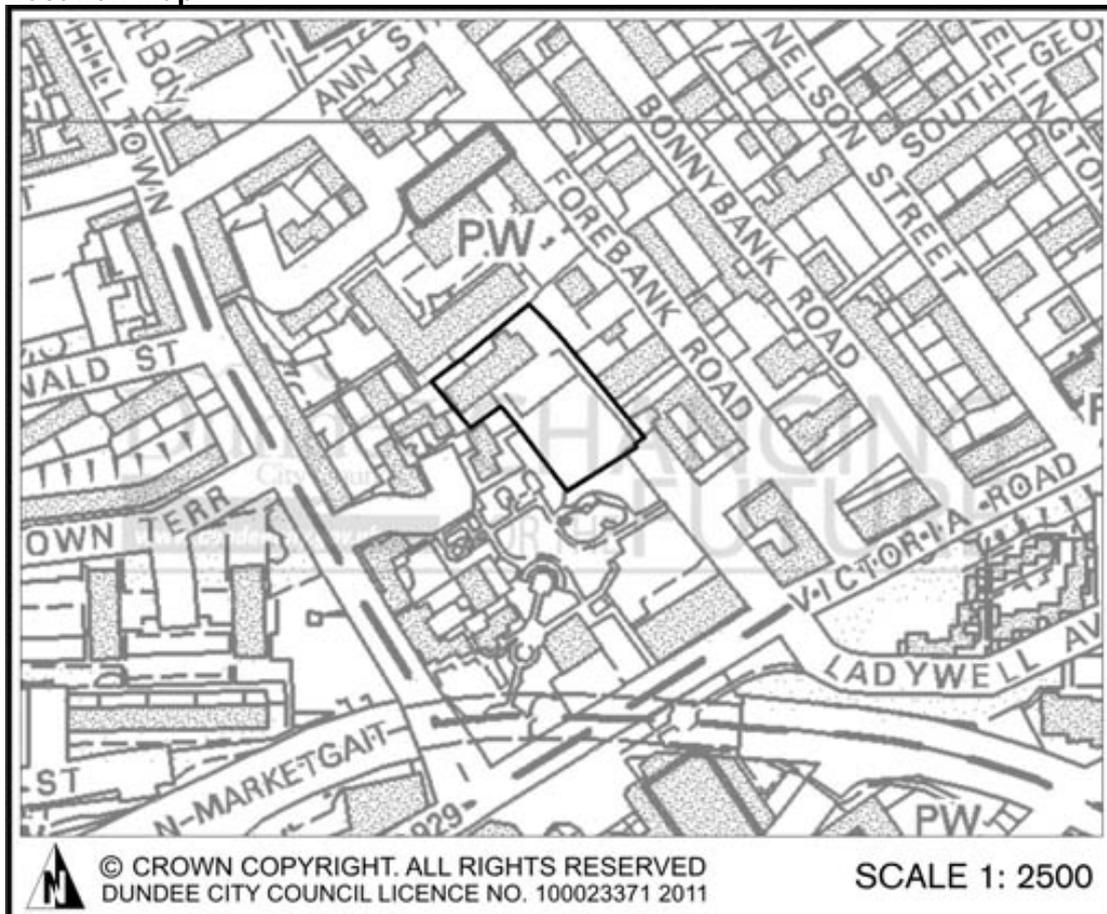
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

It should be noted that site assessments are a work in progress at April 2011. Information may be updated, added or changed as we work towards the production of a Proposed Plan. These site assessments will also be informed by responses received to the Main Issues Report Consultation.

Assessment Topic	Notes
Planning	
Site Planning or Design Brief	no
Townscape & Design	
Neighbouring Uses	North – housing East – housing South – Dundee College West –housing
Listed Building	no
Conservation Area	n
Woodland	tree cover
Scheduled Monument or other Archaeological Interest	no
Physical Constraints <i>(e.g pylons, substations etc)</i>	no
Topography and Site Orientation	flat site
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	good access
Waste Water	no issues known
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non- designated)	no
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	no known issues
Contamination	no
Air Quality	no issues The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield
Climate Change Act	on constaints
Other Information	
Other information	
Potential Residential Capacity	8

Site Reference: MIR029	DCC alternative ref: CFS 0009
Site Name: Forebank House	
Site Address: Ann Street / Forebank Terrace	
Site Description:	Site Area: 0.30 Hectares

Location Map:



Initial Officer Comments:

This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

It should be noted that site assessments are a work in progress at April 2011. Information may be updated, added or changed as we work towards the production of a Proposed Plan. These site assessments will also be informed by responses received to the Main Issues Report Consultation.

Assessment Topic	Notes
Planning	
Site Planning or Design Brief	No
Townscape & Design	
Neighbouring Uses	North – Residential East – Residential South – Parkland West - Residential
Listed Building	Category B Listed Building
Conservation Area	no
Woodland	Tree Preservation Order applies to whole site.
Scheduled Monument or other Archaeological Interest	Has potential archaeological interest
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	Sloping site – main aspect towards south
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	Close to city centre but accessed via narrow roads, no cycle routes in vicinity
Waste Water	No known issues
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	no
Contamination	Historical uses suggest potential contamination in northwest corner
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On vacant and derelict land register (Ref 2177)
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield
Climate Change Act	No constraints that could not be overcome by appropriate building design
Other Information	
Other information	Site nominated by developer through call for sites for a community facility
Potential Residential Capacity	8