

DUNDEE CITY LOCAL DEVELOPMENT PLAN



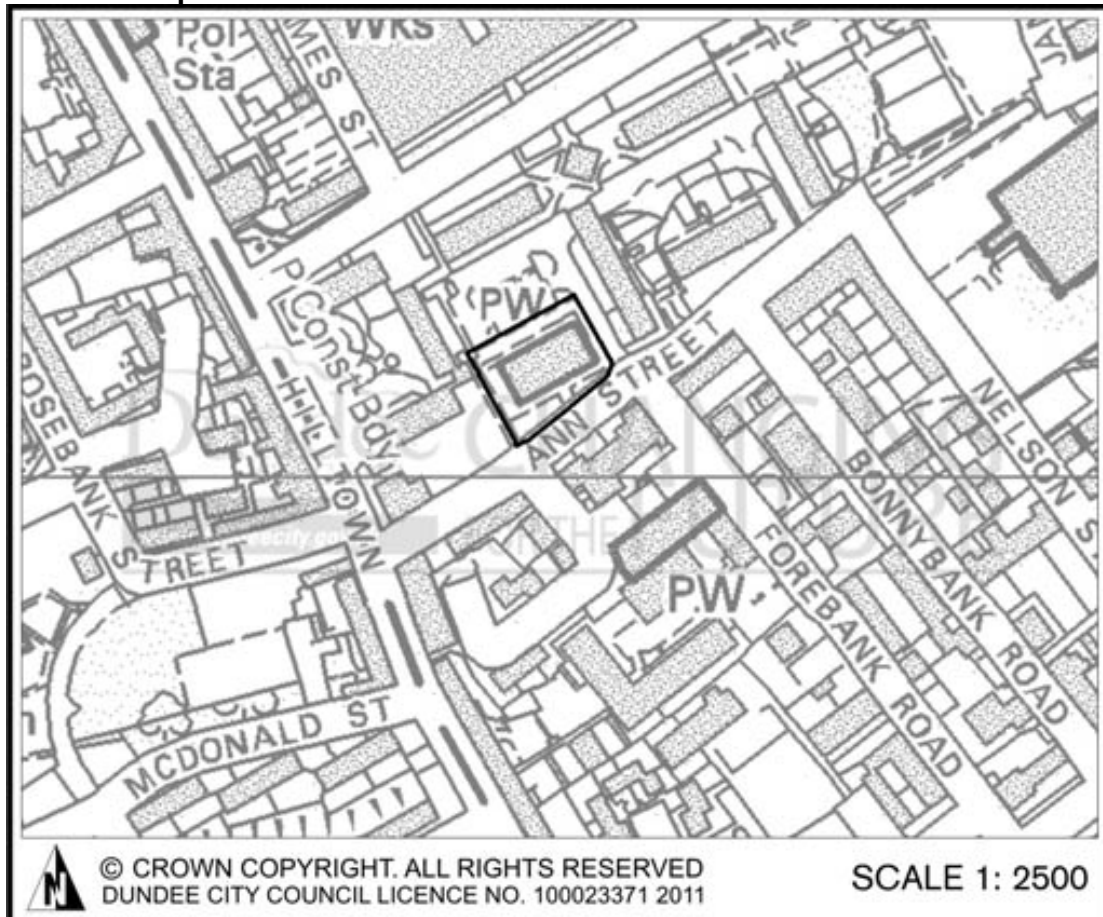
MAIN ISSUES REPORT 2011 DEVELOPMENT SITE INFORMATION

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

This is Part 2 of 4

Site Reference: MIR030	DCC alternative ref: CFS 0017
Site Name: Mark Henderson Centre	
Site Address: Ann Street	
Site Description: Existing building to north of Ann Street near junction with Forebank Road	Site Area: 0.2 Hectares

Location Map:



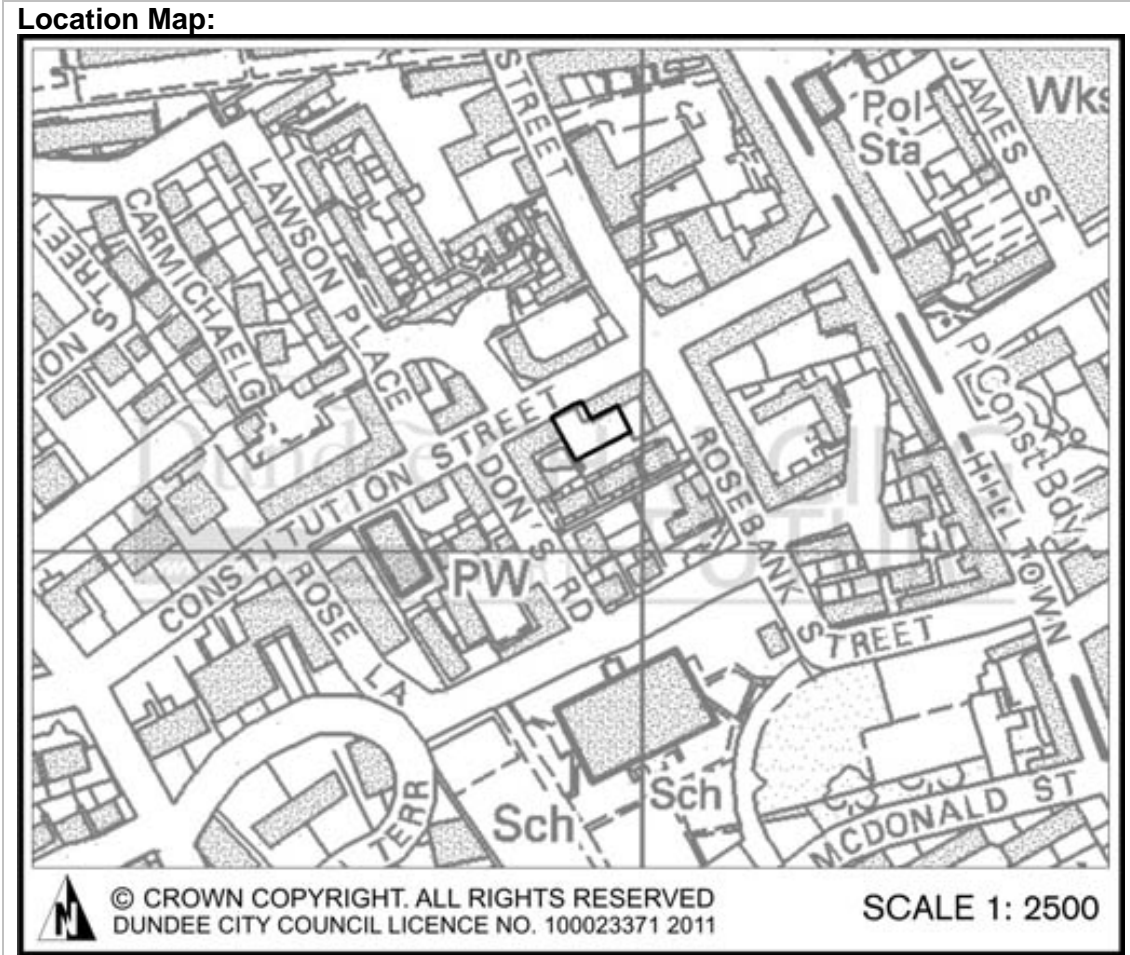
Initial Officer Comments:

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	
Townscape & Design	
Neighbouring Uses	North – Residential East – Residential 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>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	No bus services directly accessible. Close to city centre, 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>	
Contamination	Historical uses suggest a 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	No constraints that could not be overcome by appropriate building design
Other Information	
Other information	Site nominated by developer through call for sites
Potential Residential Capacity	8

Site Reference: MIR031	DCC alternative ref: DC0143
Site Name: Land at Constitution Street	
Site Address: Constitution Street	
Site Description: Flat vacant site	Site Area: 0.04 Hectares



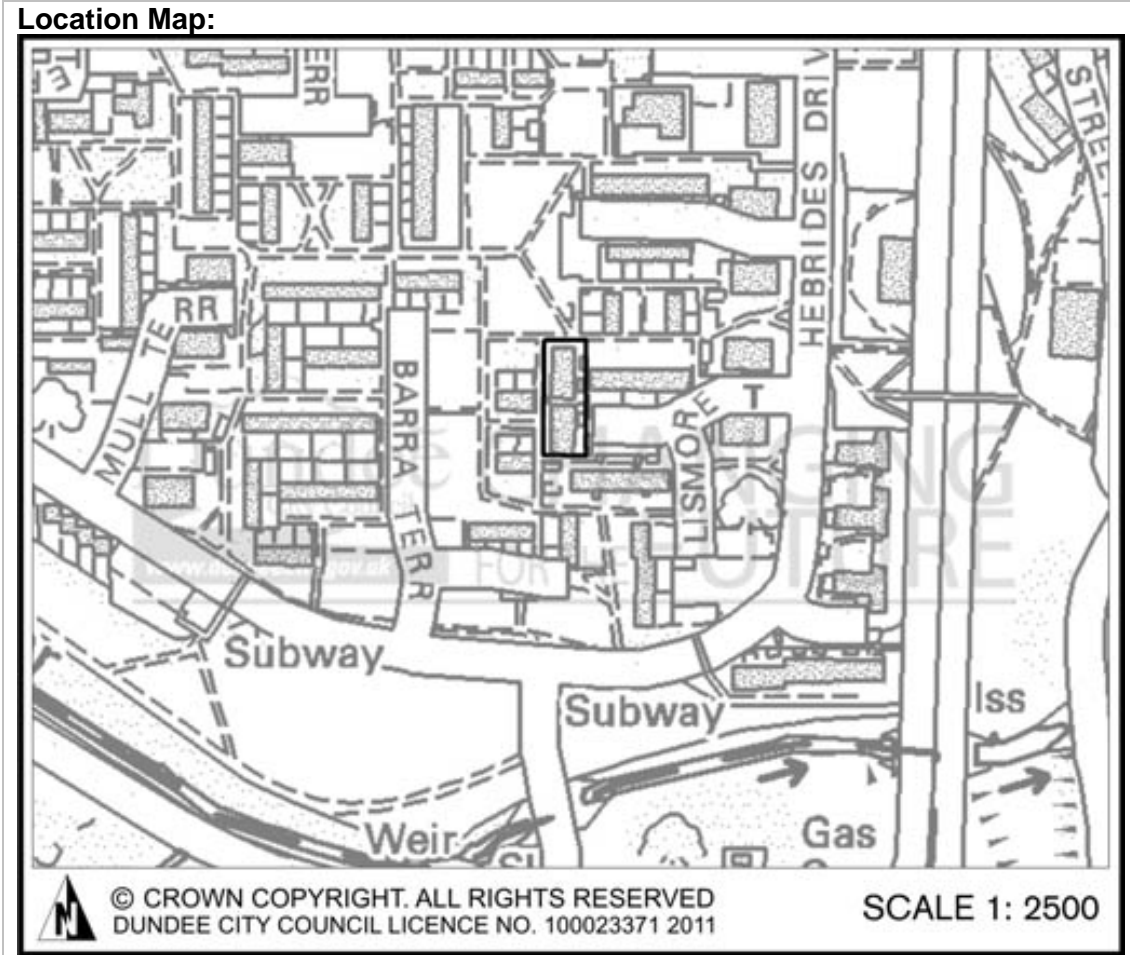
Initial Officer Comments:

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	None
Townscape & Design	
Neighbouring Uses	North – housing East – hot food and 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 north facing site
Environmental Quality	
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Good transportation links 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
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	7

Site Reference: MIR032	DCC alternative ref: DC 0089
Site Name: Land at Lismore Avenue Mill O'Mains	
Site Address: Lismore Avenue Mill O'Mains	
Site Description: housing site for redevelopment	Site Area: 0.08 Hectares



Initial Officer Comments:

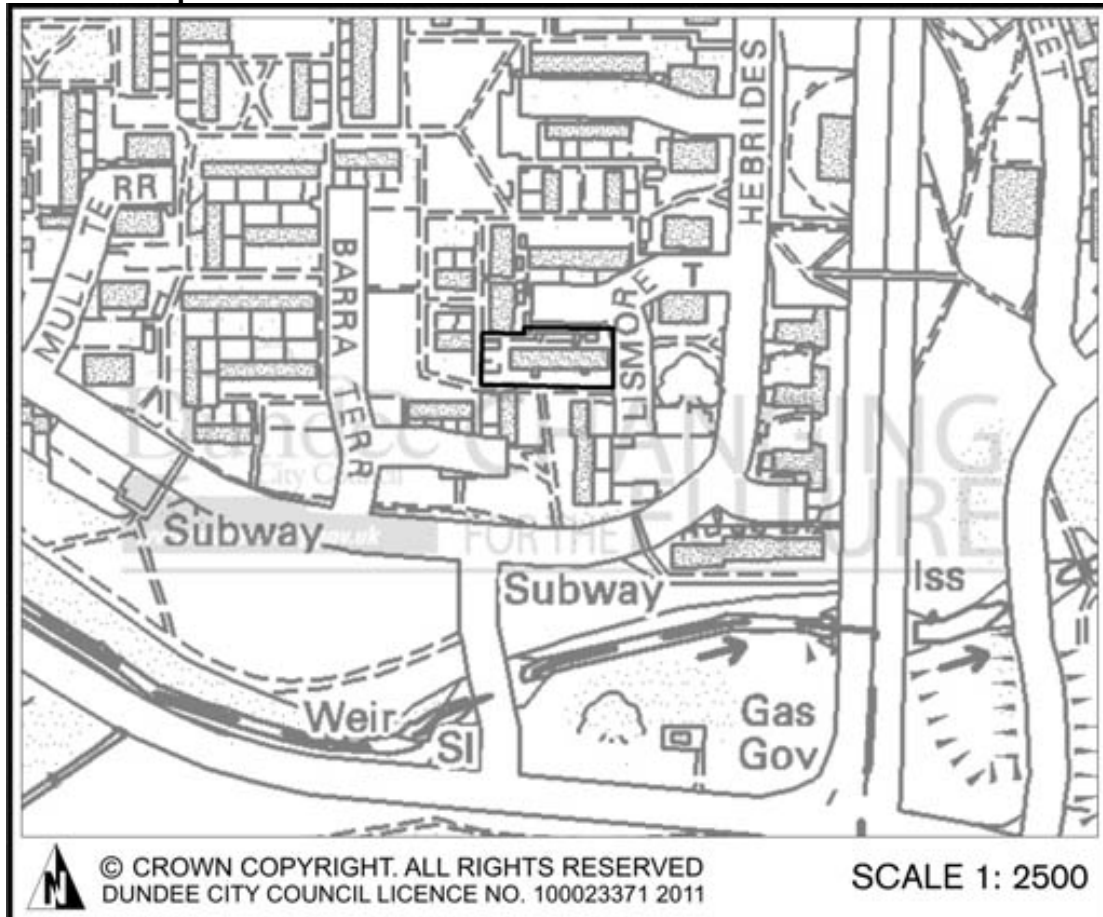
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	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 but could be housing foundations 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 constraints
Other Information	
Other information	
Potential Residential Capacity	6

Site Reference: MIR033	DCC alternative ref: DC 0090
Site Name: Land at 4-5 Lismore Terrace	
Site Address: 4-5 Lismore Terrace	
Site Description: housing site for redevelopment	Site Area: 0.12 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.

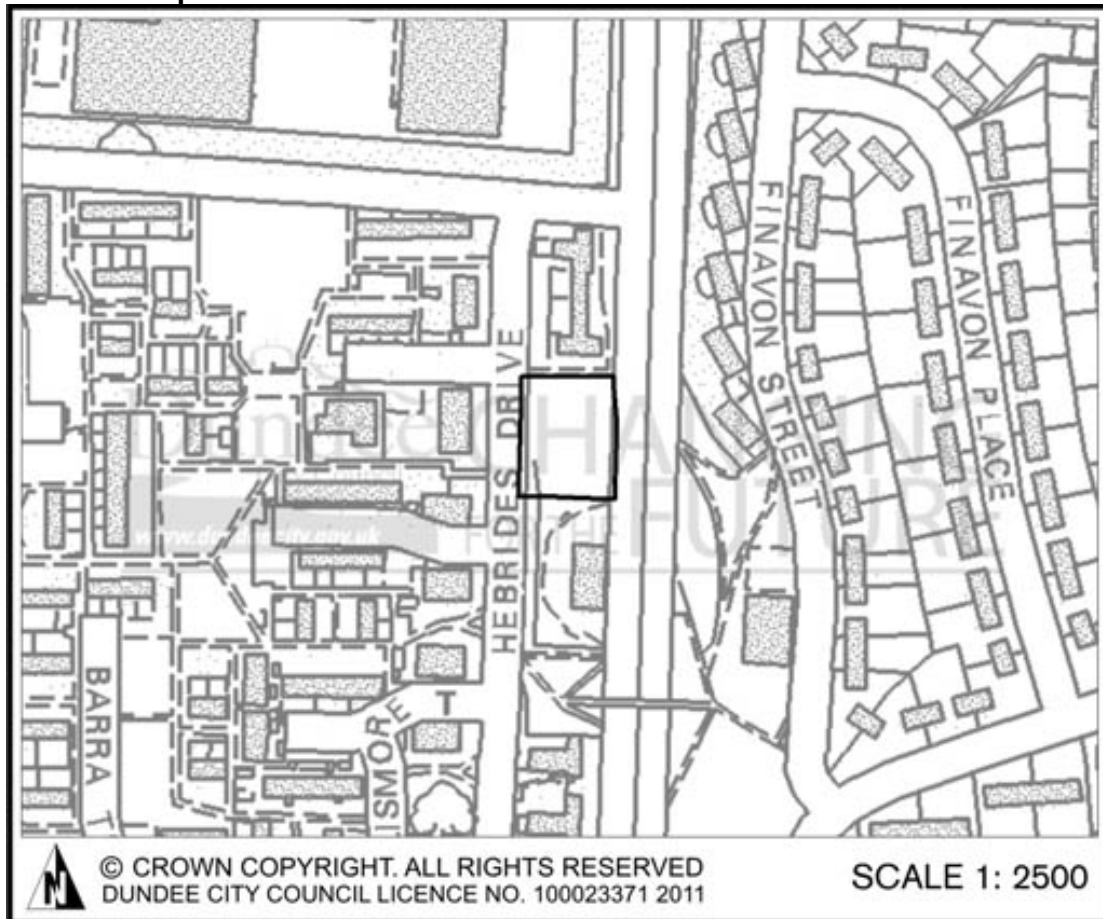
It should be noted that site assessments are a work in progress at April 2011. Information may be updated, added or changed as we work towards the production of a Proposed Plan. These site assessments will also be informed by responses received to the Main Issues Report Consultation.

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	flat site north 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	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	6

Site MIR034 has been removed

Site Reference: MIR035	DCC alternative ref: DC0387
Site Name: Land at Hebrides Drive (East)	
Site Address: Hebrides Drive	
Site Description: Site is currently an area of grassland with a limited number of trees.	Site Area: 0.19 Hectares

Location Map:



Initial Officer Comments:

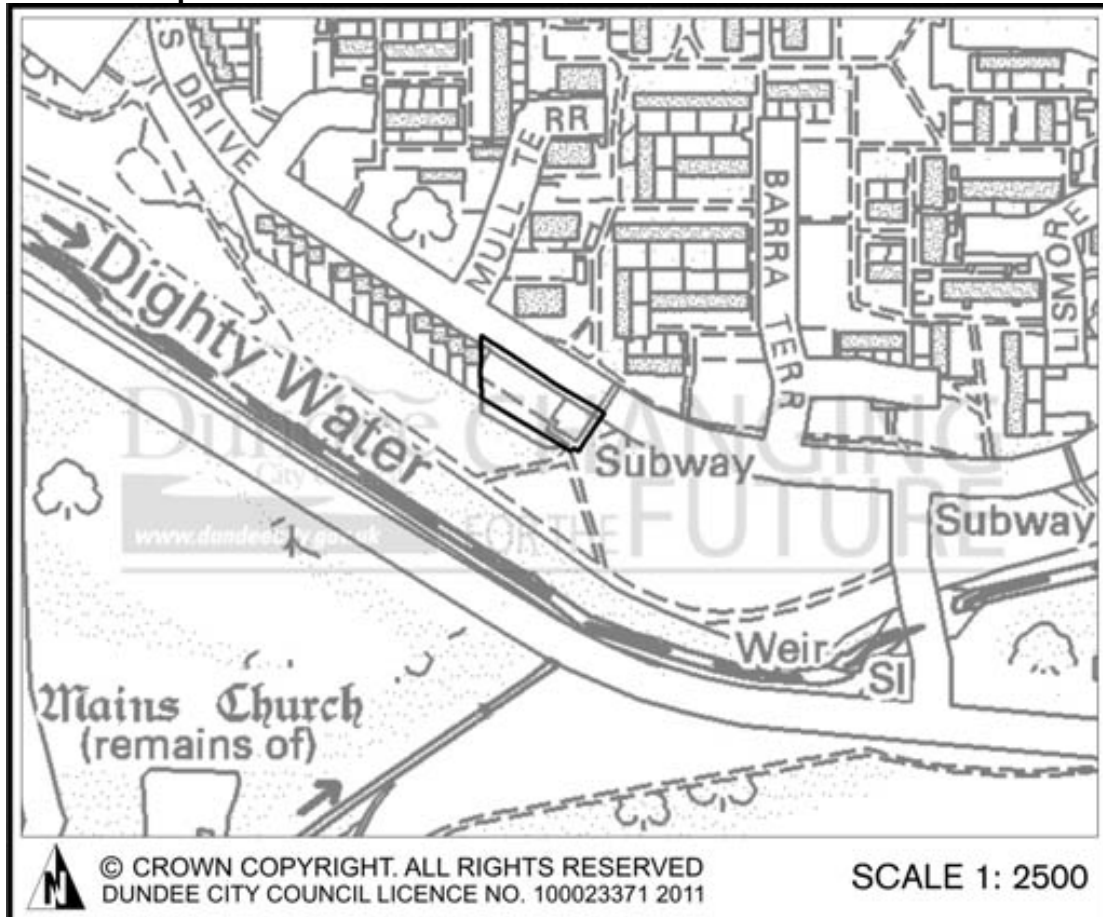
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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 Masterplan – This site is not included.
Townscape & Design	
Neighbouring Uses	North – Residential East – Arterial route – Forfar Road South – Retail 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, east facing
Environmental Quality	
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Accessible. Green circular is located to the south of the 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	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	5

Site Reference: MIR036	DCC alternative ref: DC394
Site Name: Land at Hebrides Drive opposite Mull Terrace	
Site Address: Hebrides Drive	
Site Description:	Site Area: 0.11 Hectares

Location Map:



Initial Officer Comments:

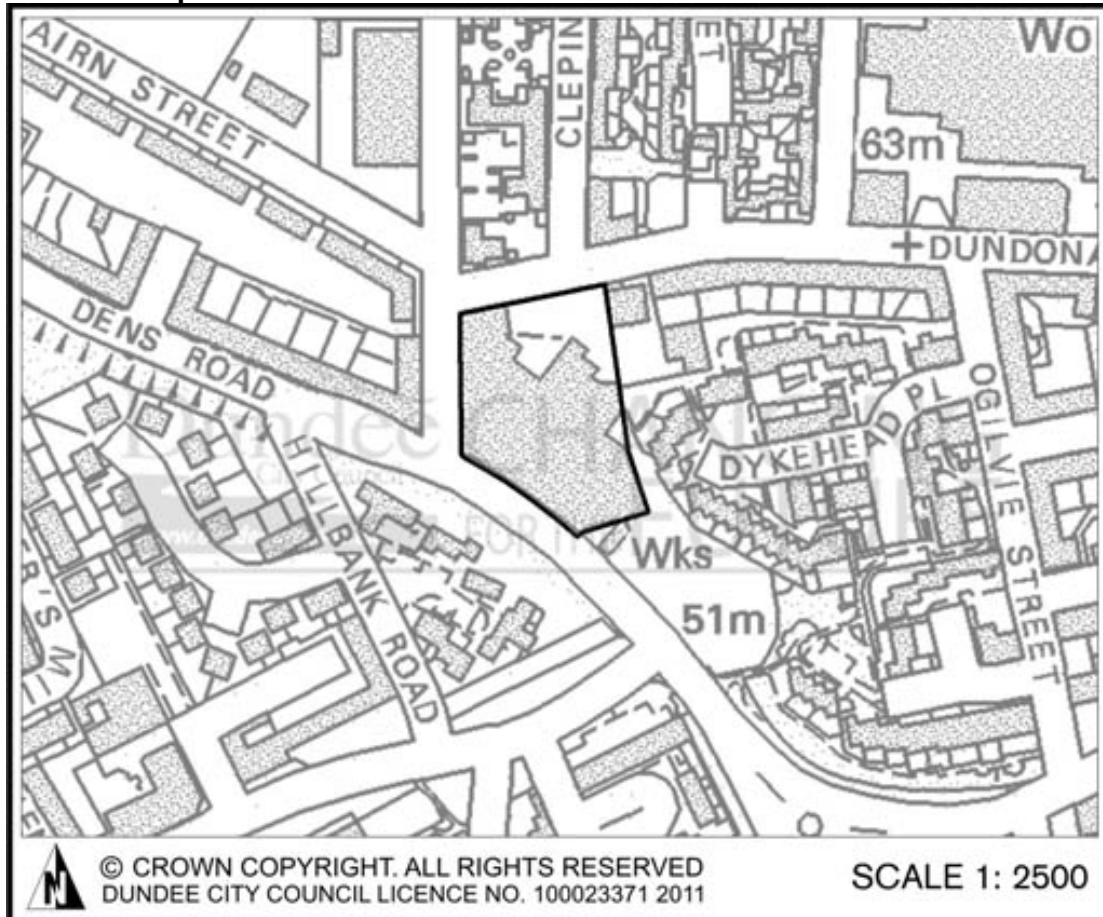
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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 Masterplan
Townscape & Design	
Neighbouring Uses	North – residential East – residential South – residential West – residential
Listed Building	No
Conservation Area	No
Woodland	
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>	Accessible. No specific cycle facilities however Green circular is located to the south.
Waste Water	No known issues
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	Wildlife corridor borders site
Environmental Constraints (non-designated)	No
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	None known
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	5

Site Reference: MIR037	DCC alternative ref: DC0192
Site Name: Dens Road Market, Dens Road	
Site Address: Dens Road market, Dens Road	
Site Description: Site of Dens Road Market	Site Area: 0.56 Hectares

Location Map:



Initial Officer Comments:

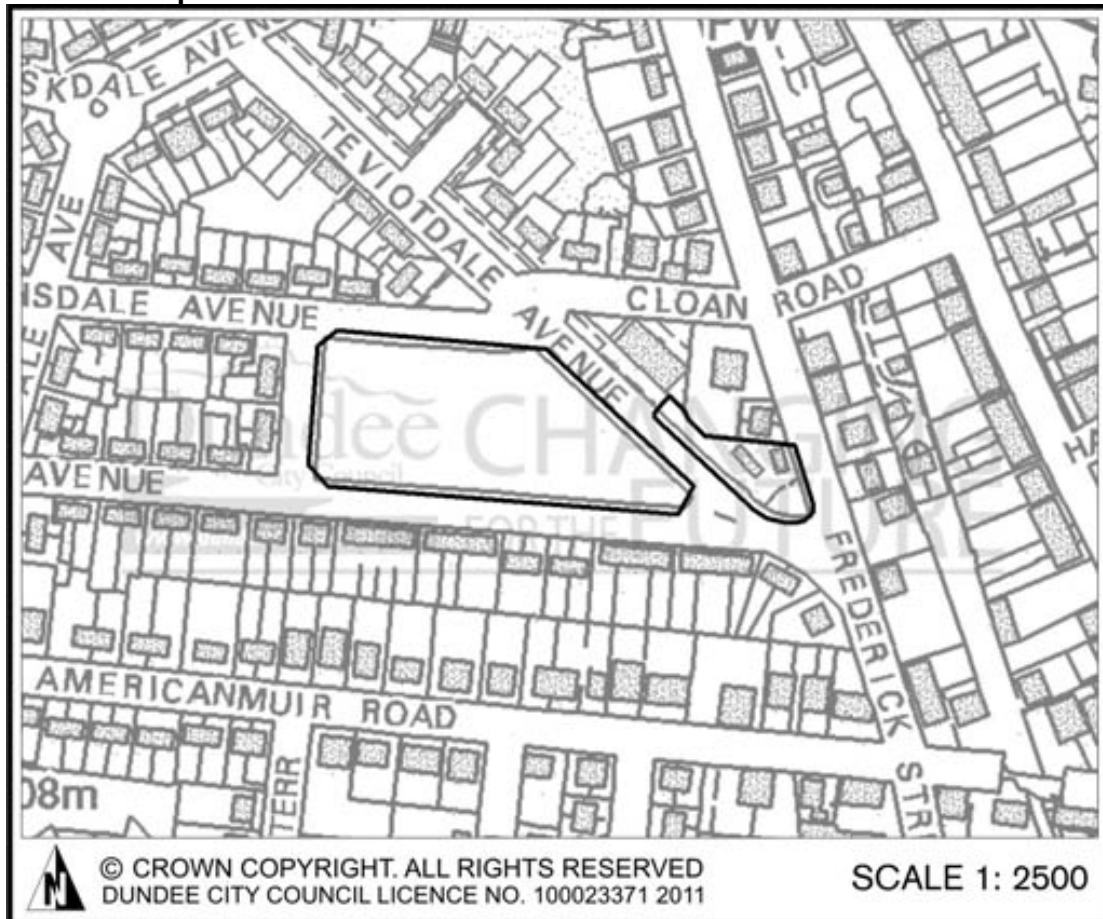
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	part of Former Dens Metals Site
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>	existing buildings.
Topography and Site Orientation	south and west facing
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	excellent access for all forms of transport.
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 known issues
Contamination	
Air Quality	no known 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 constraints
Other Information	
Other information	
Potential Residential Capacity	25

Site Reference: MIR038	DCC alternative ref: DC 0019 and DC 0020
Site Name: Land at Lauderdale Avenue	
Site Address: Lauderdale Avenue	
Site Description: Site of former St Margaret's Primary School	Site Area: 0.95 Hectares

Location Map:



Initial Officer Comments:

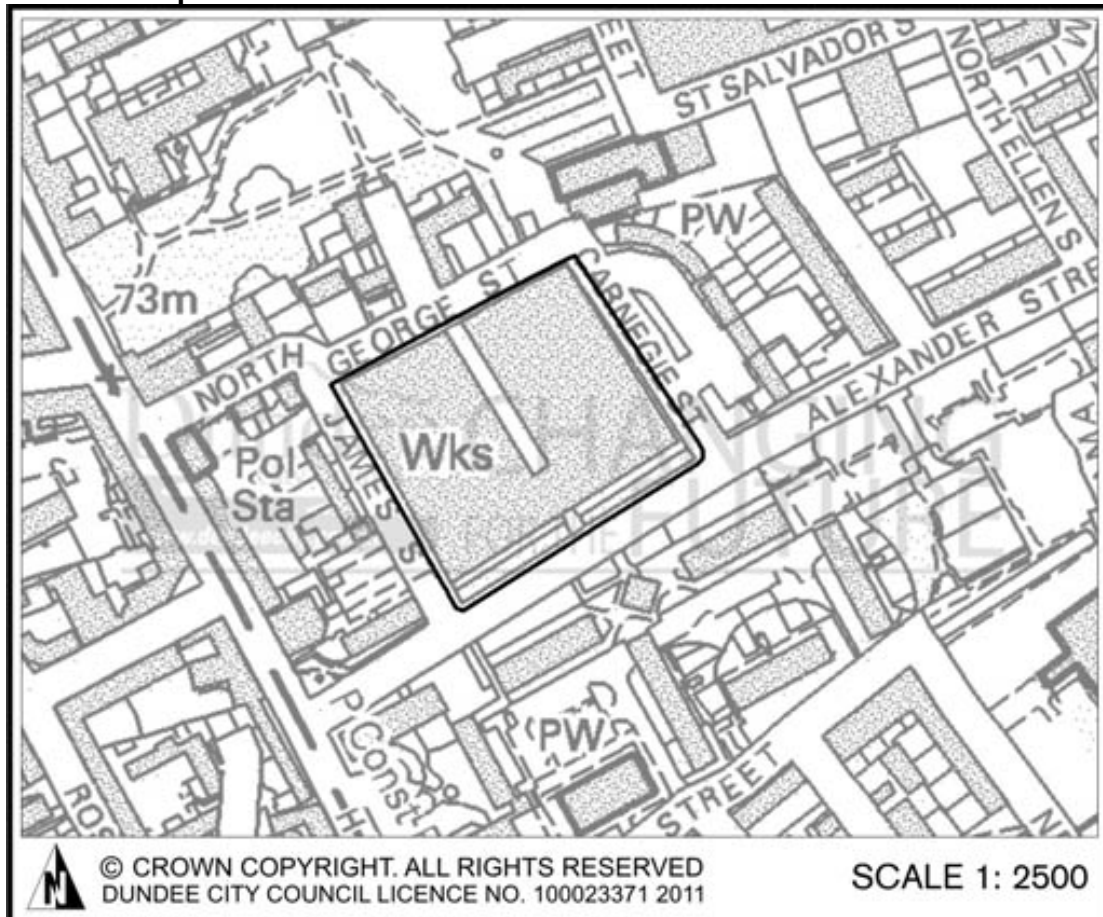
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	None
Townscape & Design	
Neighbouring Uses	North – housing and shopping parade 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 south sloping
Environmental Quality	
Designated Open Space	Yes on major part of the site
Transportation <i>(including public transport, cycling and walking)</i>	Good access 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)	None. Lock up garages occupying eastern part of the site
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	none
Contamination	No. Probable that school foundations are under site.
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>	Potentially important area of open space.
Climate Change Act	No constraints.
Other Information	
Other information	
Potential Residential Capacity	33

Site Reference: MIR039	DCC alternative ref: DC0369
Site Name: Maxwelltown Works, Alexander Street	
Site Address: Alexander Street	
Site Description: Site is currently an industrial site with industrial buildings.	Site Area: 1.20 Hectares

Location Map:



Initial Officer Comments:

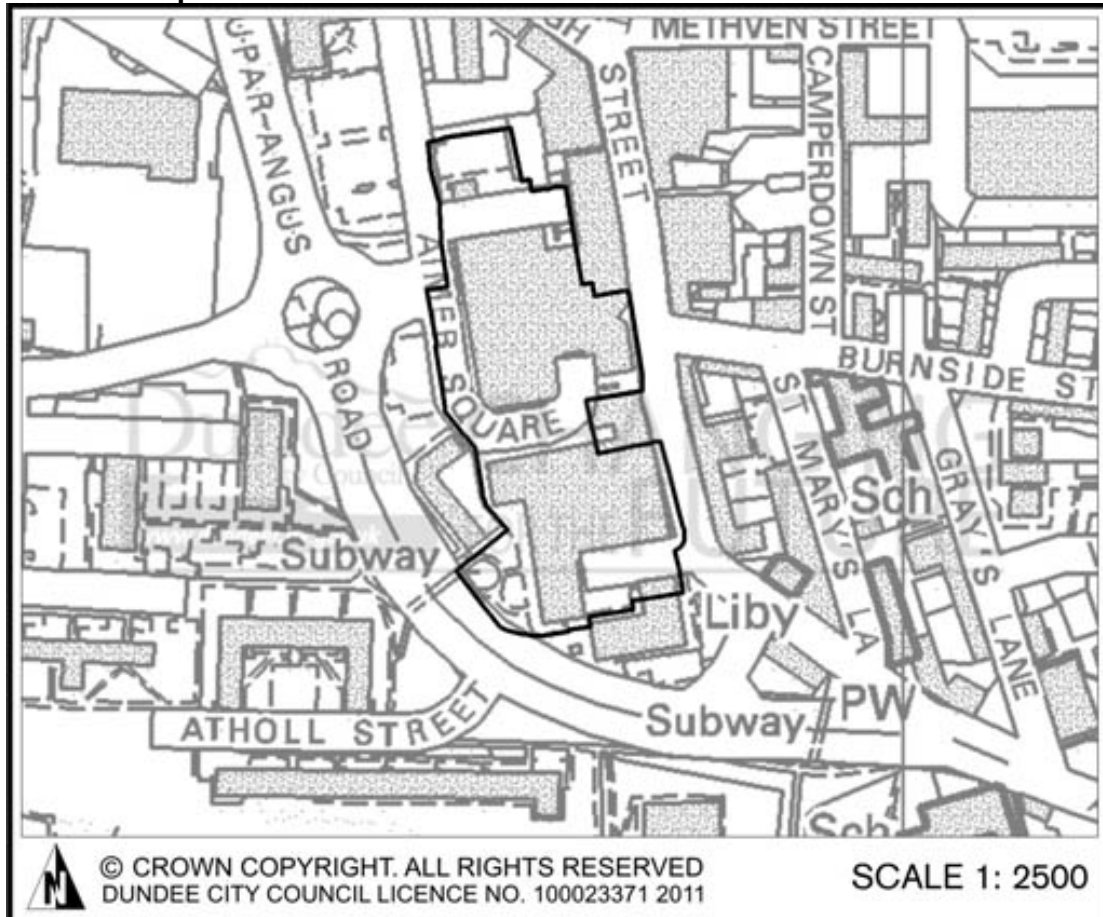
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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 – 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	Site is slightly sloping and south facing
Environmental Quality	
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	No access from Alexander St. From North George St & Carnegie St predominantly.
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	Potential issues
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	50

Site Reference: MIR040	DCC alternative ref: DC0403
Site Name: Highgate Centre	
Site Address: High Street, Lochee	
Site Description:	Site Area: 1.34 Hectares

Location Map:



Initial Officer Comments:

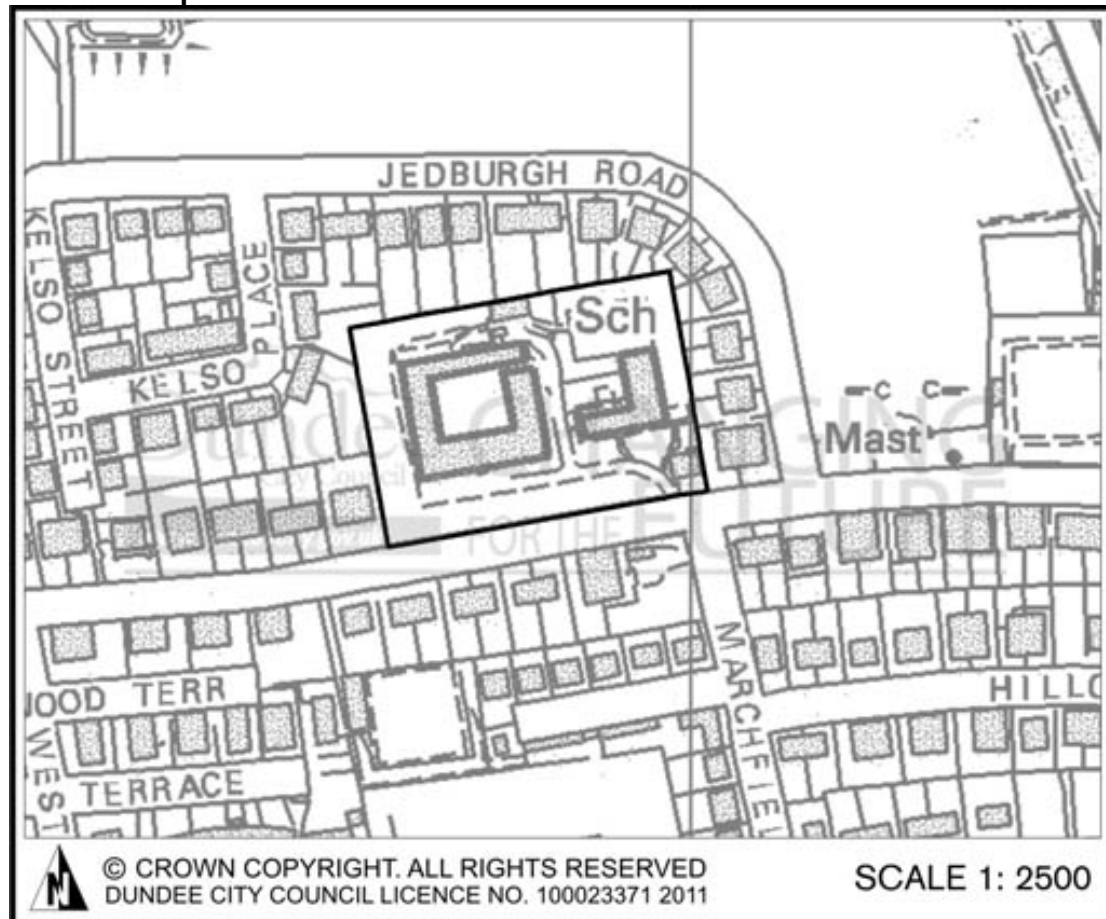
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	Lochee Physical Regeneration Framework
Townscape & Design	
Neighbouring Uses	North – retail East – retail with residential above South – healthcare, retail and residential West – offices, residential and road network
Listed Building	None
Conservation Area	Lochee Conservation Area
Woodland	None
Scheduled Monument or other Archaeological Interest	None
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	transport access is being reconsidered as part of regeneration works, however site currently is served by bus and taxi services close by. Good pedestrian access. No cycling facilities
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	
Air Quality	The entire Dundee area is an air quality management area
Vacant or Derelict Land	area to south is included on vacant and derelict land register
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	50

Site Reference: MIR041	DCC alternative ref: DC0373
Site Name: Parkview, Blackness Road	
Site Address:	
Site Description:	Site Area: 1.21 Hectares

Location Map:



Initial Officer Comments:

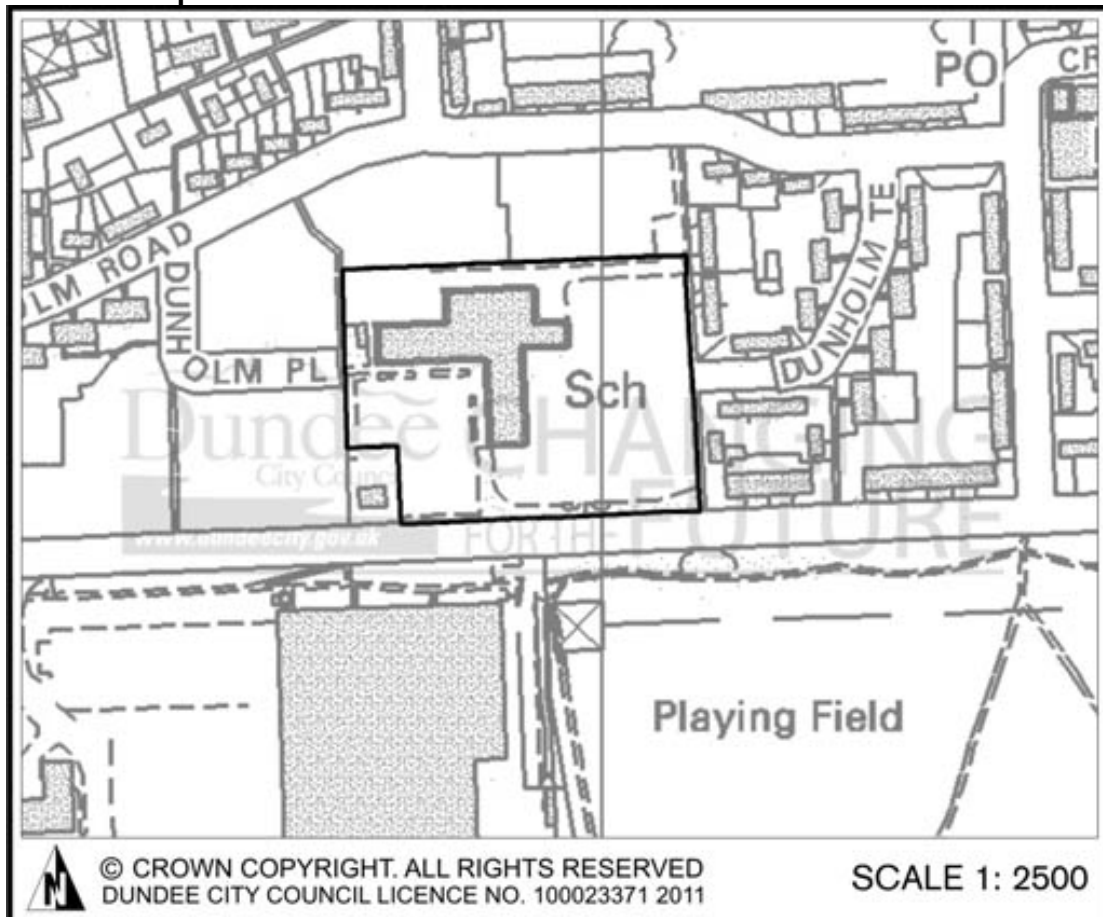
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	
Townscape & Design	
Neighbouring Uses	North – Residential East – Residential South – Residential West – Residential
Listed Building	Category B Listed Building, includes lodge and boundary
Conservation Area	No - but West End Suburbs conservation area immediately to the south
Woodland	mature tree planting on boundary of site is worthy of retention
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	raised site but predominantly flat
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Public transport to south, no dedicated cycle facilities
Waste Water	no known issues
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	no
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	50

Site Reference: MIR042	DCC alternative ref: DC0383
Site Name: Charleston Primary School	
Site Address: Dunholm Place	
Site Description: Former Primary School	Site Area: 1.42 Hectares

Location Map:



Initial Officer Comments:

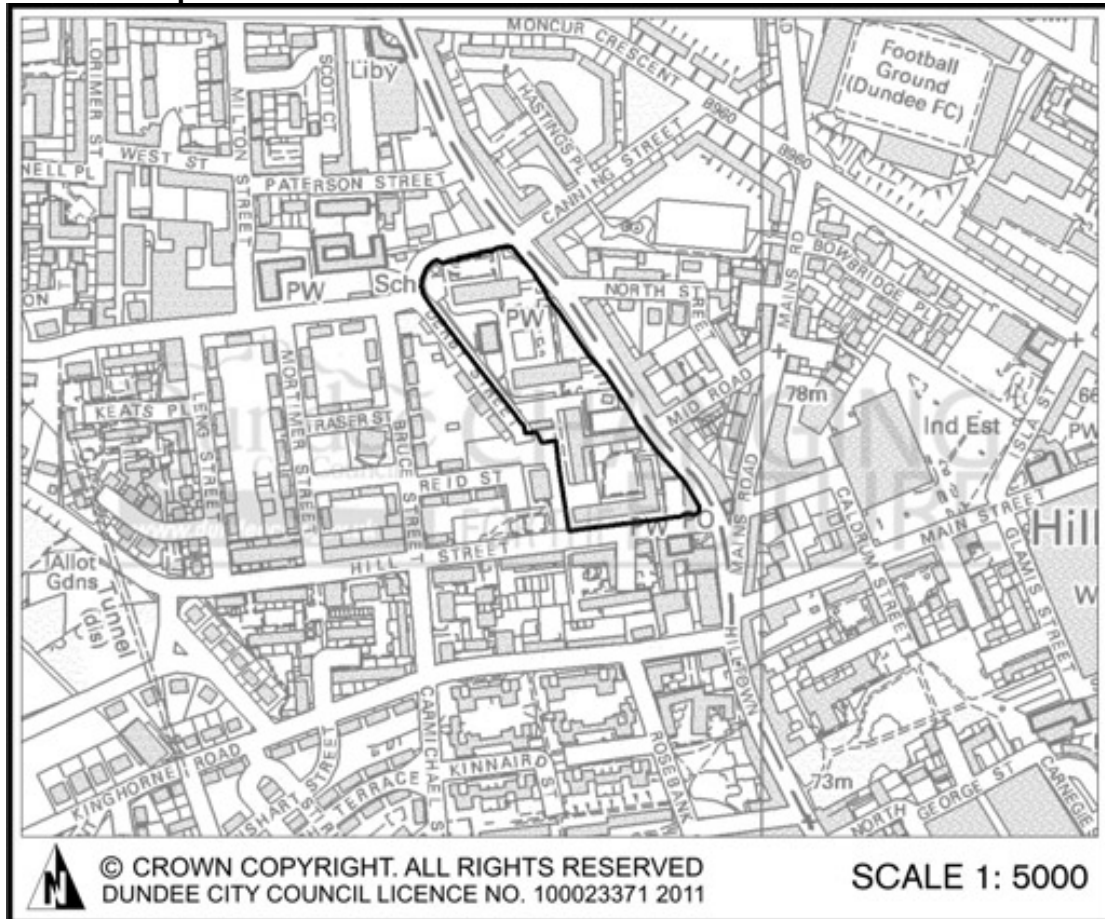
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	
Townscape & Design	
Neighbouring Uses	North – Residential East – Residential South – Retail West – Residential
Listed Building	no
Conservation Area	no
Woodland	mature woodland on boundary worthy of retention
Scheduled Monument or other Archaeological Interest	no
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	Flat site
Environmental Quality	
Designated Open Space	designated open space in Dundee Local Plan Review 2005
Transportation <i>(including public transport, cycling and walking)</i>	public transport access immediately to south of site, no dedicated cycle facilities however there is an opportunity to facilitate a link to facility on opposite side of South Road
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	none
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	no known constraints
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	no known constraints
Other Information	
Other information	
Potential Residential Capacity	40

Site Reference: MIR043	DCC alternative ref:
Site Name: Derby Street High and Low Rise	
Site Address: Derby Street and Strathmartine Road	
Site Description: Former High and Low Rise Residential	Site Area: 2.11 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.

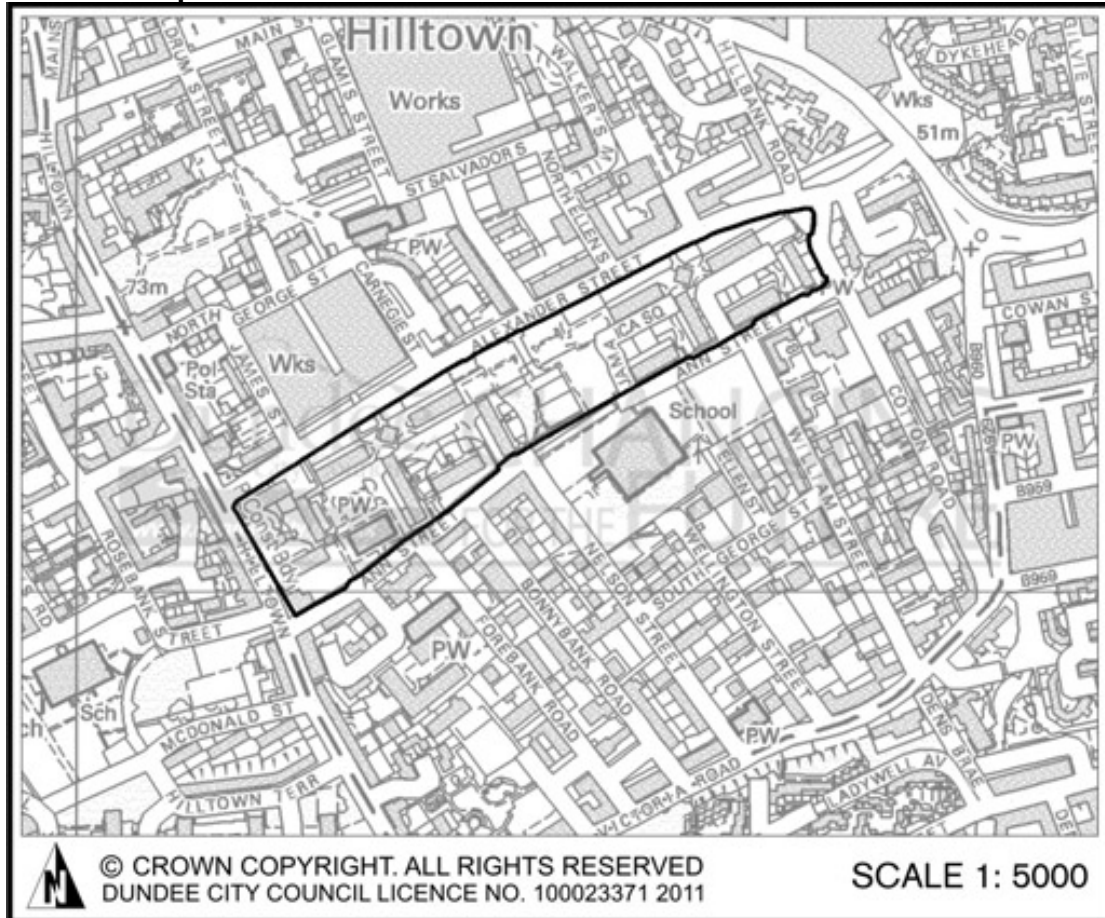
It should be noted that site assessments are a work in progress at April 2011.

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	Hilltown Physical Regeneration Framework
Townscape & Design	
Neighbouring Uses	North – Residential East – Residential 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>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Public transport available to east of site. No dedicated cycle facilities.
Waste Water	no known issues
Designated Environmental Site <i>(including protected species)</i>	none
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	none
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	no known issues
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	no known constraints
Other Information	
Other information	
Potential Residential Capacity	180

Site Reference: MIR044	DCC alternative ref:
Site Name: Maxwelltown High and Low Rise	
Site Address: Alexander Street and Ann Street	
Site Description: Former high and low rise residential, demolished in summer 2011	Site Area: 4.64 Hectares

Location Map:



Initial Officer Comments:

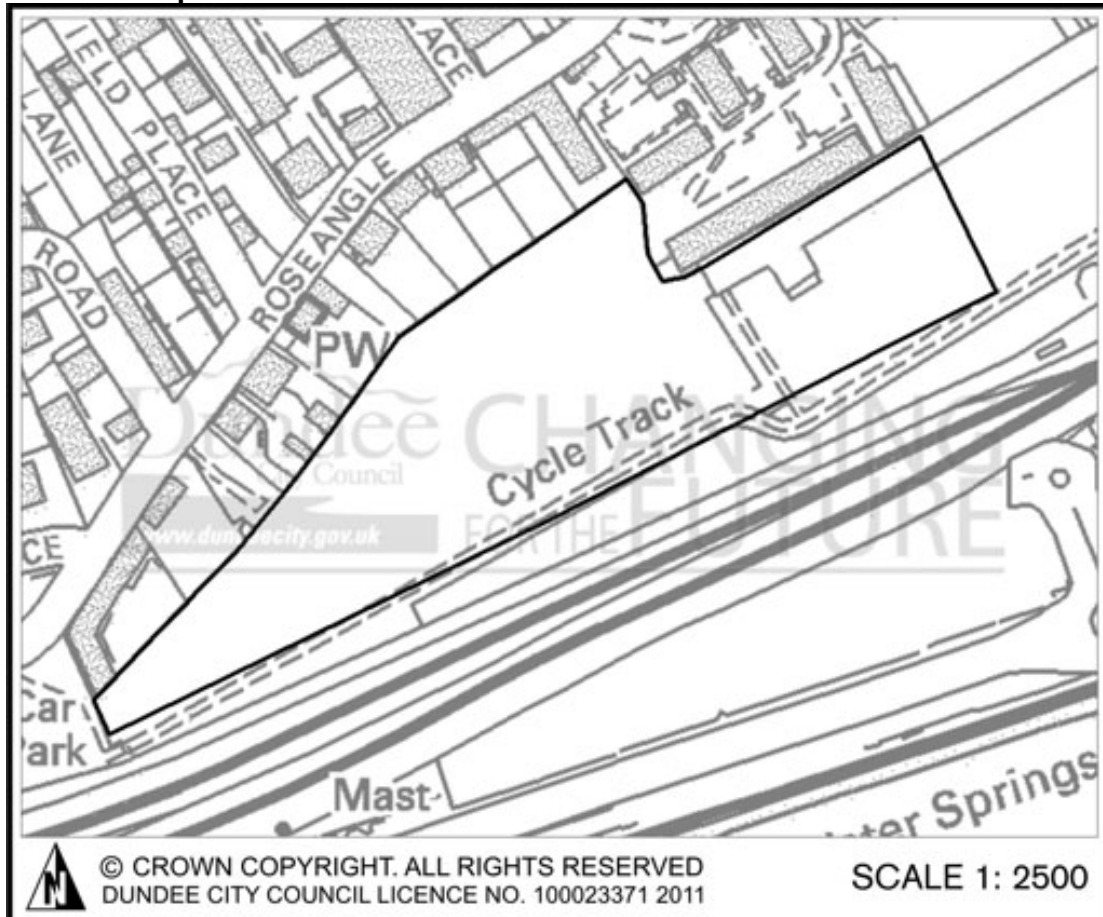
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	Hilltown Physical Regeneration Framework
Townscape & Design	
Neighbouring Uses	North – Predominantly Residential East – Residential South – predominantly residential but with education facilities West – Retail and 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>	
Topography and Site Orientation	split level site
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	public transport to north side, no dedicated cycle facilities
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	Part of site included within Vacant and Derelict land register 2010
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	300

Site Reference: MIR045	DCC alternative ref: H13
Site Name: Railyards	
Site Address: Greenmarket	
Site Description: Former railyards at Greenmarket	Site Area: 2.81 Hectares

Location Map:



Initial Officer Comments:

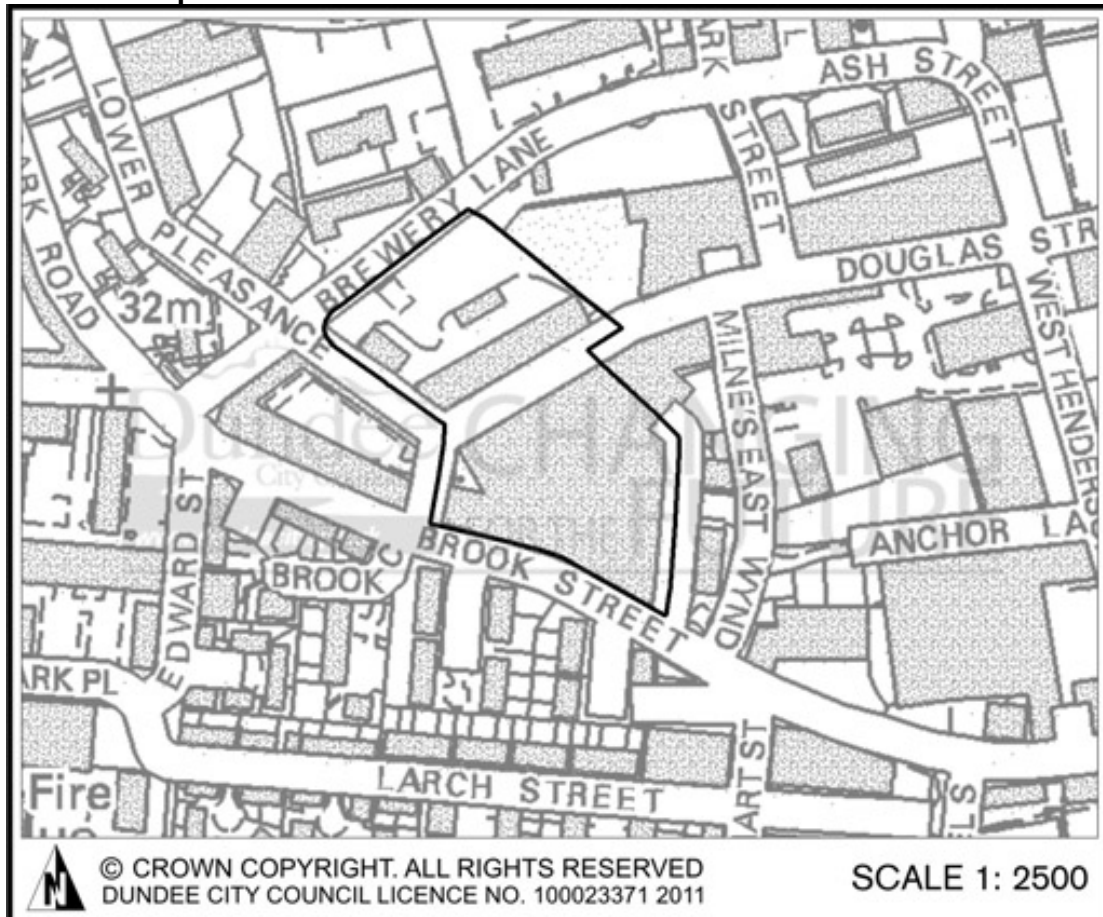
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – residential, business and university uses East – Business, tourist attraction South – railway line with retailing beyond West –residential
Listed Building	Nothing within site Category B and C listed buildings outwith site boundary to the north.
Conservation Area	Nothing within site West End Lanes and university conservation areas meet northern boundary of site.
Woodland	Amenity planting has taken place on southern boundary
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	Flat site
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	Cycle route exists within site Good pedestrian linkages No bus services
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	Historical uses indicate potential contamination throughout entire site
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	The site was identified in the Dundee Local Plan Review 2005 as site H13. considerable development has occurred for residential and business uses but a large site remains
Potential Residential Capacity	110

Site Reference: MIR046	DCC alternative ref: H19
Site Name: Queen Victoria Works	
Site Address: Brook Street / Lower Pleasance	
Site Description: Former Jute mill to north side of Brook Street	Site Area: 1.25 Hectares

Location Map:



Initial Officer Comments:

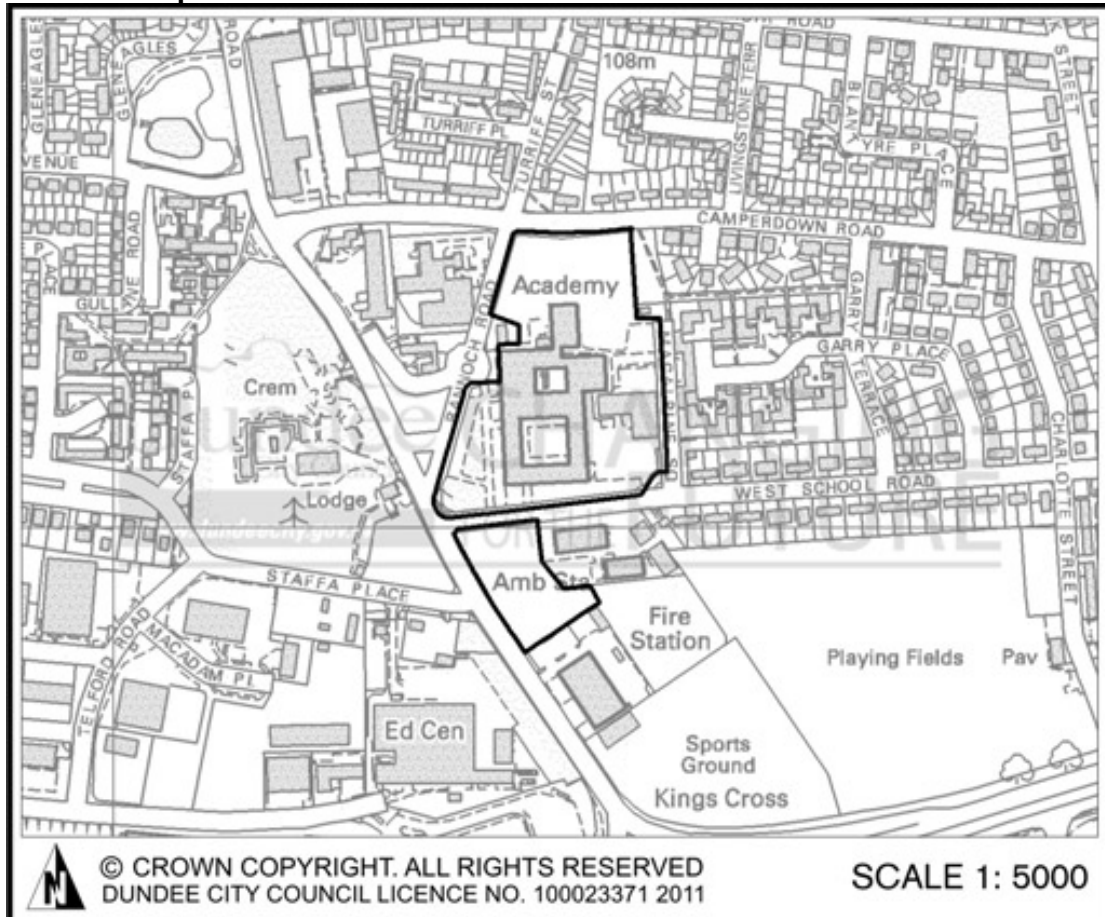
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Business / Industrial uses East – Business / Industrial uses with residential South – Residential West – Residential
Listed Building	Site contains a category B listed building
Conservation Area	Blackness conservation area
Woodland	None
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	Culverted burn runs through site
Topography and Site Orientation	Predominantly flat site, rising to the north
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	Potential contamination due to previous industrial uses
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On Derelict Land Register
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	
Other Information	
Other information	Site was allocated in the Dundee Local Plan Review 2005 as site H19. No development has taken place however some site clearance work has been undertaken in Spring/Summer 2011.
Potential Residential Capacity	40 - 50

Site Reference: MIR047	DCC alternative ref: HLA200913
Site Name: Lawside Academy	
Site Address: West School Road	
Site Description: Former Secondary School	Site Area: 3.8 Hectares

Location Map:



Initial Officer Comments:

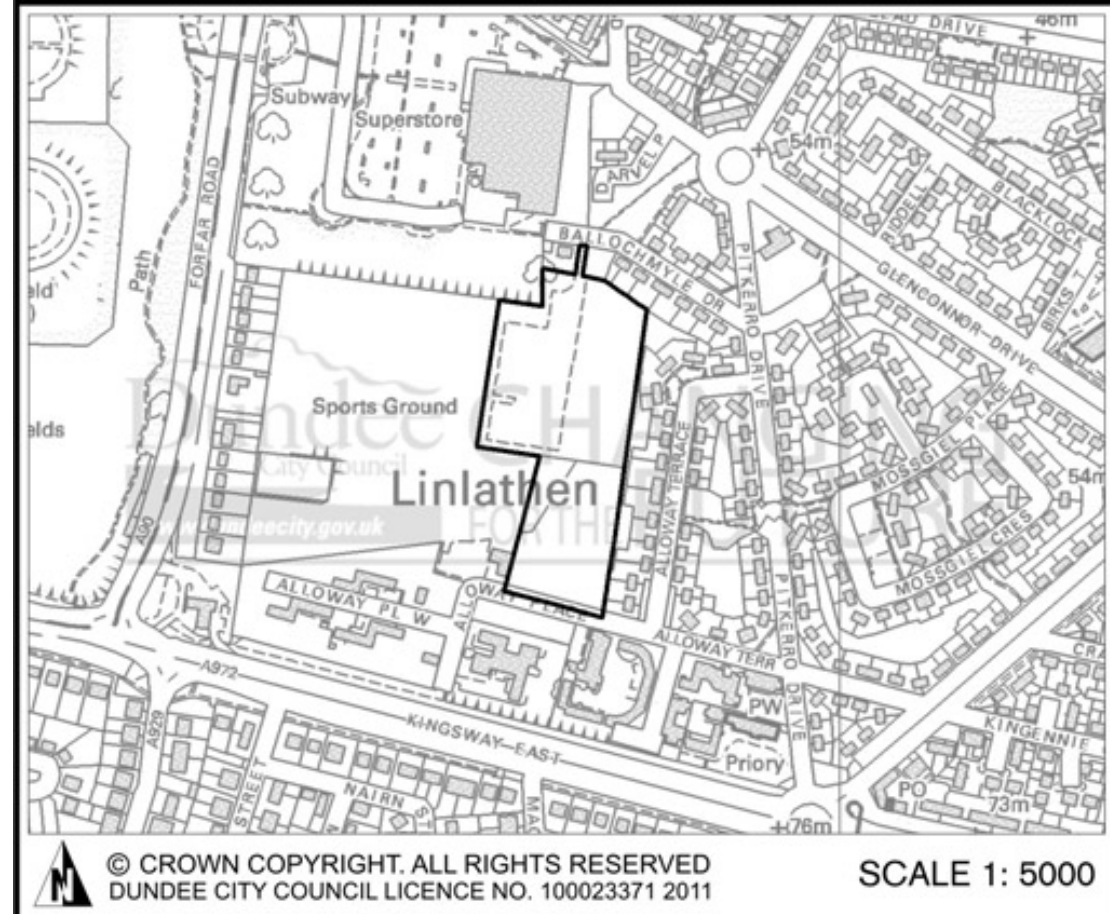
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Residential East – Residential South – Ambulance Station / Fire Station with open sports grounds beyond West – residential and crematorium in woodland setting
Listed Building	No
Conservation Area	No
Woodland	Some limited mature tree cover at junction of Rannoch Road and West School Road which would be worthy of retention
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>	Good public transport access / good access to Trunk Road network / No dedicated cycle facilities
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	On Vacant and Derelict Land Register
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	70

Site Reference: MIR048	DCC alternative ref: HLA200912
Site Name: Mossgiel Primary School	
Site Address: Alloway Place / Ballochmyle Drive	
Site Description: Former Primary School	Site Area: 2.61 Hectares

Location Map:



Initial Officer Comments:

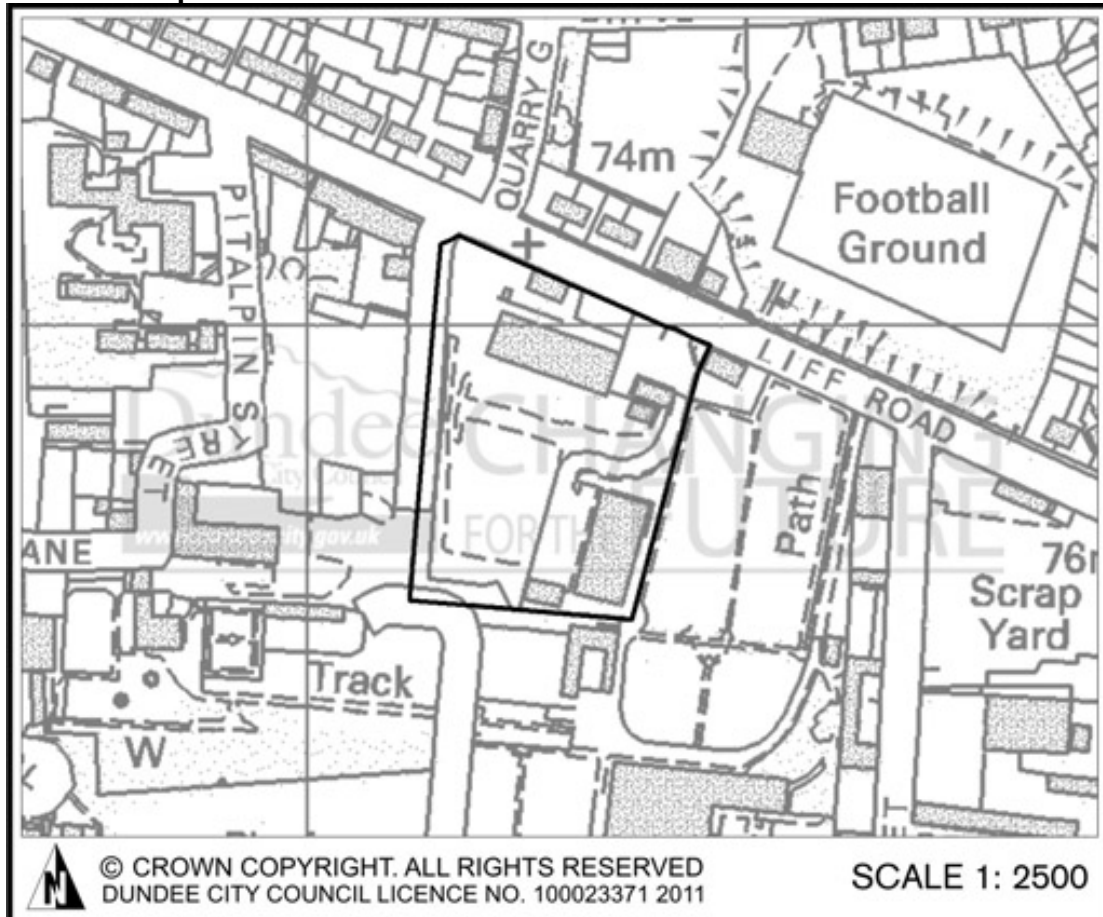
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Residential and Retail East – Residential South – Residential West – Open ground (Playing Fields)
Listed Building	No
Conservation Area	No
Woodland	Mature tree belt exist within site and may be worthy of retention
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	On Vacant and Derelict Land Register
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	65

Site Reference: MIR049	DCC alternative ref: HLA200806
Site Name: Liff Road	
Site Address: Liff Road	
Site Description:	Site Area: 1.37 Hectares

Location Map:



Initial Officer Comments:

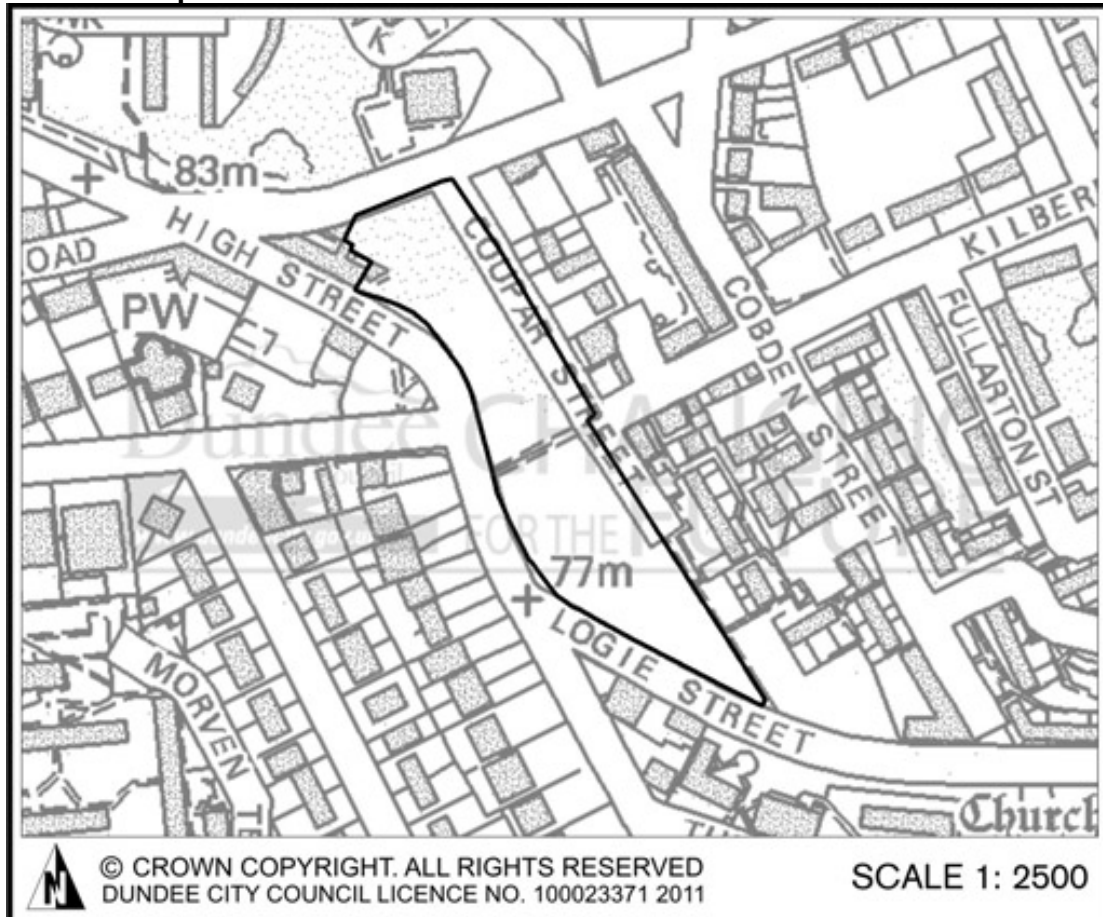
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Residential East – Open Ground associated with residential use South – Residential West –Mixed, including Residential, Open Space and employment uses
Listed Building	No
Conservation Area	No
Woodland	Mature trees exist in various parts of the site and may be worthy of retention
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)	the site contains an infilled quarry
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	Potential contamination due to previous business uses
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	
Potential Residential Capacity	40

Site Reference: MIR050	DCC alternative ref: HLA200809
Site Name: Coupar Street	
Site Address: Coupar Street	
Site Description:	Site Area: 1.01 Hectares

Location Map:



Initial Officer Comments:

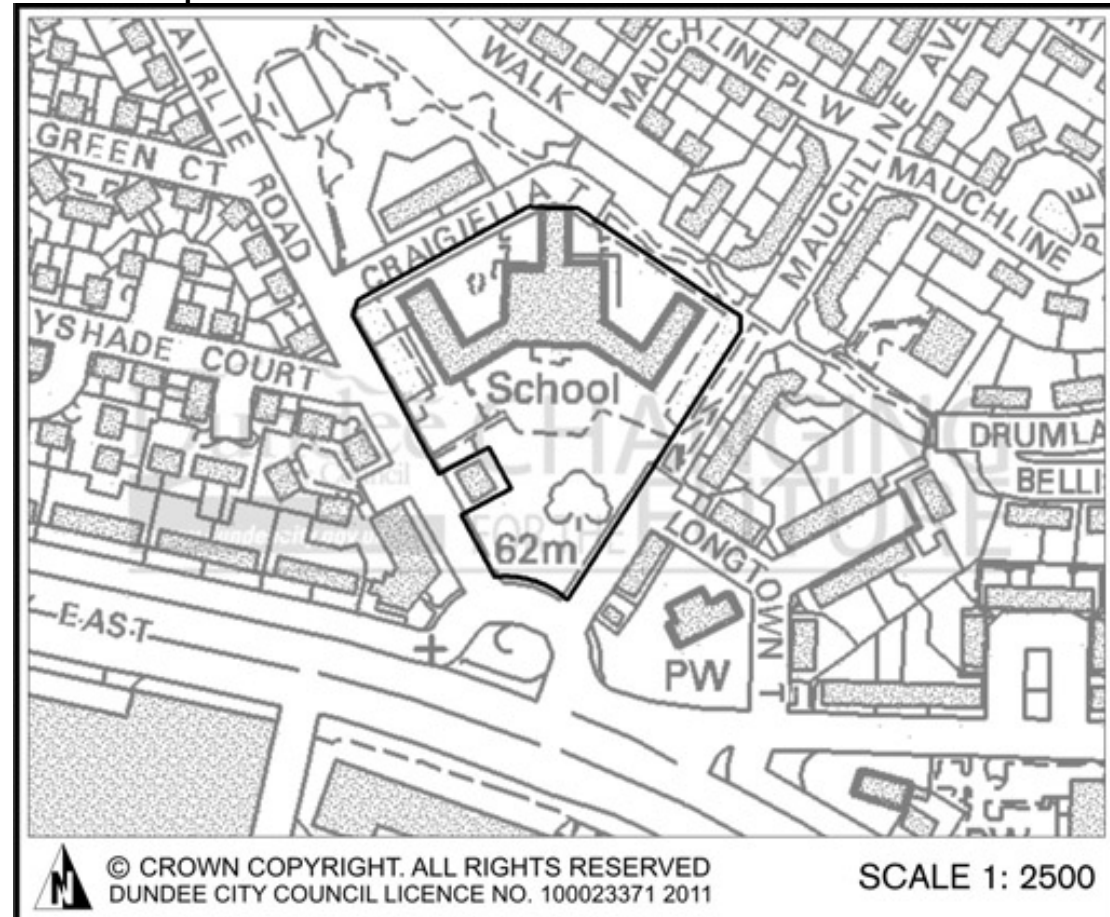
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – sports club with residential beyond East – Residential South – Road network with residential beyond West – Road network with residential beyond
Listed Building	No
Conservation Area	Northern half of site is within the Lochee Conservation Area
Woodland	Site has limited quantities of mature planting which would be worthy of retention
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	sloping site, steep in places
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	Bus services close by, no dedicated cycling facilities. no road access would be permitted from west side
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 road network to the west of the site contains a known air quality concern associated with heavy traffic use. 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	
Potential Residential Capacity	17

Site Reference: MIR051	DCC alternative ref: HLA200910
Site Name: Mid Craigie Primary School	
Site Address: Pitairlie Road	
Site Description: Former Primary School	Site Area: 1.44 Hectares

Location Map:



Initial Officer Comments:

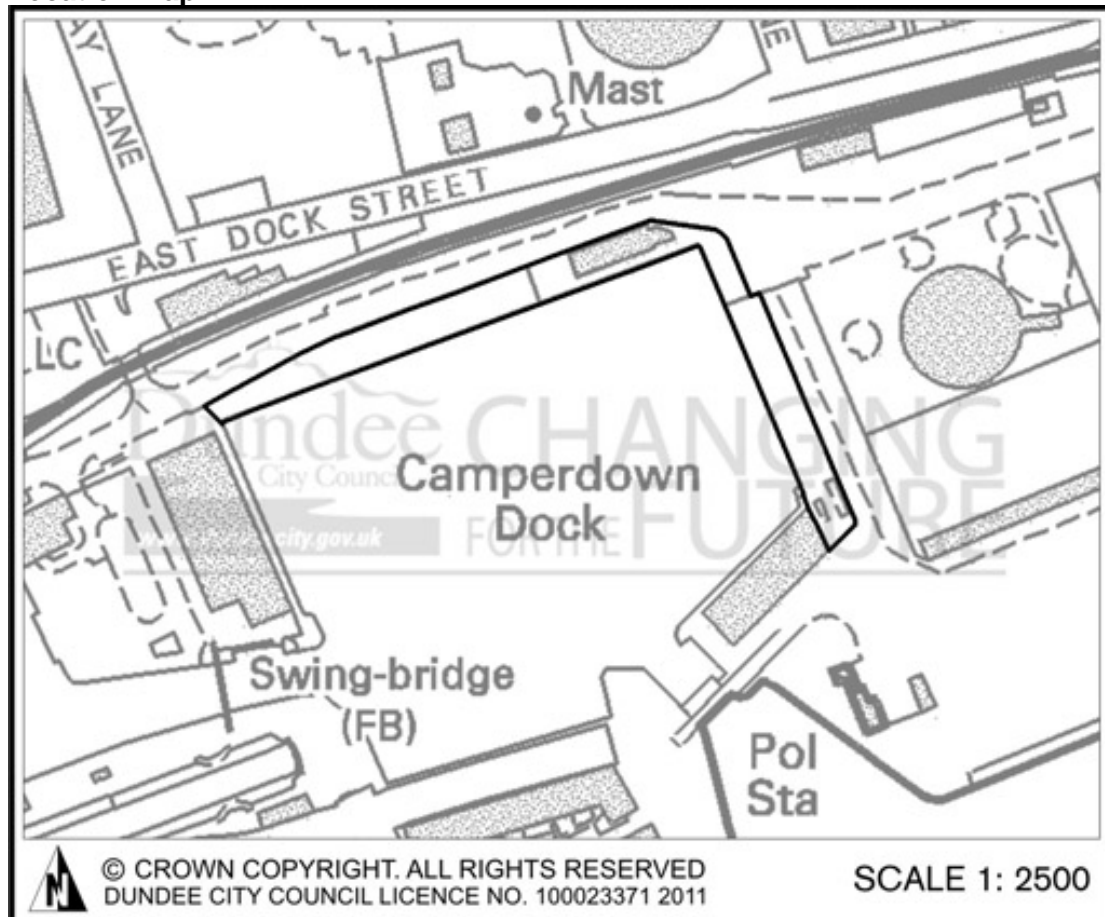
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Residential and Open Space East – Residential South – Residential and Road Network West – Residential
Listed Building	No
Conservation Area	No
Woodland	Some mature trees on boundary of site worthy of retention
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	Yes
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	Included on the Vacant and Derelict Land Register
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	37

Site Reference: MIR052	DCC alternative ref: HLA200350 / H37
Site Name: Camperdown Dock	
Site Address:	
Site Description:	Site Area: 0.52 Hectares

Location Map:



Initial Officer Comments:

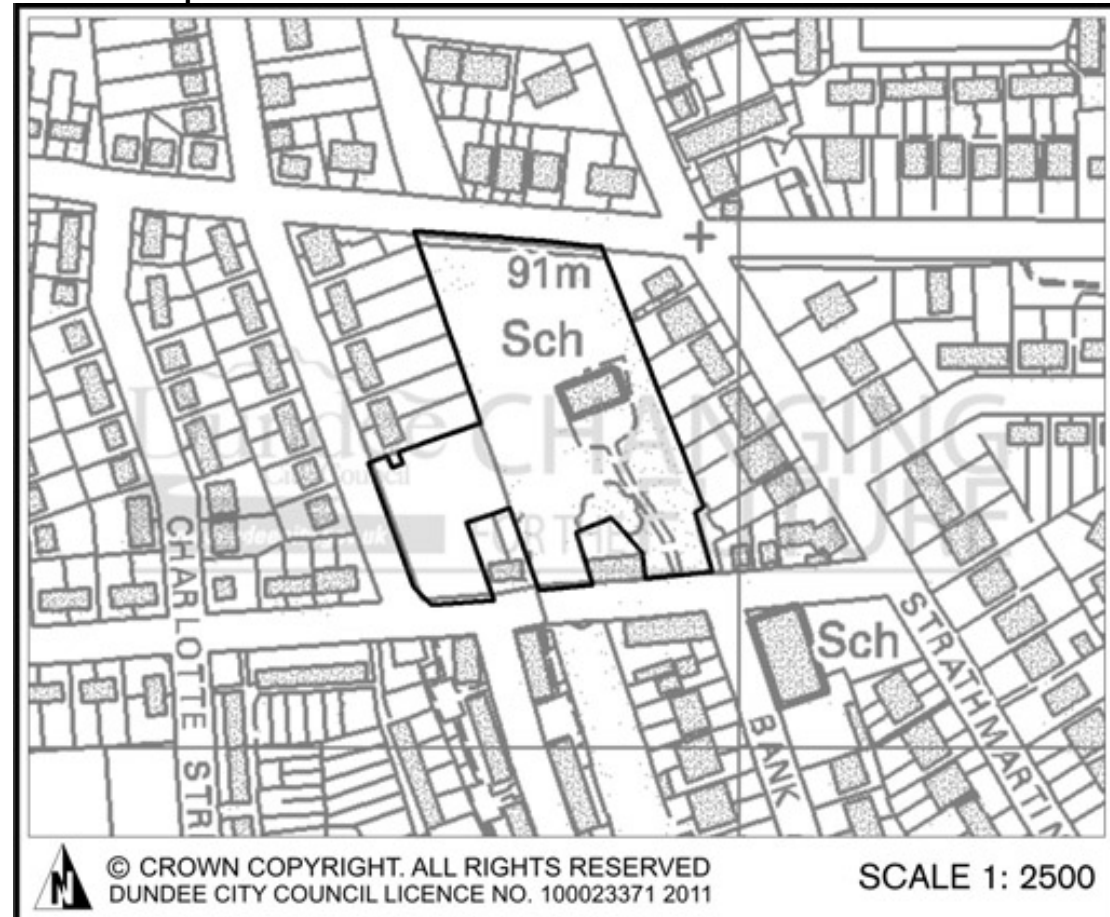
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – railway line with trunk road and industrial uses beyond East – Port Operational area (industrial uses) South – Dock area West – vacant buildings with residential beyond
Listed Building	Camperdown Dock is Category A Listed Transit sheds to west of site are Category B Listed
Conservation Area	No
Woodland	No
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>	No transport access at this time due to being within the operational port area. Cycle access is possible
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	Potential for contamination due to previous business use of the dock
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	30

Site Reference: MIR053	DCC alternative ref: HLA200909
Site Name: Downfield Primary School	
Site Address: East School Road	
Site Description:	Site Area: 1.28 Hectares

Location Map:



Initial Officer Comments:

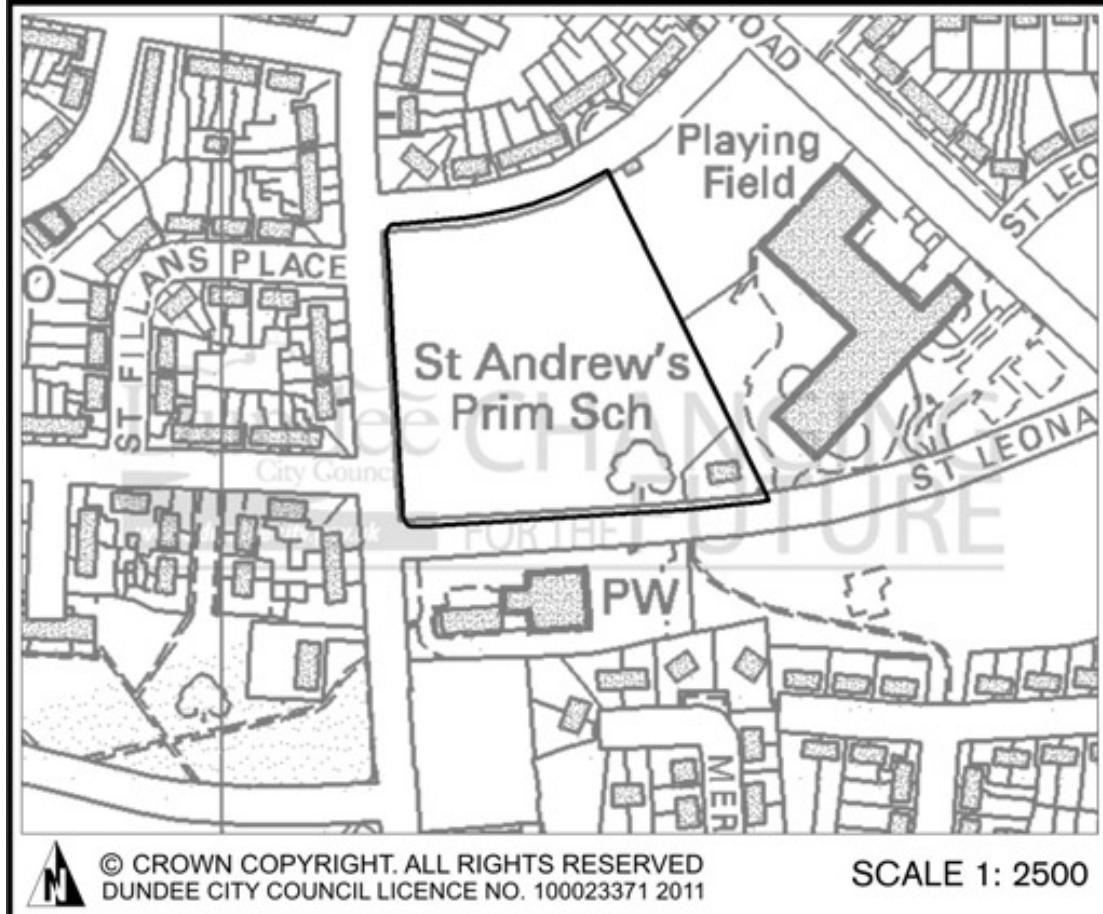
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Residential East – Residential South – Residential West – Residential
Listed Building	No
Conservation Area	No
Woodland	Some mature trees scattered through site which may be worthy of retention
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	Yes
Transportation <i>(including public transport, cycling and walking)</i>	Good Public transport access
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>	Known flood location to north of site on Camperdown Road
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On vacant and derelict land register
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	25

Site Reference: MIR054	DCC alternative ref: HLA200911
Site Name: Macalpine Primary School	
Site Address: St Leonard Place	
Site Description:	Site Area: 1.58 Hectares

Location Map:



Initial Officer Comments:

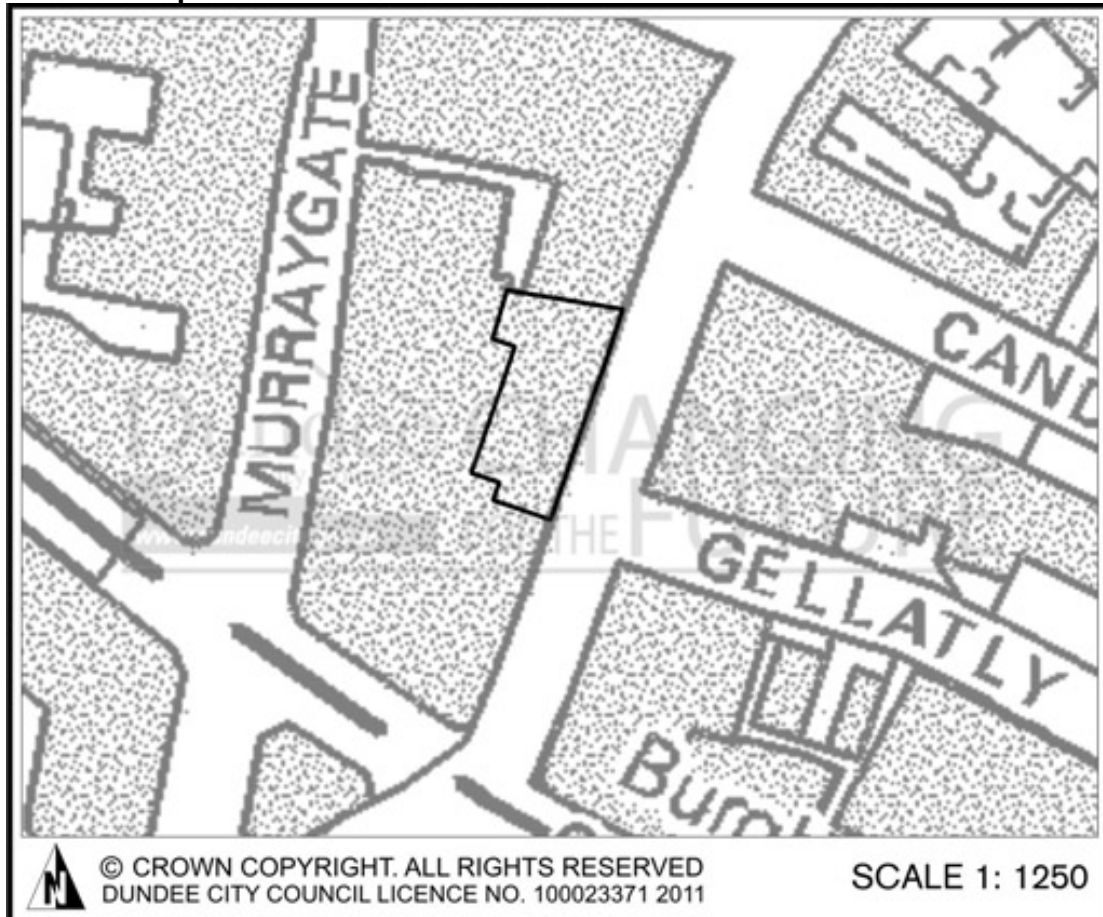
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Residential East – Education South – Church and open space with residential beyond West – Residential
Listed Building	No
Conservation Area	No
Woodland	Some mature trees on boundary which may be worthy of retention
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	Yes
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	On Vacant and Derelict Land Register
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	25

Site Reference: MIR055	DCC alternative ref: HLA200315 / H09
Site Name: Seagate No's 38-40	
Site Address: Seagate	
Site Description:	Site Area: 0.08 Hectares

Location Map:



Initial Officer Comments:

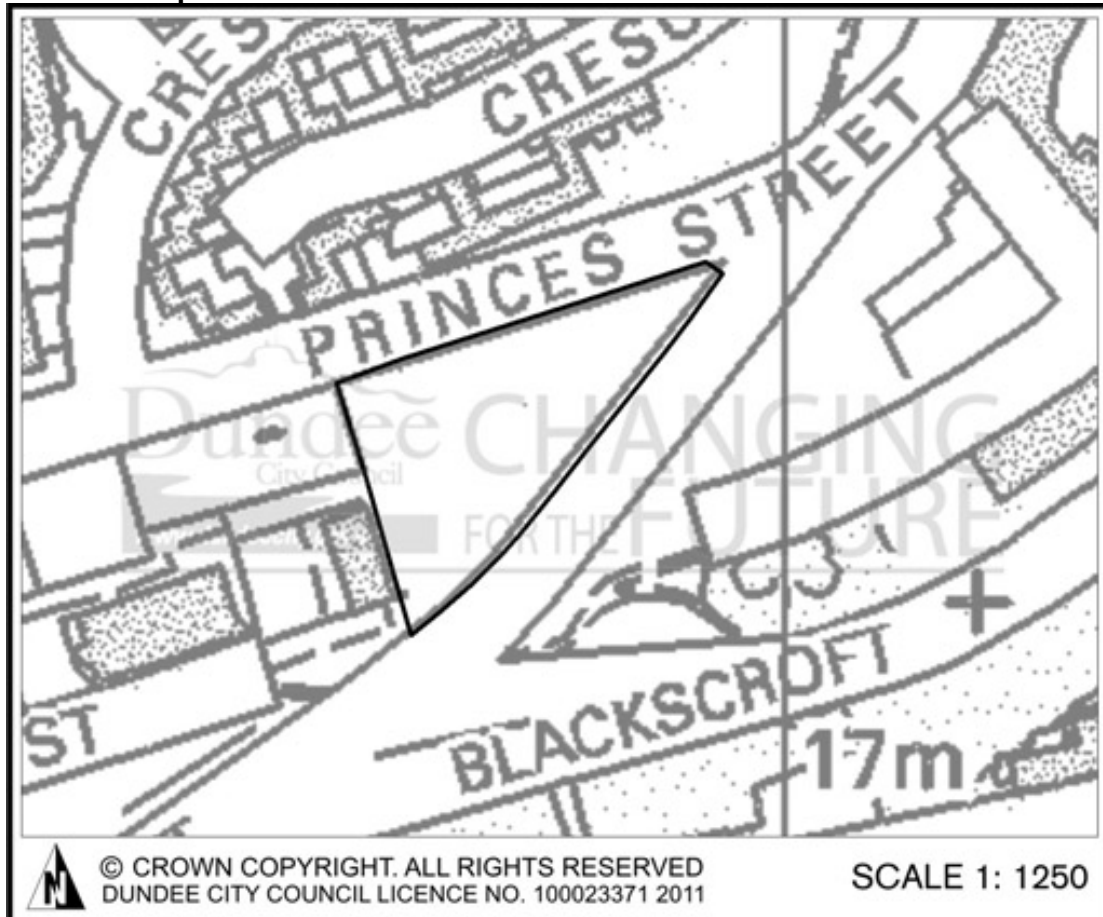
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Retail East – Retail with Residential South – Retail with residential and office uses West – Retail
Listed Building	Category B Listed building
Conservation Area	Within Central Conservation area
Woodland	No
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>	good public transport access, no dedicated cycle facilities
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>	Adjacent to known flood location
Contamination	
Air Quality	Seagate has known air quality issues. 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	
Potential Residential Capacity	24

Site Reference: MIR056	DCC alternative ref: HLA200728
Site Name: Princes Street Phase 2	
Site Address: Princes Street	
Site Description:	Site Area: 0.25 Hectares

Location Map:



Initial Officer Comments:

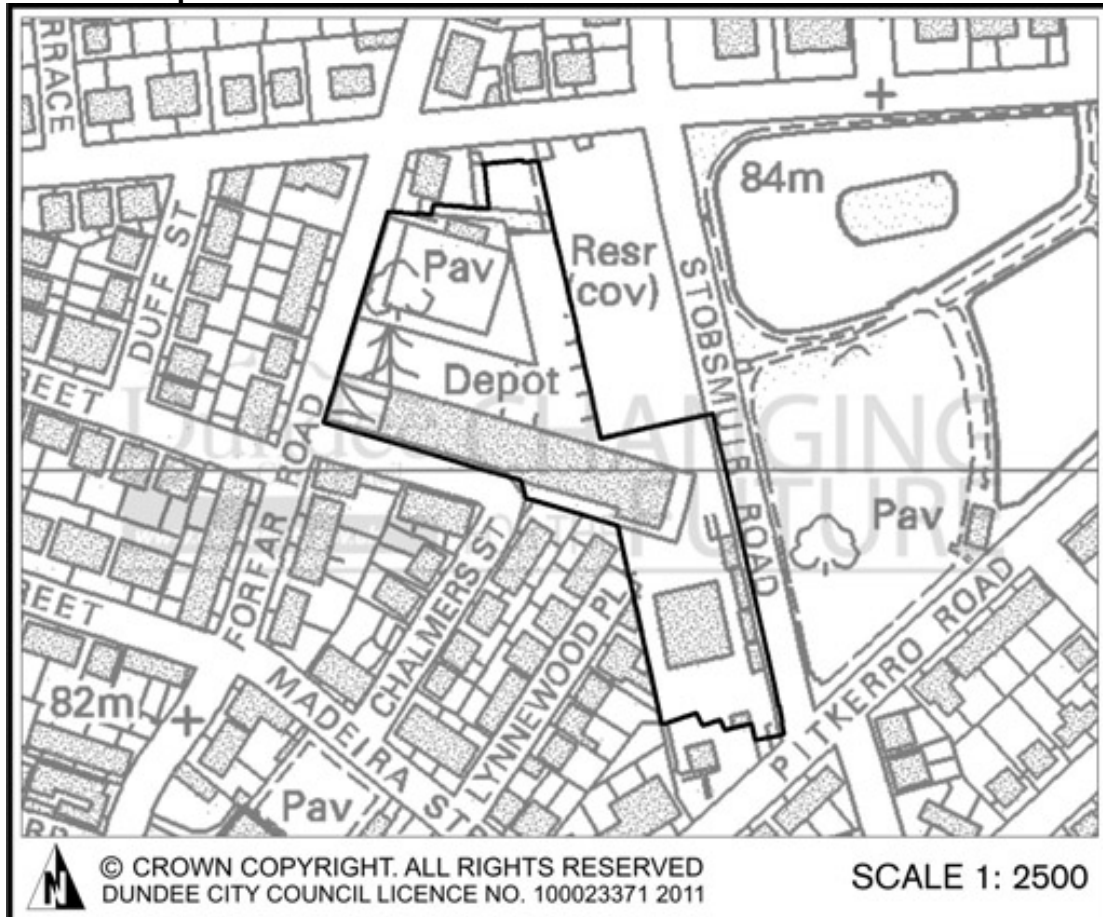
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Residential East – Road Network with vacant land beyond South – Road Network West –vacant land and business uses
Listed Building	No
Conservation Area	No
Woodland	Limited woodland on western boundary
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	Site slopes southward
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	Last known use was residential - site therefore has capacity to have building foundations etc buried below landscaped surface
Potential Residential Capacity	20

Site Reference: MIR057	DCC alternative ref: HLA200730
Site Name: Maryfield Depot	
Site Address:	
Site Description:	Site Area: 1.64 Hectares

Location Map:



Initial Officer Comments:

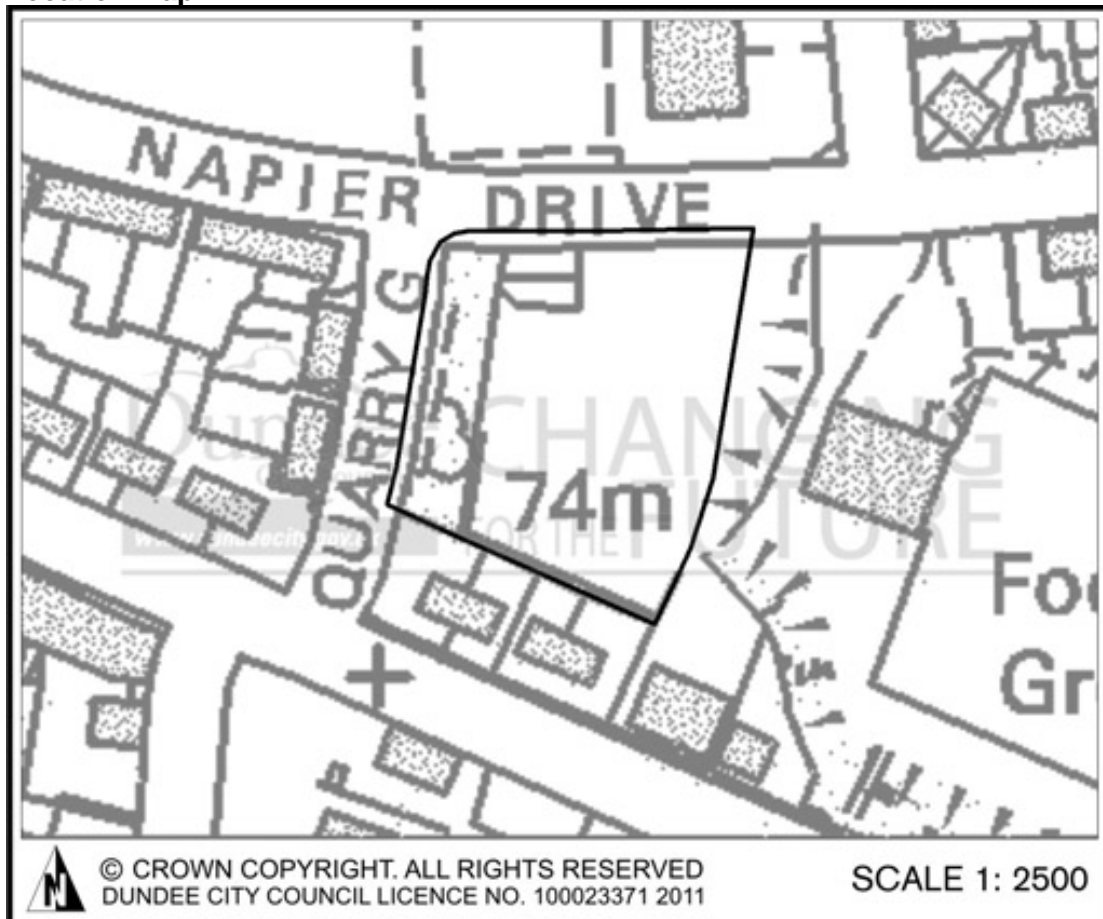
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Residential East – Open Space / recreation South – Residential West – Residential
Listed Building	Category B Listed Tram Depot building
Conservation Area	Within Maryfield Conservation Area
Woodland	Site has some mature trees which may be worthy of retention
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>	Good public transport access
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	Investigation would be required due to past industrial uses.
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	The ex-tram depot has received interest for conversion to a Transport Museum.
Potential Residential Capacity	20

Site Reference: MIR058	DCC alternative ref: HLA200807
Site Name: Quarry Gardens	
Site Address: Quarry Gardens	
Site Description:	Site Area: 0.44 Hectares

Location Map:



Initial Officer Comments:

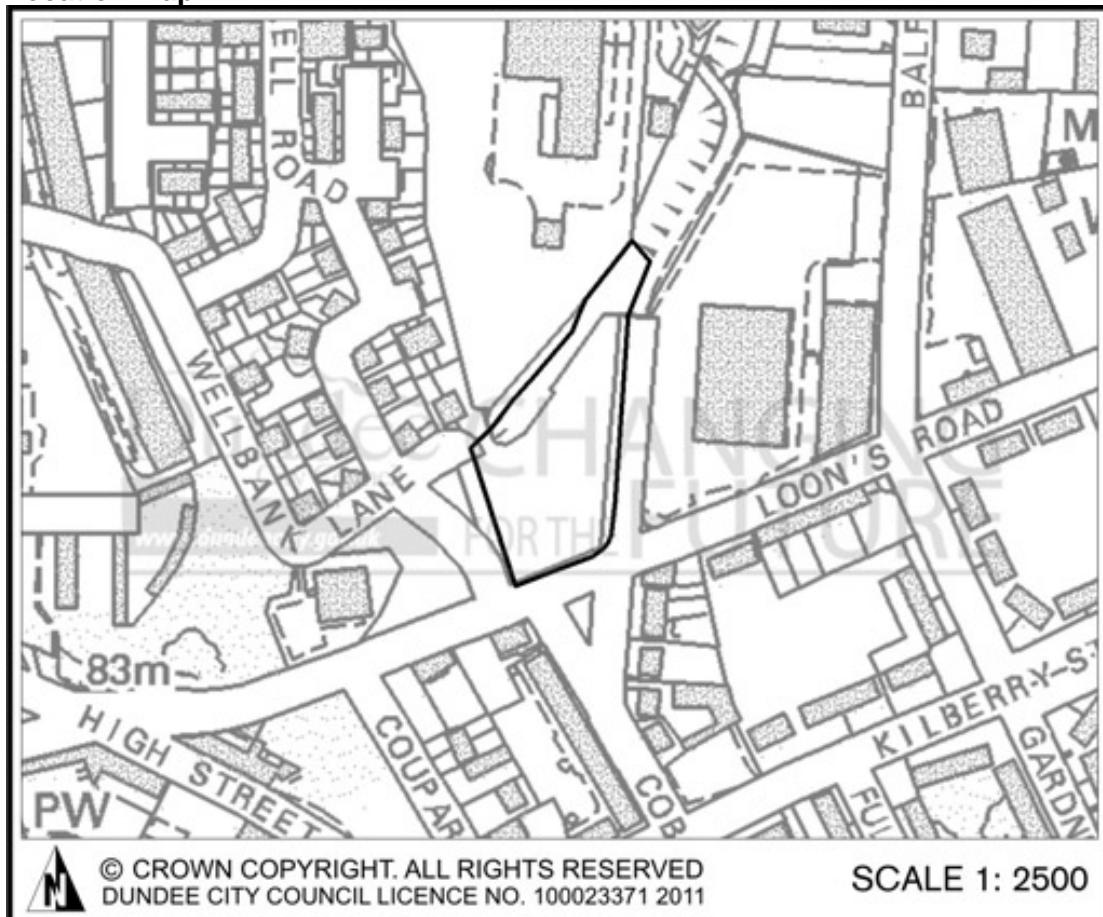
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Education and Residential East – Recreational (Sports Ground) South – Residential West – Residential
Listed Building	No
Conservation Area	No
Woodland	Site has some mature trees on it's western boundary which may be worthy of retention
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)	The site was formerly a quarry (pre-1900s) therefore an investigation of soil conditions would be advisable
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	The site was formerly a quarry (pre-1900s) therefore an investigation of soil conditions would be advisable
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Included within vacant and derelict land register
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	18

Site Reference: MIR059	DCC alternative ref: HLA200813
Site Name: Loons Road (End Of Miley)	
Site Address: Loons Road	
Site Description:	Site Area: 0.50 Hectares

Location Map:



Initial Officer Comments:

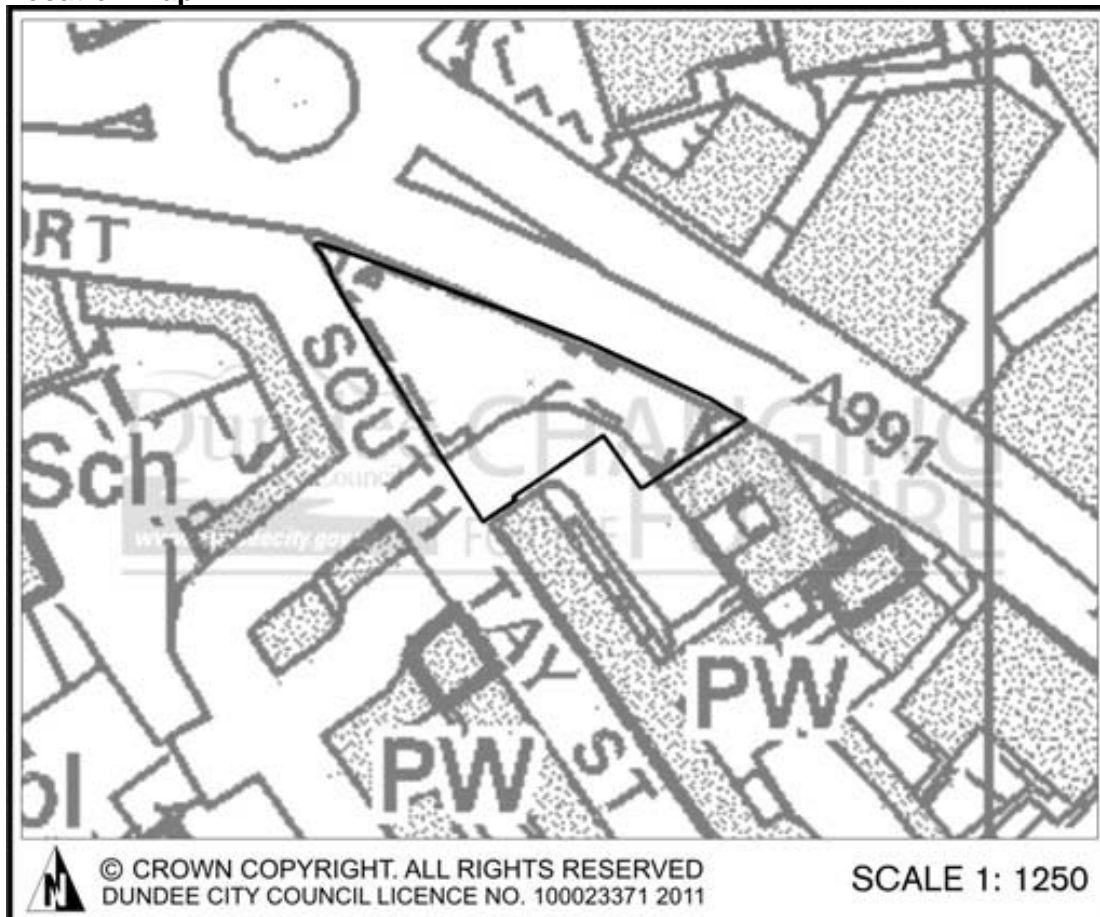
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Recycling centre East – Car workshops and showroom South – Residential West – Predominantly Residential
Listed Building	No
Conservation Area	No
Woodland	Significant tree cover on site - a full tree survey would be required
Scheduled Monument or other Archaeological Interest	Existing boundary wall and gate piers would be worthy of retention or incorporation into site.
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	On vacant and derelict land register
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	16

Site Reference: MIR060	DCC alternative ref: HLA200308 / H01
Site Name: South Tay Street	
Site Address: South Tay Street	
Site Description:	Site Area: 0.20 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	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Road Network East – Road Network with residential and retailing South – residential West – Retailing and residential
Listed Building	No - but category c(s) buildings to south of site adjoining boundary
Conservation Area	Within University Conservation Area
Woodland	Tree planting on boundary
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	The site can only take vehicle access from South Tay Street
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	Unknown, but site is adjacent to busy roads. 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	15