

Future of the Blackness industrial area #dundeewestend



In line with the requirements of the council's Local Development Plan, back in 2019, city council planners consulted on a proposed Design Framework for the future development of the Blackness General Economic Development Area.

This covers the industrial area north of the Hawkhill by-pass to Lochee Road running from West Marketgait in the east to Lower Pleasance in the west.

The framework was subject to a six week consultation, including a drop-in event at Verdant Works that Fraser attended, in the heart of the area.

The concept was to unlock the potential of the area to bring vacant, derelict or underused land and buildings back into productive use, as well as improving employment opportunities and productivity.

We recently asked for an update on progress since the adoption of the Design Framework as we are anxious to see progress with this.

The council's Head of Planning and Economic Development has responded as follows :

"When approved in 2019, the Blackness Business Place Plan sought to encourage new development opportunities to help regenerate this industrial area. The Plan facilitated more use diversification and generated positive discussions with building owners, developers and architects regarding the redevelopment of several buildings.

Unfortunately, Covid19 did impact on development interest. However, you will

be aware that some mixed-use student accommodation projects did progress and were granted planning permission during April 2021 for 63 Brown Street and November 2021 for 56 Brown Street). Whilst no building works have commenced so far, the 63 Brown Street project has recently applied to discharge their planning conditions, which is a sign that development may proceed.

In addition, we have a planning application for no.9 Guthrie Street as well as several proposals that are pre-application discussion stage.

Significant progress has also been made with the City Centre Strategic Investment Plan, which was recently reported to City Development Committee.

A major aim of the plan is to strengthen links between the city centre and surrounding areas by improving pedestrian connectivity and active travel routes.

These medium to long-term interventions will take time to design and deliver, but should make further improvements to the Blackness area by making it more integrated with the city centre, particularly via the Guthrie Street/Ward Road axis.”