

## **WEST DUNBARTONSHIRE COUNCIL**

**Report by Planning, Building Standards and Environmental Health Manager**

**Planning Committee: 20<sup>th</sup> September 2023**

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**DC23/098/FUL: New build education and community campus comprising new early years, primary schools, Additional Support Needs unit, library and community facilities together with associated parking, sports facilities and landscaping at St Joseph's Primary School, Faifley Road, Clydebank, by West Dunbartonshire Council**

### **1. REASON FOR REPORT**

- 1.1** The application proposal comprises a major development as defined by the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. Under the terms of the approved Scheme of Delegation, it therefore requires to be determined by the Planning Committee.

### **2. RECOMMENDATIONS**

- 2.1** **Grant planning permission** subject to the further conditions detailed in Section 9 below.

### **3. DEVELOPMENT DETAILS**

- 3.1** The application site comprises St Joseph's RC Primary School and associated grounds, and is located in Faifley Rd, Faifley. The site is on the opposite side of the road from St Joseph's Roman Catholic Church and east of the Faifley Knowes. It occupies an area of approximately 21,891sqm in the shape of a diamond. The north-eastern perimeter of the site faces onto Faifley Rd at Lawmuir Cres, with three vehicular access points providing access to the current school's car parks and grounds. To the north of the site lies the former janitor's house once associated with the school, beyond which there is an area of open space bounded from the north by Faifley Rd which curves and continues west at this point. The north-western perimeter is alongside the area of greenspace which continues in the southern direction along Abbeylands Rd to join Knowes Woodlands. The south-western boundary is along the edge of the residential area formed of Langfaulds Cres and Hart St, while the south-eastern perimeter meets with the rear gardens of the residential properties at Quarryknow and Abercorn Streets. In addition to the existing school building, the site has a number of hardstanding areas including parking and a play areas around the school building. The site is relatively level with its elevation increasing slightly towards its rear

at the southern corner of the plot. An established group of trees along the south eastern perimeter facing onto the rear curtilages of the properties in Quarryknow and Abercorn Streets can be found. Otherwise, the remainder of the site is grassed.

- 3.2** The proposal is for a new educational and community campus on the current St Joseph's site which will replace the current buildings and will co-locate St Joseph's RC Primary, Edinbarnet Primary and Lennox Early Years, Auchnacraig Early Years together with community facilities to replace the Skypoint Centre and a new library.
- 3.3** The current school buildings at St Joseph's and Edinbarnet require to be renewed due to their condition and will be replaced with new accessible campus that is designed to deliver the Curriculum for Excellence. The Skypoint Centre, also located in Faifley, which provides local community services, is under-utilised, and has reached the end of its serviceable lifespan. The new facility will be a significant investment by the Council in the area and will provide a service hub for the local community. The proposed new campus will be designed and built to passivhaus design standards. This will significantly reduce ongoing maintenance and running costs of the existing separate facilities and it will provide a response to the Scottish Government's Climate Change Bill to target net-zero carbon emissions by cutting greenhouse gas emissions against the 2045 target set by the government.
- 3.4** The various facilities would be contained within a single new building to be constructed to the south west of the existing school building. The footprint of the new building, predominantly L-shaped, would measure approximately 3,321sqm. It will be three storeys in height at the highest point which will allow for greater outdoor space for play and learning and the intended community facilities. A new temporary area of hardstanding will be built in the east of the site; as the project progresses through its phases, an all-weather sports pitch measuring 1,962sqm and an adjacent multi-use sports pitch (MUGA) measuring 318.5sqm playground area will be constructed during the latter phases of the development. The building design is contemporary and features pronounced massing, spread over three levels overall across the north-western half of the complex, and a single level across the south-eastern half. When viewed from the west and the east, the massing and the shape of the building is softened by the stepped roof level arrangement. Quality materials have been proposed with natural facing brick and sinusoidal metal cladding, perforate aluminium panels and flat metal cladding, as well as aluminium curtain walling and aluminium glazed windows and glazed and solid doors.
- 3.5** The campus will provide a progression of learning up through the building and provide a number of community facilities. In terms of the specific layout, the following will be found within the proposal:

- Ground floor: Community facilities space (incl. meeting room), school and community library, school office, conference and multipurpose rooms, dining space with the associated kitchen facilities and various stores to serve to campus, an assembly hall/gymnasium with the associated changing and storage facilities, school teaching and nurture rooms. Moreover, the south-eastern wing of this floor will feature the Early Learning Centre to consist of, staff room and associated storage rooms, dedicated playrooms for the 0-2, 2-3 and 3-5yrs age groups and the associated dining and food preparation area, toilet and boot room as well as guest and quiet rooms.
- First floor: Primary 1 and 2-3 Learning Zones with the associated Music Room and stores and external terrace and internal flexible teaching spaces, ERS training suites, meeting rooms, ASN teaching spaces with a kitchenette and a dining space and the associated changing facilities and cloak rooms with bathrooms.
- Second floor: Primary 4-7 Learning Zones with the associated facilities and stores and external terrace and internal flexible teaching spaces, nurture rooms and a conference/multipurpose office, ASN teaching spaces with a kitchenette and a dining space and the associated changing facilities and cloak rooms with bathrooms, and staff rooms with a shared kitchen and workbases and dedicated toilets.

**3.6** The new build will be delivered in distinct Phases as a “tandem-build” with the existing St Joseph’s school buildings remaining operational during the Phase 1 works. Solid Hoarding delineation will be introduced to live school boundary with fencing to alternative perimeters. Separate vehicular and pedestrian access/egress points will be introduced to ensure the school and construction site can operate independently. To protect the site throughout the build, it will be monitored remotely through newly introduced security CCTV, including outwith live operational hours of the site. The phasing submitted with the application suggests that, subject to the necessary permissions, the project is scheduled to commence in November 2023 with an outline duration of 27 months.

**3.7** Once the new building is completed and occupied, the existing school building will be demolished and parking provision and a drop-off area for the site will be constructed in its place, with access from Faifley Rd. The car park will contain 95 parking spaces and six disabled parking spaces with the associated footway access will be built. Twelve of the spaces will provide electric vehicle (EV) charging facilities, with another 38 spaces having capacity for future conversion to accommodate additional EV parking requirement.

**3.8** Spaces for outdoor learning, socialising and physical activity are proposed and would be located to the rear of the newly built campus, overlooking the rear curtilages of the residential area south of the site. The area would include natural play and interactive equipment, a playground over an area of hard surfacing to feature painted on play area

markings, and the separated area closest to the rear elevation of the campus with sections dedicated for the particular age groups (0 -5yrs) and external dining areas with seating.

- 3.9** In support of the proposal the applicant has submitted a range of supporting documentation and information including a series of Ground Investigation reports and Remediation Strategy, Air Quality Impact Assessment, GPR and Topographical Statement, Proposed Phasing and Phasing Narrative documents, Transport Statement and Travel Plan Framework, Design and Access Statement, Landscape Design and Access Statement, Pre-application Consultation Report, Proposed Floodlighting, Ecological Constraints and Preliminary Roost Assessment, Development Drainage Impact Assessment, Tree Survey, Bat Survey, solar/overshadowing assessment and Noise Impact Assessment ..

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads Service has no objection in respect of roads and parking matters, together with flooding.
- 4.2** West Dunbartonshire Council Environmental Health Service has no objection subject to conditions relating to noise, delivery times, hours of work during construction, piling method statement provision, contaminated land remediation works implementation and unexpected contamination, validation of soils, dust control and control of light from outdoor facilities.
- 4.3** Scottish Water has no objection to the proposed development.
- 4.4** West of Scotland Archaeological Service has no objection to the proposal subject to a condition regarding the implementation of a programme of archaeological works.
- 4.5** Glasgow Airport has no objection to the proposal subject to conditions relating to a Bird Hazard Management Plan and soft landscaping in relation to bird hazards.
- 4.6** West Dunbartonshire Council Biodiversity Officer has no objection. Points relating to the ecology report and further bat surveys, biodiversity enhancements and landscaping proposals can be addressed by conditions.
- 4.7** West Dunbartonshire Council Greenspace has no objection but points relating to the size of the community allotment area, the location of the sports pitches and planting proposals are highlighted and are addressed in Section 7 of the report.

## **5. REPRESENTATIONS**

**5.1** No representations have been received.

## **6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

### **6.1** National Planning Policy 4

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13<sup>th</sup> of February 2023 and now forms part of the Development Plan.

**6.2** Policy 1 relates to tackling the climate and nature crises and states that when considering all development proposals significant weight will be given to the global climate and nature crises. Policy 2 also relates to the climate in the form of climate mitigation and adaptation and states development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible and development proposals will be sited and designed to adapt to current and future risks from climate change.

**6.3** As a part of the site would be brownfield following demolition of the existing primary school, Policy 9 – Brownfield, vacant and derelict land and empty buildings applies. Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported.

**6.4** Policy 13 supports proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs. This includes proposals for electric vehicle charging infrastructure.

**6.5** Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale as per Policy 14. Policy 15 relates to local living and 20 minute neighbourhoods. Development proposal will contribute to local living including, where relevant, 20 minute neighbourhoods. Consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to affordable and accessible housing options, ability to age in place and housing diversity.

**6.6** Under part (f) of Policy 19 proposals for buildings that will be occupied by people will be supported where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.

**6.7** Green infrastructure is considered through Policy 20. Proposals that result in fragmentation or net loss of existing green infrastructure will only be supported where it can be demonstrated that the proposal would not result in or exacerbate a deficit in green infrastructure provision, and the overall integrity of the network will be maintained.

**6.8** Policy 22 Flood risk and water management states that proposals will : not increase the risk of surface water flooding to others, or itself be at risk; manage all rain and surface water through sustainable urban drainage systems (SUDS), and seek to minimise the area of impermeable surface. Policy 23 does not support proposals which are likely to raise unacceptable noise issues. Policy 24 supports proposals that incorporate appropriate, universal, and future-proofed digital infrastructure.

**6.9** The proposal is considered to be in accordance with these policies as discussed in Section 7 below.

West Dunbartonshire Local Plan 2010

**6.10** Policy PS1 supports the continued use of the site as a public service. This policy also seeks to protect amenity of surrounding neighbourhoods. Policy GD1 outlines the need for all new development to be of a high design quality. Policy H5 safeguards and where possible enhances the character and amenity of existing residential area. Policy T1 and T4 requires sites to be integrated with sustainable travel. Policy E1 relates to the Councils Biodiversity duty and Policy E5 requires new development proposals to consider impacts on trees and incorporate suitable tree planting. Policies F1 and F2 aim to ensure that new development is not at risk from, and does not increase the risk of flooding, and has suitable SUDS drainage infrastructure. Policy DC7 supports the inclusion of on-site micro-renewable technologies.

**6.11** The proposal is considered to be in accordance with these policies as discussed in Section 7 below.

**7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

**7.1** On 15<sup>th</sup> March 2023, the Planning Committee took a decision that the Council would not adopt Local Development Plan 2. The Proposed Local Development Plan 2 (LDP2), incorporating the recommended modifications of the Examination Report received on 22 April 2020, which were accepted by the Planning Committee of 19 August 2020, remains the Council's most up to date spatial strategy and is therefore afforded significant weight in the assessment and determination of planning applications, subject to compatibility with NPF4. The Scottish Ministers' Direction relating to the adoption of LDP2, dated 18 December 2020, is also a material consideration.

**7.2** The site is also identified in this plan as being within an existing neighbourhood where policy H4 seeks to protect residential areas from any development which would adversely affect its amenity. Policies CP1, CP2 and CP4 are all related to enhancing the quality of design and improving green infrastructure across West Dunbartonshire. Policy CON1 requires proposals to be in accordance with designing streets

guidance and promotes sustainable forms of transportation and active travel. Policy ENV8 requires developments to address air quality, lighting and noise as part of the planning process, whilst policy ENV9 requires all potentially contaminated sites to be remediated where necessary to ensure that the site is suitable for the intended use.

**7.3** RE4 encourages micro-generation and heat recovery technologies within or associated with individual properties and Policy RE5 relates to low and zero carbon buildings and states that new buildings should conform to the sustainability standards. Policies ENV1, ENV4, and ENV6 are all similar to the ecology and tree, water environment and flooding policies of the adopted Local Plan

**7.4** The proposal is considered to be in accordance with all of the above policies for the reasons discussed below.

#### Creating Places Guidance and Green Network and Green Infrastructure Guidance

**7.5** The Creating Places Guidance – November 2022 seeks to achieve high quality development with a design led approach based on a thorough appraisal of the site and an analysis of its context, and sets out that this is expected for all development proposals. The proposal has been informed by a comprehensive pre-application as encourage by the guidance and has been considered by the Place and Design Panel. This has resulted in a development proposal that achieves a high quality design that responds to the local context and accords with the approach set out in the Guidance.

**7.6** The Green Network and Green Infrastructure Guidance - November 2022 seeks to ensure that landscaping and green infrastructure is integrated into the proposal as part of the setting and curtilage of the new building. This will include a focus on biodiversity enhancement and also the creation of a community growing space. The proposal accords with the approach set out in the Guidance.

#### Principle of Development

**7.7** The site is currently occupied and is situated within a well-established predominantly residential area. The adopted Local Plan specifically supports the continued use of the site as a public service. The sustainable re-use of brownfield land and previously developed sites is supported through Policy 9 of NPF4. It is acknowledged that the site is currently occupied and the existing buildings are in use as a school. It is therefore not currently vacant or derelict, nor are the existing buildings disused. With the site being re-developed on a tandem build basis, on the completion and occupation of the new building, the existing building will be vacated. The existing building will at that point become redundant and be demolished to allow the second phase of the development to commence. The re-use of the previously developed site overall is supported. Whilst Policy 12 sets a clear preference for the re-use of the existing buildings, it is accepted that the existing building on site are in

poor condition and have become life expired, as have the buildings/facilities on other sites in Faifley that the new facility will replace.

**7.8** The site has been used as a primary school for many years. The proposal would result in the continuation of this educational use and would replace the existing building and facilities, with high quality modern educational facilities. The proposal involves the co-location of Edinbarnet Primary School, St Joseph's RC Primary School, Education Resource Centre (currently located at Edinbarnet), Early Learning and Childcare Centre Provision (Auchnacraig/Lennox), Additional Support Needs Facility (currently at St Joseph's RC Primary School), along with creation of a new Community Library and a community space, leading to a more efficient grouping of these facilities within the community. Whilst the site currently contains only a single school, it is considered that the site is large enough to accommodate all of these uses and that the principle of redeveloping the site as a new educational campus is acceptable.

**7.9** As such, the principle of the development of the site for new school and community complex is supported on this site by planning policy.

#### Site Layout, Design and Appearance

**7.10** The building is sensitively located within the site so as not to over dominate surrounding residential streets and the Faifley Road thoroughfare. To the north end of the site, a new school frontage and public zone faces towards the centre Faifley Road and would provide a welcoming arrival point via the proposed entrance plaza. Another potential entry point for pedestrians may be formed at the north-western part of the plot from Faifley Knowes. Convenient and accessible parking and drop-off provision is provided at this location; separation of staff/visitor parking along with EV charging facilities is provided within the site. Access to the playground for school and the campus building itself will be via the main gate and the aforementioned plaza to Faifley Road. It is considered that this will reactivate this important part of Faifley, adding a focal point to this part of Faifley Road. Towards the north-east of the site would be a new fenced all-weather sports and MUGA pitches with proposed community allotment separating the former from the street level. This would create a strong boundary and screening from the residential properties beyond. In the south-eastern corner of the site, closest to Hart St, a forest school with a habitat zone and associated trail would be formed to provide areas for forest school type outdoor activities. Overall, it is considered that the proposed layout is well considered and sensitive to surrounding uses. Spaces for outdoor learning, socialising and physical activity including the variety of sports pitches, open and informal areas, natural play equipment, seating and community allotment space to grow fruit and vegetables are to be provided and will create a stimulating variety of settings with differing characters which is supported.



**7.11** The building is of a striking and contemporary design and provides a landmark feature in this part of Faifley. It utilises a limited palette of high quality, durable and robust materials; it is a refined and appropriate form within its context. The proposed materials have been inspired by the Cochno Stone which is a large cup and ring marked rock at Auchnacrig Faifley. The proposed clay brick has a very natural look with the use of earthy tones. This will result in a bold statement building that rises three storeys thus providing prominence in the local community. It is of a greater height than that of the existing school building, which is reflective of the intended amalgamation of schools and learning centres and a variety of community services however the three storey building does not overdominate the site or the relationship to the adjacent residential properties. Staggered roof terraces on either end of the edifice reduce the overall building mass and create a visually interesting building. The terraces will maximise natural daylight and ventilation deep into the building and provide views out to the south, including the tree-covered landscape of the Faifley Knowes. They will also provide educational benefits with external learning and teaching directly accessible from internal learning and teaching zones. In contrast to the brickwork, a light weight cladding is proposed to the upper levels and is to be finished in a warm metallic copper tone which aims to celebrate the new campus, creating a landmark for Faifley and again influenced by the Cochno Stone. Equally proportioned cladding panels and glazing are designed to create a consistent rhythm to the façade. Overall, the proposed building is considered to be of a high quality and modern design which will provide a centrepiece for this part of West Dunbartonshire and contribute to and encourage the wider regeneration of Faifley. The bold design will continue the high standard set by other school facilities within West Dunbartonshire (for example the recently built Renton Campus).

#### Low carbon design and technologies

**7.12** One of the key elements of the design proposals is the low energy strategy the new building will adopt. Passive design principles will ensure that the development is not only low energy standard but also maximises visual and thermal comfort for users. The building will be designed with enhanced fabric thermal performance including high levels of insulation and airtightness together with shading canopies, low energy lighting, air source heat pump and photovoltaic panels. Such an approach ensures that the proposal minimises greenhouse emissions and incorporates low carbon infrastructure and thus embraces the requirements and aspirations set out by NPF4 and contributes towards the Council meeting their net zero targets. .

#### Residential amenity

**7.13** The new school building has been sensitively sited to ensure an adequate degree of separation with the closest residential properties to the north east and south west and to ensure the building is not overbearing or creating adverse overshadowing or overlooking. This

separation ranges from 25 metres to 35 metres at the closest points. A solar assessment considering potential overshadowing was carried out as part of the assessment of the application and shows that there would be no unacceptable overshadowing of these properties.

**7.14** Schools by their nature are busy locations which generate a lot of activity at either end of the school day, and noise from children playing outdoors at intervals/ lunchtime is inevitable. However, the site has operated as a primary school for many years and the proposed increase in the size of the school is not considered to significantly increase the impact on nearby residents.

**7.15** Noise from the proposed sports pitch is considered in the applicant's noise impact assessment and it is noted that noise impact increases after 8pm when ambient noise levels reduce and that limitations on the use of the pitch may be necessary from around 8pm to 9pm. An acoustic barrier is recommended as are vibration reducers to reduce ball impact noise. The Council's Environmental Health Service offers no objections on the ground of noise subject to conditions relation to noise mitigation and hours of operation which would require in the use of the pitch ceasing at 8pm. Considering the wider site, further mitigation in respect of plant and equipment can also be addressed by condition.

**7.16** Turning to the floodlighting of the proposed pitch, Environmental Health are content that providing the floodlighting is not used after 10pm, no adverse disturbance would be caused to nearby residential property from obtrusive lighting. As the pitch will be restricted to 8pm to address noise concerns, the floodlighting will not be in use after this time.

**7.17** Any development site whilst under construction will produce an element of short term noise and disruption, the Council's Environmental Health Service highlight the requirement that the construction of the development is undertaken in a way that ensures that adjacent residential amenity is not adversely affected. A range of conditions are recommended and it is considered appropriate to attach these. These include restricting working hours to 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays. Conditions relating to piling and dust control are also recommended.

#### Ecology

**7.18** There are no environmental designations covering any part of the site nor are there any in the surrounding area. A preliminary ecological appraisal inclusive of preliminary bat roost assessment has been undertaken to inform the application proposal. A small watercourse is noted to the north of the site but this is unlikely to provide for suitable use by otters due to its screened and culverted character. The school building have been assessed as having moderate potential to host roosting bats but negligible suitability for winter hibernation. No trees were found to have suitable roost features. No field signs of badger were identified and it is noted that the buildings and vegetation on site may

provide opportunities for nesting birds. The appraisal identifies the need for a minimum of two bat activity surveys within the bat activity season (May to August inclusive) to determine the presence of bats.

**7.19** As bats are a European Protected Species (EPS) addressing protected species by suspensive conditions is not an appropriate approach when it comes to establishing the potential impact on EPS as it must be ascertained whether protected species are on site and what the implications of this might be before considering whether to approve a planning application. In this case, the roost potential of the building have been established. The demolition of the buildings on site will be the last phase of the development and likely commence late 2025. Activity surveys will therefore be required during the 2025 survey season. Notwithstanding this, a single dusk activity survey has been undertaken to provide details on bat activity within the area. The ecologist advises that there were no bats emerging from the buildings. However, there were foraging and commuting behaviour of soprano pipistrelles along the treelines and the surrounding building. This ensures that the application determination is based on an informed position relating to bat activity. A condition requiring a minimum of two activity surveys [dusk and dawn] in the survey season prior to the demolition of the buildings can be addressed by condition. This is considered an appropriate approach given that the building is still occupied and that preliminary bat surveys have been undertaken which gives a baseline for future bat surveys.

**7.20** A variety of further recommendations are contained within the preliminary ecological appraisal including Tool Box Talks for contractors, root protection areas for trees, tree and vegetation removal to be avoided outwith the bird nesting season, and biodiversity enhancement measures. These matters can be addressed by condition. The Council's Biodiversity Officer also offers no objections in respect of the proposal in respect of ecological impact or the findings of the ecological appraisal although highlights the requirement for a precautionary position relating to possible presence of bats. The biodiversity enhancements identified in the landscaping proposals are welcomed.

#### Trees and Landscaping

**7.21** A variety of trees exist within the site. The function of these trees was to provide part of the landscape setting of the school that currently occupies the site. The trees are not protected. It is accepted that seven individual trees and a dense grouping to the eastern boundary are to be removed to accommodate the development. It is not considered that they are significant specimens and new tree planting is provided as part of the new development. The Council's Biodiversity Officer advises that the lost trees should be replaced at a ratio of 2:1 and the landscape plan suggests that will be the case but no planting schedule is provided. This can be addressed by condition.

**7.22** The greenspace within the site forms part of the curtilage of the existing school and not open space provided for the purposes or recreation or forming part of the wider green network.

**7.23** Considering landscaping and outside space, a high quality approach is taken with an arrival plaza from Faifley Road creating a sense of arrival with a combination of hard and soft landscaping. Screening trees and shrub planting will soften the car park to the front of the building. Within the playground, a high quality outdoor learning environment will be created with varying landscape elements including mounds and undulating terrain, natural play areas, native tree planting, and wildflower meadow planting. A specific Additional Support Needs garden area will be provided including a sensory garden. To Faifley Road, a community growing space / allotment will be provided, and will be well positioned to become a focus for the community. Whilst the Council's Greenspace Team highlight concerns that this area is too small if it is to be a replacement for the allotments at Skypoint, the requirement for the retention of the existing allotments at Skypoint would be a matter to be considered in any proposals to re-develop the Skypoint site. The landscaping approach is also designed to enhance biodiversity. The final planting schedule can be addressed by condition and will allow the schedule to be agreed with the Council's Biodiversity Officer, The Council's wider Greenspace Team and Glasgow Airport.

#### Traffic, Parking and Road Safety

**7.24** A remodelled vehicular and public access to the campus is proposed accessing from Faifley Rd. This area will comprise 95 parking bays of which six are disabled bays. 54 of the parking spaces are accessed via a separate entrance/exit and would be dedicated to staff only; the remainder are mixed staff/visitor spaces, accessed via the secondary egress point along the front perimeter of the site in Faifley Rd. This level of car parking provision is acceptable to the Council's Roads Service. Electric vehicle charging points are included in the proposal, with 12 spaces served within the visitor car park. Cycle parking would also be provided in the form of 50 covered cycle spaces, 10 covered scooter spaces and 26 uncovered cycle stands within main public plaza (located close to building so there is natural surveillance). Overall, this provides a total of 76 cycles and 10 scooter spaces.

**7.25** While an acceptable provision of parking is to be provided, the school is located in the heart of the community it serves, and is in close proximity to the established bus stops in Faifley Rd and walking distance of the bus turning circle/terminal on the corner of Faifley Rd and the A810 Duntocher Rd. It is intended that the new campus will be accessed by walking, wheeling and cycling by the local community and this will further be in keeping with reducing the carbon footprint of the new campus. The proximity of the established residential areas currently served by the existing school, Edinbarnet Primary School and the various learning and community facilities currently scattered across Faifley, and the ready availability of the bus services should encourage walking, cycling

and use of public transport to travel to the new campus. A transport statement has been provided in support of the proposal and this sets out a variety of recommendations which are incorporated into the design. It is recommended that a staff travel plan be developed and this can be addressed by condition. A dedicated service vehicle access area along the north-western perimeter of the site has been provided for collection of refuse and deliveries. This will ensure there is no conflict with traffic flows and service vehicles will not need to enter the school ground.

- 7.26** The access, parking and servicing arrangements are all considered to be acceptable.

Flooding and Drainage

- 7.27** With respect to flooding and drainage, no flood risk assessment was required due to the site being outwith any areas of flood risk within the current SEPA maps. The Council's Roads Service is content that there is no requirement for a flood risk assessment. In terms of drainage, the application submission is informed by a drainage impact assessment together with full details of the proposed drainage regime and surface water flow pathways. Final details and implementation on site can be addressed by condition.

Other technical issues

- 7.28** A ground investigation report and remediation strategy have been submitted in support of the proposal and Environmental Health raise no concerns. Conditions are recommended to ensure the implementation of the remediation strategy and also to address the presence of any unexpected contamination. A condition is also recommended in respect ensuring the suitability of either re-using site won material or importing material to the site. Scottish Water offer no objections noting sufficient capacity in the local network for the development.

- 7.29** West of Scotland Archaeological Service (WOSAS) advises on a programme of archaeological works and this can be addressed by condition.

Place and Design Panel and Elected Member Briefing

- 7.30** The applicant and their project team engaged in a pre-application framework process with West Dunbartonshire Council Planning between August 2022 and March 2023. Four meetings were held in which comments were made by the Planning Service which are reflected in the submitted design. The design proposal was also reviewed by the Council's Place and Design Panel in October 2022. The Panel commended the aspiration to deliver a Passivhaus standard building on what is a constrained site. Credit was also given to the proposals overall with the 'campus concept' being welcomed. The panel noted the constraints of the site but welcomed the large entrance plaza. The Panel also considered the proposed buildings to respond sensitively to the location and supported the approach to the architectural language and

proposed material palette. The Panel considered that that the southern elevation could do more to announce itself as a key destination. The Panel also considered that the proposal should seek to maximise active travel connections and seek to promote a modal shift to reduce reliance on the private car. The comments of the panel were taken into account in concluding the final design.

**7.31** In developing the proposal, engagement workshops were held by the project team involving education, community and library teams. An online briefing was held on 15<sup>th</sup> February 2023 attended by 25 people, with a further community event held at Skypoint on 23<sup>rd</sup> February 2023 attended by 33 people. Two public consultation events were held as part of the statutory pre-application process at Edinbarnet Primary School on 22<sup>nd</sup> February 2023, which 34 people attended, and St Joseph's Primary School on 7<sup>th</sup> March 2023, which 43 people attended. The project team also undertook a presentation to school staff on 26<sup>th</sup> April 2023. The applicant's pre-application consultation report highlights that general feedback was very positive with the key themes from the events being access, parking and boundary treatments.

**7.32** An Elected Members briefing was held on 1<sup>st</sup> June 2023 where the project team presented the proposals to Elected Members. The proposals were well received by Members with comments that further discussion was required about the community facilities to be sited in the new campus to ensure they met requirements for existing community facilities which exist in Skypoint.

## **8. CONCLUSION**

**8.1** A high quality primary and early education and community facilities will be provided on a site which has a long history of use for educational purposes and is therefore consistent with all relevant planning policies. The new school campus has been designed and positioned to provide a civic presence within the Faifley community and will enhance the setting this part of Faifley. It has been designed to a very high standard and its bold design and use of quality materials will provide a landmark presence. It has been designed to ensure that it does not impact on the amenity of adjacent residential properties.

**8.2** The proposal will result in a high quality new educational and community facility that presents no conflict with the policy requirements of NPF4, the adopted Local Plan and the proposed Local Development Plan and it will support the continued regeneration of the wider Faifley area.

## **9. CONDITIONS**

1. The external materials to be used in the construction of the building hereby permitted shall accord with the details set out on approved drawing FC-HML-01-ZZ-D-A-48100 Rev PO3 and no substitutes shall be used without the prior written agreement of the Planning Authority.

2. Further to Condition 1 above, prior to the approved brickwork associated with the building hereby permitted being constructed on site, a sample panel of this brickwork shall be constructed on site in order for it and the associated mortar to be reviewed, inspected and approved in writing by the Planning Authority. Thereafter, unless otherwise agreed in writing with the Planning Authority, the development shall be completed in strict accordance with the approved brick details.
3. Prior to the commencement of development on site, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority. The development shall thereafter be completed in accordance with the approved details prior to the occupation of any unit within the development.
4. The phasing of the development shall be undertaken in accordance with the phasing details hereby approved and following the commencement of works on site, the development phasing will be undertaken on a continuous basis until completion, unless otherwise first agreed in writing by the Planning Authority.
5. Notwithstanding the approved plans, all recommendations within the Ecological Constraints Survey and Preliminary Bat Roost Assessment dated 1<sup>st</sup> December 2022 shall be followed. Further survey work undertaken shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site and implemented as approved.
6. Notwithstanding condition 5 above and for the absolute avoidance of doubt, a minimum of two bat activity surveys (dusk and dawn) shall be undertaken in the activity season immediately preceding the demolition of the existing building on site. The survey results shall be submitted to and approved in writing by the Planning Authority prior to any demolition commencing on site.
7. Notwithstanding condition 5 above, no site clearance works shall be undertaken during any phase during the bird-nesting season March to September inclusive unless first agreed in writing by the Planning Authority. For the avoidance of doubt, any such agreement will require a full nesting bird survey prior to the commencement of works on site, the methodology and findings of which shall be submitted to the Planning Authority.
8. The approved hard and soft landscaping and all associated approved planting details shall be implemented within a timescale to be agreed with the Planning Authority prior to the commencement of works on site..
9. Notwithstanding the approved plans, full details of the proposed planting schedule, inclusive of proposed tree planting on a two for one basis relative to those being removed, shall be submitted to and approved in

writing by the Planning Authority prior to the commencement of any works on site and shall be implemented with a timescale to be agreed with the Planning Authority.

10. That any trees, shrubs or areas of grass which die, are removed, damaged or become diseased within five years of completion of the landscaping shall be replaced within the following year with others of a similar size and species.
11. That full details of maintenance and management for the landscaping approved shall be submitted to and approved in writing by the Planning Authority prior to the occupation of the new building hereby permitted. Management and maintenance shall commence upon completion of the landscaping.
12. Details of the management and operation of the community allotments shall be submitted to and approved by the Planning Authority prior to the occupation of the new building hereby permitted. Management and operation shall then be undertaken in accordance with the approved details at all times thereafter.
13. Notwithstanding the submitted details, that prior to the commencement of works on site, a final drainage regime inclusive of maintenance arrangements shall be submitted to and approved in writing by the Planning Authority. The drainage regime shall then be implemented and maintained thereafter. For the avoidance of doubt, the drainage regime shall be implemented commensurately with the construction of the development.
14. That all surface water shall be intercepted within the site both during construction and on completion of the development and full details of measures to ensure that surface water run-off is contained within the site shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site. The measures shall be implemented and maintained as approved.
15. That prior to the commencement of works on site, a bird hazard management plan shall be submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The submitted plan shall include:
  - Management of any flat / shallow pitched / green roofs on buildings within the site which may be attractive to nesting, roosting and loafing of birds. The management plan shall comply with Advice Note 8: Potential Bird Hazards from Building Design

The Bird Hazard Management Plan shall be implemented as approved and on completion of the development shall remain in force for the lifetime of the development. No subsequent alterations to the plan are to



take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

16. No development shall take place until full details of soft and water-landscaping works have been submitted to and approved in writing by the Planning Authority. Details shall comply with Advice Note 3: Potential Bird Hazards from Amenity Landscaping and Building Design. These details shall include the species, number and spacing of shrubs and trees

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall also be implemented as approved.

17. The noise mitigation requirements detailed in the Noise Impact Assessment – Report no. 7355-05-00 Rev 00 and Report no. 7355-04-00 dated 7 June 2023 and 3 May 2023 relating to plant and mechanical services and sport pitch shall be implemented in full, namely:

- The roof top plant compounds shall have compliant plant screens as barriers that is having no gaps at the foot or between panels and a lifetime surface density of 10kg/m<sup>2</sup>.
- The sports pitch shall not be used outwith the hours of 8am to 8pm daily.
- The sports pitch shall have rubber vibration reducers between the weldmesh fencing panels to reduce ball impact noise.

18. All plant and equipment (including any ventilation system) to be installed or operated shall be enclosed, attenuated and/or maintained such that any noise there from shall not exceed International Standards Organisation (ISO) Noise Rating 35 between 0700 and 2300 hours daily, within any nearby residential property, with windows slightly open for ventilation, when measured and/or calculated and plotted on an ISO rating curve chart.

19. In the event that the sports pitch floodlighting requires to operate outwith the hours of 8am to 8pm of use of the sports pitch set out in condition 17 above, it shall be switched off by 10pm.

20. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:

- Mondays to Fridays: 0800 – 1800
- Saturdays: 0800 – 1300

- Sundays and public holidays: No Working

21. No commercial vehicle making deliveries to or collecting material from the development during construction shall enter or leave the site before 0800 or after 1800.
22. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472: 1984 'Evaluation of Human Response to Vibration in Buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.
23. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust has been submitted to and approved in writing by this Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by this Authority.
24. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Local Planning Authority.
25. The presence of any previously unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.
26. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and

approved by the Planning Authority prior to any material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall also be free from metals, plastic, wood, glass, tarmac, paper and odours. On completion of the works and at a time and or phasing agreed by the Planning Authority, the developer shall submit a validation report containing details of the source of the material and associated test results to demonstrate its suitability for use.

27. That prior to the new building being brought into use, a Travel Plan for the site shall be undertaken and submitted to and approved in writing by the Planning Authority. This shall include what initiatives will be brought forward in the future to ensure the achievement of a meaningful switch away from the private car inclusive of staff travel. Any agreed actions and measures shall be implemented.

No development shall commence within the development site outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed with West of Scotland Archaeological Service and approved by the Planning Authority,. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery or archaeological resources within the development site is undertaken.

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**Pamela Clifford**  
**Planning, Building Standards and Environmental Health Manager**  
**Date: 20<sup>th</sup> September 2023**

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**Person to Contact:** Pamela Clifford, Planning, Building Standards and Environmental Health Manager  
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**Appendix:** Location Plan

**Background Papers:**

1. Application forms and plans;
2. Consultation responses;
3. National Planning Framework 4
4. West Dunbartonshire Local Plan 2010;
5. West Dunbartonshire Local Development Plan Proposed Plan;
6. Creating Places Guidance (2022)
7. Green Network and Green Infrastructure Guidance (2022);

**Wards affected:**

Ward 4 – Kilpatrick