

PLANNING APPLICATION REPORT

PLANNING COMMITTEE: 5 April 2006

APPLICATION NUMBER: DC05-381

PROPOSAL: Demolition of existing school and erection of new secondary school with associated works (outline).

SITE: Vale of Leven Academy
Main Street
Alexandria

APPLICANT: Turner & Townsend Project Management Ltd.

AGENT: Keppie Planning Ltd
160 West Regent Street
Glasgow
G2 4RL

WARD: 17

DATE REGISTERED: 26/01/06

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Neighbour Notification	01/02/06	15/02/06	Dumbarton and Vale of Leven Reporter

REPORT:

A. SITE DESCRIPTION

The application site is located in Alexandria and lies to the east of Main Street. The site covers an area of 9.4 hectares and is bounded by the River Leven to the south east. To the north and east is a mixture of housing, a railway line and a sports ground.

The school is accessed via Place of Bonhill which in turn is accessed from Main Street. At the entrance to the school there is a turning circle that is shared with the neighbouring primary school. Within the school grounds, along with the main school buildings and yards areas, are two janitor's houses, sixteen temporary double classroom units, three football pitches, two

rugby pitches and a hockey pitch. There are further open areas on site as well as disused playing fields.

The site is extensive and bounded by mature trees and hedging. With the school building being set back from Main Street, there is currently no direct overlooking of any neighbouring properties. Throughout the site there is a significant change in level, with the ground sloping from Main Street at the west down to the playing fields on the east. The school buildings and yard are located below the level of Main Street, whilst there is a further drop in level down to the playing fields.

B. DEVELOPMENT DETAILS

Permission is sought for the demolition of the existing school and erection of a secondary school with associated works in outline. As this is an outline application, details of the layout, design, size of the proposed school, facilities, roads layout and landscaping have not been submitted.

It is anticipated that any detailed proposal, will have to provide a secondary school with a floor space of approximately 12,000 square metres.

C. DEVELOPMENT PLAN POLICIES

The statutory development plan for the area comprises the Glasgow and The Clyde Valley Joint Structure Plan 2000 and the Dumbarton District, District-Wide Local Plan, which was adopted in March 1999. The West Dunbartonshire Local Plan is currently under preparation and is currently at the consultative draft stage.

Structure Plan Policies

The Metropolitan Development Strategy embodied within the Glasgow and The Clyde Valley Joint Structure Plan 2000 promotes greater social inclusion and integration, by improving the quality of life and identity of local communities, in terms of jobs, services and environmental conditions, particularly for the most disadvantaged in society. The provision of a new and improved secondary school in Alexandria to replace the existing facilities will contribute towards this objective.

Local Plan Policies

In the Local Plan, the site is identified Policy CF1 relating to existing community facilities. Policy CF3 states that “the Council will encourage the provision of improved or new community facilities in areas of social and economic need (and) areas in close proximity to new housing.” The Local Plan therefore supports the retention of the site in educational use, and the provision of improved educational facilities thereon. It is also anticipated that any proposal complies with the more general policies contained in the Local Plan with regard to design, access, land use, etc.

In the consultative draft of the West Dunbartonshire local plan, the site is identified as a community learning campus under Policy PS2. This states that the Vale of Leven Academy school site is reserved for the regeneration of the school estate. The redevelopment of the school at the site complies with this policy.

D. CONSULTATIONS

Housing and Technical Services (Roads Services)	No assessment in regard to roads issues can be made at this stage with the information provided. It may be possible to attach conditions that any detailed proposal would require to comply with.
Scottish Water	Suggest conditions with regard to drainage and water supply.
Scottish Natural Heritage	Request conditions pertaining to a site survey for wildlife are attached to any consent issued.
Scottish Environment Protection Agency	Awaiting response.
West of Scotland Archaeological Service	Recommend condition requiring the implementation of archaeological works in accordance with an agreed methodology.
Sportscotland	No objection subject to being consulted in relation to any reserved matters application for the site.

E. REPRESENTATIONS

No letters of objection have been submitted in relation to this application.

F. ASSESSMENT

The site is an existing educational facility, and as such does not require the grant of outline consent to confirm the redevelopment of school in principle. The requirement for Outline Planning Permission in this instance is purely to address market expectations.

Land Use Policy

In terms of the Structure Plan, the proposed development accords with the aims of supporting greater social inclusion and integration through the provision of a new and improved school.

The proposal is compliant with Local Plan policies CF1 and CF3 Community Facility and Public Utility Land Use Requirements of the Dumbarton District Wide Local Plan.

The site is also identified as an educational site within the consultative draft West Dunbartonshire Local Plan (December 2005).

Other Issues

With the proposal being outline only with all matters reserved no information has been submitted with regard to siting/access/design etc. These issues have been identified in the production development briefs for all four school sites. These briefs will guide and focus the future development of the site to ensure the highest standards are attained. As such all these matters will be examined in detail at the reserved matters stage. This will allow both members and the public opportunity to examine and comment further on the detailed proposal.

G. CONCLUSION AND RECOMMENDATION

The proposal is in accordance with the Development Plan and it is therefore recommended that Members grant outline planning permission subject to the following conditions.

H. CONDITIONS

1. **Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto including any emergency access, and the landscaping of the site (hereinafter called the reserved matters) shall be submitted for the approval of the Director of Development and Environmental Services within three years of the date of this permission and the development must be commenced within five years of the date of this permission or within two years from the date of final approval of all the foregoing reserved matters.**
2. **At the same time as the submission of the reserved matters, a design statement for the development of the site shall be submitted for the approval of the Director of Development and Environmental Services.**
3. **At the same time as the submission of the reserved matters, details of the phasing of the development and roads infrastructure, shall be submitted for the approval of the Director of Development and Environmental Services and thereafter implemented in accordance with such approved details and thereafter retained for the life of the development.**

- 4. At the same time as the submission of the reserved matters, details shall be submitted for a Sustainable Urban Drainage System (SUDS) for the approval of the Director of Development and Environmental Services. The SUDS shall be designed in accordance with the CIRIA C521 Design Manual for Scotland and Northern Ireland.**
- 5. At the same time as the submission of the reserved matters, detailed plans shall be submitted for the approval of the Director of Development and Environmental Services that clearly illustrate in contour and cross-section form the existing and proposed ground levels throughout the site, the finished floor levels of the proposed development and the extent of any land raising or under building involved. The levels shall clearly relate to a fixed datum point on the site, which shall be clearly identified on the submitted plans.**
- 6. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Director of Development and Environmental Services within one week. At this stage, if requested by the Director of Development and Environmental Services, a comprehensive contaminated land investigation shall be carried out.**
- 7. The permitted maximum noise level emanating from construction or demolition sites shall be relative to the pre-contract ambient noise level for that area. The contractor shall ensure that the method of working and the use of constructional plant shall not cause the noise level at adjacent residential properties, schools, offices or libraries to exceed the levels agreed in writing with the Director of Development and Environmental Services. The applicant is required to contact the Public Health and Pollution Section of Protective Services not less than 14 days prior to works commencing on the site.**
- 8. During the period of construction, all works and ancillary operations that are audible at the site boundary, or at such other places as may be agreed with the Council, shall be carried out only between the hours of 08.00 and 18.00 Monday to Saturday and not at all on Sundays or Public Holidays.**
- 9. To minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works the plant and machinery used should be in accordance with the relevant Codes of Practice specified in the Control of Noise (Codes of Practice for Construction and Open Sites) (Scotland) Order 2002.**
- 10. Where piling works are proposed account must be taken of the guidance in BS 6472: 1984 Evaluation of human response to vibration in buildings. A competent person must carry out an assessment. The findings of the assessment require to be submitted to, and approved in writing by the Director of Development and Environmental Services**

- 11. At the same time as the submission of the reserved matters, details shall be submitted of all trees and hedging on the site. This survey shall be displayed on a site layout plan and include an identification of the existing tree species, an estimation of their height and spread of branches and their location within the site accurately plotted (any trees around the perimeter that overhang the site shall also be included). Those trees which it is intended to fell or remove shall be separately identified.**
- 12. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Development and Environmental Services prior to any work commencing on the site.**
- 13. Prior to commencement of works, full details of the design and location of all fences and walls to be erected on the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.**
- 14. Prior to commencement of works, full details of all hard surfacing to be provided on the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.**
- 15. At the same time as the submission of the reserved matters, a flood risk assessment shall be submitted for the approval of the Director of Development and Environmental Services.**
- 16. At the same time as the submission of the reserved matters, a traffic impact assessment shall be submitted for the approval of the Director of Development and Environmental Services.**
- 17. Only solid, inert, non-toxic, non-ferrous, non-putrescable and non-degradable materials shall be used as material for land raising operations to the exclusion of all liquids, sludge, oil, domestic refuse or plasterboard, to the satisfaction of the Director of Development and Environmental Services.**
- 18. The applicant/operator shall provide and maintain on the site suitable means for the washing of vehicle wheels at all times during the hours of operation to prevent mud being deposited on the public road.**

19. Prior to the start of any construction works on the site, a survey shall take place for the presence of bats. This shall be carried out at the appropriate season (March to July) using suitably experienced surveyors. The results of the survey shall be submitted for the written approval of the Director of Development & Environmental Services in conjunction with Scottish Natural heritage. Should bat(s) or a bat roost be identified which are likely to be affected by the development, Scottish Natural Heritage should be contacted in order to advise on any requirements to apply for licences for work to take place.
20. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the planning authority before development commences. The scheme shall indicate the siting, numbers, species and planting size of all trees, shrubs and hedges and the extent of any areas of earthmounding, and shall ensure:-
- (a) Completion of the scheme during the planting season next following the completion of the buildings, or such other date as may be agreed in writing with the planning authority;
 - (b) The maintenance of the landscaped areas for a period of five years or until established, whichever may be longer. Any trees or shrubs removed, or which in the opinion of the planning authority are dying, severely damaged or diseased, within 3 years of planting shall be replaced by new planting to a similar specification to that originally required.
21. Prior to the commencement of development a scheme for the management and maintenance of open space within the development site shall be submitted to and approved by the Director of Development and Environmental Services.
22. No development shall take place within the development site as 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 the West of Scotland Archaeological Service and approved by the Director of Development and Environmental Services. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Director of Development and Environmental Services in agreement with the West of Scotland Archaeology Service.

Dan Henderson,
Director of Development and Environmental Services
Date: 05/04/06

BACKGROUND PAPERS:

1. Planning application forms and accompanying plans.
2. Neighbour notification and ownership certificates.
3. West Dunbartonshire Local Plan – Consultative Draft (2005).
4. Screening opinion.
5. Consultation responses from:
 - (a) Housing and Technical Services received 27/01/06.
 - (b) Scottish Water received 13/03/06.
 - (c) Scottish Natural Heritage received 02/02/06.
 - (d) Scottish Environment Protection Agency
 - (e) West of Scotland Archaeological Service received 09/03/06.
 - (f) Sportscotland received 16/03/06.
 - (g) Development & Environmental Services (Environmental Health) received 27/01/06.
 - (h) Development & Environmental Services (Estates) received 06/03/06.
6. Glasgow and The Clyde Valley Joint Structure Plan (2000).
7. Dumbarton District, District Wide Local Plan (1999).

Person to Contact: **Jameson Bridgwater, Section Head, Development Management, Development & Environmental Services, Council Offices, Clydebank G81 1TG. 01389 738656.**