

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 7 February 2012**

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**DC10/310/FUL: Demolition of secondary school and bowling club, and erection of replacement secondary school with associated works at Dumbarton Academy, Crosslet Road, Dumbarton by West Dunbartonshire Council.**

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

- 1.1** The application relates to land owned by the Council and to which the Council has an interest in the development. Under the terms of the approved scheme of delegation it therefore requires to be determined by the Planning Committee.

#### **2. DEVELOPMENT DETAILS**

- 2.1** The site is currently occupied by the present Dumbarton Academy, its playing fields, and the Brock Bowling Club. It is broadly level and is surrounded by housing, with the existing school building fronting Crosslet Road on the western part of the site. In addition to the main school building there are a number of extensions that have been added over the years and a separate two storey annex building located at the north of the site. The Brock Bowling Club is located in the centre of the site, surrounded by the school campus, and consists of a bowling green with a licensed clubhouse.
- 2.2** It is proposed to clear all of the existing buildings and playing fields and replace these with a new secondary school campus. The new school building would be located on the area currently occupied by playing fields, bowling green and gymnasium, towards the eastern half of the site. This location would allow the existing school buildings to remain in use whilst the new school is being constructed, and thus minimise disruption to the school. The new playing fields would be formed partly on the site of the existing school buildings once these have been removed. The bowling green would not be reinstated on the site, and permission has been granted for a replacement facility at Overburn Avenue Dumbarton and this is presently under construction.
- 2.3** The proposed new school would have its main entrance fronting onto Crosslet Road, accessed by way of the main pedestrian entrance and an adjacent car park. The new school building would be a mixture of two and three storeys, with the majority of the three storey element set back from the road to reduce the scale of the building facing Crosslet Road. The maximum height of the building would be approximately 13 metres. The front part of the building would be slightly curved, with the front elevation being concave, and three wings would radiate out from its rear. The three wings would look out onto playing fields located at the rear of the school, with the space between the wings being utilised for small gardens and courtyard areas.

- 2.4** The school would be of a contemporary design with the use blue/grey brick, metal cladding panels, glazing, aluminium curtain walling and an aluminium standing seam roof. The design of the roof would include the formation of a covered sheltered entrance canopy supported by steel columns on the front elevation. New vehicular and pedestrian entrances would be formed along Crosslet Road consisting of a joint vehicular and pedestrian access, a service entrance and a main pedestrian entrance. The existing vehicular access on Latta Street will be altered to provide pedestrian access only. A total of 110 car parking spaces would be provided on site. Provision would also be made within the school grounds for bus and car drop off points.
- 2.5** Within the grounds, there would be three sports pitches, two being synthetic pitches and the other a grass pitch. The two synthetic pitches would be located to the rear of the site and would be floodlit. They would be enclosed by ball stop fencing varying in height from 5m up to 7.5m behind the goals. The two synthetic pitches would be formed on ground that is currently occupied by a grass football pitch and a synthetic pitch, neither of which is floodlit. The pitches will be solely used by the school. In addition to the sports pitches there will also be other play areas, landscaped areas and a 100m running track lined on the playground.
- 2.6** The application was supported by a Flood Risk Assessment, Drainage Strategy, Design & Access Statement, a Supporting Planning Statement, a Tree Report, Transport Assessment, Noise Impact Assessment and a Pre-Application Consultation Report. These documents addressed the technical issues related to this application and supported the application.
- 2.7** Outline planning permission for a replacement secondary school and a new primary school was granted in April 2006 (decision DC05/380), but that permission has lapsed and this new application for full planning permission differs from the outline permission in its omission of the primary school and new bowling club facilities. A previous application (DC07/179/FUL) for the erection of a replacement school was refused permission at this location since it was considered to constitute overdevelopment of the site and it was deemed inappropriate to locate licensed premises within the school campus. Construction of a replacement bowling green and clubhouse to replace the premises which are currently on site is underway at Overburn Avenue, with planning permission (DC10/037/FUL) being granted in April 2011.

### **3. CONSULTATIONS**

- 3.1** West Dunbartonshire Council Estates Section, Scottish Water and Strathclyde Partnership for Transport all have no objection to the proposal.
- 3.2** West Dunbartonshire Council Roads Service have no objection subject to Roads Construction Consent being obtained, the submission of a works programme and the submission of a Green Travel Plan for approval prior to the new school being brought into use.
- 3.3** The Scottish Environmental Protection Agency has no objection to the proposal subject to a condition being attached which states that there shall be no

development, including landraising on the functional floodplain. The imposition of this condition will not impact on the construction or operation of the new school campus.

- 3.4** Scottish Natural Heritage have no objection to the proposal subject to conditions to ensure that if any bats are encountered on site during demolition, that measures are undertaken to minimise any disturbance. In addition, they have advised that a further condition is attached which requires a survey to be undertaken should any work be planned during the nesting bird season (March to August).
- 3.5** West Dunbartonshire Council Environmental Health has no objection to the proposal subject to conditions being attached regarding construction activities, floodlighting, delivery times, piling, grease traps, dust and hours of operation.
- 3.6** Sportscotland have no objection to the proposal subject to the provision of two floodlit synthetic pitches and a grass pitch on site. They also require the erection of a replacement bowling club at Overburn Avenue, Dumbarton.

## **4. REPRESENTATIONS**

- 4.1** Sixteen letters of representation have been received in relation to this application, including a petition. Nine letters, from five households, object to the proposal. Two letters neither objects to, nor supports the proposal and request that certain matters are given consideration. The petition has 25 signatories and supports the application and four letters including one from Dumbarton East and Central Community Council also supports the proposal. The objections raised can be summarised as follows:

- The location of the synthetic sports pitches will lead to increased and unacceptable noise levels at neighbouring residential properties;
- The proposal constitutes overdevelopment of the site;
- The proposed floodlights will be visually intrusive and cause light disturbance at neighbouring residential properties;
- The proposed acoustic fence will have an unacceptable impact on the amenity of a residential area due to its size, appearance, location and potential for overshadowing of nearby gardens;
- The acoustic fence will be solid which may result in 'blind spots' which could lead to anti social behaviour and the fence becoming at risk of being set on fire;
- Further consultation should be undertaken regarding the development, acoustic fencing and revised site layout;
- The pitch will be used by young people when it is closed, leading to disturbance and anti-social behaviour;
- The development and particularly the acoustic fence will obstruct views;
- The site will have the potential to be accessed from Netherbog Road, leading to traffic and other problems in that street;
- The potential impact of the development on site drainage; and
- The difficulty of ensuring that the pitches are not used late at night and never become available for community lets at any point in the future.

- 4.2** The four letters in support of the application include one from Dumbarton Academy Parent Council and Dumbarton East and Central Community Council who believe that a new school is necessary and will be a welcome addition to the local area. One of these letters, whilst in support of the application, did raise concerns over floodlighting and wanted to ensure that suitable fencing was erected around the school. Dumbarton Academy Parent Council support the application although they would like further consultation to be undertaken, sought the removal of any acoustic fencing, the implementation of the original site layout and the creation of a management plan or the omission of community lets from the development.

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

### West Dunbartonshire Local Plan 2010

- 5.1** The site is identified as a community learning campus under Policy PS2 which encourages the regeneration of the school estate. The erection of a replacement school is therefore consistent with this policy.

## **6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

### Design, Layout and Materials

- 6.1** A contemporary design is proposed, forming a slightly curved 3 storey building with 3 teaching wings to the rear as well as indoor sports facilities, dining hall, social areas and other associated facilities. The proposed building would be similar in height to what presently exists. The main entrance to the school will face onto Crosslet Road and will be readily identifiable as a feature entrance, with improved pedestrian access being taken directly from Crosslet Road. The building will be set back sufficiently from Crosslet Road to ensure that its height and size will not adversely impact on the amenity of the surrounding properties or general area. The building seeks to achieve good design by being functional, having quality construction and impacting positively on the site and surrounding area.
- 6.2** A blue/grey brick will be combined with aluminium cladding panels to provide a distinctive and contemporary finish. The use of decorative and coloured panels will help to enhance architectural features and create a visually interesting building. Glazing has been used in the design to make the most of natural light and ventilation whilst the glass type will reduce solar transmissions and assist with temperature control. Although the building will be 3 storey it will not raise any overlooking issues or cast an unacceptable shadow over neighbouring properties and will integrate into the local area.
- 6.3** Access to the school grounds will be improved through the upgrading of the vehicular and pedestrian accesses. This will result in pedestrian accesses being taken from Latta Street and a further two accesses on Crosslet Road. These linkages will allow easy access into and throughout the school campus. One of the pedestrian entrances on Crosslet Road will be a combined pedestrian and vehicular access leading into the car park which will accommodate up to 110 vehicles. There will be additional bus and car drop off points within the car park. It is considered that the design and layout proposed are acceptable.

### Scottish Planning Policy – Playing Fields

- 6.4** Playing fields are an important resource for sport and should be provided in sufficient quantity, quality and accessibility to satisfy current and likely future community demand. Local authorities are expected to develop a playing fields strategy in consultation with Sportscotland as part of the wider open space strategy. Playing fields, including those within educational establishments, which are required to meet existing or future needs should be identified in the local development plan. Where, through a local facility strategy or playing field strategy, a need has been identified for new indoor or outdoor sports or recreation facilities in an area, the local development plan should identify sites where they can be located. For many sports and recreation developments, locations within or close to residential areas will be the most appropriate location and advice will be taken from Sportscotland in this regard.
- 6.5** Sportscotland have confirmed that they are satisfied with the dimensions and type of pitches that are proposed as part of the development. Whilst they are keen to encourage as much use of the pitches as possible, they are satisfied with the pitches only being available for use by the school. In addition, Sportscotland are satisfied with the replacement bowling club that is being constructed on Overburn Avenue, Dumbarton. Prior to planning permission (DC10/037/FUL) being granted for the erection of the replacement bowling green and clubhouse, the Council entered into a Section 69 legal agreement with Sportscotland. As part of this agreement, the Council made a commitment to provide suitable sports pitches within Dumbarton Academy and provide the new bowling green and clubhouse and an additional grass football pitch at Overburn Avenue. The Section 69 agreement additionally stated that should these works not be undertaken, alternative sports pitch provision and/or improvements should be undertaken by the Council. The Council currently intend to undertake work to improve sports provision within the Dumbarton area and Sportscotland are therefore satisfied with the proposed pitch provision at Dumbarton Academy, the replacement bowling facilities and the additional work that the Council intend to undertake.

### Consultation

- 6.6** Due to the nature and size of the proposal, it is classed as a major development which therefore required a minimum twelve week consultation period to be undertaken prior to the submission of a full planning application. During this period, a public exhibition was held within Dumbarton Academy which was advertised in the local press. In addition, posters were erected to publicise the event along with invitations being sent to neighbours and other key individuals or local bodies. The public exhibition was attended by approximately fifty people and a number of issues were raised either on the day of the event or shortly thereafter. The majority of feedback supported the principle of a replacement school although concerns were raised in relation to drainage, landscaping, boundary treatments, floodlights and potential noise from out of hours lets on the sports pitches. These issues were given consideration by the applicant prior to the submission of the planning application.
- 6.7** Changes have been required after the application was submitted following concerns raised by Environmental Health. Neighbours were advised of the alterations to the site layout and the addition of acoustic fencing. These changes are detailed in Section 6.11- 6.14. As a result of the potential impact of the changes on nearby properties, a meeting was held with residents by the applicant in addition to the

neighbour notification procedures that were undertaken. Concerns were raised by a number of residents and objections were submitted which primarily related to the use of the sports pitches for community lets, the potential for noise disturbance and the erection of an acoustic fence. In light of the objections that were submitted, the proposals were revised deleting the availability for community lets and removing the acoustic fencing. Neighbours were advised of these further changes through neighbour notification and a further meeting was held by the applicant with residents. At the meeting the changes were well received by residents and as a result, a number of the objections that had been submitted were withdrawn.

#### Technical Consultations

- 6.8** The Council Roads Services have no adverse comments to make regarding the development and are amenable to the site layout. The layout will include 110 parking spaces with 6 reserved for disabled users as well as dedicated bus and car drop off facilities. There will also be covered bicycle shelters provided within the school grounds. Unlike the present school arrangement, there will also be a separate service entrance for vehicles on Crosslet Road which will provide direct access to the kitchen and refuse areas. It is not proposed to allow any pedestrian or vehicular access from Netherbog Road. A condition will also be recommended to restrict the time of deliveries in order to minimise any disturbance to nearby properties. During construction works, the hours of work will be restricted and details of access arrangements during construction will also require further approval.
- 6.9** SEPA are now satisfied with the development proposals and all flood risk concerns are now addressed following discussions and the submission of further information. However, no development including landraising will be allowed on the functional floodplain and the development will not be affected as it does not interfere with the functional floodplain.
- 6.10** Scottish Natural Heritage are now satisfied with the development proposals. A bat survey was undertaken which did not raise any concerns and they have no objection to the proposal subject to conditions to ensure that if any bats are encountered on site during demolition, measures are undertaken to minimise any disturbance. In addition, they have advised that a further condition is attached which requires a survey to be undertaken should any work be planned during the nesting bird season (March to August).

#### Visual and Noise Impact of Development on Residential Property

- 6.11** During the processing of the application, it was requested by Environmental Health that a noise impact assessment be carried out due to concerns over the potential of noise from the two floodlit synthetic football pitches that are proposed. The main concern in terms of noise was anticipated to stem from the availability of these two pitches for community lets outside of school hours in the evening. Initially it was proposed that the existing synthetic pitch at the rear of the school would be retained albeit with the addition of floodlighting and that a new synthetic pitch would be installed adjacent to Crosslet Road. No noise mitigation measures were proposed and both pitches were to be available for community lets until 10pm. The initial noise impact assessment demonstrated that the pitches in these positions and without any noise mitigation measures would be likely to lead to unacceptable noise levels at nearby residential properties if used until 10pm. Consideration was given to

mitigating the noise with the pitches retained in these positions. However, due to the proximity and height of the neighbouring residential properties, it would not be possible to successfully mitigate against the noise with the two synthetic pitches in these positions.

- 6.12** As a result consideration was given to alternative site layouts and the implementation of noise mitigation measures. The main noise mitigation measure that was considered to offer a degree of noise reduction at neighbouring residential properties was the use of acoustic fencing. Although in order for this to be effective, the pitch arrangement had to be amended. This amendment resulted in the existing synthetic pitch being increased in size and the remaining grass and synthetic pitches swapping positions so that the grass pitch is adjacent to Crosslet Road. This alteration to the layout would allow acoustic fencing to be erected around the two synthetic pitches and assist in reducing the noise levels encountered at neighbouring residential properties. Varying heights of acoustic fencing was considered although in order for it to have any effect, it would have to be a minimum of 4m in height, increasing to a maximum height of 6m. The use of acoustic fencing alone would not have lead to acceptable noise levels at neighbouring properties and this would have been combined with a reduction in hours of use. Based on the final noise impact assessment that was submitted, Environmental Health concluded that with suitable noise mitigation and the pitches not being available for community lets beyond 8pm Monday to Friday, the noise levels were likely to be acceptable.
- 6.13** However, the noise mitigation measures that were proposed would have had a strong visual impact on the development. As a result, a substantial number of objections were received which objected to both the use of the pitches for community lets and the erection of acoustic fencing which would range from 4 - 6m in height. Consequently, discussions were undertaken with the applicant and Sportscotland and it was agreed that revised plans would be submitted which retained the revised layout but omitted community lets and acoustic fencing from the proposal as a result the pitches would be used solely by the school. As the use of the pitches outside school hours will not be excessive, the potential for any noise disturbance is greatly reduced and there is no requirement for acoustic fencing to be included as part of the proposal. Instead, the pitches will only be enclosed by ball stop fencing which it is frequently used around modern sports pitches.
- 6.14** As well as the ball stop fencing, both synthetic pitches will be floodlit. There will be six floodlights for each pitch with one at every corner and two in the middle. The design of the floodlights has not been finalised although it is anticipated that they will be similar to those used on other sports pitches which are generally in excess of 10m in height. Although concern has been raised about light spill, the pitches are not to be in use beyond 8pm and this will be on the rare occasion such as a one-off school event that they are in use beyond 6pm. A condition has been recommended whereby the sports pitches are used only by Dumbarton Academy and are not available for hire and they are not in use beyond 8 pm Monday to Friday and 5 pm on Saturdays and Sundays. The floodlights will not be required all year round and when not in use, they will not have an overly dominant appearance. Also by careful siting and positioning of the floodlight heads this can minimise light spillage and glare to adjacent residential properties. A condition is recommended that the final details

of the design and exact position of the floodlighting to be submitted for approval with the aim of minimising the light spill and the impact on neighbouring properties.

#### Other Issues Raised in Representations

- 6.15** The planting of any new trees on site will be addressed through a landscaping condition attached to any planning consent along with a requirement to submit details of any sprinkler water tanks that may be required on site for approval.
- 6.16** The development will provide a replacement secondary school along with modern facilities and security associated with a modern educational facility. The current campus is not secure and includes a bowling club which is licensed and hosts evening and weekend functions. The new development will be more secure than the current school grounds and reduce the risk of anti social behaviour through the implementation of new fencing which will create a more secure site.

### **7. CONCLUSION**

- 7.1** The development of a new school campus on this site is to be welcomed and it has been designed and sited to provide a civic presence to the local area and the wider community. The sheer bulk and scale of the development and its impact on nearby residential properties has been reduced through the appropriate use of different design elements, materials and implementing a layout which makes the best use of the site. The presence of three sports pitches and informal play area together with other external and internal recreational and educational facilities will provide substantially improved facilities for Dumbarton Academy. All technical issues have either been resolved or can be addressed by conditions.

### **8. RECOMMENDATION**

- 8.1** **Grant** full planning permission subject to the conditions set out in Section 9 below.

### **9. CONDITIONS**

- 01.** **The development hereby approved shall commence within a period of 3 years from the date of this decision notice.**
- 02.** **The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:**
- a)** **A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);**
  - b)** **A Notice of Completion of Development as soon as practicable once the development has been completed**
- 03.** **For the duration of the development taking place, the developer shall display the sign or signs provided, or copies thereof. Such sign(s) shall be displayed in a prominent place or places at or in the immediate vicinity of the site, must**



be readily visible to the public and any copies must be printed on a sufficiently durable material to remain legible throughout the period of development. In the event of the sign(s) being lost, damaged or removed whilst the development is ongoing, they shall be replaced at the earliest time practical.

04. Unless otherwise approved in writing by the Planning Authority, no delivery or removal of material from the site shall take place outwith the hours of 8.00am to 6.00pm Monday to Saturday only, and not at all on a Sunday or on a recognised Public Holiday in West Dunbartonshire.
05. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority and shall be implemented as approved. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and thereafter be implemented as approved.
06. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall thereafter be implemented as approved.
07. Prior to the commencement of works on site full details of all ground surfaces including play surfaces, social space, roads and pathways shall be submitted for the further written approval of the Planning Authority and implemented as approved.
08. There shall be no cutting or removal of vegetation or trees during the bird breeding season (March to July inclusive), unless a survey is undertaken immediately beforehand by an appropriately experienced surveyor and submitted for the further written approval of the Planning Authority and thereafter, all recommendations or actions shall be implemented to ensure that no nests that are in use or being built would be damaged or obstructed.
09. Prior to the commencement of works, full details of the design and location of all bin stores, walls and fences including retaining walls and ball stop fencing to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented within a timescale to be agreed by the Planning Authority. These details shall include a boundary wall entrance feature adjacent to the main access from Crosslet Road.
10. No existing trees on site shall be lopped, topped, felled, lifted, removed or disturbed without the prior written approval of the Planning Authority.
11. Notwithstanding the approved plans, final landscaping details to include the number, siting and type of trees, shrubs and plant species shall be submitted to and approved by the Planning Authority prior to the commencement of development on site. Planting shall be undertaken within a timescale to be agreed by the Planning Authority, prior to the commencement of development. Any trees or shrubs removed without the consent of the Planning Authority or

**seriously damaged at any time thereafter shall be replaced by trees or shrubs of similar size or species.**

- 12. 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 Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remediation works carried out within a timescale to be agreed by the Planning Authority.**
- 13. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed by the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays unless prior agreed with the Planning Authority.**
- 14. No development shall take place on site until such time as details of the floodlights, including their exact location, design, lighting specification has been submitted to and approved in writing by the Planning Authority. The floodlights shall then be implemented in accordance with the approved details and shall be maintained in this condition. Any subsequent changes to their position or specification shall be subject to the prior written approval of the Planning Authority.**
- 15. The floodlights shall be switched off and shall not be in use after 8pm Monday to Friday and 5pm on Saturdays and Sundays.**
- 16. Notwithstanding the approved plans, details of the design and height of the sprinkler tanks shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented thereafter as approved prior to the school being brought into use.**
- 17. Notwithstanding the approved plans, details of the design and siting of all external lighting shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented thereafter within a timescale to be agreed by the Planning Authority prior to the commencement of development.**
- 18. Notwithstanding the approved plans, details of the design and location of all external furniture, including cycle shelters shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented thereafter within a timescale to be agreed by the Planning Authority prior to the commencement of development.**
- 19. Notwithstanding the approved plans, details of all external signage shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented thereafter as approved.**

- 20. Notwithstanding the approved plans, details of the location of the site compound associated with the construction of the new school, an area for the parking of construction staff vehicles, access arrangements to the community facilities during construction and temporary parking for parents and users of the community facilities shall be submitted in writing along with a timescale for the implementation of these works and approved by the Planning Authority prior to the commencement of development on site and shall be implemented thereafter as approved.**
- 21. Prior to the commencement of development on site, full details, including any consequent works shall be submitted for approval, of the means of securing a safe means of access to the site for construction and demolition vehicles. These details shall include a construction programme detailing times when construction traffic will be accessing the site and measures to be taken to ensure adjacent roads and footpaths are maintained free from mud and other material carried from the site by construction and any other vehicles and thereafter implemented as agreed before construction commences on site.**
- 22. Notwithstanding the approved plans, no soil or demolition material shall be stored in heaps greater than 2 metres in height along the perimeter of the application site. Details of the location of the heaps shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented as approved.**
- 23. Prior to the commencement of development on site a School Travel Plan and Workplace Travel Plan shall be submitted for the further approval of the Planning Authority and any actions arising from it shall be implemented prior to the occupation of the new school and shall be maintained thereafter.**
- 24. Notwithstanding the approved plans, details of the specification and surface of the synthetic grass pitches shall be submitted to and approved by the Planning Authority prior to the commencement of development on site. These details shall include appropriate safety margins around the outside of the playing surfaces of the pitches. The synthetic grass pitches shall be operational within a timescale to be agreed by the Planning Authority prior to the commencement of development.**
- 25. Prior to the commencement of development on site, details of the construction of the grass pitch, together with the drainage proposals and the final levels and cross fall to ensure maximum use shall be submitted for the approval of the Planning Authority. These details shall include appropriate safety margins around the outside of the playing surfaces of the pitches. The grass pitches shall be operational for use within a timescale to be submitted to and agreed by the Planning Authority prior to the commencement of development.**
- 26. No development including any landraising shall be carried out in the functional floodplain which forms part of the application site (0.5% annual probability) as shown on Figure 3 Rev B (Proposed Site Plan) prepared by Jacobs dated June 2011.**

27. 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.
28. Prior to the commencement of development on site, details of an adequate sized grease trap shall be submitted to and approved in writing by the Planning Authority and thereafter it shall be implemented prior to the school being brought into use and maintained as approved.
29. Due to the potential presence of roosting bats on site, the roof area where droppings were observed during the 2010 bat survey shall be hand stripped prior to demolition.
30. The sports pitches on site shall only be available for use by Dumbarton Academy and are not to be made available for hire. The pitches shall not be in use beyond 8pm Monday to Friday and 5pm on Saturdays and Sundays. The use of the pitches for hire would require the submission of a further application for planning permission.
- NB. All contractors working on site shall be made aware of the potential for bats and the legal protection that surrounds them prior to work commencing on site.

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 24 January 2012**

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**Appendix:** None.

**Background Papers:**

1. Application forms, plans and supporting documents;
2. Consultation responses;
3. West Dunbartonshire Local Plan 2010;

4. Letters of representation;
5. Scottish Planning Policy;
6. Planning consent: DC10/037/FUL;
7. Planning consent: DC05/380; and
8. Planning consent: DC07/179.

**Wards affected:** 3 (Dumbarton)

