

PLANNING APPLICATION REPORT

PLANNING COMMITTEE: 5 April 2006

APPLICATION NUMBER: DC05-378

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

SITE: St Columba's High School
Gilmour Street
Clydebank

APPLICANT: Turner & Townsend Project Management Ltd.

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

WARD: 6

DATE REGISTERED: 16/01/06

PUBLICITY:

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Neighbour Notification	26/01/06	09/02/06	Clydebank Post

REPORT:

A. SITE DESCRIPTION

The application site comprises the grounds of the existing St Columba's High School, together with an adjacent area of derelict land. The site extends to 10.38 hectares, and lies within a predominantly residential area of Clydebank. The A82 Great Western Road to the northeast, and Kirkoswald Drive to the south with housing to the west define the site boundaries. The two existing janitors' houses that front onto Kirkoswald Drive do not form part of the application.

The existing school buildings comprise the original 1950s structure together with a number of subsequent extensions and detached buildings, which include a 3-storey annexe and a modern gymnasium building. Most of these buildings lie in the centre of the site, which is elevated above both Kirkoswald Drive and Great Western Road. The sports fields occupy the lowest part of the site, adjacent to Great Western Road, from which a line of mature trees screens them. The northwestern corner of the site is vacant land and is overgrown.

Vehicular access to the site is by way of Gilmour Street, with additional pedestrian access from Kirkoswald Drive.

B. DEVELOPMENT DETAILS

Outline planning permission is sought for the demolition of the existing school and erection of a replacement denominational secondary school and its associated works. This is intended to replace both the existing school and St Andrew's High School. In addition, a new primary school would be formed on the site, again with associated works. As this is an outline application, details of the layout, design, size of the proposed schools, facilities, roads layout and landscaping have not been submitted.

It is anticipated that any detailed proposal will have to provide the following facilities:

- A secondary school with approximately 14,000m² of floor space;
- A primary school with approximately 3,000m² of floor space;
- An early education and childcare facility with approximately 600m² of floor space;
- A dance studio;
- A fitness suite and a flexible social space incorporating theatre provision, and;
- Outdoor sports facilities including all-weather floodlit football pitches and a 6-lane running track.

C. DEVELOPMENT PLAN POLICIES

The statutory development plan for the area comprises the Glasgow and The Clyde Valley Joint Structure Plan 2000 and the Clydebank Local Plan 2004. The West Dunbartonshire Local Plan is currently under preparation and is currently at the consultative draft stage.

Glasgow and Clyde Valley Joint Structure Plan 2000

The Metropolitan Development Strategy embodied within the Structure Plan 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 Clydebank to replace the existing facilities will contribute towards this objective.

Clydebank Local Plan 2004

The Local Plan allocates the existing school site for Public Services, and as such Policy PS1 applies. This policy seeks to protect established public utility, social and community facilities so allocated. Policy PS2 encourages the provision of new or improved public services within the Plan area, especially in areas of social or economic need.

The existing area of vacant land is part of a larger area allocated as a Redevelopment Opportunity Site with potential for non-retail commercial, leisure, residential and/or transport use. Policy GD2 encourages redevelopment of sites so allocated for appropriate new uses. Proposals for development other than that specifically identified in the local plan will be considered on their merits, having regard to adjoining uses, site planning, land supply considerations and compliance with other relevant policies. Policy H1 indicates that the area has an assessed capacity of around 80 private sector houses.

The Local Plan is therefore supportive of the retention of the school site as a community facility, and of the provision of new and improved community facilities within Clydebank. The adjoining area of vacant land is not specifically identified as having potential to serve as an extension to the school site, but its use for school playing fields would be consistent with its identified potential for leisure use.

West Dunbartonshire Local Plan (Consultative Draft)

In the consultative draft of the West Dunbartonshire Local Plan, the whole site (including the vacant land) is identified as a community learning campus under Policy PS2. This states that the site is reserved for the regeneration of the schools estate. The redevelopment of the site in the manner proposed is therefore consistent with this policy.

D. CONSULTATIONS

H&TS (Roads)	No objection in principle, subject to acceptable access and parking arrangements, and to the submission of an acceptable Transport Assessment and Green Travel Plan at the Reserved Matters stage. These can be controlled by conditions.
Scottish Water	Objects to proposal unless the developer can demonstrate that the proposal will not result in increased pressure on public water and sewerage infrastructure, or is prepared to meet the costs of any upgrading necessary. Surface water disposal should employ Sustainable Urban Drainage Systems (SUDS).

Scottish Environment Protection Agency Awaiting response.

Sportscotland Awaiting response.

E. REPRESENTATIONS

Local residents have submitted three letters of representation. None object to the principle of development but have raised concerns about the following:

- Noise, dust and disruption of utilities during demolition and construction work;
- Lack of detailed plans upon which to comment;
- Concerns about the possible location of buildings, floodlighting, fencing etc;
- Concerns about the impact of extending the school boundary upon residents in Morar Place/Morar Avenue

National Playing Fields have no objection to the proposal subject to compliance with NPPG11, Sportscotland's guidelines and to the playing fields being made available for public use outwith school hours.

F. ASSESSMENT

The majority of the site is an existing educational facility and is allocated for that purpose in the local plan. The requirement for Outline Planning Permission in this instance is purely to address market expectations and to establish the acceptability or otherwise of the proposed extension to the school grounds.

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 new and improved educational facilities.

The proposal is in compliance with Local Plan policies PS1 and PS2 Public Service Provision and Public Service Opportunities of the Clydebank Local Plan 2004. The extension of the site into the adjacent wasteland accords with policy GD2 Redevelopment Opportunities, which identifies leisure as one possible use of the site, and indicates that other uses will be considered on their merits. Although the layout of the new development is not known at this stage, it is envisaged that the extended part of the school grounds would be used for sports fields, which would be consistent with the identified leisure use potential.

The whole of the application site is identified as an educational facility within the consultative draft West Dunbartonshire Local Plan.

Other Issues

As an outline application, no details are available of the intended layout or design of the new buildings, the position of sports pitches, vehicular and pedestrian access, or parking areas. These are all issues which local residents may have comments on, and prospective developers are encouraged to involve local people in the formulation of a detailed proposal.

The proposal would combine two existing secondary schools and a primary school on a single campus, and as such it has potential to significantly increase the level of traffic generated by the site. A detailed Transport Assessment should support any application for approval of reserved matters, in order to give proper consideration to its impact on the local road network. A Green Travel Plan should also be provided in order to maximise the use of sustainable forms of travel.

Part of the application site has potential to be contaminated as a result of previous uses. Any application for approval of reserved matters should be supported by a detailed site investigation and a remediation strategy to deal with any contamination identified.

With the proposal being outline only with all matters reserved no information has been submitted with regard to siting/access/design etc. A development brief has been prepared for the school site. In common with similar briefs prepared for other PPP schools projects within West Dunbartonshire, this brief is intended to guide and focus the future development of the site to ensure the highest standards are attained. 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 is considered acceptable. At the time of writing, the comments of SportsScotland, a statutory consultee, were awaited. It is therefore recommended that Members indicate that they are minded to grant outline planning permission, subject there being no objection from SportsScotland and 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 Transport Assessment and a Green Travel Plan 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.**

**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 03/02/06;
 - (b) Scottish Water received 27/01/06
6. Representations from:
 - (a) Steven Devenney, received 08/02/06;
 - (b) M & M McPherson, received 27/01/06;
 - (c) Joseph Sheridan, received 18/01/06;
 - (d) National Playing Fields, received 17/03/06
7. Glasgow and The Clyde Valley Joint Structure Plan 2000.
8. Clydebank Local Plan 2004.
9. West Dunbartonshire Local Plan (Consultative Draft)

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