

PLANNING APPLICATION REPORT

PLANNING COMMITTEE: 5 April 2006

APPLICATION NUMBER: DC05-380

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

SITE: Dumbarton Academy
Crosslet Road
Dumbarton

APPLICANT: Turner & Townsend Project Management Ltd.

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

WARD: 12

DATE REGISTERED: 23/01/06

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

REPORT:

A. SITE DESCRIPTION

The Dumbarton Academy school site is located amidst a mix of uses including residential housing, a clinic and a primary school. Crosslet Road to the south, St Patrick's Primary School to the east and housing to the north bound the site. There is further housing and a clinic located to the west of the site. The site area is approximately 5 hectares.

There are three main vehicular and pedestrian entrances to the school with two being taken from Crosslet Road and one from Latta Street. Within the school grounds there is a mix of school buildings including the original 1950s

structure along with later extensions and yard areas. The playing fields are located mainly on the southeastern half of the site and consist of a grass hockey pitch and a grass football pitch. There is a further grass playing field at the north of the site.

The school grounds are distinctly separated between the playing field and the areas occupied by the school buildings. In the centre of the site is a bowling green and clubhouse that is surrounded on all sides by the school and its grounds. The original school buildings on site are very traditional and are easily identifiable as a school. They face onto Crosslet Road and relate to their surroundings. The site is bounded by a variety of metal fencing and walls. Overall, the school and its grounds are well maintained and have a very traditional appearance. Unlike many other schools, the topography of the site is unlikely to affect its redevelopment.

B. DEVELOPMENT DETAILS

Permission is sought for the demolition of the existing school and erection of a new secondary school and primary 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, covering a floor space of approximately 10,000 square metres and primary school covering a floor space of approximately 3,500 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 zoned under Policy CF1 relating to existing community facilities, reflecting its existing use as a school. 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 Dumbarton Academy school site is reserved for the regeneration of the school estate. The redevelopment of the site complies with this policy as it seeks to ensure that any regeneration specifically relates to the existing use of the site.

D. CONSULTATIONS

H&TS (Roads)	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	Objection received which may be deemed to be withdrawn if conditions pertaining to drainage and/or water scheme and infrastructure agreement are attached to any consent issued.
Scottish Environment Protection Agency	Awaiting final response.
Community Council	Awaiting response.
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 a 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 its aims in 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 considered to be 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 be submitting to, and approving 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.

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 27/01/06.
 - (c) Scottish Environment Protection Agency received 07/03/06.
 - (d) Sportscotland
 - (e) Development & Environmental Services (Environmental Health) received 2001/06.

- (f) 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,
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