

Report

Report to:	Special Planning Committee
Date of Meeting:	22 August 2005
Report by:	Executive Director (Enterprise Resources)

Application No	HM/05/0260
Planning Proposal:	Erection of New Secondary School and Associated Works

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Inspired
- Location : John Ogilvie High School
Farm Road
Hamilton

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Detailed Permission – Subject to Conditions (based on the conditions attached)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Capita Percy Thomas
- ◆ Council Area/Ward: 43 Udston
- ◆ Policy Reference(s): **Hamilton District Local Plan**
Policy RES1 – Residential Areas - General

- ◆ Representation(s):



3 Objection Letters

- ◆ Consultation(s):

Sportscotland

Power Systems

TRANSCO (Plant Location)

Environmental Services

Burnbank Community Council

Leisure Services

Roads and Transportation Services

S.E.P.A. (West Region)

Scottish Water

Architecture and Design Scotland

West of Scotland Archaeology Service

Scottish Natural Heritage

Planning Application Report

1 Application Site

- 1.1 The application site is located within the Udston area of Hamilton and relates to land extending to approximately 3.4 hectares in area. To the north the site is bounded by Udston Road and by housing beyond and to the east by Farm Road and by housing beyond. To the west the site is bounded by the school's existing grounds which comprise of a red blaes pitch, grassed open space and some trees and to the south the site is bounded by Udston Hospital.
- 1.2 The existing John Ogilvie High School is largely located south of the mid point of the site. It is set within extensive grounds and the site is edged by a number of mature trees and contains a group of trees to the north of the site. There are two electricity substations within the site adjacent to the site's eastern boundary; one is towards the northern end of the site and the other towards the southern end. Located within the most northern point of the site is the janitor's house.
- 1.3 There are three vehicular access points to the site. One off Udston Road, one off Farm Road and one from the junction of Udston Road and Farm Road. However the main vehicular access used by the school, is the access off Farm Road.

2 Proposal(s)

- 2.1 This application seeks detailed planning permission for the erection of a new secondary school to replace the existing John Ogilvie High School complex. The proposed development would be a tandem build and the pupils would remain on site while the new school was being constructed. To allow this programme of work the existing school would be partially demolished.
- 2.2 The new school would be largely two storeys in height with a slightly higher central section called the Street. The proposed building would have an overall floor area of approximately 9,400m². The Street would run along a north west/south east axis and the main entrance would face onto Udston Road. There are a total of five wings that extend from the Street, three extending to the south and two to the north. The Street would be largely used for assembly and dining purposes on the ground floor and for oratory and library purposes above. Over the remainder of the Street there would be a walkway and void. The two extensions to the north would be two storeys in height and would provide classroom accommodation for Drama, Music, Information and Communication Technology, English and Modern Languages. Within the ground floor of the extension adjacent to the main entrance, accommodation would be provided for administration use. The other three wings would provide classroom accommodation for Maths, Home Economics, Games, Social Studies, Art, Graphics and Science. All three wings would be two storeys in height. Externally the building would comprise of facing brick, render, cladding boards and panels, translucent panels, curtain walling and the roof would be finished in profiled metal.
- 2.3 The proposed school would be erected north of the midpoint of the site and the janitor's house would require being demolished. To the rear of the school the main school car park, a hard surface play area with ball court markings, an amphitheatre and a full size all weather pitch with floodlighting would be formed. Originally the applicant proposed to form two bus drop off bays on Udston Road. However after discussion with Roads and Transportation the plans have been amended and a bus

drop off area has been provided within the site adjacent to the main school car park. Vehicular access to these facilities would be off Farm Road and a new vehicular access would be formed. This would result in the creation of a new mini-roundabout opposite Waverley Street. In addition to these works three outdoor classrooms, a cycle store and study court would be formed. A location has also been identified for the creation of a Sustainable Urban Drainage System Pond if required and there are a number of Biodiversity Areas throughout the site.

- 2.4 In conjunction with the submission of the planning application an Ecological Assessment Report and Archaeological Assessment Report have been submitted. The Archaeological Assessment Report considers that there is low potential for any archaeological remains to survive within the site at present and no further archaeological works are recommended. The Ecological Assessment Report is based on a larger site area to the application site and includes woodlands to the west of the site, that are adjacent to a burn and the majority of the grasslands to the north west of the site, that are currently fenced off from the main school grounds. As a result the relevance of all the recommendations within the Report shall be considered in the assessment and conclusions of this Committee Report.
- 2.5 The new sports facilities would be available for use by the local community outside school hours with changing facilities within the new school complex.

3 Background

3.1 Local Plan Policy

- 3.1.1 The application site is located within a general residential area and is affected by Policy RES1 of the adopted Hamilton District Local Plan. Within these areas the Council will oppose the loss of houses to other uses and resist any developments which will be detrimental to the amenity of these areas. In addition the Council will seek to maintain and improve open spaces within housing areas for both amenity and active recreation, at least to the existing standard of provision.

3.2 Relevant Government Guidance/Advice

- 3.2.1 National Planning Policy Guidance 11 - Sport, Physical Recreation and Open Space seeks to ensure the protection and enhancement of resources required for sport and recreation. Councils should meet the sporting and recreational needs of residents and visitors; safeguard a system of open spaces for formal and informal recreation needs within urban areas and facilities and resources for sport and recreation; ensure new sport facilities are readily accessible by public transport, cycling and on foot; and take a long term view on provision. Levels of provision should be determined locally on a range of factors, including the quality and value of facilities and open space as well as quantity.

4 Consultation(s)

- 4.1 **Roads and Transportation Services** – has no objection to the proposed development so long as conditions are imposed regarding, the provision of a mini roundabout on Farm Road, the provision of satisfactory pick up and drop off facilities, the provision of a satisfactory internal road and parking layout and a programme indicating the construction phasing of the scheme, together with the proposed traffic management is submitted.

Response: All of the above issues can be covered by conditions if consent is granted.

- 4.2 **Transco** – have indicated that they have apparatus within the site.
Response: These details have been forwarded to the applicants for information.
- 4.3 **Scottish Water** – this site is presently being assessed for the South Lanarkshire Council Schools Group by Scottish Water. If the developer agrees to comply with the conclusions of the report, Scottish Water has no objection to the proposed development.
Response: Noted. If planning permission is approved a condition shall be imposed to ensure these conclusions are implemented.
- 4.4 **Environmental Services** – has no objection to the proposed development subject to noise and dust from the site being controlled during construction, that prior to demolition the existing structure is surveyed for the presence of materials containing asbestos and it is removed in accordance with Environmental Service's requirements, that details are submitted regarding the minimisation of the impact of artificial lighting on surrounding properties and that a noise impact assessment is carried out.
Response: Noted. The control of construction noise however is an Environmental Services matter. In relation to the remaining requirements, if planning permission is granted these shall be imposed as conditions of any consent.
- 4.5 **SEPA** – has no objection in principle to the proposed development provided all foul drainage from the site is connected to the public sewer. In addition SEPA requests, that conditions are imposed regarding ensuring surface water is treated in accordance with the principles of Sustainable Urban Drainage Systems and that during construction care is taken to ensure that any nearby watercourses are not contaminated.
Response: Noted. If planning permission is granted the requirements of SEPA and Scottish Water shall be imposed as conditions of any consent given.
- 4.6 **Architecture + Design Scotland** - No objections. A presentation by the applicants and Council was made to the Design Review Panel of A+DS. Following this presentation feedback has been offered, the comments made relate to:
- The suitability of some of the sites being cramped, with consequential impacts on the extent and quality of external recreational space. It was suggested that, in some instances, an increase in height above the 2-3 storeys generally proposed, could have been considered as a means by which the amount and quality of outside play areas might have been improved.
 - Designs did not demonstrate a strong architectural identity. Any aspiration for buildings with strong architectural and civic status was not in evidence.
 - Schools would provide facilities to be used by the entire community and should be welcome to all of its members. Excessive use of palisade fences would be counterproductive; if extensive public access was to be encouraged, it could act as a form of surveillance and reduce the need for palisade type enclosures.
 - The idea of organising the accommodation around a central 'street', with the main entrance, dining facilities and assembly areas all located in it, is potentially a strong one that could be further developed.

- A requirement in the original brief for aspirational design, accompanied by some design exemplars, might have avoided an approach that seems to concentrate on functional requirements at the expense of more qualitative aspects.

Response: The comments of A + DS reflect the difficult challenges faced by the designers involved in the schools modernisation project and do not reflect any school individually. A balance is needed between educational requirements and environment, avoidance of undue disruption to school life, providing a similar standard of building across a range of sites and towns with the challenge of producing architecture with a strong identity and civic status. The 'street' element is core to the design of the school and to the functionality of the school as a building. Its flexibility offers schools significant opportunities to use the space for a variety of purposes. The school proposals are undoubtedly strongly recognisable as schools that are part of a common educational establishment across South Lanarkshire. In some cases it has been difficult to accommodate new proposals whilst existing schools continue to function on the same site. However in all cases I am satisfied that recreation space is sufficient and that the scale and massing of schools proposed represents the maximum allowable without compromising residential amenity. I am in agreement with the comments regarding fencing and therefore there is no case in which a blanket use of palisade fencing has been accepted.

4.7 **Burnbank Community Council** – no response to date.

Response: Noted.

4.8 **Leisure Services** – the Council's Arboricultural Officer has indicated that the trees within the site are not particularly in good condition and some are in fact dead. It is considered however that it may be worthwhile in the interests of amenity and as a screen for local residents to preserve some of the trees on the periphery of the site. It is therefore recommended that a tree survey is carried out to identify which trees can be retained.

Response: The proposed development seeks to retain as many trees as possible along the edge of the site and a condition shall be imposed if planning consent is approved for a tree survey to be carried out to ensure that the trees retained are in good condition.

4.9 **Sportscotland** – does not object to the proposed development but notes that the pitch is in close proximity to residential properties and the Council should be satisfied that the residential and sports uses can co-exist in close proximity to one another whilst ensuring that the time that the community will have access to these facilities is adequate. It is also recommended that the full size floodlit all weather pitch is constructed in a synthetic surface and has dimensions of 106m x 66m instead of 100m x 66m. Consideration should also be given to the internal layout/provision of indoor sports facilities as it does not meet sportscotland's requirements and that arrangements are put in place for the provision of appropriate sports facilities for pupils during construction. This period should be kept to a minimum.

Response: The proposed pitch is adjacent to Udston Hospital and in close proximity to nearby residential properties. It has therefore been agreed with sportscotland that the floodlights would operate no later than 20.30 on any given evening and if planning permission is approved this shall be imposed as a condition. In relation to the use of materials and the dimensions of the full size all weather pitch the plans have been amended and the pitch is now 106 x 66m in size. The materials to be used for the pitch will be controlled by condition. With regard to the proposal's internal layout/provision of indoor sports facilities, these comments relate to

operational and management issues rather than land use planning considerations. As a result, a copy of these observations has been forwarded to the Schools Modernisation Team for consideration and where relevant, appropriate response. Any such revision however will be unlikely to materially affect the proposal.

- 4.10 **Scottish Power** – no response to date.

Response: Noted.

- 4.11 **Scottish Natural Heritage** – supports the recommendations of the Report and has highlighted the importance of any Japanese Knotweed within the site being mapped out and removed.

Response: Noted. After evaluation of the Ecological Assessment Report it is considered that if planning permission is granted conditions shall be imposed to ensure that the ecology of the site is not detrimentally affected and these conditions shall include a requirement that any Japanese Knotweed within the site is mapped out and removed.

- 4.12 **West of Scotland Archaeology Service** – no response to date.

Response: Noted. It is recommended within the Archaeological Assessment Report that no further archaeological works are required.

5 Representation(s)

- 5.1 Statutory Neighbour Notification was undertaken and under Article 12 (5) of the Town and Country Planning (Scotland) Act 1997 the application advertised in the local press as an application requiring advertisement due to the scale or nature of operations, following which three letters of objection were received. Two from the one individual and one from John Ogilvie High School PTA. However, prior to the receipt of the planning application a petition of comment with 253 signatures from parents with pupils at the school was received from John Ogilvie High School PTA. This petition related to the potential position of the school, the pick up and drop off of pupils, the protection of pupils during construction, noise and the internal layout of the building. After the planning application was lodged it was confirmed in a further letter of comment that the PTA did not wish this petition to stand as an objection.

- 5.2 Therefore only the grounds of representation of the three letters of objection are summarised as follows:

- (a) **The Street is multifunctional in nature and may lead to potential problems in congestion and capacity.**

Response: The internal layout of the school is not a planning consideration.

- (b) **There should be a turning area within the school grounds for the pick up and drop off of pupils.**

Response: The plans have been amended and there is now provision within the site for a pick up and drop off facility.

- (c) **During construction there should be no risk to the health and safety of staff or pupils, particularly given the new build is even closer to the existing school.**

Response: This is a Building Control and Health and Safety Executive matter and will be controlled through their legislation.

- (d) **The proposed main entrance to the school is off Udston Road. This may not be suitable as there are future plans to close parts of Glenlee Street and Russell Street and there is already a heavy flow of traffic along Udston Road.**

Response: The main vehicular entrance to the school will be from a new mini roundabout to be constructed on Farm Road. The main pedestrian access to the school will be near to the junction of Udston Road and Farm Road; however this has now been revised to reduce the conflict between pedestrians and vehicles. Furthermore Roads and Transportation Services also propose to introduce traffic calming along Udston Road in the vicinity of the school.

- (e) **The proposed plans indicate a bus bay along Udston Road. This in turn would add to congestion.**

Response: Roads and Transportation Services were also concerned with regards the safety implications of this proposal and requested that the bus facility be incorporated within the site. Roads and Transportation Services also propose to introduce traffic calming along Udston Road in the vicinity of the school.

- (f) **Residents park their cars along Udston Road. The width of the road may not be adequate for the traffic generated by this proposal and could lead to accidents. Parents may double park when collecting their children.**

Response: As discussed above, Roads and Transportation Services were also concerned with regards this proposal and requested that the bus facility be incorporated within the site. Roads and Transportation Services have also requested that a suitable pick up and drop off facility be provided.

- (g) **The new building is going to be two storeys in height adjacent to Udston Road. This will infringe upon my privacy as the level and height of the school will be parallel to my living room windows (42 Udston Road) especially if the trees are removed.**

Response: The proposed school would be approximately 28 metres from 42 Udston Road. The Council's Residential Development Guide requires a distance of 20 metres between habitable windows and the closest dwellinghouse to the proposed school would be approximately 23 metres. It is therefore considered that the proposed development would not have a detrimental impact on privacy.

- (h) **Trees are proposed to be planted along Farm Road but not along Udston Road. Trees should be planted to form a barrier and improve privacy for residents in Udston Road.**

Response: There are existing trees along Udston Road and where possible these trees are to be retained. The objector's concerns are noted however and it is considered that if planning permission is granted a condition shall be imposed to ensure these trees are supplemented with additional tree planting.

(i) **The proposed development would block sunlight to 42 Udston Road.**

Response: The proposed school is to the south of the properties in Udston Road. 42 Udston Road is approximately 28 metres from the new school and the closest dwelling approximately 23 metres. It is therefore considered that the proposed school is sufficiently far enough away not to have a detrimental impact.

These letters have been copied and are available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1 This proposal involves the erection of a replacement secondary school on land at Farm Road, Hamilton. The main planning considerations in determining the application are whether the proposals accord with local plan policy, the impact on residential and environmental amenity, whether the provision of sports facilities is adequate and transportation implications.
- 6.2 In terms of policies the application site is specifically covered by Policy RES1 in the adopted Hamilton District Local Plan. As a general residential area the erection of a replacement secondary school does not raise any issues and the proposal is therefore considered to be in accordance with this policy.
- 6.3 In terms of impact on the residential amenity of the area, whilst the proposed school would be positioned within the northern corner of the site and would be closer to the existing properties along Udston Road and Farm Road than the existing school, the scale of the school has been designed to minimise its impact. Only the ends of the Street would face out onto either road and the wings that would extend out from the Street would be only two storeys in height. Furthermore the proposed development would meet the terms of the Council's Residential Development Guide and the window to window distance between the new school and the adjacent residential properties would be approximately 23 metres at the closest point.
- 6.4 In terms of impact on the environment, whilst the proposed development would retain as many of the trees that edge the site as possible, the group of trees to the north would be removed. However none of the trees are covered by a Tree Preservation Order and the Council's Arboricultural Officer has no objection to the proposed development. It is therefore considered that subject to the imposition of conditions that a tree survey is carried out, that the remaining trees are protected during construction and that supplementary tree planting is carried out, that the proposed development is acceptable and would not be detrimental to the amenity or privacy of this residential area.
- 6.5 In addition the Ecological Assessment Report submitted in conjunction with the planning application is based on a larger site area to the application site and includes woodlands to the west of the site, that are adjacent to a burn and the majority of the grasslands to the north west of the site, that are currently fenced off from the main school grounds. As a result the conclusions of the Report consider that the potential impact of the proposed development would be a moderate to high risk on ecology. The Report provides a list of recommendations therefore that are not applicable to the application site such as that an otter survey is carried. It is therefore considered that only those recommendations fully relevant to the site shall be imposed as conditions and these relate to the protection of birds during breeding, that any Japanese Knotweed is mapped out and removed and that a bat survey is carried out.

The proposed development includes a number of Biodiversity Areas throughout the site and I am satisfied that with the formation of these areas and the imposition of these conditions that the proposed development would not be detrimental to the ecology in the area.

- 6.6 In terms of sports provision the proposed pitch would be adjacent to Udston Hospital and nearby to residential property in Farm Road and partially Udston Road. The use of the pitch outside school hours is likely to be similar to other Council facilities and would not be open before 0700 or after 2200. Whilst no objections have been received in relation to this aspect of the proposal, it is considered that if planning permission is granted a condition shall be imposed to ensure that the floodlights on the full size all weather pitch operate no later than 20.30 on any day and that a floodlighting and noise impact assessment is carried out and any mitigation measures required as a result of this report are implemented to the Council's satisfaction. It is therefore considered that subject to these conditions that the residential and sports uses can co-exist in close proximity to one another whilst ensuring that the time that the community will have access to these facilities is adequate and addresses sportscotland's concern.
- 6.7 Other comments received from Sportscotland indicated that they had no objection to the proposed development subject to the provision of a full size synthetic pitch with dimensions 106m x 66m and I am satisfied that this facility can be satisfactorily implemented and shall be controlled by condition if planning permission is granted.
- 6.8 With regard to roads issues, Roads and Transportation Services state that as the new school will be relocated to a site immediately adjacent to the existing school and there would be no significant change in the school roll or transport arrangements, the school will therefore have no significant impact on the surrounding road network. Several measures require to be implemented by the site's developers, including the formation of a new mini roundabout and will be conditioned accordingly. I therefore consider the proposals are acceptable in transportation terms.
- 6.9 This proposal forms part of the wider project to modernise secondary schools in the Council's area. A new school will be a major asset to the local community and should assist in improving educational standards, a core objective of the Council and the Scottish Executive. In view of the above I recommend that planning consent be granted.

Iain Urquhart
Executive Director (Enterprise Resources)

12 August 2005

Previous References
None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

► Consultations

TRANSCO (Plant Location)	03/05/2005
Sportscotland	10/05/2005
Scottish Water	10/05/2005
S.E.P.A. (West Region)	16/05/2005
Environmental Services	16/05/2005
Roads and Transportation Services	1/08/2005
Architecture and Design Scotland	24/05/2005
Leisure Services (Arboricultural Manager)	4/08/2005
Scottish Natural Heritage	4/08/2005

► Representations

- Representation from : Jim Reilly, Chairperson, John Ogilvie High School PTA,
Farm Road, Hamilton,
DATED 06/05/2005
- Representation from : Malcolm J. Anderson, 42 Udston Road, Hamilton,
ML3 9HX,
DATED 06/05/2005
- Representation from : Malcolm J. Anderson, 42 Udston Road, Hamilton,
ML3 9HX,
DATED 28/07/2005

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Gwen McKillop, Planning Officer, Brandon Gate
Tel: Ext 3561 (01698 453561)
E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That before development starts a tree survey shall be carried out and submitted to and approved by the Council as Planning Authority. All trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority.
- 3 That the existing trees to be retained must be protected in accordance with methods as set out in BS5837/1991 during and until completion of all site operations and building works.
- 4 That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:(a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc. and these details shall include a supplementary tree planting scheme and particular care shall be given to the boundary marked YELLOW on the approved plans; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 5 That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 6 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 7 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 8 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority. No consent is hereby given for any of the fencing details shown on the application plans.

- 9 That before the development hereby permitted is occupied or brought into use, all the fences or walls for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 8 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 10 That before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.
- 11 That before development starts an assessment of the existing and future school transport demand in respect of buses, cars, cycles and pedestrians, together with a scheme identifying all the facilities required to accommodate this demand, shall be submitted to and approved by the Planning Authority and, prior to the school being occupied, these facilities shall be provided within or external to the site.
- 12 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 13 That before development starts an assessment of the existing and future demand for children being picked up and dropped off by parents, together with a scheme identifying the facilities needed to accommodate this demand, shall be submitted to and approved by the Planning Authority and, prior to the school being occupied, these facilities shall be provided either within or in the vicinity of the site.
- 14 That before development starts a revised internal layout which ensures adequate access, servicing and that there is no significant conflict between pedestrian and vehicular traffic within the site shall be submitted to and approved by the Planning Authority and prior to the school being occupied the layout hereby approved shall be constructed.
- 15 That parking provision, for all uses, within the development site shall comply with the Council's Guidelines for Development Roads and the maximum standards as set down in SPP17. Disabled parking spaces and cycle parking shall also be provided in accordance with this guidance.
- 16 That the design and layout of all infrastructure improvements shall be designed in accordance with the Design Manual for Roads and Bridges (DMRB) and the Council's Guidelines for Development Roads'.
- 17 That before development starts a programme indicating the construction phasing of the scheme, together with the proposed traffic management operation during construction, including the location of the construction compound and the circulation of vehicles and pedestrians shall be submitted to and approved by the Planning Authority.
- 18 That the traffic management at the site and the circulation of vehicles and pedestrians shall at all times accord with the scheme approved under the terms of Condition 17 above.

- 19 That before development starts a revised access arrangement in the form of a mini roundabout on Farm Road, incorporating Waverley Street and the school access road, shall be submitted to and approved by the Planning Authority and thereafter implemented prior to the school being occupied.
- 20 That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority. Details to ensure that care shall be taken to protect any nearby watercourses from contamination during construction shall also require to be submitted.
- 21 That the development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the approved plans.
- 22 That before development starts a Floodlighting and Noise Impact Assessment regarding the design and use of the all weather pitch shall be submitted to and approved by the Council as Planning Authority and this facility shall not be operated until the recommendations of this report are implemented to the satisfaction of the Council. Notwithstanding the floodlights for the all weather pitch shall operate no later than 20.30 on any night.
- 23 That prior to work commencing details shall be submitted of measures to ensure that dust from the site shall not give rise to nuisance conditions and these measures shall be implemented to the satisfaction of the Council as Planning Authority when work starts.
- 24 That the school shall not be occupied until the site is served by a sewage scheme constructed to the specification and satisfaction of Scottish Water as Sewage Authority.
- 25 That the 30 year post development Critical Storm, attenuated back to a 1 in 20 year greenfield release shall be contained within the underground sewers and the difference between the 30 year and the 200 year post development Critical Storm, is to be managed adequately within the site without detriment to properties, within or outwith the development.
- 26 That prior to commencement of development, drainage details shall be submitted to and approved by the Council as Planning Authority. This scheme shall seek the implementation of a Sustainable Urban Drainage System within the site and these details shall accord with the final conclusions of the Development Impact Assessment Report.
- 27 That within nine months of the occupation of the new school, one floodlit synthetic all weather pitch with dimensions 106m x 66m shall be formed to the satisfaction of the Council as Planning Authority.
- 28 That prior to demolition the existing structure is surveyed for the presence of materials containing asbestos and any materials found are removed in accordance with Environmental Service's requirements.
- 29 That before development starts a bat survey shall be submitted to the Council as Planning Authority and the recommendations of this report shall be implemented to the satisfaction of the Council

- 30 That no vegetation shall be removed within the main bird breeding season (February to June inclusive) without the written agreement of the Council as Planning Authority.
- 31 That before development starts the site shall be surveyed for Japanese Knotweed and it shall be mapped out and removed following occupation of the new school or completion of the development, whichever is the sooner.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 3 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 4 In the interests of the visual amenity of the area.
- 5 In the interests of amenity.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 These details have not been submitted or approved.
- 9 In the interests of amenity and in order to retain effective planning control.
- 10 These details have not been submitted or approved.
- 11 In the interest of public safety
- 12 In order to retain effective planning control
- 13 In the interest of public safety
- 14 In the interest of public safety
- 15 In the interest of public safety
- 16 In the interest of public safety
- 17 In the interest of public safety
- 18 In the interest of public safety
- 19 In the interest of public safety
- 20 To ensure the provision of a satisfactory land drainage system.
- 21 To ensure the provision of a satisfactory land drainage system.
- 22 In the interests of amenity.
- 23 In the interests of amenity.
- 24 To ensure the provision of a satisfactory land drainage system.
- 25 To prevent flooding.
- 26 To ensure the provision of a satisfactory land drainage system.
- 27 In order to retain effective planning control
- 28 In the interest of public safety
- 29 To ensure the protection of bats.
- 30 To ensure the protection of birds.
- 31 In the interest of ecology.

For information only

For information only

