

	<h1>Report</h1>	<b>Agenda Item</b>  <h1>16</h1>
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Report to: **Planning Committee**  
 Date of Meeting: **21 June 2005**  
 Report by: **Executive Director (Enterprise Resources)**

Application No            HM/05/0225  
 Planning Proposal:      Erection of New Secondary School, Including All Weather Surface Sports Pitch, Grass Pitch and Associated Works

## 1 Summary Application Information

- Application Type :      Detailed Planning Application
- Applicant :              InspirED
- Location :                Broomhill Road  
Larkhall

## 2 Recommendation(s)

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

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

### 2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

## 3 Other Information

- ◆ Applicant's Agent:      Aedas Architects Limited
- ◆ Council Area/Ward:      53 Larkhall West
- ◆ Policy Reference(s):      **Hamilton District Local Plan**  
Policy CU4 – Retention Open Space  
Provision/Joint Use of Facilities  
Policy CU1A – Sports/Leisure Facilities –  
Reserve Sites

- ◆ Representation(s):  
  - ▶ 3      Objection Letters

- ◆ Consultation(s):

Environmental Services

Leisure Services (Arboriculture)

Roads and Transportation Services (Hamilton Area)

Roads & Transportation Services H.Q.(Transportation)

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

Power Systems

TRANSCO (Plant Location)

Scottish Water

Sports Scotland

Larkhall Community Council

Architecture and Design Scotland

## **Planning Application Report**

### **1 Application Site**

- 1.1 This report relates to land extending to approximately 6.6 hectares in area at Broomhill Road in Larkhall. The site incorporates the Robert Smellie Memorial Stadium (which comprises an enclosed football pitch and running track) at the eastern side of Broomhill Road; large areas of grassed open space (including a grassed football pitch adjacent to Larkhall Leisure Centre) and part of the car park and bus turning area attached to Larkhall Academy. A single storey house occupied by the school caretaker is also found within the site.
- 1.2 The existing Larkhall Academy complex is located immediately to the south west of the site while the Leisure Centre lies on the north eastern boundary. The eastern and south eastern boundaries are marked by grassed open space beyond which is housing. A former railway track marks the north western boundary within which is overgrown landscaping and some trees. The land the opposite side of the track is rough grassland interspersed with trees and other vegetation.
- 1.3 The area is currently accessed via Broomhill Road which connects with Church Street to the north east. An existing footpath through the site links the site to the residential area to the east while another path connects the south western corner of the site to the residential area to the north west. The proposed park and ride facility that would serve Larkhall Railway Station would be located approximately 100 metres to the north of the site. The whole of the application site is owned by South Lanarkshire Council.

### **2 Proposal(s)**

- 2.1 The application seeks detailed planning permission for the erection of a new secondary school to replace the existing Larkhall Academy complex. The new school would be a mix of one, two and three storey elements with a slightly higher central section called the Street. The proposed building would have an overall floor area of approximately 13,000m<sup>2</sup>. The Street runs along the north/south axis of the development and would be largely used for dining/kitchen and assembly purposes on the ground floor and for Library purposes above. To the west of the Street two extensions would be formed. A 3 storey 'U' shaped extension would be built and this would be used to provide classrooms for Maths, Technical, Home Economics, English, Social Studies, Modern Languages and Information and Computer Technology. Within the 'U' an enclosed courtyard would be formed. The other western extension would be approximately 3.5 metres lower in height than the adjacent 3 storey extension but would have only one floor as it would be used for Physical Education. To the east of the Street, a one storey extension would be formed for Special Educational Needs (SEN). To the south of the Street a two storey Art, Music and Drama wing would be formed. Externally the building would comprise of facing brick, render, weather boarding, Kingspan panels and curtain walling and the roof would be finished in profiled metal.
- 2.2 The proposed school would be erected in the south eastern corner of the application site, opposite the Larkhall Leisure Centre within part of the Robert Smellie Memorial Park and Stadium. To the west of the school a new 400m athletics track would be formed, in which there would also be a grass sports pitch. To the north of the athletics track a new all weather pitch would be built and between the all weather pitch and Larkhall Leisure Centre an arboretum would be created and the main school car park. A belt of landscaping would edge the whole site.

- 2.3 Access to the development would be from the existing Broomhill Road and a new bus turning area would be formed within the centre of the site.
- 2.4 A habitat survey provided in relation to the approved outline planning application states that the site is not of a high conservation value being comprised of amenity grassland with a few scattered trees. The caretakers building has the potential for bat roosts as the surrounding area (in particular the former railway) is attractive for bats. The report recommends that a survey for roosts be carried out when they are active after the winter period. There is also potential for birds to nest in the trees in the site and the report suggests that any felling take place outside the bird breeding season. No signs of badger setts or foraging by badgers was seen within the site.
- 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 together with the existing school site and leisure centre is covered by policy CU4 in the adopted Hamilton District Local Plan. This recognises the contribution these facilities make to the local community in terms of providing leisure opportunities and enhancing the amenity of the built environment. The policy states that the Council will review the provision of open space in the local plan area and upgrade/expand facilities where appropriate. It goes on to state that the Council will oppose any loss of these facilities to other land uses and supports the joint use of school playing fields and recreational facilities with other organisations.
- 3.1.2 On a more general level, policy CU1A states that the Council will safeguard existing sports and leisure facilities and will promote the development of new facilities in accordance with recognised needs, demands and shortfalls.

#### **3.2 Relevant Government Guidance/Advice**

- 3.2.1 National Planning Policy Guidance 11 (Sport, Physical Recreation and Open Space) sets out the Government objectives to ensure the protection and enhancement of resources required for the country's sport and recreation. It states that Councils should seek to 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.

#### **3.3 Planning History**

- 3.3.1 Outline planning permission was approved for the erection of a new secondary school and associated works on this site in March this year (Planning Application No. HM/04/0321). In addition, In April this year, an outline planning application was approved at Planning Committee for a mixed use development (including residential, community, woodland and footpath links) on land incorporating the existing Larkhall Academy site, the ground between the existing school and the Avon and the vacant land to the east of the disused railway track (Planning Application No. HM/04/0322). This application required to be referred to the Scottish Ministers as the Council has a financial interest in the development, the proposal does not accord with the development plan and SNH have objected. A decision is still to be made by the Ministers.

#### **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 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. In addition to these requirements a new residential access roundabout located in the vicinity of Broomhill Road and Margaretvale Drive would require to be formed and the access road to the site widened to 7.3 metres with two 2 metres footways. Traffic calming would also be required to be formed along this road. In terms of flood control the Council's Flooding Engineer has stipulated that before development starts, calculations are submitted to and approved by the Planning Authority which show that the 30 year post development critical storm, attenuated back to a 1 in 2 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 can be managed adequately within the site without detriment to properties, within or outwith the development. In addition a flood risk assessment considering a 200 year post development critical storms to predict/assess the probability and magnitude of flooding together with details of the proposed mitigation measures, including their future maintenance is to be carried out.

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

- 4.2 **Environmental Services** – has no objection to the proposed development subject to the submission of a noise impact assessment and site investigation report, the submission of details of measures to minimise the impact of artificial lighting on surrounding properties, that noise associated with the ventilation system and from the building being controlled and that noise and dust is controlled during construction.

**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.

- 4.3 **Scottish Water** – has stated that the site is being considered as part of the Development Impact Assessment process being carried out with the developers and will be allowed to proceed subject to the conclusions of the final report being adhered to.

**Response:** Noted. If planning permission is approved a condition shall be imposed to ensure these conclusions are implemented.

- 4.4 **Scottish Environmental Protection Agency** – has no objection in principle to the proposed development but seeks written assurance from Scottish Water that the additional flow arising from this development will not cause or contribute to the premature operation of consented storm overflows and that sufficient capacity exists at the receiving waste water treatment works to adequately treat any increase in foul drainage. 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 any demolition and construction works all necessary mitigation measures are taken to prevent pollutants entering the adjacent watercourse. Any alterations to the watercourse will also require SEPA to be consulted.

**Response** – Noted. If planning permission is granted the requirements of SEPA and Scottish Water shall be imposed as conditions of any consent given.

4.5 **Larkhall Community Council** – objects to the planning application and requests that a decision is delayed on the following grounds:

- (a) There has been insufficient consultation with the local community. A project of this importance and magnitude should be considered within the context of the overall plan for the whole area bounded by Strutherhill, Morgan Glen, Millheugh, The Croft, MacNeil Street and Church Street. As this overall plan is still at an early consultative stage, the site for the new school is crucial, as it would limit the uses available for the complete area.

**Response:** An outline planning application for the erection of a new secondary school was approved for this site in March this year. This was the subject of statutory consultation and publicity and the principle of the new school being erected on the site is therefore already established.

4.6 **Scottish Power** – has no objection to the proposed development but has indicated that there is underground apparatus within the area of the proposals.

**Response:** The applicants have been advised of this.

4.7 **Transco** – Advise that a medium pressure gas main runs through the site. No excavations should take place within 2 metres of the pipeline.

**Response:** These details have been forwarded to the applicants for information.

4.8 **Leisure Services** – has no objection to the proposed development so long as the trees to be retained are fully protected.

**Response:** Noted. If planning permission is approved this requirement shall be imposed as a condition.

4.9 **Sportscotland** – the details submitted with this application indicate that an all weather surface sports pitch with dimensions 100m x 63m and a grass pitch with dimensions 95m x 57m is proposed. Under the terms of the outline planning consent for the site a synthetic pitch with dimensions 106m x 66m and a grass pitch with dimensions 100m x 60m is required and the dimensions indicated on the plans submitted are not acceptable. In addition sportscotland request that consideration is given to the internal layout/provision of indoor sports facilities as it does not accord with the guidance produced by sportscotland and that it is advised if the school would be able to make use of the facilities of the leisure centre to the north of the site.

**Response:** Originally the proposed pitches shown on the plans did not appear to reflect the dimensions required by sportscotland. These plans however have now been amended and meet sportscotland requirements. In terms of the internal provision of facilities sportscotland's comments on the whole, 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 not materially affect the proposal.

4.10 **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.

## **5 Representation(s)**

5.1 The statutory neighbour notification procedure has been carried out and the application was advertised in the local press. Three letters of objection have been received based on the following grounds:

- (a) **There should be a Masterplan that takes into consideration this application and the outline application for housing on the existing Larkhall Academy site and which would incorporate the park and ride facilities. In addition there should be a public meeting to allow input from the community for this plan and to show how all the parts fit together.**

**Response:** An outline planning application for the erection of new secondary school was approved for this site in March this year. The principle of development has therefore already been established. A Masterplan will, however, be provided for the larger development adjacent to this site, including the land currently occupied by Larkhall Academy.

- (b) **The site for the new school has been moved from the original proposed site to a totally unsuitable site next to a sheltered housing complex which could cause problems for the elderly residents through noise and anti-social behaviour.**

**Response:** The proposed school would be approximately sixty metres away from the closest dwelling. It is therefore considered that the proposed development is sufficiently far enough away not to be significantly detrimental to the residential amenity of the adjoining properties.

- (c) **The new site is too small. The original site was a better choice as it allowed for more expansion if it was needed.**

**Response:** The proposed development has been designed to meet the long term educational needs of the area.

- (d) **There has been no consultation with the public since the initial advice that the new school would be located on the opposite side of the site adjacent to the Leisure Centre and that the area of land adjacent to Margaretvale was for a new road for the proposed new housing.**

**Response:** The outline planning application that was approved for the new secondary school did not indicate the exact location for the school. The detailed application relates to the same site, it has been advertised in the local press and the adjoining neighbours have been notified. It is therefore considered that adequate consultation has been given for the new location of the proposed school. In relation to the new road for the proposed housing (on the site of the existing Larkhall Academy) this road forms part of an indicative plan for the outline planning application. This application has been referred to the Scottish Executive and the road has been indicated as only a possible link.

- (e) **Why has the location of the school been moved to the site adjacent to the housing in Margaretvale?**

**Response:** The site adjacent to the Leisure Centre was a notional scheme and was only considered at the very early stages of the project. After bids were submitted the proposed site adjacent to Margaretvale was considered to be the best site.

- (f) **The issue of the new academy on publicly owned land has not been a problem and neither, in principle, has the building of new housing on the site vacated by the old academy as long as the hydraulic under capacity of the sewerage system was overcome by flooding preventative measures and a sensible greenspace soakaway capability.**

**Response:** Both Scottish Water and SEPA have been consulted and neither have an objection so long as the system installed meets their requirements. If planning permission is granted a condition shall be imposed in this respect.

- (g) **The proposed development will be detrimental to the safety of children as the pupils will have to pass through the building site to get to the existing school.**

**Response:** Regulation 13 of the Building (Scotland) Act 2003 requires the contractor to separate a building site from any areas of public access by means of fences, hoardings or similar and Building Control Services shall ensure this requirement is safely adhered to if planning permission is



approved. In addition the Health and Safety at Work etc Act is applicable and would be administered by the Health and Safety Executive.

**(h) There would be an increase in dirt, noise and disturbance.**

**Response:** The control of construction noise is an Environmental Services responsibility. With regard to dirt, if planning permission is approved a condition shall be imposed to ensure dust is controlled.

**(i) Traffic will increase to an all time high, with school traffic, building traffic and users of the Leisure Centre throughout the day. Furthermore additional traffic will be generated by the new park and ride facility.**

**Response:** After consultation there was no objection from Roads and Transportation Services.

**(j) The sewerage system for Larkhall is under capacity and cannot cope. The rain water drains in the Church Street/Main Street area, which is the main entry and exit to Broomhill, do not cope when there is a flash flood and on occasion there has been a river flowing past this point. In addition the site for the new school is regularly flooded.**

**Response:** In terms of sewerage both Scottish Water and SEPA have been consulted and neither have an objection so long as the system installed meets their requirements. If planning permission is granted a condition shall be imposed in this respect. In addition a flood risk assessment requires to be carried and this shall also be imposed as a condition if planning permission is approved.

**(k) There has been a Right of Way through the site that has been used by the residents of Strutherhill to go to the Leisure Centre or down the town. This should be retained.**

**Response:** There is a registered Right of Way to the south and east of the application site. It starts on Quarry Road and runs behind the existing Larkhall Academy down into the Avon Gorge to Millheugh Bridge. It does not cross or enter the application site. There are however three existing pedestrian routes through the site that will require to be revised as it is necessary for the site to be made secure outwith hours of use in order to meet the terms of the Council's insurance requirements. Pedestrian access could still be taken around the site through the ground of the outline planning application that adjoins the site. It is considered however that if planning permission is approved a condition shall be imposed to ensure that details of a revised system of pedestrian access is submitted to and approved by the Council to ensure adequate links will still be maintained.

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 currently in use as recreational open space and sport at Broomhill Road in Larkhall. As the school already benefits from outline consent, the main planning considerations in determining the application are compliance with conditions attached to the outline consent, the impact on highway safety and residential amenity in the surrounding area and the environmental impact of the proposed development.

- 6.2 In relation to the outline consent, the recent detailed proposals have been assessed and I am satisfied that these conditions have largely been addressed and any outstanding matters can be addressed by the imposition of further conditions.
- 6.3 In this case, these issues were fully considered by the Planning Committee in relation to the approved outline planning application for this proposal. It is therefore considered that the principle of the use of the site for this purpose is considered to be acceptable. The site will continue to be used for community purposes (i.e a new school and recreation/sport facilities that will be available to the local community) and therefore the development would be broadly in keeping with the current local plan allocation. While the proposals would result in the loss of some amenity open space, these areas are not of a high quality. Policy CU4 also outlines the Council's support for the joint use of school playing fields with other organisations. This proposal would fully accord with the objectives of that part of the policy.
- 6.4 In addition comments received from sportscotland indicate that this body had no objection to the proposed development subject to the provision of a synthetic pitch with dimensions 106m x 66m and a grass pitch with dimensions 100m x 60m. Correctly scaled drawings have now been bdded and I am now satisfied that these facilities can be satisfactorily implemented. The proposal would result in a new facility, which, together with the existing leisure centre complex, would provide an extensive range of uses for the local community in an accessible location. I therefore consider that the proposed development achieves the objectives of the local plan.
- 6.5 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 and will be conditioned accordingly. I therefore consider the proposals are acceptable in transportation terms.
- 6.6 In terms of the impact of the proposals on residential amenity the proposed school buildings would be a sufficient distance from the nearest residential properties so that direct impact for residents would not be significantly detrimental. There would be an increase in activity in the area but this would be confined to periods when pupils are entering and leaving the school i.e. during normal working hours on weekdays. The use of the pitches outside school hours is likely to be similar to other Council facilities and would not be open before 0700 or after 2200. The use of the school outwith school hours by the community is encouraged by Central Government and would help integrate the new facility into the surrounding area.
- 6.7 In terms of the environmental impact, the habitat survey submitted in relation to the outline application did not raise any significant issues and Scottish Natural Heritage confirmed that the development of this site would not cause any adverse impact on natural heritage in the area. It is therefore considered that subject to conditions relating to protecting the environment as required under the terms of the outline consent that the proposal would not have a detrimental impact on the area.

- 6.8 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. Furthermore I am satisfied that sufficient consultation has been carried out for the proposed development given outline planning permission has already been given, statutory neighbour notification for the detailed application has been carried out and the proposal advertised in the local press. In view of the above I recommend that planning consent be granted.

**Iain Urquhart**

**Executive Director (Enterprise Resources)**

**13 June 2005**

### **Previous References**

- ◆ None

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - S.E.P.A. (West Region) 03/05/05
  - Larkhall Community Council 03/05/05
  - Scottish Water 20/04/05
  - Power Systems 25/04/05
  - TRANSCO (Plant Location) 22/04/05
  - TRANSCO (Plant Location) 18/04/05
  - Sports Scotland 05/05/05
  - Leisure Services 27/04/05
  - Environmental Services 09/05/05
  - Roads and Transportation Services 02/06/05
  - Architecture and Design Scotland 24/05/05
- ▶ Representations
  - Representation from : Mr. J. Jamieson, 194 Glen Avenue, Larkhall, ML9 1JS, DATED 06/05/05
  - Representation from : Mr. T. Malcolm, 5 Jura Gardens, Larkhall, ML9 2JS, DATED 06/05/05

Representation from : Mrs. M. Jamieson, 194 Glen Avenue, Hamilton, ML9 1JZ,  
DATED 12/05/05

**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, Hamilton  
Ext:3561 (Tel : 01698 453561 )  
E-mail: [Enterprise.hamilton@southlanarkshire.gov.uk](mailto: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 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.; (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.
- 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 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 before development starts a widened access road (7.3 metres and 2 x 2 metre footways) to the school incorporating a suitable traffic calming scheme shall be submitted to and approved by the Planning Authority and thereafter implemented prior to the school being occupied.
- 17 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'.
- 18 That before development starts a programme indicating the construction phasing of the scheme, together with the proposed traffic management operation during construction, including the circulation of vehicles and pedestrians shall be submitted to and approved by the Planning Authority.
- 19 That the traffic management at the site and the circulation of vehicles and pedestrians shall at all times accord with the scheme approved under terms of Condition 18 above.
- 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.

- 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 outdoor facilities shall be submitted to and approved by the Council as Planning Authority.
- 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 before the development starts, a report from a professionally qualified source describing the soil and ground conditions prevailing over the application site (including details of the nature, concentration and distribution of any contaminants), shall be submitted to and approved by the Council as Planning Authority and the development shall not be commenced until such action as is recommended by this report to remove or render harmless any such contaminants, has been implemented and completed to the full specification and entire satisfaction of the Council. The developer shall give the Council at least 7 working days notice in writing prior to the commencement of any decontamination works on the site.
- 25 That before any work commences on site, a further habitat survey of the site, including the potential impact of the proposals on foraging areas. The report shall include, where appropriate, recommendations to mitigate the impact of the development on the habitats and foraging areas within the site.
- 26 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.
- 27 That during any demolition or construction works all necessary mitigation measures shall be taken to prevent pollutants associated with this type of development from entering the burn running parallel with the boundary of the new playing fields and this watercourse shall be conserved in its natural state.
- 28 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.
- 29 That before development starts a preliminary layout and capacity assessment for the new residential access roundabout located in the vicinity of Broomhill Road and Margaretvale Drive shall be submitted to and approved by the Planning Authority.
- 30 That all costs incurred by the Council in promoting and implementing the necessary Stopping Up Order for Broomhill Road shall be borne by the developer.

- 31 That before development starts a Flood Risk Assessment considering a 200 year post development critical storms to predict/assess the probability and magnitude of flooding together with details of your proposed mitigation measures including their future maintenance is to be submitted to and approved by the Council as Planning Authority. This assessment shall also investigate if there will be any surface water discharge to the Raploch Burn and shall assess the implications such a discharge would have on this watercourse downstream from the proposed development to the River Avon. If the Flood Risk Assessment predicts flooding adjacent to the C113/03 Millheugh Culvert then the culvert shall require to be replaced and this and any associated road works will require to be carried out at the developer's expense.
- 32 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 shall demonstrate that any additional flow from the foul drainage arising from the development shall not cause or contribute to the premature operation of consented storm overflows and shall confirm that sufficient capacity exists at the Waste Water Treatment Works. These details shall accord with the final conclusions of the Development Impact Assessment Report.
- 33 That one floodlit synthetic pitch with dimensions 106m x 66m, one Grade A grass pitch with dimensions 100m x 60m and one 400m running track shall be implemented to the satisfaction of the Council as Planning Authority.
- 34 That noise associated with the ventilation system shall not give rise to a noise level assessed with the windows, closed within any dwelling in excess of that equivalent to Noise Rating Curve (NRC) 35 between the hours of 0700 and 2000 and Noise Rating Curve (NRC) 25 at all other times.
- 35 Between the hours of 0800 and 2000 the noise emitted from the premises (LAeq(1hr) )shall not exceed the pre-existing background noise level (LA90(1/2hr)) by more than 4dB(A) when measured in accordance with BS4142:1997 at buildings where people are likely to be affected.
- Between the hours of 2000 and 0800 the noise emitted from the premises (LAeq(5mins) )shall not exceed the pre-existing background noise level (LA90(1/2hr)) by more than 4dB(A) when measured in accordance with BS4142:1997 at buildings where people are likely to be affected.
- 36 That before development starts details of a system of pedestrian access around the site to allow existing access links to be retained shall be submitted to and approved by the Council as Planning Authority.

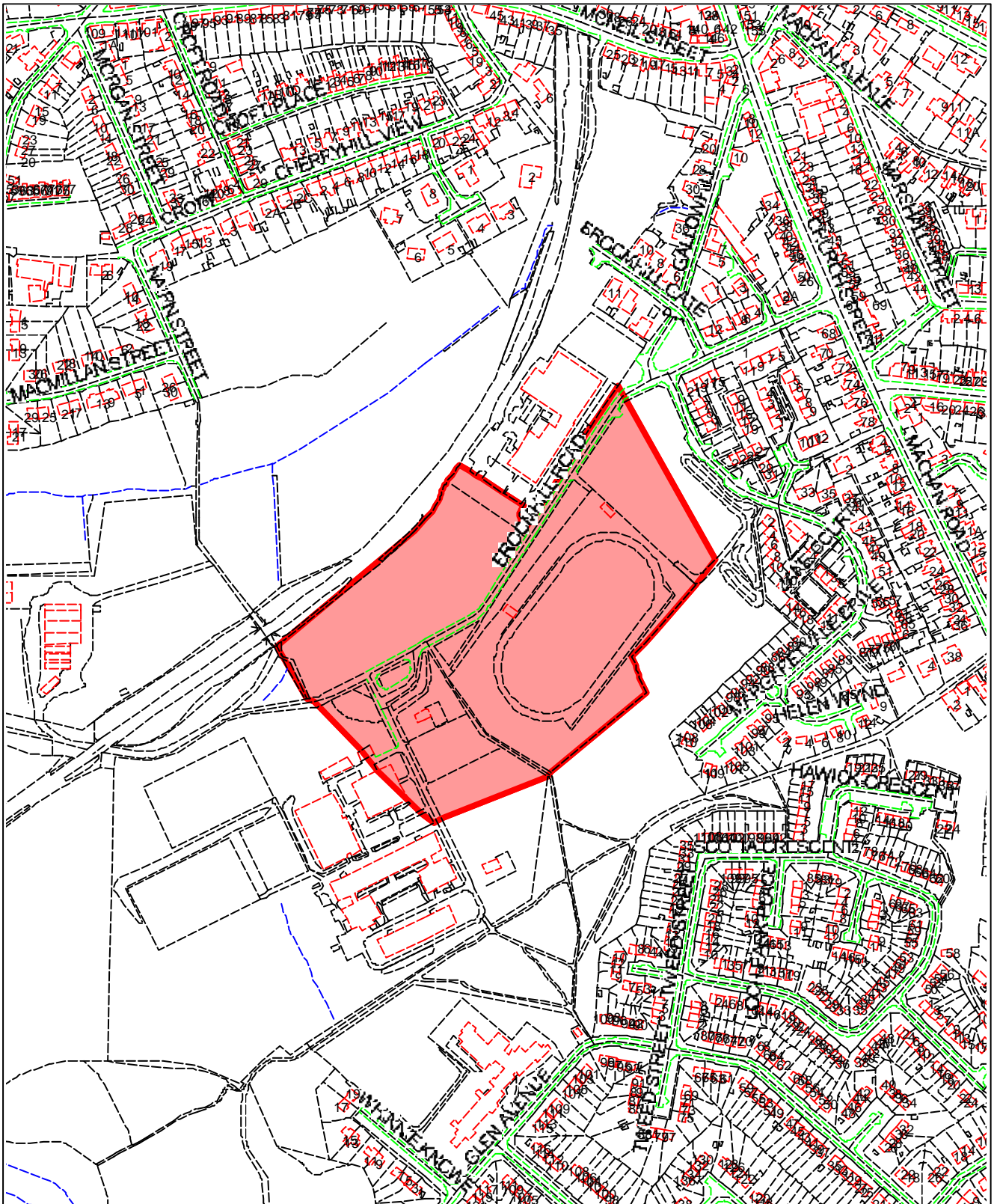
## REASONS

- 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 site is free of contamination and suitable for development.
- 25 In the interests of amenity and in order to retain effective planning control.
- 26 To ensure the provision of a satisfactory sewage system.
- 27 To ensure the Wellshaw Burn is free of contamination.
- 28 To prevent flooding.
- 29 In the interest of road safety
- 30 To accord with the outline planning permission.
- 31 To ensure the provision of a satisfactory land drainage system.
- 32 To ensure the provision of a satisfactory land drainage system.
- 33 In order to retain effective planning control
- 34 To safeguard the amenity of the area.
- 35 To protect local residents from noise nuisance
- 36 To safeguard existing pedestrian links.

For information only



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