

KEY INFORMATION**Ward** West End**Proposal**

Construction of a new 2 X 1 stream primary school and nursery school

Address

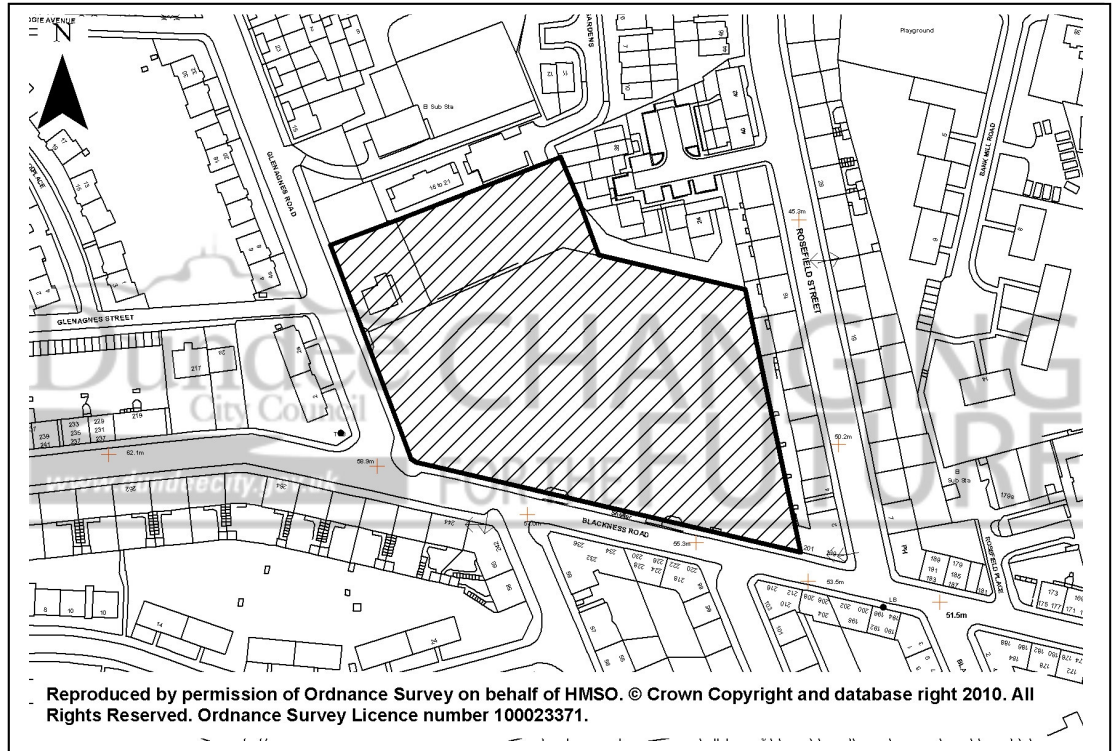
Former Harris Academy
Annexe
Blackness Road
Dundee

Applicant

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Registered 26 July 2010**Case Officer** D Gordon

New Primary School and Nursery Proposed at Blackness Road

The construction of a new 2 stream primary school and nursery school is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

RECOMMENDATION

The proposed development is considered to be in accordance with the relevant policies of the Development Plan. There are no material considerations that would justify the refusal of this application contrary to the provisions of the Plan. The application is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- The application seeks permission to erect new 2 x 1 stream primary schools and a nursery school on the site of the former Harris Academy Annexe on Blackness Road. The proposal also requires the demolition of the former janitors' house which is a Category B listed building.
- The site is to become a shared campus between two existing schools and a nursery. The schools to be transferred are St Josephs Primary School, Park Place Primary School and Park Place Nursery.
- The proposal falls to be considered under Policy 1 (Vibrant and Sustainable Communities), Policy 3A (Housing Proposals), Policy 55 (Urban Design), Policy 56 (Public Art) and Policy 68 (Dual Use of Open Space within School Grounds) of the Dundee Local Plan 2005.
- Twenty Five objections to the proposals have been received on the grounds of, amongst other things, transport and access arrangements, design and appearance of the development and the provision of open space within the site. A letter has also been received from the West End Community Council.
- It has been concluded that the proposed development is in accordance with the relevant policies of the development plan and that there are no other material considerations of sufficient weight, including the views of the objectors that would justify the refusal of this application contrary to the provisions of the Plan.
- As this Council proposal does not represent a significant departure from the development plan there is no requirement under the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 to notify Scottish Ministers of this development.

DESCRIPTION OF PROPOSAL

The proposal under consideration involves the erection of new 2 x 1 stream primary school and nursery school. The former janitors' house located on the north west corner of the site is to be demolished as part of this proposal.

The site is to become a shared campus between two existing schools and a nursery. The schools to be transferred to the new building are St Josephs Primary School (Roman Catholic), Park Place Primary School (non-denominational) and Park Place Nursery.

Although housed under one roof, the two schools are to remain separate, each with their own pupil's entrance with the 'shared' parts being the main entrance, the "floating" classrooms, the assembly hall, kitchen, stage, music and dance studio, gymnasium, changing areas, the library, heating plant and other minor accommodation. The "separate" school accommodation is located at the east and west ends of the building with the shared facilities in the middle and onto second floor (which houses the kitchen, assembly/dining hall and gymnasium).

The nursery will function separately, but will be attached to the school as there will be a requirement to share some of the proposed facilities. The grounds and playground will also be shared. A new all weather playing surface area (600m²) is to be provided on the south side of the building fronting onto Blackness Road.

The school building is to be three storeys in height. The primary finishing materials proposed for the walls are acrylic render (blue and beige), facing brick and rain screen aluminium panels. The roof is to be aluminium standing seam.

The nursery building is to be single storey in height and finished in materials to match the proposed main school building.

Vehicular access into the site is to be taken from Glenagnes Road to the west. A new internal access road will run from Glenagnes Road along the north side of the building to the service

area located on the east side of the school. To the north side of this access road immediately adjacent to the main access it is proposed to provide 32 surface level off street car parking spaces. A further 18 spaces are to be located directly below this at a lower ground level. This lower level parking will be accessed independently from Glenagnes Road.



The existing pedestrian accesses on the Blackness Road frontage are to be retained. Pedestrian access into the site is also provided from Glenagnes Road.

The proposed development is accompanied by supporting landscape proposals.



SITE DESCRIPTION

The site is located north west of the city centre in a predominantly residential area close to the University of Dundee Campus which has a strong influence on the cultural and social mix of the residents.

The site lies on the north side of Blackness Road which leads from the city centre to the wider west end of the city. Four storey high traditional stone

tenements delineate both sides of the road with a variety of retail, commercial and business uses located at ground level.

Located immediately to the west is the south east section of the Logie Conservation Area which contains a 1920's municipal housing scheme of 2 storey high houses with gardens.

The site is irregular in shape and is delineated on three sides by Blackness Road to the south, Rosefield Street to the east and Glenagnes Road to the west. Modern houses and flats delineate the north side of the site. The majority of the site is vacant (former site of the now demolished Harris Academy Annexe) with the former janitor house still evident on the north west corner. This remaining building is a Category B listed building.

The site slopes both south to north dropping 4.5 metres and west to east, dropping approximately 3 metres. The site measures approximately 1.35 hectares.

The site is overlooked by the four storey tenements along the south and east boundaries but is relatively open to the north east affording views of the Law Hill and surrounding area. The west side looks towards the two storey municipal housing in the Logie Conservation Area.

The site boundaries are delineated on Blackness Road and Glenagnes Road by low sandstone walls topped by wrought iron railings. There are two pedestrian entrances with wrought iron gates on Blackness Road and the vehicle entrance is taken from Glenagnes Road on the north west corner of the site.

The mature copper birch and black cherry trees evident along the Blackness Road frontage and the mature deciduous trees located on the steep banking on the north side of the site are the subject of a Tree Preservation Order.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan 2005

This is an allocated housing site - Proposal H21 refers.

The following policies are of relevance:

Policy 1: Vibrant and Sustainable Communities - the City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development should be in accordance with other policies in the Plan and seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

Policy 3A: Housing Proposals - sites identified in Appendix 2 and 3 are reserved for housing and should not be developed for other uses. The Council will ensure the maintenance of a five year effective land supply at all times, to be monitored through the annual Housing Land Audit Process.

Policy 55: Urban Design - for all new developments the emphasis will be on design quality and the City Council will seek the creation of new public places and points of interest which incorporate architectural and landscape features and reflect and enhance historic street layouts, significant views and vistas. All development should respect the setting of listed buildings.

The City Council require the use of Design Statements for planning applications or listed building applications for new buildings or extensions to existing buildings on significant sites.

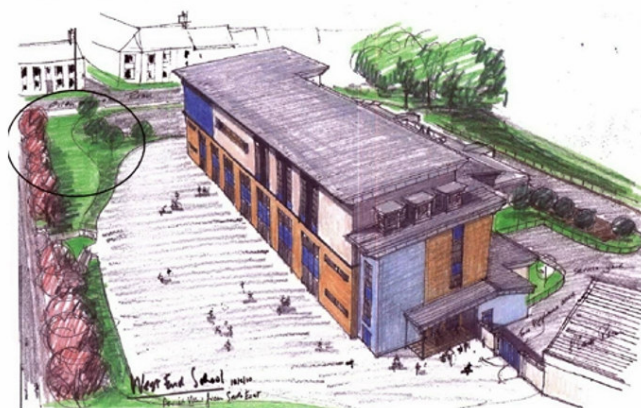
All development will, in its design and layout, be expected to contribute to an environment which is safe and accessible to all.

Policy 56: Public Art - the City Council will continue to support Public Art through the adopted Public Art Strategy and the Percent for Public Art Policy by:

- a implementing the "Percent for Public Art" policy where all new development in Dundee with construction costs of £1,000,000 or over will be required to allocate at least 1% of the construction costs for the inclusion of an art project in a publicly accessible/visible place or places within their



VIEW FROM SOUTH WEST



VIEW FROM SOUTH EAST

development. The implementation of the policy will be delivered through the development control process by the imposition of appropriate conditions on planning permission and the conclusion of legal agreements; and

- b involving the Dundee Public Art Programme at every opportunity in future environmental improvements and building developments; and
- c encouraging and developing the role of the artist within private sector developments; and

- d promoting the development of the community arts in residential areas; and
- e identifying sites through Development Briefs where public art would make a contribution to the streetscape, City image or local environment.

Policy 68: Dual Use Of Open Space Within School Grounds - the Council supports the opening up of outdoor space in school grounds for community use, particularly in areas of deficiency for outdoor sport, recreation and play as identified in Supplementary Guidance.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application.

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

The site originally contained a poorhouse complex which later served as an army barracks during the Great War. This was demolished in the 1920's to make way for Logie Junior School, which opened in 1927 and was demolished after a fire in 2001. Latterly this school was the Harris Academy Annexe.

The site has been the subject of the applications below following demolition of the former school building:

05/00780/FUL - Proposed Al-Maktoum Cultural Centre - Approved 24 January 2006.

10/00415/LBC - Demolition of Disused Janitors House - Application remains to be determined.

PUBLIC PARTICIPATION

The proposal was advertised in the local press. The neighbour notification procedure was undertaken on 24th June 2010. Due to an error in the planning application submission relating to the statement of ownership of the site, the owner notification procedure was repeated on 23 July 2010. A letter to all objectors to the original application was sent out on 26 July 2010 advising of the corrected amendment to the planning application form.

Twenty five objections in total to the proposals have been received, the vast majority of which take the form of a pre-printed letter. A letter has also been received from the West End Community Council.

The main issues that have been raised relate to:

- a Transport and Access Arrangements;
- b Appearance and Design of the Buildings are inappropriate in this location;
- c Need for a School on this Site;
- d Concern over potential contamination of the site;
- e The pre-application consultation process was not carried out appropriately;
- f Use of biomass boiler within the building;
- g Impact of potential noise on adjacent properties;
- h Loss of trees within the site;
- i Lack of outdoor space associated with the development;
- j Impact on environmental qualities of local residents; and
- k Sustainability of the proposed new buildings.

Members will already have access to these letters/correspondence and the points raised are considered in the "Observations" section of this Report below.

CONSULTATIONS

Sportscotland were consulted during the pre-application stage of the proposed development. Following formal notification, Sportscotland have advised that they have no objections to this application. However, a suggestion has been made that protective fencing should be considered for the areas behind the goal mouths of the proposed 5-a-side synthetic pitch.

West End Community Council has indicated that while it is reassured by the independent assessment of issues related to traffic; it remains concerned that pupils attending these schools will not have as good an opportunity for sports and outdoor activities as other children in the city. In particular it is noted that the proposed synthetic pitch falls well below the recommended size of 60m x 40m. WECC also considers that the gymnasium to be used by two classes simultaneously is inappropriate for a shared site by two primary schools. In addition, in view of the level of arsenic contamination on the site WECC consider that a restriction is placed on any gardening activities.

OBSERVATIONS

Statutory Requirements

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance the development plan unless other material considerations indicate otherwise.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above

The proposal under consideration involves the erection of new 2 x 1 stream primary school and nursery school on the site of the former Harris Academy Annexe at Blackness Road/Glenagnes Road. The former janitors' house located on the north west corner of the site is to be demolished as part of this proposal.

Policy 1: Vibrant and Sustainable Communities.

This policy requires the promotion of vibrant communities within the city by encouraging a range of services and

facilities close to and within housing areas. New development should, amongst other things, seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

With regard to the use of the land for education related purposes, it is considered that this has been established through the use of the site as a school since 1927 until its demolition in 2001. In addition to this a planning application for the erection of a mixed-use building, providing a Mosque, an exhibition hall, a library, office space and computer and video suites for community use was granted planning permission on 24.01.2006. In this respect, it is concluded that the continued use of the site for education related purposes is acceptable.

With regard to the design of the new buildings, the application is accompanied by a Design Statement that offers a detailed description of the design principles and concepts that have been applied to the proposed development. This document advises on such matters as the site and its surrounding characteristics, the design principles and development plan policy context, analysis of the site, the relationships of the required accommodation elements, the development of the design concepts (including potential impact on the sunlight/daylight of surrounding residential properties) and the final design solution. This clearly identifies the rationale behind the final design of the buildings and it is concluded from this that the scheme is both physically and visually appropriate for the site and the surrounding area.

A Design and Access Statement also accompanies the application that describes how issues relating to access to the development for disabled people have been addressed. There was not a mandatory requirement to submit a Design and Access Statement for this development.

With regard to parking and traffic movement issues, the application is accompanied by a Transport Assessment (TA). This provides an overview of the transport characteristics and operation of the existing sites and then considers the transportation implications of relocating the two schools and nursery to the application site. The conclusion

reached by the TA was that the surrounding road network had sufficient capacity to cater for the generated traffic associated with the development and considered that the provision for all modes of travel to the development was satisfactory. This includes suitable access for pedestrians, cyclists and cars.

It is recognised within the TA that while there is an element of parking available within the site for the pick-up/drop off of pupils, there will be a level of on street parking associated with this although it is considered that there is sufficient road space to cater for the on street car parking given the times of day this will occur and the short time frame over which these elements are carried out.

The TA recommends that a School Travel Plan is required and a framework for this is provided within the TA. However, it is considered that the Travel Plan should be drawn up and actions taken at the earliest opportunity to allow measures to be put in place to reduce the numbers of cars travelling to the school and thereby reducing the potential on street parking issues associated with pick-up/drop off. In this respect it is intended to place a condition on any permission granted that requires the submission of a Travel Plan for consideration within 12 months of the first use of the school.

With regard to potential noise from the proposed buildings, the application is accompanied by a Noise Impact Assessment (NIA). This was requested in order to assess the potential impact any noise from any mechanical plant serving the schools may have on residents in the vicinity. This NIA concluded that the noise from the proposed plantroom, which will propagate to the nearest flats at 10 Rosefield Street, will be well below the suggested normal limit of NR25. The three fans to serve the kitchen and toilet facilities was calculated in a flat at 12 Rosefield Street and was found to be well within the limit of NR35. As this will be primarily a daytime use, this limit is considered to be acceptable in terms of potential noise nuisance. However, in order to ensure that any noise nuisance associated with this development is kept to a minimum, it is intended to attach a condition to any permission granted that requires an appropriate NR value within 1 metre of

the facade of the nearest residential property.

It is considered that there are no issues of smell associated with this development.

In light of the above it is concluded that the development is in accordance with Policy 1 of the Plan.

Policy 3A: Housing Proposals - the site is identified as being suitable for housing purposes in the Dundee Local Plan 2005 (Proposal H21 refers). Policy 3A advises that sites identified in Appendix 2 & 3 of the Plan as being reserved for housing should not be developed for other uses. However, it is considered that the loss of the site to education purposes will not have a significant impact on the effective land supply for new housing within the city. As this loss of land would not undermine the core housing policies of the development plan it is considered that this proposal is not contrary to this aspect of the plan. In any event there already exists a planning permission for an alternative development on the site which if implemented would preclude its use for housing.

Policy 55: Urban Design - this matter has been discussed and discharged in consideration of Policy 1 above. The submitted Design Statement clearly outlines the rationale behind the final design solution for the site and this has been accepted as being appropriate in this instance.

Policy 56: Public Art - included within the school building or grounds will be works of public art to be designed and commissioned by a local artist in consultation with the school communities. The design process will commence with the 3 existing schools during the first half of 2011 with the intention that the commissioning of the agreed works will take place during the second half of 2011 with the works being completed and in place for the anticipated opening of the new school during 2012.

Policy 68: Dual Use of Open Space within School Grounds - the proposals involve the provision of an all weather surface area at the south east corner of the site. This will be dug into the slope so that it is enclosed by grass banking delineated on top by the existing boundary walls and railings. In addition a level playing ground is to be located on the south side of the main buildings. The ground is to be

lowered, resulting in steep banking next to the south boundary and entrance gates. Steps and a 1:22 gradient path for wheelchair users has been introduced to access the area. These areas would be available for community use if required. In this respect it is considered that the proposals comply with the requirements of Policy 68.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

Suitability of the Site - it is considered that there are no physical impediments (ie liable to flooding, contamination, ground instability) to the successful development of the site.

Compatibility with Existing Uses - the use of the site for education related purposes is not considered to be significantly prejudicial to the surrounding land uses in terms of any increase in environmental matters such as noise, smell dust or fumes. Evidence has been submitted as part of the Design Statement that accompanies the application that suggests that the sunlight/daylight to adjacent resident properties will not be significantly affected.

Desirability of Retaining the Existing use - the site under consideration has been used for education purposes for approximately 70 years.

A proposal to improve the school estate in the West End of the City was made and approved by the Council's Education Committee on 26th January 2009. The proposal was defined as "build 2 x 1 stream primary schools with 6 additional classrooms on a shared site on the site of the former Harris Academy Annexe to replace Park Place Primary School, Park Place Primary School and St Joseph's Primary School". The Director of Education was formally instructed to consult on this proposal in terms of the Education (Publication and Consultation etc) (Scotland) Regulations 1981 and to report back to Committee in due course on the outcome of the consultation so that a final decision on the proposal could be made. At its meeting on 11 May 2009 the outcome of this proposal was reported to the Education Committee

with a recommendation that it be approved as it stood. This recommendation was approved by the Education Committee.

Provision of Suitable Access and Transportation Issues - in order to increase the size of the play area within the site, innovative off street car parking arrangements had to be introduced. The result was the creation of a 2 storey car park at the north west part of the site (Glenagnes Road frontage) by making use of the existing steep slope. The lower level of the car park is accessed from the lowest part of the slope, and the upper floor from the vehicle entrance level.

The road within the site runs from the existing vehicle entrance on the west boundary (Glenagnes Road) to the east boundary allowing access around the building for fire appliances and vehicles to the service yard. Along this road are parking areas, one for the nursery drop off and staff next to the nursery and one next to the main entrance for disabled and for drop off for special needs children.

Parents will be encouraged to drop off their children in Glenagnes Road rather than on the busy Blackness Road and new pedestrian entrance has been created next to the vehicle entrance. A path will lead to the playgrounds from this entrance. The children will enter the school from the playground and not the main entrance. This is for staff, visitors and special needs children.

The proposal has been the subject of a Transport Assessment the conclusion of which was that the surrounding road network has sufficient capacity to cater for the generated traffic associated with the development and considered that the provision for all modes of travel to the development was satisfactory.

Appearance of the Proposed Development in Relation to its Surroundings - the submitted information relating to layout and design of the buildings through the terms of a submitted Design Statement has advised that the appearance, height, scale and massing are appropriate to the characteristics of the surrounding area.

Community Consultation - a Community Consultation exercise was voluntarily undertaken (there is no statutory requirement for such a

consultation) in order to seek the views of the public on the proposed development. A Public Consultation Statement has been submitted to accompany this application. The consultation process included, amongst other things, an organised Public Exhibition featuring plans and images in the Blackness Community Library on 1 April 2010 from 2.00pm to 7.00pm and on Saturday 3 April 2010 from 10.00am to 1.00pm. The details of this Exhibition were advertised in the local press on Monday 22 March 2010 and on the 24 March 2010 a "school-bag post" letter was sent to the parents/carers of all pupils in attendance at Park Place Primary School, Park Place Nursery School and St Joseph's Primary School to advise them of the content of the above advertisement in the event that they had not had the opportunity to see the newspaper advertisement.

The Exhibitions were attended by approximately 45 people in total. Facilities were made available at both exhibitions for the public to leave written comments on what they saw. On the number that attended, 13 left written comments. In addition, the above newspaper advertisement invited the public to make representations to a named officer of the Council by telephone, email or post. A total of 14 representations were received, 12 of which took the form of a "master" letter which had been downloaded from a blogspot on the internet.

The main issues raised related to:

- 1 Arrangements for drop off and collection of children;
- 2 Size of the playground and external spaces for sport;
- 3 Number of on site car parking spaces;
- 4 Traffic congestion on Blackness Road; and
- 5 Concerns that eco issues had not been addressed in the design of the school.

Account was taken of the planning related issues during the pre-application consultation process. While the majority of the issues raised are covered and the rationale behind their resolution contained within either the Transport Assessment or Design Statement some issues such as on site parking are constrained. Sportscotland

has indicated that they do not object to the application and has advised that the proposals represent an improvement to the existing playing field provision for both primary schools.

As a result of the public exhibitions, changes to the proposed placement and shape of an artificial grassed area on the south east corner of the site were made. A rectangular all weather playing surface is now proposed at the south west corner of the site, built into the banking which is contained by retaining walls. This was identified as a good position for the facility since there was a 4 metre drop to the pitch from the pavement level which along with the walls and railings will effectively prevent any balls from going onto the adjacent road.

Objections

Twenty five objections and a letter from the West End Community Council have been received. The main objections to the proposals have been identified in the "Public Participation" Section of this Report above.

- a Transport and Access Arrangements. This matter has been discussed and discharged in consideration of Policy 1 of the Dundee Local Plan 2005 above. The terms of the submitted Transport Assessment are considered to be acceptable and the proposed access arrangements suitable for the site.
- b Appearance and Design of the Buildings. This matter has been discussed and discharged in consideration of the development plan policies above. The rationale behind the design and the appearance of the new buildings is clearly identified and explained in the Design Statement that accompanies this planning application.
- c The need for a new school on this site. This issue has been discussed in consideration of the "Desirability of Retaining the Existing Use" of the site in the 'Other Material Considerations' Section of this report above.
- d Concern over Contamination of the Site. The Council Head of Environmental Health and Trading Standards has been consulted on the Phase 1 Desk Study and the Phase 2 Study and

has advised that certain conditions relating to, amongst other things, further site investigations and a remediation strategy should be attached to any permission granted.

- e The pre-application consultation process was not carried out appropriately. As this is not a defined major application there is no statutory requirement for pre-application consultation under the terms of the Town and Country (Development Management Procedure) (Scotland) Regulations 2008. Notwithstanding this, considerable consultation on the proposed development was undertaken, the details of which are outlined in consideration of the "Community Consultation" in the 'Other Material Considerations' section of this report above.
- f Use of Biomass Boiler. A biomass boiler is not being used and gas fired condensing boilers are to be installed.
- g Impact of Potential Noise on Adjacent Properties. Concern has been expressed about the findings of the Noise Impact Assessment that has been submitted to accompany the application, in particular the acceptability of an NR35 level within the nearest flatted property in Rosefield Street (as related to noise associated with the kitchens and toilets). As these operations will relate predominantly to daytime use (ie not through the night), the findings of the NIA are generally accepted.
- h Loss of Trees within the Site. While any loss of trees within the site is considered to be unfortunate, this issue has been discussed and agreed with the Councils Forestry Officer. A landscape plan for the replacement of these trees has been submitted to accompany this application.
- i Lack of Outdoor Space Associated with the Development. Sportscotland have been consulted with regard to the development and have no objections to the proposals. Sportscotland also advise that the current primary schools are

inadequately served in terms of playing fields and that while the proposed synthetic pitch to be located to the south west of the site is smaller than the 60m x 40m sized pitch recommended for Sportscotland's 'School Playing Fields' planning and design guidance, this provision marks an improvement to the existing playing field provision for both schools.

- j Impact of the Development on the Environmental Qualities of Local Residents. It has been concluded in the consideration of the design, scale, height and massing of the proposed development that there will have no significant impact on the environmental qualities of the surrounding properties by virtue of noise, smell or overshadowing.
- k Sustainability of the Proposed New Buildings. It is advised that the proposed buildings will have solar panels and that the thermal standards will be met.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

A Design Statement has been submitted to accompany this application. This is a detailed document that clearly advises of the criteria that have been considered in reaching the design solution for the proposed buildings on the site and includes such matters as the analysis of the site and its relationship with its surroundings, development of the design concept and changes made to the scheme as a result of public consultation.

It is concluded that the proposed development is appropriate as the layout, design, scale and materials of the proposed new schools are considered to be acceptable in this location. The design allows the buildings to sit comfortably on the proposed site without prejudice to the setting or amenities of the adjacent occupiers.

CONCLUSION

It is concluded from the above that the proposed development is in accordance with the relevant provisions of the Development Plan.

The design of the new building is appropriate for the area and that the associated transport, access and parking arrangements for the scheme will not significantly impact on the free flow of traffic and the traffic safety of the surrounding road network.

There are no material considerations of sufficient weight that would justify the refusal of this application contrary to the provisions of the development plan.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:

- 1 Samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples.
- 2 Development shall not begin until the investigation and risk assessment proposed in the submitted Stage 1 Desk Study are completed and, if necessary; a remediation strategy to deal with the contamination at the site has been submitted to and approved in writing by the planning authority. The strategy shall contain proposals to deal with contamination to include:
 - a the nature, extent and type(s) of contamination on the site;
 - b measures to treat/remove contamination to ensure that the site is fit for the use proposed and does not contain any significant pollution linkages;
 - c measures to deal with contamination during construction works; and
 - d verification of the condition of the site on completion of decontamination measures.

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| <p>3 Before the first occupation of any of the buildings the remediation strategy shall be fully implemented and a verification report with relevant documentation demonstrating that the objectives of the remediation strategy have been achieved shall be submitted to and approved in writing by the planning authority.</p> <p>4 Within 12 months of the commencement of use on the site, a comprehensive Travel Plan, that sets out proposals for reducing dependency on the private car shall be submitted to and approved in writing by the planning authority. The Travel Plan shall identify measures to be implemented, the system of management, monitoring, review and reporting, and the duration of the plan.</p> <p>5 Details of a proposed public art scheme within the application site shall be submitted to the planning authority prior to the opening of the schools and if approved the development shall be carried out only in full accordance with such approved details.</p> <p>6 A comprehensive landscaping scheme for hard and soft landscaping of the site shall be submitted for approval prior to completion of construction of the primary school and nursery buildings and if approved, the works shall be carried out only in accordance with such approved details. The scheme shall include replacement trees at a ratio of 1:2 for trees removed as part of the development unless otherwise agreed as part of the landscaping scheme. The trees shall be of min. 10-12cms rootballed of species to be agreed, to be planted in accordance with BS:4043.</p> <p>7 The landscaping scheme approved in accordance with condition 06 shall be implemented in the next planting season following the first occupation of the primary and nursery schools hereby approved unless otherwise agreed in writing with the Authority. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased</p> | <p>within 5 years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted in terms of this condition.</p> <p>8 Prior to the commencement of development, tree protection fencing in accordance with BS5837:2005 shall be erected on site around the trees to be retained and to the satisfaction of the planning authority. Such fencing shall be retained in place throughout the construction period. Relocation of any fencing shall be agreed with the Forestry and Enforcement Officers of the Council prior to any movement of the fencing.</p> <p>9 That total noise from all mechanical and electrical services shall not exceed NR35 as measured 1 metre external to the facade of nearest residential property.</p> <p>10 That prior to the commencement of works details of protective fencing behind the goalmouths of the proposed synthetic pitch shall be submitted to the planning authority for consideration. The fencing shall be erected in accordance with approved details prior to the first use of the school buildings.</p> <p>Reasons</p> <p>1 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.</p> <p>2 In order to ensure that the site is fit for the use proposed.</p> <p>3 In order to ensure that the site is fit for the use proposed.</p> <p>4 In the interests of reducing dependency on the private car as the sole method of transport to improve road traffic safety.</p> <p>5 To safeguard the provision of Public Art in accordance with the requirements of Policy 56 of the Dundee Local Plan 2005.</p> <p>6 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.</p> | <p>7 To ensure a satisfactory standard of appearance of the development.</p> <p>8 To protect those trees which are of significant amenity value to the area and which would ensure an enhanced and satisfactory standard of appearance of the development.</p> <p>9 In order to protect local residents from nuisance from noise associated with the buildings hereby granted permission.</p> <p>10 To reduce the risk of footballs or similar leaving the site and impacting road traffic safety on adjacent streets.</p> |
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