

Construction of New Secondary School

KEY INFORMATION

Ward Strathmartine

Address

Sidlaw View Primary School,
Helmsdale Place, Dundee

Applicant

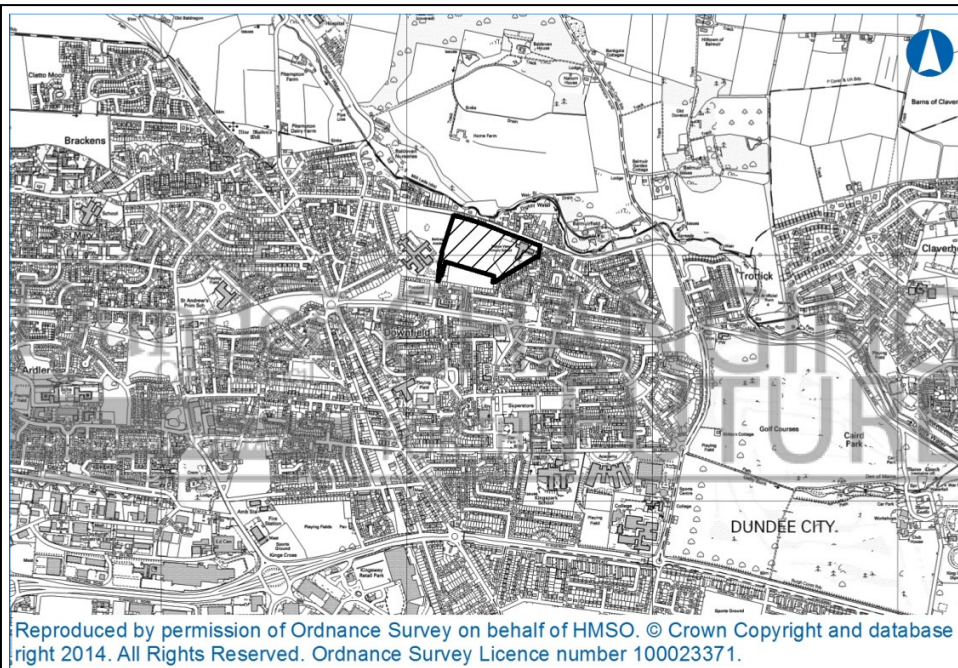
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Registered 16 July 2014

Case Officer A Ballantine



SUMMARY OF REPORT

- Planning permission is sought for the construction of a new secondary school with associated access, car parking, landscaping and infrastructure.
- The application includes a number of supporting reports including Transport Statement, Flood Risk Assessment, Ecological Assessment, Drainage Strategy Plan, Design and Access Statement.
- The development was the subject of pre-application public meetings. The planning application attracted two objections to the proposed development.
- The application complies with Policies 7, 29, 36, 42, 45 and 55 of the Dundee Local Development Plan 2014.
- The application requires to be placed on the agenda of the Development Management Committee as the application is for a major development as identified in terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.
- More details can be found at: <http://idoxwam.dundeecity.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=N8PGHWGCK4E00>.

RECOMMENDATION

The application complies with Policies 7, 29, 36, 42, 45 and 55 of the Dundee Local Development Plan 2014. There are no material considerations that would support the refusal of planning permission. Therefore, the application is recommended for APPROVAL subject to conditions.

1 DESCRIPTION OF PROPOSAL

- 1.1 Planning permission is sought for the construction of a new secondary school with associated access, car parking, landscaping and infrastructure. The new secondary school will comprise a rectangular form building with 2 and 3 storey accommodation, including an adjoining sports hall building. The main teaching building will be 3-storey in height and will be constructed mainly in brick with feature glazing and coloured metal cladding. The adjoining sports hall will be 2-storey in height and constructed with brickwork to the lower accommodation and further coloured metal cladding to the upper levels.

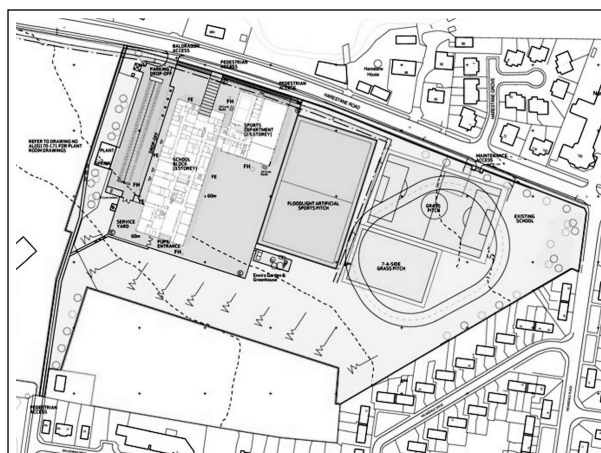


Figure 1 – Proposed Site Plan



Figure 2 – Proposed Elevations

Internally, the main school building will comprise teaching accommodation over three floors, with additional ancillary and staff accommodation split over all three floors. The main teaching block will centre around a central stairwell, and there will be assembly space, a library, a dining room/kitchen also available within the main block. The main reception area will be located to the north of the building, where there is access to the car parking and drop off area. The sports block will be to the north east of the main teaching area and will comprise a swimming pool, a large games hall, two gymnasiums, changing facilities, and toilet facilities. Externally, the school campus will be accessed from Harestone Road to the north, through a new school entrance, providing access to the main car park. The main car park will provide 68 parking spaces (64 standard spaces and 4 disabled user spaces) with a drop-off zone for approximately 10 cars. Access to the school from the main car park will be taken through the main reception to the north of the school building. To the south of the car park, there will be a service yard as well as an energy centre to the west which will house the school's utilities and services. To the north of the main teaching block will be the main pedestrian access gate off Harestone Road, where there will be a landscaped informal seating area. There will be an additional pedestrian access to the west of the site from the existing public byway from Balgowan Drive. The main playground will be situated to the east of the teaching block, where there will be the outdoor sporting facilities further to the east. These will comprise an artificial sports pitch, grass 11 and 7-a-side pitches as well as a grass running track. To the south of the artificial sports pitch, there will be an environmental garden and greenhouse. A new maintenance access will also be formed to the north of the grass pitches. Preliminary landscaping proposals have been submitted as part of the application, including a range of natural and non-natural materials.

- 1.2 The school will have a student roll of approximately 1,100 pupils and will serve the surrounding area. The Baldragon site, including the existing secondary and Sidlaw View Primary Schools, is to be re-developed including the proposed new secondary school to the north-east of the site, the replacement primary school to the north-west of the site, and two further areas of land to be left over for potential re-development. The proposed replacement

secondary school will be positioned on the playing fields of the existing secondary school as well as the site of the existing primary school.

- 1.3 In support of the application, further information has been submitted in the form of the following documents: pre-application consultation report; preliminary ecological assessment; drainage strategy plan; education design statement; flood risk assessment; transportation statement; design and access statement; and geotechnical and environmental report. A topographical survey, asbestos survey, and bat survey have also been undertaken as part of preparing the design and access statement.
- 1.4 The application requires to be placed on the agenda of the Development Management Committee, as the application is for a major development as identified in terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.

2 SITE DESCRIPTION

- 2.1 The application site forms the north-east corner of a large site which incorporates both the existing Baldragon secondary school and the Sidlaw View primary school, including associated playing fields. The school site occupies a large area of ground within a largely residential area. The school sits within a mature landscaped setting, and is surrounded by a mixture of mid-twentieth century housing and modern residential developments. To the north, the site opens up towards low scale housing and farm land beyond that. In terms of the immediate surroundings, Harestane Road bounds the northern edge of the site, Burns Street and residential properties to the west, Sidlaw View Primary School and residential properties to the east, and Balgowan Drive to the south. The application site forms an area of the existing playing fields as well as the existing primary school site. Currently there is pedestrian access from Balgowan Drive to the south and Burn Street to the west, as well as all vehicular access from Burn Street also. The site generally slopes from south to north.



Figure 3 – Existing Site

- 2.2 Part of the application site is in an area designated as Open Space and Playing Fields.

3 POLICY BACKGROUND

- 3.1 The following plans and policies are considered to be of direct relevance:

DUNDEE LOCAL DEVELOPMENT PLAN

Policy 7: High Quality Design

Policy 29: Low and Zero Carbon Technology in New Development

Policy 36: Open Space

Policy 42: Sustainable Drainage Systems

Policy 45: Land Contamination

Policy 55: Accessibility of New Developments

- 3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

4 SITE HISTORY

- 4.1 There are no applications of relevance to the assessment of this proposal.

5 PUBLIC PARTICIPATION

- 5.1 2 letters of objection were received siting concerns about: noise impact, general disturbance, traffic impact, and positioning of new vehicle access. Members will already have access to the letters of objection and the issues raised are considered in the Observations section below.

6 CONSULTATIONS

- 6.1 **The Council's Head of Environmental Protection** - has requested that in the event of granting planning permission the imposition of a condition relating to the noise associated with all M and E services. The Council's Head of Environmental Protection has also requested a condition relating to the remediation of potentially contaminated land.
- 6.2 **SEPA** – have been consulted on the proposals and they have indicated that they would not object to the proposals and provided technical advice in respect of flood risk and surface water drainage.
- 6.3 **SportScotland** – have been consulted on the proposals and they have indicated that they would not object to the proposals, subject to the imposition of two conditions.
- 6.4 **Scottish Water** – have been consulted on the proposals and they have indicated that they would not object to the proposals and provided technical advice in establishing new connections to Scottish Water systems.

7 DETERMINING ISSUES

- 7.1 **Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless 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.

DUNDEE LOCAL DEVELOPMENT PLAN

- 7.2 The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.
- 7.3 **Policy 7: High Quality Design** - requires all new development to have a high quality design.

- 7.4 It is considered that the proposed secondary school with associated access, car parking, landscaping and infrastructure is of a high quality design. In terms of the proposed building design, this is of a simple rectangular form with a large central stairwell to provide natural ventilation and light. The general design of the main teaching and sports blocks are of a contemporary architecture, incorporating two and three-storey accommodation and using simple, high quality materials including large amounts of glazing to maximise natural daylight entering the building. The proposed buildings will be formed in brick, with coloured metal cladding as well as some contrasting brick. The roof will be formed using a high quality single ply membrane. Overall, the building materials have been chosen to achieve an attractive finish and appearance, as well as to ensure the building is robust and fit for purpose. The general layout has been well-designed with the main teaching accommodation centrally-located with easy access across the whole campus including to the parking/drop-off area, the external playground, and the sports facilities. Pedestrian access will be taken from Harestane Road to the north and Balgowan Drive to the south, with a new vehicle access formed from Harestane Road also. The main school building has also been set-back from the road to the north to reduce the impact on the residential properties to the north. In terms of the proposed landscaping, this will incorporate a range of different materials and textures ensuring a stimulating external environment which is both easy to maintain and is finished to a high standard. Overall, the new secondary school will replace the existing dated secondary school, providing a school campus that is of a high quality design, both in terms of its layout and functionality as well as its external appearance.
- 7.5 In the event of members being minded to grant approval, it is proposed to impose conditions to control the associated external finishing materials as well as the landscaping to ensure that these are finished to a high quality.
- 7.6 **The proposal satisfies Policy 7.**
- 7.7 **Policy 29: Low and Zero Carbon Technology** - in New Development) requires proposals for new development to demonstrate how the proposal will reduce, by at least 10%, the Scottish Building Standards (2007) carbon emissions reduction standard.
- 7.8 In the event of members being minded to grant approval, an appropriate condition will be imposed to ensure that a statement of compliance with the policy is submitted prior to the commencement of works.
- 7.9 **The proposal satisfies Policy 29.**
- 7.10 **Policy 36: Open Space** - seeks to preserve areas designated as open space unless the proposal is consistent with a Masterplan, strategy or programme approved by the Council or compensatory open space in the form of playing fields or sports pitches will be provided.
- 7.11 Report 446-2012 of the Council's Education Committee agreed to building of a new community campus to include Baldragon Secondary School, Sidlaw View Primary School and Jessie Porter Nursery School. The proposals form part of the new school build programme for Dundee and therefore the terms of Policy 36 have been satisfied.
- 7.12 **The proposal satisfies Policy 36.**
- 7.13 **Policy 42: Sustainable Drainage Systems** - requires all new development proposals except for single houses or where discharge is to coastal waters to treat surface water by a Sustainable Urban Drainage System (SUDS).
- 7.14 The applicant has submitted a Flood Risk Assessment and Drainage Strategy Plan detailing how surface (and foul) water will be treated as part of the new development. The drainage

strategy has been prepared in conjunction with the Council's Engineers Division, and the proposal includes connecting surface water into the Council maintained surface water culvert which runs along the south and eastern perimeter of the site, where flows will be restricted and attenuated prior to discharge. The proposed SUDS has been designed to adhere to the Dundee City Council SUDS Design Criteria. SEPA have also been consulted on the proposals and have confirmed that they have no objection to the proposed development.

- 7.15 From the above, it is considered that a suitable SUDS has been incorporated within the proposals and that the terms of the policy have been met. In the event that members are minded to grant approval it is proposed to impose conditions to ensure that the SUDS proposals are completed to an acceptable standard and that technical approval is obtained from Scottish Water so that there is sufficient capacity to accommodate the proposal.
- 7.16 **The proposal satisfies Policy 42.**
- 7.17 **Policy 45: Land Contamination** - requires that:
- 1 a site investigation is submitted establishing the nature and extent of contamination; and
 - 2 the Council is satisfied that remediation measures proposed for the development, adequately address contamination risks to all receptors, such that the land demonstrably does not meet the statutory definition of contaminated land and is suitable for the planned use.
- 7.18 A Site Investigation Report has been submitted with the application in consideration of potential contaminated land and measures for remediation. The Council's Head of Environmental Protection has requested that in the event that members are minded to grant approval that a condition be imposed to ensure a remediation strategy is undertaken, including the submission of a verification report. With the imposition of the condition, it is considered that the terms of the policy have been met and that any potential contaminated land can be suitably addressed prior to the occupation of the school.
- 7.19 **The proposal satisfies Policy 45.**
- 7.20 **Policy 55: Accessibility of New Developments** - requires all development proposals that generate travel to be designed to be well served by all modes of transport.
- 7.21 The applicant has submitted a Transport Statement in accordance with the requirements of this policy. The statement and the submitted plans indicate pedestrian routes will be formed to the west and north of the site to connect the site to adjoining streets. The majority of travel associated with the school will be students walking to/from the neighbouring area, and it is considered that the proposed new accesses will be suitable in terms of accessibility. There are also two separate cycle racks to be provided, encouraging an alternative form of active travel in association with the site.
- 7.22 **The proposal satisfies Policy 55.**
- 7.23 **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:

VIEWS OF OBJECTORS

- 7.24 Two letters of objection have been received from neighbouring residents raising concerns about:
- 1 noise impact and general disturbance;
 - 2 traffic impact; and
 - 3 positioning of new vehicle access.
- 7.25 In terms of point 1, it is considered that there will be some noise associated with the proposed secondary school that may impact on neighbouring residents. Any associated noise will be focused at specific times during the working day when students are entering/leaving the school, and it is considered that whilst this may result in some disturbance this is offset by the fact that there are existing schools close-by already and the noise will be focused at particular times during day-time hours. Overall, whilst it is appreciated that there will be some noise impact on neighbouring residents, this is not considered to be such as to warrant the refusal of planning permission.
- 7.26 In terms of points 2 and 3, the Council's Road Engineers have been involved in the development of the layout and design of the transportation-elements of the proposal and it is considered that the proposed new vehicular access from Harestane Road is acceptable subject to the imposition of relevant conditions.
- 7.27 **The concerns of the objectors are not supported.**
- 7.28 **It is concluded from the foregoing that the material considerations do not support the refusal of planning permission.**

8 CONCLUSION

- 8.1 The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore, it is recommended that planning permission be granted subject to conditions.

9 RECOMMENDATION

- 9.1 It is recommended that consent be **GRANTED** subject to the following conditions:
- 1 Prior to the commencement of works, details of all finishing materials shall be submitted to the planning authority for written approval and if approved shall only be completed in accordance with the approved details.
 - 2 Prior to the commencement of works, a detailed landscaping plan, including soft and hard landscaping, shall be submitted to the planning authority for written approval and if approved shall only be completed in accordance with the approved details.

- 3 The grass pitches and synthetic pitch will be designed and constructed by a recognised (eg SAPCA registered) specialist pitch contractor; details of contractor and pitches specification shall be submitted for the written approval of the planning authority prior to the commencement of development.
- 4 The outdoor sports facilities shall be completed and operational within 1 year of completion of the school campus building.
- 5 Details of the proposed vehicle accesses must be agreed prior to any works on site and the accesses must be formed and constructed to Dundee City Council standards and specifications.
- 6 Any existing accesses that are no longer required as part of the proposed development must be made good as footway to Dundee City Council specifications. Details of these alterations must be agreed prior to any works on site.
- 7 The findings of the Transport Statement must be implemented prior to any works commencing on site subject to the additional comments below:
 - the provision of a pedestrian crossing on Harestane Road, controlled or uncontrolled, is not required at this time but this may be reviewed when the school is operational. Appropriately placed school crossing patrollers should cater for the level of pedestrians crossing Harestane Road; and
 - the requirement for bus shelters must be discussed with the relevant transport officers within the Transportation Division. If bus shelters are required costs associated with the provision and erection of the shelters must be met by the developer.
- 8 A Street Lighting system must be provided by the applicant to Dundee City Council standards and specifications.
- 9 The applicant must provide a disposal route for road surface water to the satisfaction of Dundee City Council which discharges to a system publicly maintained/maintainable by the relevant authority.
- 10 School Keep Clear markings, associated signing and visirail are required on Harestane Road. The full extent and location must be agreed with the Transportation Division but costs covered by the developer. The existing road markings and associated signing on Burn Street must be removed as part of these works and costs covered by the developer.
- 11 A length of Harestane Road shall be covered by a 20mph zone which shall extend to include both school sites. Exact locations for this to be agreed with the Transportation Division but costs covered by the developer.
- 12 Before any unit is occupied the remediation strategy described in the "Revised Geotechnical & Environmental Assessment Report (Goodson Associates)", received by the planning authority on 20 August 2014, 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 by the planning authority.

- 13 The total noise from all M & E services shall not exceed NR 35 during the night as measured 1 metre external to the facade of adjacent residential accommodation. For the avoidance of doubt night time shall be 23.00 to 07.00 hrs.
- 14 A Sustainability Statement demonstrating the extent to which the new build elements of the development will meet the requirements of Policy 29 of the Dundee Local Development Plan shall be submitted for the approval of the planning authority and the works shall be completed in accordance with the approved Statement.
- 15 Prior to the commencement of works on site, detailed drainage design drawings and calculations for the proposed surface water drainage system shall be submitted to the Council for written approval. Thereafter, all works approved by virtue of this condition shall be carried out prior to the occupation of the development hereby approved. For the avoidance of doubt, all information submitted to the Council should comply with the adoptable standards of Scottish Water and SEPA and shall be in accordance with the SUDS Manual (CIRIA 697).
- 16 Prior to commencement of works on site, technical approval for connection to Scottish Water sewer systems shall be obtained and evidence of this submitted to the Council for written approval. Thereafter, all works approved by virtue of this condition shall be carried out in accordance with the development hereby approved.

REASONS

- 1 In order to ensure that the development hereby approved shall be completed to a high standard of design.
- 2 In order to ensure that the external landscaping of the development hereby approved is completed to an acceptable standard.
- 3 In order to ensure that the outdoor sports facilities are completed to an acceptable standard.
- 4 In order to ensure that the outdoor sports facilities are available and operational within an appropriate time frame of the school campus building opening.
- 5 In the interests of vehicle and pedestrian safety
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- 7 In the interests of vehicle and pedestrian safety.
- 8 In the interests of vehicle and pedestrian safety.
- 9 To ensure an appropriate and publicly maintainable system is provided.
- 10 In the interests of vehicle and pedestrian safety.
- 11 In the interests of vehicle and pedestrian safety.
- 12 In order to ensure that any potential contaminated land on site is adequately addressed.
- 13 In order to preserve the amenity of neighbouring residential properties.

- 14 In order to demonstrate that the new development will meet the required carbon emissions reduction standards in the interests of the environment.
- 15 In order to ensure that the site can be adequately drained.
- 16 In order to ensure that drainage provisions within the site can be connected to Scottish Water's sewer systems.