

KEY INFORMATION

Ward Strathmartine

Proposal

Outline application for demolition of existing school and offices and construction of a 690 place primary school with 80 place 0-5 nursery and community facilities

Address

St Columbas School
Kirkton Place
Dundee DD3 0BT

Applicant

Director of Education
Floor 8
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Agent

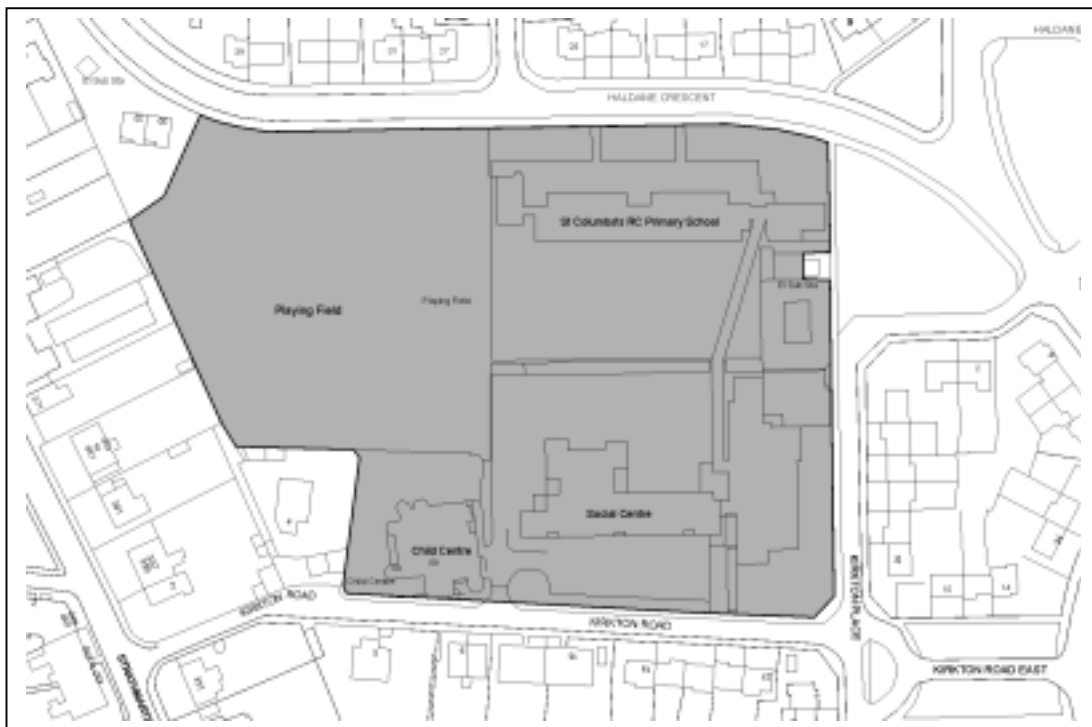
City Architectural Services
Officer
Dundee City Council
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Registered

6 March 2002

Case Officer

Rory Anderson



Proposed Replacement of St Columba's School

Outline application for demolition of existing school and offices and construction of a 690 place primary school with 80 place 0-5 nursery and community facilities is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation.

RECOMMENDATION

It is considered that a new school can be accommodated on the site which takes account of residential amenity, access requirements, open space provision and wildlife interests. The proposal conforms with national and local planning guidance. Accordingly the application is recommended for approval subject to conditions.

SUMMARY OF REPORT

- The council's Education department are promoting a Public Private Partnership (PPP) bid project to improve education facilities throughout the council area.
- The application is part of a series of applications submitted to secure funding from the Scottish Executive. It seeks to agree the principle of redeveloping the site for a new primary school.
- One letter of representation was received relating to traffic, nature conservation and noise issues.
- It is considered that a replacement school could be accommodated on the site without detriment to residential amenity and taking account of access, open space provision, wildlife and landscaping.

DESCRIPTION OF PROPOSAL

Outline Planning permission is sought to demolish and replace the existing primary school at St Columbas primary school. It is proposed that a new 690 place primary school with 0-5 age group nursery and associated community facilities be provided. No details have been provided with the application. However the submitted plans do indicate that vehicular access will be provided to the north of the site from Haldane Crescent and pedestrian access from the south onto Kirkton Road.

SITE DESCRIPTION

The site, measuring some 2.36 Ha in area, is located in the north west of Dundee some 0.5km north of the Kingsway. It is bounded on all sides by residential properties, with a small area of open space and neighbourhood facilities to the north east. Currently on the site is the existing school, a collection of flat roofed buildings made of concrete and corrugated sheeting, whilst to the south of the site is a similarly finished three storey building currently in use as a resource centre for the council's social work department. Grassed playing fields are located within the site to the north west of the buildings. The main school entrances are currently located to the north and south of the site.

POLICY BACKGROUND

The removal of sports pitches for any development is not generally supported under NPPG 11 - Sport, Physical Recreation and Open Space. However where development is in an area of the playing fields where it will not affect it's sporting potential or amenity value it may be acceptable.

Policy H1 of the Dundee Local Plan indicates that in predominately residential areas, developments which do not adversely affect environmental quality by virtue of design, layout, traffic, parking noise and smells and are in accordance with other policies in the plan will be permitted.

Policy SCE5 encourages the dual use of school buildings and associated

facilities for dual uses including the wider community.

Policy OS1 (schools) encourages the retention of open space within schools or on land associated with school uses.

Policy LT14 encourages the use of dual uses of open space associated with schools for community uses. It also indicates that the loss of open space maybe acceptable where the alternative uses are appropriate and don't have a negative impact on surrounding land uses.

Policy ENV4 seeks to protect wildlife corridors and ensure that development which encroaches into such areas makes full provision for nature conservation. ENV12 seeks the



retention of trees on development sites.

LOCAL AGENDA 21

Key Theme 4 is of relevance and seeks to ensure that local needs are met locally. The theme seeks to encourage the use of school buildings for community uses. The application incorporates community provision within the proposals. Key theme 7 is also relevant and seeks to ensure that access to facilities, services, goods and people is not achieved at the expense of the environment and are accessible to all. The improvements to the school and the provision of community swimming pool will maintain and improve existing facilities for the residents in the surrounding area. Key theme 12 is also relevant and seeks to ensure that opportunities for culture, leisure and recreation are readily available to all. The incorporation of community provision in the proposal will meet the aims of this key theme.

SITE HISTORY

There is no site history of relevance to the application.

PUBLIC PARTICIPATION

Standard neighbour notification has been carried out. One representation has been received. The main issues arising relate to the increase in traffic, lack of details in the submission, the potential threat to wildlife and potential noise levels impacting on surrounding properties.

CONSULTATIONS

SportsScotland have indicated support for retention of the playing fields and the use of planning conditions to cover the specification and timing of any new pitches to be provided.

The Director of Leisure and Arts has requested details of any landscaping including replacement planting if required.

OBSERVATIONS

The main issues for committee to consider are whether the proposal conforms to local and national policy and whether there are any material considerations which merit refusal of the application.

The proposed development is being submitted by the Education Department as part of their Public Private Partnership (PPP) bid called Building for the Future. Through the Partnership the Education Department aims to deliver 6 new primary schools, extend and refurbish 2 primary schools, refurbish 3 secondary schools and provide a new special school. This outline planning application is part of the process in achieving the aims of the partnership.

The site is already used as a primary school and therefore the proposal to rebuild the site as a primary school would, in land use terms, be acceptable as this use is established. The incorporation of community facilities into the design is to be encouraged and is supported under Policy SCE5 of the local plan.

The main question is whether the site is capable of accommodating a potentially larger school without

detriment to surrounding land uses. The site is extensive and with the removal of the existing buildings it is envisaged that a larger school could be developed in a location which will not adversely affect neighbouring properties. The daily influx of pupils into the area is something residents are used to and therefore even with increased numbers there would be no significant change to their existing amenity. Any noise emanating from the school would be realised during daytime hours when a level of disruption at break times is to be expected. In terms of the design of the new buildings and their impact, this is not known at this stage. This will be considered in a subsequent detailed application. However it should be noted that removal of the existing buildings does not require planning permission and in any event they are of little architectural merit and their demolition will not detract from the appearance of the area.

In terms of traffic and parking the existing roads around the school are publicly maintained and are used to accommodating increases in traffic at key periods of the day. Although the school role will increase and potentially more vehicles will visit the area the patterns and timing of traffic will not change and subsequently neither will the impact on local residents. Many pupils attending the school will live locally and will be encouraged to use public transport and walk to school. With regard to parking provision the site is surrounded by on street parking and is fairly extensive. It is considered that appropriate parking areas and modern turning facilities commensurate with the land use proposed will be included in any detailed proposal. A full transport assessment should be undertaken at detailed stage covering access, parking, drop off/pick up points, cycling and traffic plans. This again should ensure that the impact to surrounding residents is minimised. The proposal therefore conforms to policy H1 of the Local Plan.

In the majority of cases school sites come with extensive areas of playing fields which are also a valuable community resource. National Policy is to ensure that the loss of such resources is minimised. In this case there is a large area of open space to the west of the site. Although the

extent of new building is not known at this stage conditions will be attached to the application to ensure that sufficient open space will be incorporated into the new development. Indeed in this case it maybe that with the demolition of the resource buildings to the south of the site that open space provision may increase. It is considered that such provision would be in keeping with NPPG 11, Local Plan policy OS1 and LT14.

With regard to wildlife considerations, the site is not in one of the wildlife corridors identified on the local plan or the Urban Nature Conservation Plan. However as the new school will be developed with substantial grassed areas this will provide habitat similar to that, that currently exists and should benefit wildlife and complement identified wildlife habitat nearby. Also any trees currently on the site will require to be incorporated into a full landscaping assessment, submitted as part of the detailed plans. It is generally envisaged that the new school will be developed with a landscaped setting, which will benefit wildlife in the area. In this respect the proposal generally conforms to policy ENV4 ,the nature subject local plan and policy ENV12.

DESIGN

No details of the building design or layout have been put forward at this stage.

CONCLUSION

Although no plans of the proposed school have been submitted it is accepted that a larger school can be accommodated on the site which will take account of residential amenity, access and parking requirements, open space provision and wildlife habitat. The proposal conforms to national and local guidance and there are no material considerations at this stage in the planning process which would merit a refusal of the application. Accordingly, approval subject to conditions is recommended.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:-

Before development commences written approval from the planning

authority must be obtained for the details of the siting, design and external appearance of any building(s), the means of access and landscaping

Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted for consideration by the planning authority and no work shall begin until the written approval of the authority has been given.

Application for approval of reserved matters shall be made to the planning authority within 3 years from the date of this permission.

The development hereby permitted shall commence within 5 years from the date of this permission, or within 2 years from the date of approval by the planning authority of the last of the reserved matter.

That a traffic assessment including access/egress and parking provision be submitted to the Council for approval prior to the commencement of development and if approved the proposed development shall be carried out only in full accordance with such approved details.

That details of all plant and equipment shall be submitted to the Council for approval prior to the commencement of development and if approved the proposed development shall be carried out only in full accordance with such approved details.

That a tree survey of the application site shall be carried out and a Report setting out details of all trees and proposal for the retention and/or removal submitted to the Council for approval prior to the commencement of development and if approved the proposed development shall be carried out only in full accordance with such approved details.

Reason

- 1 To reserve these matters for future consideration by the council..
- 2 To ensure that all reserve matters are submitted for consideration by the planning authority.
- 3 To comply with section 59 of the of the Town and Country Planning (Scotland) act 1997.

- 4 To comply with section 59 of the of the Town and Country Planning (Scotland) act 1997.
- 5 To ensure that the proposals can be accommodated within the existing road network.
- 6 To ensure that the proposed development does not have a detrimental affect on the environmental quality of existing residents.
- 7 To allow for an assessment of the existing trees within the site and to establish which should be retained or removed.