

New Harris Academy at Perth Road

KEY INFORMATION

Ward West End

Address

Harris Academy
470-472 Perth Road
Dundee

Applicant

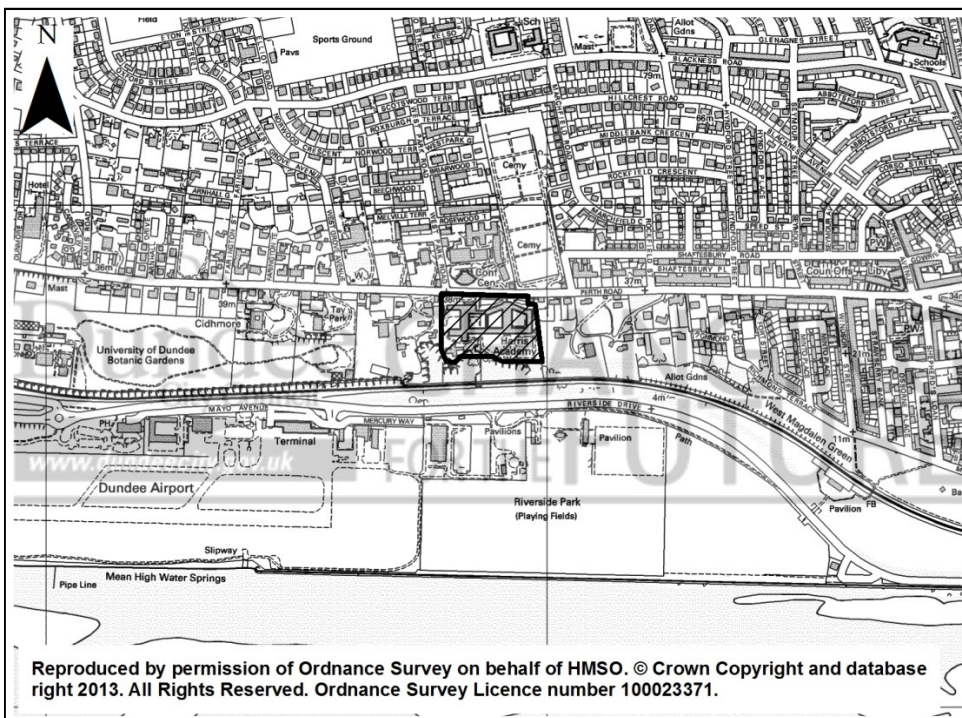
Dundee City Council
Capital Projects
5 City Square, Dundee

Agent

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Registered 5 Feb 2013

Case Officer Eve Young



SUMMARY OF REPORT

- Planning permission is sought for the construction of a secondary school with 15,000m² of accommodation for a roll of 1,200 pupils on the site of the present Harris Academy on Perth Road. The site area is 2.29 hectares.
- Historic Scotland granted Listed Building Consent for 13/00059/LBC, the application for the demolition of the existing school building on 5 April 2013, subject to a number of conditions regarding the retention and re-use of specific historic features of the existing school and the salvage of materials for re-use in the new building.
- The site presents a challenge in terms of site access and topography. From a spot height of +37.5m on Perth Road, the site level drops by approximately 17 metres to the south boundary, beyond which a steep embankment falls down towards the railway and Riverside Drive.
- The proposed building, set back from Perth Road, is two storeys high at street level but additional floor levels are created as the building steps down the slope. It has two projecting wings which enclose the south facing central social space. The vehicle access serves the building and an 80 space staff and visitor car park. A public footpath will provide a link to Riverside Drive.
- The proposed materials are facing brickwork using elongated format bricks with reclaimed stone and precast concrete to highlight key features of the building. Extensive glazing will provide natural light and ventilation. A contemporary arch to the pedestrian plaza will have architectural metalwork and art work castings will be introduced at entrance points. The building will be enhanced by new tree planting including street trees on Perth Road.
- Features from the existing school building, such as the entrance portico and the clock tower will be incorporated into the new building and reclaimed stone salvaged from the existing building will also be used on a number of elevations.
- The proposed development was the subject of very wide ranging Pre-application consultation with there were no objections to the application.
- More details can be found at: <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=MHR8HEGC08200>.

RECOMMENDATION

The proposal complies with the Development Plan and there are no material considerations that would justify the refusal of planning permission. Therefore, the application is recommended for APPROVAL subject to conditions.

1 DESCRIPTION OF PROPOSAL

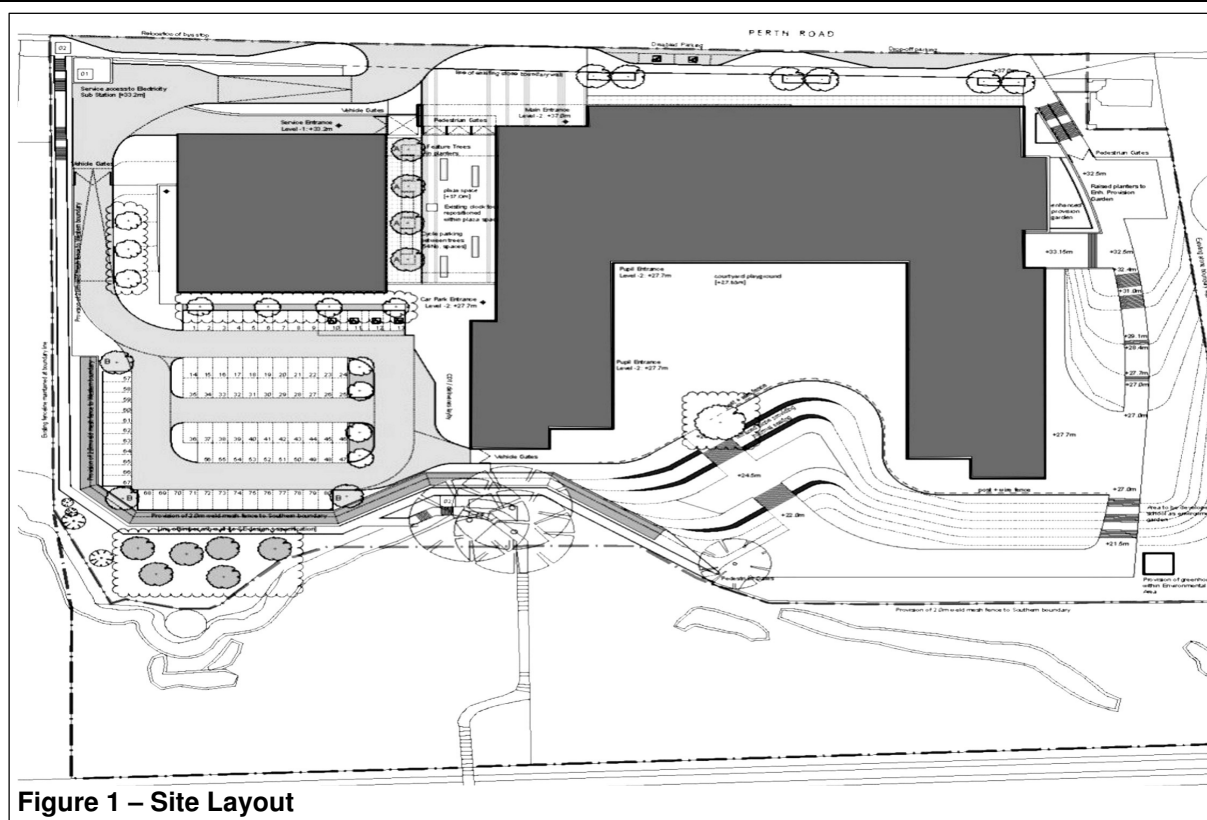


Figure 1 – Site Layout

- 1.1 The proposed development comprises the construction of a secondary school with accommodation totalling approximately 15,000m² for a roll of 1200 pupils on the site of the present Harris Academy on Perth Road. The site area is 2.29 hectares.
- 1.2 The building will include a range of flexible standard and specialist class teaching areas with associated staff and pupil accommodation. In addition there will be:
 - a internal break-out and social spaces;
 - b production kitchen and pupil dining area;
 - c hospitality suite;
 - d external plaza area situated off the Perth Road entrance;
 - e performance space with stage lighting and sound system and tiered audience seating;
 - f external courtyard social spaces;
 - g enhanced provision and pupil support facilities;
 - h sports facilities including a swimming pool; and
 - i an off-street parking facility.
- 1.3 All sports and other appropriate facilities will be available for community lets in accordance with Dundee City Council's policy on letting arrangements.

- 1.4 The proposed building is set back from Perth Road. It is two storeys high at street level but additional floor levels are created as the building steps down the slope. It has two projecting wings which enclose the south facing central social space. An 8 metre wide plaza space to Perth Road ensures there is adequate circulation space for the projected 1,200 pupils using the building. The main vehicular road enters the site in approximately the same position as the existing car park access road and serves the kitchen, bin stores; the Craft, Design and Technology (CDT) workshops and an 80 space staff and visitor car park. Disabled parking bays are provided adjacent to the main entrance on Perth Road, with two additional drop off spaces. A new public path is proposed down the west side of the site to connect with the existing path and bridge to Riverside Drive which leads from the southern edge of the school grounds.
- 1.5 The proposed materials comprise facing brickwork using elongated format bricks of varied tone and texture as the principal material with reclaimed stone and precast concrete to highlight key features of the building, Art work castings will be introduced at entrance points. A contemporary arch will form a gateway into the pedestrian plaza with architectural metalwork to allow the plaza space to be locked off out of hours, and a further opportunity for public artwork. The extensive glazing allows the use of natural light and ventilation with opportunities for extensive views to the south from social areas. Modern roofing materials will complete the design.
- 1.6 A number of elements from the existing school building, such as the entrance portico and the clock tower will also be incorporated as part of the building to reflect the history of the school. Reclaimed stone will be used on a number of elevations subject to the quality and quantity of material salvaged from the existing building.
- 1.7 The following Supporting Statements have been submitted to provide additional information in support of the development:
 - a Demolition Justification and Conservation Study;
 - b Design and Access Statement;
 - c Education Statement;
 - d Site Investigation;
 - e Drainage Report;
 - f Transport Survey;
 - g Bat Survey;
 - h Tree Survey; and
 - i Retained Features Report.
- 1.8 As the area of the application site exceeds 2 hectares the proposals fall within the meaning of a Major Planning Application as defined by Regulation 2(1) of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. Accordingly the applicant was required to undertake statutory pre-application consultation with the local community. A Pre-application Consultation Report is submitted as part of this application. In addition the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 also stipulate that major planning applications should be accompanied by a Design and Access Statement. The applicant has complied with this requirement.

- 1.9 In accordance with the Scheme of Delegation, all Major Planning Applications must be reported to the Council's Development Management Committee.

2 SITE DESCRIPTION

- 2.1 The school site lies to the south of Perth Road, a main access route into the city from the west. It is opposite West Park Halls which contains a Conference Centre and student accommodation. The Western Cemetery lies to the north east. The residential areas to the east and west are generally characterised by traditional stone built dwellings set in mature landscapes.
- 2.2 The site of the existing school, and location of the proposed new school, presents a challenge in terms of site access and topography. The topographical survey demonstrates that from a spot height of +37.5m on Perth Road, the site level drops by approx. 17 metres to the south boundary, beyond which a steep embankment falls down towards the railway and Riverside Drive.

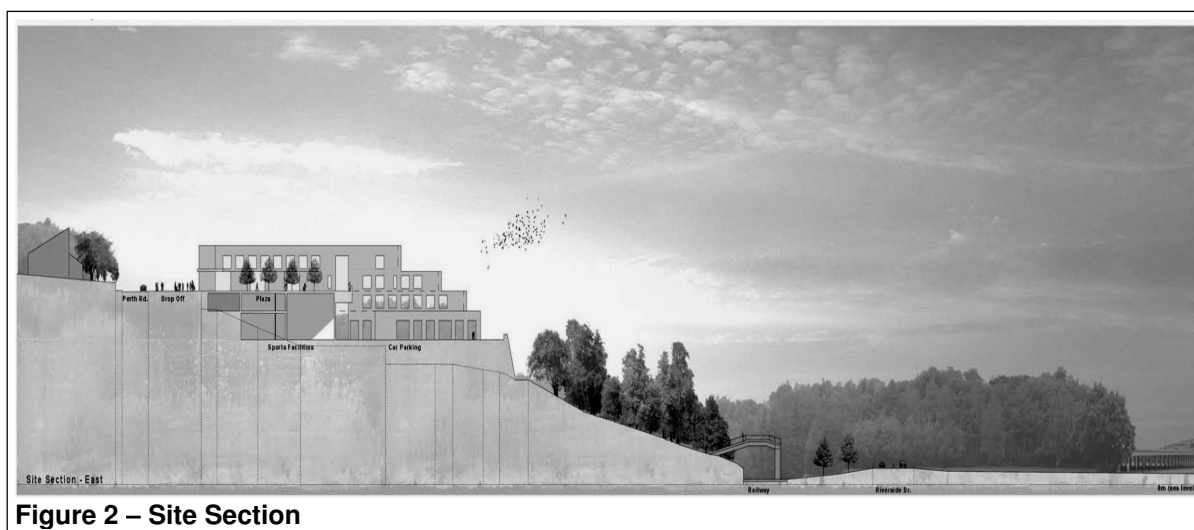


Figure 2 – Site Section

- 2.3 The existing buildings on the site comprise the historic “B” listed main building, and a series of additions and extensions formed from 1960 through to late 1990’s. A report on the condition of the existing buildings has been submitted which outlines their shortcomings. The original building is set down below the road level such that the three storey building has only one storey visible above the level of Perth Road. It is also partly screened by trees growing on the steep embankment.
- 2.4 Access to the site comprises narrow level pedestrian accesses into both the old and new buildings, steeply sloping paths down the slope to access the sides of the buildings and a steeply sloping vehicle access down the west side of the site to the rear playground.
- 2.5 There are 6 small areas of trees within the school site and a larger woodland area to the south of the site bisected by the path down to Riverside Drive.

3 POLICY BACKGROUND

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

DUNDEE LOCAL PLAN REVIEW 2005

Policy 1: Vibrant and Sustainable Communities

Policy 55: Urban Design

Policy 56: Public Art

Policy 61: Development in Conservation Areas

Policy 62: Demolition of Listed Buildings and Buildings in Conservation Areas

Policy 72: Trees and Urban Woodland

Policy 75: Sustainable Drainage Systems

Policy 81: Pedestrians

PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN

Policy 7: High Quality Design

Policy 29: Low and Zero Carbon Technology in New Development

Policy 38: Trees and Urban Woodland

Policy 49: Demolition of Listed Buildings and Buildings in Conservation Areas

Policy 50: Development in Conservation Areas

SCOTTISH PLANNING POLICY, PLANNING ADVICE NOTES AND CIRCULARS

Scottish Historic Environment Policy (SHEP)

Annexe 7 of the SHEP confirms that listed building consent and planning permission are two quite separate statutory requirements and their relationship is explained in Scottish Planning Policy 1 (SPP 1). Consent granted under one regime is without prejudice to the other but are dealt with most effectively if applications for planning permission and listed building consent are submitted at the same time. The SHEP outlines the justification required to support any application for demolition of a listed building and this should include pre application discussions with Historic Scotland. The SHEP states that applications should only be approved where the determining authority is satisfied that:

- a the building is not of special interest; or
- b the building is incapable of repair; or
- c the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- d the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable price.

The justification for the demolition of the existing building is considered in the assessment of Policy 62 below.

- 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 Historic Scotland granted Listed Building Consent for 13/00059/LBC, the application for the demolition of the existing school building on 5 April 2013, subject to a number of conditions regarding the retention and re-use of specific historic features of the existing school and the salvage of materials for re-use in the new building. The application was determined by Historic Scotland because the site is in the ownership of the City Council.

5 PUBLIC PARTICIPATION

- 5.1 The Pre-application Consultation (PAC) Report demonstrates the actions undertaken to comply with the statutory requirement to consult the local community on this proposed development as it constitutes a Major application.
- 5.2 A Proposal of Application Notice was submitted on Monday 17 September 2013 and a copy was also served on the West End Community Council on this date. An exhibition of architects' drawings took place in Harris Academy on Thursday 22 November 2012 from 2.00pm to 7.00pm, Friday 23 November 2012 from 10.00am to 1.00pm and Saturday 24 November 2012 from 10.00am to 1.00pm. The publicity for the exhibitions comprised an advertisement in the local press on 5 November; a "school bag" post letter was sent to parents/carers on 7 November. Officials attended a meeting of the West End Local Community Planning Partnership on 18 October and a meeting of the West End Community Council on 13 November.
- 5.3 The Exhibition was attended by 271 members of the public. In addition staff and pupils at the school viewed the drawings over the 3 days. The comments received from members of the public and the school staff and pupils on the architect's drawings for the new school were overwhelmingly positive. Overall there was high praise for the building design with negative comment from only one member of the public.
- 5.4 A total of 13 people chose to leave written comments. Of these, 5 were from members of the school staff seeking further re-assurance on the number of teaching spaces to be provided and on proposed ventilation arrangements in one area of the school. Of the 8 remaining, the recurring comments were "please situate the clock tower on the Perth Road plaza" and "consider stonework on the Perth Road façade". Generous praise for how impressive the building looked and a general wish for a speedy completion of the Project were also recorded.
- 5.5 It is concluded that the submitted PAC report is accepted as a record of the statutory consultation process in accordance with the defined legislation.
- 5.6 In addition to the consultation event organised and administered by the applicant as detailed above, statutory neighbour notification procedures have been carried out in respect of this planning application. The application was also advertised in the local press.
- 5.7 There are no objections to the application. One objection was received from a resident who considered that it would be inappropriate to determine the planning application until Historic Scotland's formal position on the proposed demolition of the existing listed building on the application site was known. The objector was advised that Historic Scotland granted Listed Building consent for demolition and has withdrawn the objection.

6 CONSULTATIONS

- 6.1 **Historic Scotland** – Listed Building consent was granted by Historic Scotland for the demolition of the existing building and boundary wall as detailed in application reference 13/00059/LBC on 5 April 2013. The consent is subject to a number of conditions requiring the retention and re-use of historic features and the salvage and re-use of stone etc in accordance with details previously submitted by the agents. The application was determined by Historic Scotland because the building is owned by the City Council. The consent to demolish is linked to the proposals for the new school and demolition cannot proceed until planning permission has been granted and contracts let for the construction of the new building in order to link the two elements of the development
- 6.2 **Scottish Environment Protection Agency (SEPA)** – SEPA is a statutory consultee for all major applications and has no objections to the planning application. SEPA did not require any specific conditions to be included in any planning permission.
- 6.3 **Environmental Protection** – The Head of Environmental Protection seeks conditions to ensure that further investigations in respect of potential contaminated land are carried out as recommended by the submitted Site Investigation Report and that any remediation is implemented and verified before the school is brought into use.
- A condition is also sought to ensure that the total noise from all mechanical and electrical services is below a specified level.
- 6.4 **Forestry Officer** – The Forestry Officer accepts that the new development will result in the loss of most of the trees on the site of the current school. The proposed replacement tree planting is acceptable.

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 PLAN REVIEW 2005

- 7.2 **Policy 1: Vibrant and Sustainable Communities** – the Policy supports 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. Compliance with other policies in the Plan will be considered at the end of this part of the report. The stated criteria are considered as follows:
- 7.3 With regard to the use of the land for education related purposes, this has been established through the continuous use of the site since the opening of the original school building in 1928. It is concluded that the use of the site for education related purposes is acceptable.

- 7.4 With regard to the **design** of the new buildings, the application is accompanied by a Design and Access 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; analysis of the site; the design principles; the relationships of the required accommodation elements; access to the site including access for disabled people; the development of the design concepts (including potential impact on surrounding residential properties) and the final design solution. Additional reports including: ground conditions, drainage, trees, ecology, important historic features provide a detailed assessment of the site. Taken together, these reports clearly identify the rationale behind the final design of the buildings and it is concluded that the scheme is both physically and visually appropriate for the site and the surrounding area.



Figure 3 – Perth Road Elevation

- 7.5 Design also includes an assessment of the impact of the proposed development on the amenities enjoyed by surrounding properties. The boundaries to the adjoining properties on the east and west will require to be repaired, or replaced, as necessary in discussion with adjoining owners. Screening will be required on the west boundary of the car park to minimise the impact of vehicle headlights on the adjacent property and protect the privacy of the occupants.



Figure 4 – Cross Section

- 7.6 With regard to **parking and traffic movement issues**, the application is accompanied by a Transport Survey (TS). This provides an overview of the transport characteristics and operation of the existing site and then considers the transportation implications of the new development. The Harris Academy has an existing active School Travel Plan prepared by the pupils with the assistance of staff, parents and Active Schools Co-ordinator which is updated on an annual basis. It is considered appropriate that a revised School Travel Plan is submitted when the new school becomes operational.
- 7.7 The conclusion reached by the TS was that the proposed replacement Harris Academy will provide improved access by all transport modes with a particular emphasis on pedestrian, cycle and public transport. Access for staff, disabled users and visitors will be improved and will also provide more effective and safe servicing of the building. Staffing levels are not expected to alter significantly. The plans include 2 disabled parking spaces and 2 drop off spaces on the Perth Road frontage.

- 7.8 With regard to potential for **noise** from the proposed buildings, a new electricity sub station is to be erected at the north west corner of the site which will be constructed to modern standards and will be the subject of a condition in respect of any noise output. Similarly the plant associated with the swimming pool, kitchens, workshops and all mechanical and electrical services will be enclosed within the building and subject of a condition to control any noise output. 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.
- 7.9 Residents in adjacent properties to the west may notice an increase noise compared to the current situation when the car park is in use in association with the shared community facilities especially in the evenings. However it is considered that the nature and scale of the use will minimise the impact.
- 7.10 It is considered that there are no issues of **smell** associated with this development.
- 7.11 In light of the above it is concluded that the development is in accordance with Policy 1 of the Plan.
- 7.12 **Policy 55: Urban Design** - this matter has been discussed and discharged in consideration of Policy 1 above. The submitted Design Statement clearly outlines the rational behind the final design solution for the site and this has been accepted as being appropriate in this instance. The proposal satisfies Policy 55.
- 7.13 **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 and commissioning of the agreed works will take place with the works being completed and in place for the anticipated opening of the new school in August 2016. This matter will be the subject of an appropriate condition. The proposal satisfies Policy 56.
- 7.14 **Policy 61: Development in Conservation Areas** - all developments are expected to preserve or enhance the character of the Conservation Area. The new school sits back from the Perth Road on a similar alignment to the existing to create an **attractive** plaza space but allow the retained lodge building at the east end of the site to remain in clear view. The two storey height to Perth Road is restrained and the choice of materials further emphasises the respect paid to the surrounding traditional stone buildings. The archway entrance and gates provides an opportunity for Public Art to contribute to the public realm with the proposed clock tower retaining a key feature of the existing school. New trees along the frontage will partly compensate for the loss of the existing trees. It is concluded that the new school building will enhance the character of the Conservation Area for these reasons. The proposal satisfies Policy 61.
- 7.15 **Policy 62: Demolition of Listed Buildings and Buildings in Conservation Areas** - as noted above, listed building consent for the demolition of the existing school has been granted by Historic Scotland. A detailed justification was submitted to support the demolition in accordance with this policy. The Study concludes that although the listed building is of some significance, this has been eroded by a series of alterations and modifications to address the building's inefficiencies. The existing buildings cannot be economically repaired or adapted to meet current and future requirements or meet the necessary funding criteria. Wider public benefits to both pupils and the community can be achieved through redevelopment of the site for a new purpose built school. There is no suitable alternative site within the school catchment area where a new school could be built to retain and re-use the listed building for an alternative use.

This policy also requires that there is an acceptable proposal for the redevelopment of the site. As noted above, it is considered that the redevelopment proposals are acceptable. The proposal satisfies Policy 62.

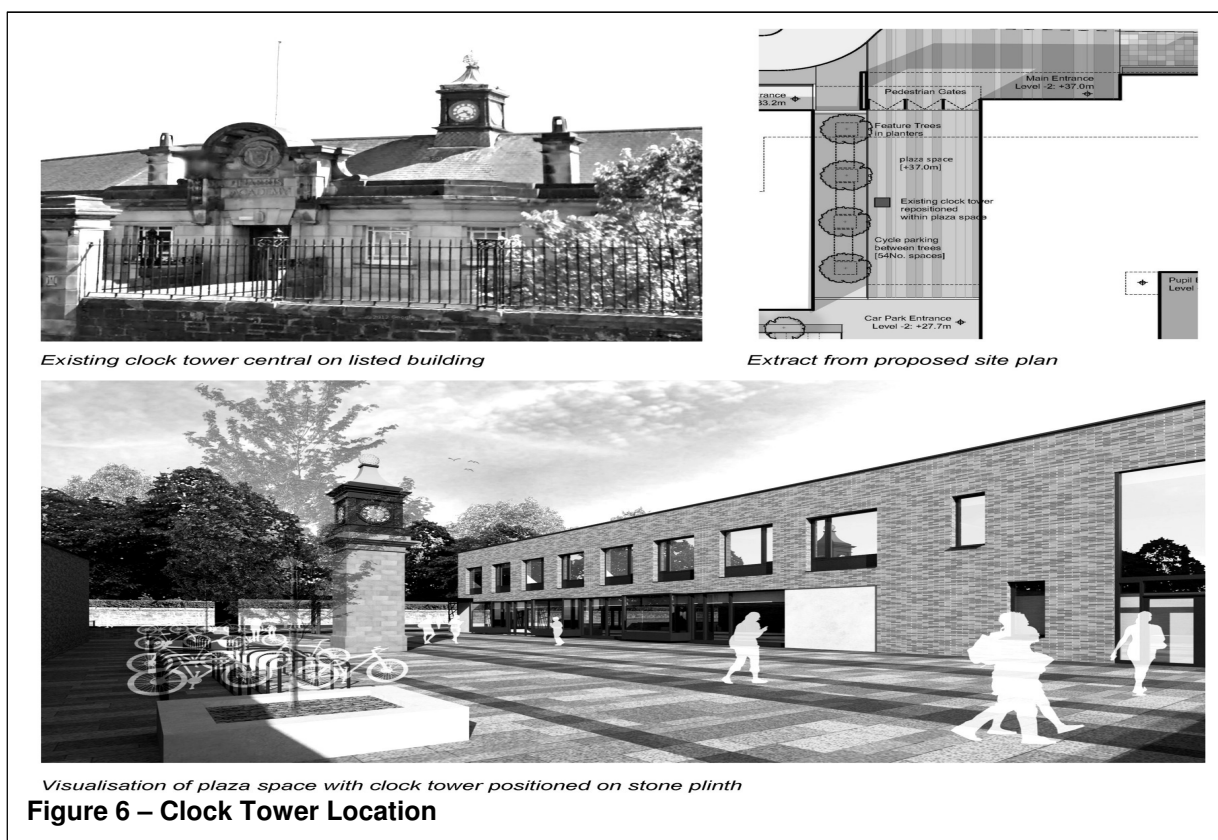
- 7.16 **Policy 72: Trees and Urban Woodland** - the site lies within the West End Suburbs Conservation Area and all of the trees carry statutory protection. Policy 72 requires that new developments have regard to the survival and retention of existing healthy mature trees. As noted in the site description, this particular site is physically challenging and the new development will involve some substantial changes in levels to accommodate the new school. This will result in the loss of the trees within the actual school grounds, many of which are located on small embankments and gaps between buildings. The feature conifer in the rear playground, planted to mark the opening of the school, cannot be accommodated within the new development and its loss is justified by the quality of the resulting school building.
- 7.17 The heavily landscaped slope to the south of the site has been surveyed to assess the health and condition of the trees and these will be largely unaffected by the development. The relocation of the sewer across the site may impact on some trees at the edge of the escarpment but this will be discussed in detail with the Forestry Officer.
- 7.18 The loss of the trees is regretted but cannot be avoided and the new development will provide an opportunity to plant new trees within the site and along the street frontage to Perth Road which will contribute in the future to the landscape setting of the school and the wider Conservation Area. The proposal satisfies Policy 72.



Figure 5 – Overview from South

- 7.19 **Policy 75: Sustainable Drainage Systems** - the policy requires that all appropriate developments be accompanied by a Sustainable Drainage scheme. The surface water on the site currently drains to the combined sewer. Scottish Water has confirmed that, due to the constraints resulting from the site topography, surface water can continue to be treated in this way and SUDS is not appropriate for this site. The car park and hard surfaces will be finished in porous materials and surface water will be dealt with in order to control the outfall to the sewer in times of heavy rain. The proposal satisfies Policy 75.

- 7.20 **Policy 81: Pedestrians** - the policy requires that all developments should consider ease and safety of pedestrian access and encourages proposals for facilities which will promote increased pedestrian activity on and around development locations. The development of the new school includes the provision of a pedestrian path, outwith the school grounds, to provide a connection between Perth Road and Riverside. It will run down the west side of the school boundary and then link into the existing path and bridge over the railway line. The path includes steps at the northern end and to the south of the existing school grounds and is not compliant with current objectives to provide accessible facilities. However, as the site falls so steeply from Perth Road, the opportunity has been taken to provide a link to improve access in this part of the city. The proposal satisfies Policy 81.



OTHER MATERIAL CONSIDERATIONS

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

A - PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN

Policy 7: High Quality Design - this policy requires that all development contributes positively to the quality of the surrounding built and natural environment and should be planned and designed with reference to climate change, mitigation and adaptation.

It is considered that the proposals meet the following design criteria of Policy 7:

- 1 The design considers and respects the site topography.
- 2 It creates a sense of identity relative to existing building lines.
- 3 The design and materials complement its surroundings.

- 4 The development creates a safe, accessible, inclusive place.
- 5 The existing school cannot be retained as it cannot be integrated into a modern school on this difficult site. However the lodge house will remain.

As required by this policy, a percentage of construction costs will be allocated for art projects in publicly accessible/visible places within the development.

The proposal satisfies Policy 7.

- 7.22 **Policy 29 – Low and Zero Carbon Technology in New Development** - the policy requires that, for specified developments, carbon emissions will be reduced by defined percentages through the installation and operation of zero-carbon generating technologies. The submitted Design and Access Statement provides some sustainability information regarding the construction and operation of the proposed school. An appropriate condition will ensure that a Statement is submitted in accordance with the terms of Policy 29.
- 7.23 **Policy 49: Demolition of Listed Buildings and Buildings in Conservation Areas and Policy 50 Development in Conservation Areas** – these do not differ from the equivalent policies in the Dundee Local Plan 2005 in any significant way and it is concluded that the development complies with these policies for the same reasons as detailed above.

B - VIEWS OF OBJECTORS

- 7.24 There are no objections to this application
- 7.25 **It is concluded from the foregoing that the material considerations support the approval of planning permission.**

8 CONCLUSION

- 8.1 The proposal complies with the Development Plan and there are no material considerations that would justify the 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 Development shall not begin until the further investigation and risk assessment proposed in the submitted Stage II Site Investigation report is completed and a remediation strategy to deal with 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 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.

- d verification of the condition of the site on completion of decontamination measures.
- 2 Before the school is occupied 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 by the planning authority.
 - 3 Total noise from all mechanical and electrical services shall not exceed NR45 during the day and NR35 during the night as measure 1 metre external to the nearest noise sensitive residential property. For the avoidance of doubt, daytime shall be 0700 – 2300 and night time shall be 2300 - 0700.
 - 4 Prior to the commencement of construction, full details of the public art provision for the development shall be submitted to the planning authority. For the avoidance of doubt, the public art provision shall be completed in full accordance with such approved details prior to the first occupation of the site or within such a further period of time that has been agreed in writing with the planning authority.
 - 5 Prior to the commencement of construction, detailed specifications for the proposed landscaping shall be submitted for approval and the works shall be carried out only in accordance with such approved details.
 - 6 The landscaping scheme as detailed in Condition 5 shall be fully implemented in accordance with the approved details within 6 months of the completion of the development. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased 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.
 - 7 The boundary treatments to the adjoining properties to the east and west shall be submitted for approval, following consultation with adjoining owners, prior to the completion of the development and the boundaries shall be completed in accordance with the approved details prior to the first occupation of the school hereby approved.
 - 8 The detailed design of the proposed car park shall be submitted for approval prior to the commencement of construction. The design shall include retaining walls, fences, screening and protective barriers. The works shall be carried out only in accordance with the approved detailed prior to the first use of the school.
 - 9 A Sustainability Statement demonstrating the extent to which the development will meet the requirements of Policy 29 of the proposed Dundee Local Development Plan 2012 shall be submitted for the approval of the Council and the works shall be completed in accordance with the approved Statement.
 - 10 Full details of the proposed footpath to the west of the school shall be submitted to the City Council for approval and the works shall be competed in accordance with the approved details.
 - 11 The School Travel Plan shall be updated and submitted in writing to the City Council for approval within 3 months of the first operation of the new school.

REASONS

- 1 In order to ensure that the site is suitable for the proposed use and in the interests of the future users of the site.
- 2 In order to ensure that the site is suitable for the proposed use and in the interests of the future users of the site.
- 3 In order to protect the amenities of adjoining neighbours.
- 4 In order to enhance the appearance of the development.
- 5 In order to ensure that the landscaping is of a high standard which will enhance the proposed development and contribute to the visual amenities of the area.
- 6 In order to ensure that the landscaping is provided and maintained as it will enhance the proposed development and contribute to the visual amenities of the area.
- 7 In the interests of the amenities of neighbouring residents.
- 8 In the interests of the amenities of adjoining residents.
- 9 In order to demonstrate that the new development will meet the required carbon emissions reduction standards in the interests of the environment.
- 10 In order to ensure that the development is carried out in accordance with the Council's standards.
- 11 To encourage alternative travel options to reduce the number of vehicle trips to the school and to raise awareness about travel issues such as air pollution and road safety.