

Primary School and Nursery Development

KEY INFORMATION

Ward Strathmartine

Address

Baldragon Academy
Burn Street
Dundee

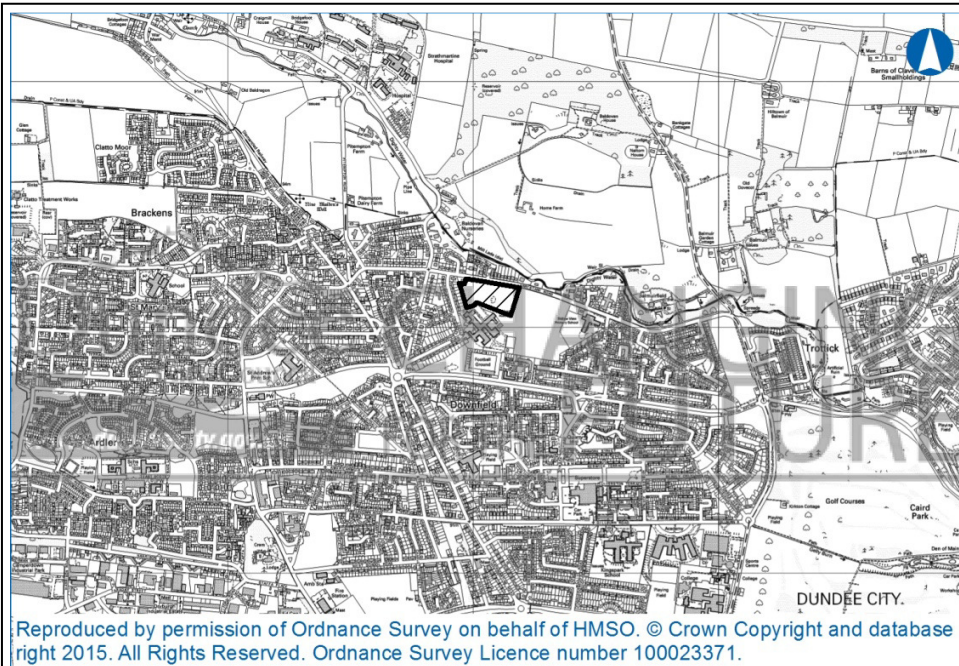
Applicant

Mr Neil Martin
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Dundee
DD1 3BG

Agent

Registered 9 Feb 2015

Case Officer A Ballantine



SUMMARY OF REPORT

- Planning permission is sought for the construction of a new primary/nursery 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 three 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.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=NJIF9IGCFHT00>.

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 2-stream Primary School and a new 100-place Nursery School with associated access, car parking, landscaping and infrastructure. The new primary/nursery school will comprise a dog-leg shaped building with 1 and 2 storey accommodation. The main teaching building will be 2-storey in height and will be constructed mainly in brick with feature glazing and coloured metal cladding. There will be adjoining wings of accommodation to the north west and to the east comprising single storey accommodation, the north west block at first floor level and the east block at ground floor level. Internally, the building will comprise primary/nursery accommodation over two floors, with additional ancillary and staff accommodation as well as conference and meeting room space. The building will also contain a library, a dining room/kitchen area, a sports hall/gymnasium, a performance stage, various stores and storage areas. The building will generally circulate from a central corridor which will include activity spaces for primary and nursery classes. There will be two main entrances to the school formed to the north, one for the primary accommodation and one for the nursery accommodation.



Figure 1 – Proposed Site Plan

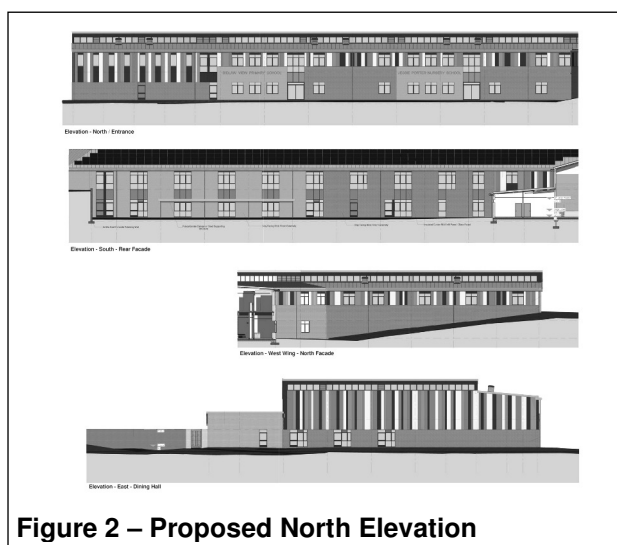


Figure 2 – Proposed North Elevation

- 1.2 Externally, the school will be accessed from Harestane Road to the north, through a new school entrance, providing access to a new circular car park. The car park will provide 33 spaces, including 4 disabled bays and 4 drop-off bays. Access to the school from the main car park will be taken through either of the main entrances to the north of the building. To the east of the site, there will be a secure service yard which is accessed via a new service access off Harestane Road. There will be an additional pedestrian access to the south-west of the site formed via a new pedestrian footpath from Burn Street and a link to the east of the site from a footpath that joins Balgowan Drive to the south. In terms of external play areas, there will be nursery hard- and soft-play areas formed to the immediate south of the main building which will be directly accessed via the nursery accommodation, including a covered external play area. To the west there will be a hard-surfaced playground wrapping round the western block of accommodation as well as a 7-a-side grass sports pitch. The majority of the external area will be sown in grass, with landscaping proposals including ground cover shrubs and planting of mix of native trees to the west of the site. There will also be planting of avenue trees, as well as a mix of other trees and feature shrubs across the site.
- 1.3 The school will have a student roll of approximately 400 pupils and a roll of approximately 100 (FTE) nursery pupils. The Baldragon site, including the existing secondary and Sidlaw View Primary Schools, is to be re-developed including the new secondary school to the east of the site, the replacement primary/nursery 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 primary/nursery school will be located on the open grassed area to the north of the existing secondary school.

- 1.4 In support of the application, further information has been submitted in the form of the following documents: preliminary ecological assessment; drainage strategy plan; education design statement; flood risk assessment; transportation statement; design and access statement. A bat survey has also been undertaken and submitted as part of the application.
- 1.5 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-west corner of a large site which incorporates both the existing Baldragon secondary school and 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 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, residential properties at Burn Street to the west, Sidlaw View primary school and residential properties to the east, and Balgowan Drive to the south. The application site specifically forms the north-west corner of the site, in an area of landscaped grass and which slopes heavily from south to north. The only access to the site currently is through the existing secondary school.
- 2.2 The application site is in an area designated as Open Space in the Local Development Plan.
- 2.3

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 Application Ref: 14/00496/FULM. Application sought planning permission for the construction of a new 2- and 3-storey secondary school with associated access, car parking, landscaping and infrastructure on land to the east of the application site. This application

was approved subject to conditions by the Council's Development Management Committee on 15 September 2014.

5 PUBLIC PARTICIPATION

- 5.1 3 letters of objection have been received siting concerns regarding: traffic movement and safety on Harestane Road; traffic impact during construction; level of car parking.
- 5.2 2 letters of representation have also been received, and further information has been provided on the proposal, as requested.
- 5.3 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 **Scottish Water** – have been consulted on the proposals and have not provided any comments within the statutory consultation period.
- 6.2 **SEPA** – have been consulted on the proposals and have not objected to the application. They have also provided detailed technical advice for the applicant.
- 6.3 **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 mechanical and electrical services. The Head of Environmental Protection has also requested the imposition of two conditions to ensure that any potentially contaminated land is remediated to the satisfaction of the Council.

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 **Policy 7: High Quality Design** – requires all new development to be of a high quality design.
- 7.3 It is considered that the proposed primary/nursery 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 contemporary architecture, incorporating one and two storey accommodation and using simple, high quality materials including large amounts of glazing to maximise natural daylight entering the building. The proposed building will be formed in facing brick, with coloured metal cladding panels. The roof will be formed using a high quality standing seam aluminium product. 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, Burn Street to the south west and Balgowan Drive to the south/east, 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, taking in to account the change in levels across the site. 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 primary/nursery school will replace the existing dated school facilities, 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.

- 7.4 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.
- 7.5 **The proposal satisfies Policy 7.**
- 7.6 **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.
- 7.7 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 development.
- 7.8 **The proposal satisfies Policy 29.**
- 7.9 **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.
- 7.10 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.
- 7.11 **The proposal satisfies Policy 36.**
- 7.12 **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).
- 7.13 The applicant has submitted a Flood Risk Assessment and Drainage Strategy Plan detailing how surface water will be treated as part of the new development in conjunction with the approved secondary school site to the east. 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 not objected to the proposed development.

- 7.14 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.
- 7.15 **The proposal satisfies Policy 42.**
- 7.16 **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.
- 7.17 Following the submission of a preliminary site investigation report, the Council's Head of Environmental Protection has requested that in the event that members are minded to grant approval that conditions be imposed to ensure that any potentially contaminated land is remediated to the satisfaction of the Council. With the imposition of the conditions, 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.
- 7.18 **The proposal satisfies Policy 45.**
- 7.19 **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.
- 7.20 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 south-west, east and north of the site to connect the site to adjoining streets. The majority of travel associated with the school is likely to be students and their parents/carers 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 6 no. double cycle racks to be provided, encouraging an alternative form of active travel in association with the site. In addition, the proposed school is highly accessible by local bus services, including existing bus stops on Harestane Road, Balgowan Avenue and Baldovan Road.
- 7.21 **The proposal satisfies Policy 55.**

OTHER MATERIAL CONSIDERATIONS

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

VIEW OF OBJECTORS

- 7.22 Three letters of objection have been received from neighbouring residents raising concerns about:
- 1 traffic movement and safety on Harestane Road;
 - 2 traffic impact during construction; and
 - 3 level of car parking.
- 7.23 In terms of point 1, the Council's Roads Division has been involved in the development of the layout and design of the transportation-elements of the proposal and it is considered that

the proposal, including forming a new vehicular access from Harestane Road, is acceptable subject to the imposition of conditions. One of the objectors specifically raised concerns regarding the provision of a permanent bus stop and the provision of traffic calming measures on Harestane Road, including suggestions for moving the proposed vehicle access further to the west. As aforementioned, the Council's Roads Division has been involved in the development of the overall transport strategy for the new school sites and the proposed measures, including forming a new vehicle access, is considered to be acceptable subject to the imposition of relevant conditions. In terms of point 2, it is considered that there is the possibility of some disturbance on traffic movement as a result of the construction works. As such, in the event of members being minded to grant approval, a condition shall be imposed to ensure a traffic management plan is submitted prior to any works starting on site, and which details how traffic movements will be managed during all construction works, including parking associated with construction workers. In terms of point 3, as aforementioned the Council's Roads Division has been involved in the development of the layout and design of the transportation-elements of the proposal and it is considered that the proposal, including the formation of a new 33-space car park facility, is acceptable. Overall, it is considered that there will not be a significant detrimental impact on parking levels in the area as a result of the day-to-day operations of the primary/nursery school.

7.24 **The concerns of the objectors are not supported.**

7.25 **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 therefore 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 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 shall only be completed in accordance with the approved details.
- 3 Details of the proposed vehicle accesses on to Harestane Road must be agreed prior to any works on site and the accesses must be formed and constructed to Dundee City Council standards and specifications.
- 4 Any existing accesses that are no longer required as part of the proposed development must be made good as footway, including the installation of full upstand road kerbs, to Dundee City Council standards and specifications. Details of these alterations must be agreed prior to the commencement of development on site.

- 5 The findings of the Transport Statement dated January 2015 must be implemented prior to the occupation of the development with prior written approval from the Planning Authority.
- 6 The hard surfaces within the curtilage of the site must be made of porous materials or provision must be made to direct run off water from the hard surfaces to a permeable or porous area or system within the curtilage of the site.
- 7 The applicant must provide a disposal route for site surface water to the satisfaction of Dundee City Council which discharges to a system publicly maintained/maintainable by the relevant authority.
- 8 A Street Lighting system must be provided by the applicant to Dundee City Council standards and specifications and be implemented prior to the occupation of the development.
- 9 The applicant shall provide one permanent bus stop on each side of Harestane Road with associated kerb/footway build-ups. The full extent, details and location of all these works must be agreed with Dundee City Council Transportation Division prior to any works on site. All associated costs shall be met by the developer.
- 10 The requirements for and provision of 20mph speed limits, 20mph part time zones, traffic calming measures, school keep clear markings, provision for cyclists, visirail type pedestrian barriers, lining/signing including amendments to existing infrastructure associated with this development must be discussed and agreed with Dundee City Council Transportation Division prior to any works on site. All costs associated with these works shall be met by the developer.
- 11 Development shall not begin until a Preliminary Risk Assessment is completed and, if required, an Intrusive Investigation and a scheme to deal with contamination at the site has been submitted to and approved in writing by the planning authority. The scheme shall contain details of proposals to deal with contamination to include:
 - i assessment of the risks associated with contaminant sources, pathways and receptors specific to the proposed use of the site, and if necessary;
 - ii a remediation Implementation Plan detailing measures to treat/remove contamination and mitigate risks to ensure the site is fit for the proposed use;
 - iii measures to deal with contamination during construction works; and
 - iv verification of the condition of the site on completion of decontamination measures.
- 12 Before any unit 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.
- 13 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.
- 14 Prior to the commencement of works, a traffic management plan for all construction works on site, shall be submitted to the planning authority for approval and if approved

construction traffic shall operate only in accordance with the approved management plan. For the avoidance of doubt, the traffic management plan shall include details of parking for construction workers.

- 15 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.
- 16 An updated travel plan for the primary/nursery school hereby approved shall be submitted to the Planning Authority for written approval within 1 year of the school becoming occupied.

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 the interests of vehicle and pedestrian safety.
- 4 In the interests of vehicle and pedestrian safety.
- 5 In the interests of vehicle and pedestrian safety.
- 6 To ensure that surface water from within the curtilage of the site does not drain to the adjacent adopted road.
- 7 To ensure an appropriate and publicly maintainable system is provided.
- 8 In the interests of vehicle and pedestrian safety.
- 9 In the interests of vehicle and pedestrian safety.
- 10 In the interests of vehicle, cyclist and pedestrian safety.
- 11 In order to ensure that any potential contaminated land is adequately addressed to the satisfaction of the Planning Authority.
- 12 In order to ensure that any potential contaminated land on site is adequately addressed to the satisfaction of the Planning Authority.
- 13 In order to demonstrate that the new development will meet the required carbon emissions reduction standards in the interests of the environment.
- 14 In order to ensure that construction traffic is sufficiently managed to minimise the impact on the surrounding area.
- 15 In order to preserve the amenity of neighbouring residential properties.
- 16 In order to ensure that there is an up-to-date travel plan in place at the primary/nursery school.