

Construction of a New Build Primary School and Nursery

KEY INFORMATION

Ward North East

Address

Land to North of 1-7 Lothian Crescent
Dundee

Applicant

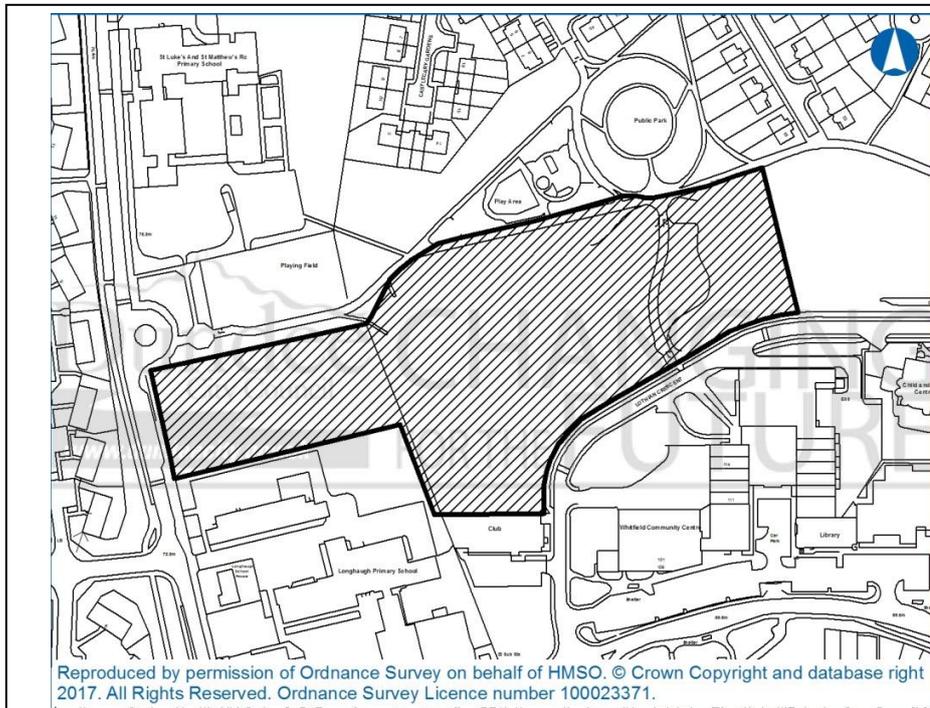
Mr Duncan Myres
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Agent

Steven Coulson
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Glasgow G3 8LE

Registered 21 July 2016

Case Officer David Gray



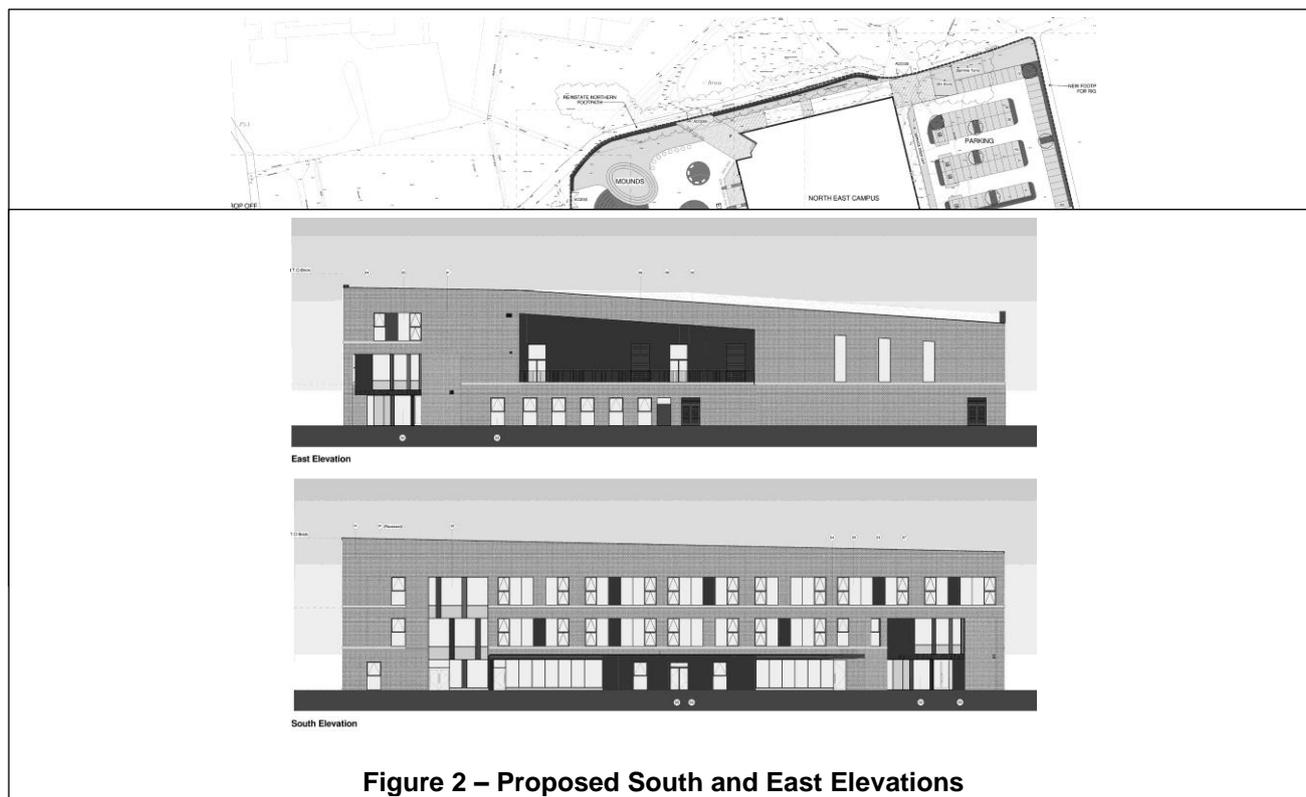
SUMMARY OF REPORT

- Planning permission is sought for the construction of a new primary school and nursery on the site.
- In accordance with Dundee City Council's scheme of delegation, this application is to be determined by the Development Management Committee as it constitutes a major development.
- Statutory neighbour notification was undertaken and the application was advertised. No letters of representation have been received.
- The application is contrary to Policy 8: Housing Land Release of the Dundee Local Development Plan because the site is allocated for housing. However, the sites of the former schools which the proposed school would replace would become surplus to requirements and could contribute to additional housing land supply.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=OAIJEPGCN2L00>.

RECOMMENDATION

The application is contrary to the provisions of the Development Plan. However, there are material considerations of sufficient weight to justify approval of the application contrary to the Development Plan. The application is therefore recommended for APPROVAL subject to conditions.

1 DESCRIPTION OF PROPOSAL



- 1.1 Planning permission is sought for the erection of a new primary school and nursery, to replace Longhaugh Primary School, St Luke's and St Matthew's RC Primary School, St Vincent's RC Primary School and Longhaugh Nursery School. The development would provide education space for up to 868 primary school pupils and 125 full time equivalent nursery pupils.
- 1.2 The building would have a floor area of 7,300m², would be square in form, and would provide accommodation over three floors. The building would have a glazed central atrium with social space in the centre of the building. Class rooms, offices, plant/machinery and a games hall would be located around the central atrium. The external building finishes comprise grey brick, curtain wall glazing, aluminium cladding panels, precast concrete lintels and a standing seam aluminium roof.
- 1.3 Two playing fields, a Multi Use Games Area, a nursery play area, an outdoor seating area and an area of hard landscaping are also proposed within the site.

- 1.4 Access would be taken direct from Lothian Crescent, with parking and drop off areas located at the eastern side of the application site. A total of 80 spaces are proposed, including 4 accessible parking bays. A bin store, sprinkler tank and substation are also proposed within the parking/drop off area.



Figure 3 – Proposed North and West Elevations

2 SITE DESCRIPTION

- 2.1 The site is located on the north side of Lothian Crescent, to the north of Whitfield Community Centre. Residential properties on Salton Crescent, Castleary Gardens and Dargavel Gardens are located to the north and east of the site. Longhaugh Primary School and St Luke's and St Matthew's RC Primary School are located to the west of the site on Longhaugh Road.



Figure 4 – Photograph of Site From Lothian Crescent



Figure 5 – Photograph of Site from West

- 2.2 The central portion of the site is currently in use as an area of amenity space and foot/cycle paths run through site from east to west and from north to south. The west portion of the site comprises the Longhaugh Road area of open space. The east portion of the site comprises an area of vacant land. The site slopes down slightly from north to south. A number of established trees are located on and around the site.

3 POLICY BACKGROUND

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

TAYPLAN STRATEGIC DEVELOPMENT PLAN 2012-2032
Policy 2: Shaping Better Quality Places

DUNDEE LOCAL DEVELOPMENT PLAN

Policy 7: High Quality Design
Policy 8: Housing Land Release
Policy 17: Community Facilities
Policy 29: Low and Zero Carbon Technology in New Development
Policy 36: Open Space
Policy 38: Trees and Urban Woodland
Policy 42: Sustainable Drainage Systems
Policy 45: Land Contamination
Policy 47: Environmental Protection
Policy 54: Active Travel
Policy 55: Accessibility of New Developments



Figure 6 – Photograph of North Boundary of Site

SCOTTISH PLANNING POLICY, PLANNING ADVICE NOTES AND CIRCULARS
Scottish Planning Policy 2014

- 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 A Proposal of Application Notice (PAN) for the construction of a new primary school and nursery for 800 pupils and 125 nursery pupils was submitted to and agreed by the Council in April 2016.

5 PUBLIC PARTICIPATION

- 5.1 Statutory neighbour notification and advertisement of the application was undertaken. No letters of representation were received.

6 CONSULTATIONS

- 6.1 **Scottish Environment Protection Agency** - has no objection to the application but noted that part of the site is identified as being at risk from surface water flooding. SEPA stated that the Council should be satisfied that the Sustainable Urban Drainage System design ensures there is no increase in flood risk elsewhere as a result of the development.
- 6.2 **Sportscotland** - has no objection to the application but offered comments in an advisory context that the pitch provision, size of community changing facilities and amount storage

could be improved. The applicant states that they are working with Sportscotland in that respect.

- 6.3 **The Head of Community Safety and Protection** - has no objection to the application subject to conditions to limit noise from all mechanical and electrical plant and to ensure that land contamination is assessed and dealt with by appropriate remediation as necessary.
- 6.4 **The Head of Environmental Management** - has no objection to the application, but stated that tree loss should be minimised and planting additional new trees should be encouraged.

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.

TAYPLAN STRATEGIC DEVELOPMENT PLAN 2012

- 7.2 **Policy 2: Shaping Better Quality Policy** – requires that climate change resilience and resource efficiency is built into the built environment, that new development is integrated with the existing community and transport links, that waste management solutions are incorporated into development proposals and that new designs and layouts take cognisance of Scottish Governments Designing Places and Designing Streets.
- 7.3 The proposal is well located and integrated into the wider Whitfield community by the existing network of roads, paths and public transport connections that surround the site. The development would provide a surface water drainage scheme that would be designed to take account of climate change, and appropriate waste management facilities are incorporated into the design.
- 7.4 **The proposal satisfies Policy 2.**

DUNDEE LOCAL DEVELOPMENT PLAN

- 7.5 **Policy 7: High Quality Design** - requires all new development proposals to have a high quality design that positively contributes to the surrounding built and natural environment, with designs complementing their surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.
- 7.6 The design of the building is based around an "introverted plan form" and "block atrium arrangement" and the applicant states that such a design responds well to the site which has minimal outward views. The proposed contemporary building would provide a strong focal point within the large open urban area. There are a variety of building styles in the surrounding area and there is no predominant architectural style in the area. The height and scale of the three storey block arrangement would reflect the surrounding built context as various three storey domestic and non-domestic buildings are located within close proximity to the site. The height of the building diminishes towards two storeys on the north-east corner, adjacent to the nearby two storey housing development. The school would primarily be finished in a mix of

grey brickwork, cladding and curtain walling and would have extensive window openings and exaggerated horizontal concrete sills. The design would provide a solid building form and the finishes and materials would help reduce the impact of the building mass and appearance.

- 7.7 The site relates well to the surrounding open spaces and is accessible by means of road, foot and cycle. The main vehicular access is proposed onto Lothian Crescent, an emergency vehicle access is also proposed onto Lothian Crescent adjacent to the playing fields. Pedestrian/cycle access is also to be made available from the north, east and west. Whilst the site would encompass an existing path along the north boundary of the site, the applicant proposes to reinstate it immediately to the north of the site. Overall, a high degree of site permeability is proposed. The applicant proposes a 2 metre high security boundary fence around the site, and other internal fences around the nursery and playing fields. The precise detail and colour of these fences require to be agreed. It is proposed to secure these details by condition should the application be approved.
- 7.8 Policy 7 also states that all developments with construction costs of £1 million or over will require to allocate at least 1% of construction costs for the inclusion of public art projects. It is proposed to secure this by condition should planning permission be granted.
- 7.9 **Through the addition of conditions, the proposal satisfies Policy 7.**
- 7.10 **Policy 8: Housing Land Release** - gives priority to the development of the allocated brownfield and greenfield sites and states that the sites allocated in Appendix 2 shall not be developed for uses other than housing.
- 7.11 The site is currently allocated as a brownfield housing site, referred to as H15 within Appendix 2. The current proposal is for a new primary school and nursery and as such, the application is contrary to Policy 8.
- 7.12 **The proposal contravenes Policy 8.**
- 7.13 **Policy 17: Community Facilities** - states that proposals for new community facilities should be in locations convenient to the community they serve and readily accessible, particularly by public transport, pedestrians and cyclists. It also states that joint developments for integrated community facilities are encouraged.
- 7.14 The proposal is for a dedicated community facility comprising a new primary school and nursery. The site is accessible by public transport, cyclists, pedestrians and private vehicle and is well located within the community which it would serve.
- 7.15 **The proposal satisfies Policy 17.**
- 7.16 **Policy 29: Low and Zero Carbon Technology In New Development** - requires the applicant to demonstrate that 15% of carbon emission reduction standards set by the Scottish Building Standards (2007) will be met through the installation and operation of zero-carbon generating technologies.
- 7.17 The applicant states that the development would have a minimum of 310 square metres of photovoltaic solar panels on the roof of the school, with the aim of offsetting much of the buildings energy requirement, and that heat recovery units will also be used as part of the buildings environmental strategy. It is highly likely that the proposal would satisfy the requirements of policy 29 but the agent has not provided a statement which demonstrates this. It is therefore proposed to secure a sustainability statement through a condition should planning permission be granted.

- 7.18 **Through the addition of a condition, the proposal satisfies Policy 29.**
- 7.19 **Policy 36: Open Space** - states that development proposals that would result in a change of the use of a site identified as open space to anything other than an open space use must establish that the site no longer has potential value as open space of any kind unless the Council is satisfied that the proposals are consistent with a masterplan, strategy or programme approved by the council; or compensatory open space of equal benefit and accessibility will be provided; or proposals affect only a lesser part of the site and are ancillary to it or result in improved recreational or amenity value on the remainder of the site.
- 7.20 The west portion of the site to the north of Longhaugh Primary School is designated as open space in the Local Development Plan. The area is fenced off and used in association with the existing schools. This application proposes to utilise this area of open space for a new playing field for shared community use, a Multi Use Games Area and an eco garden. This element of the proposal would not change the use of the land, would provide improved sports facilities that would be available for community use and would have a similar level of accessibility as it does at present. The proposal would therefore not result in the loss of the designated open space area.
- 7.21 **The application satisfies Policy 36.**
- 7.22 **Policy 38: Trees and Urban Woodland** - supports the establishment and enhancement of woodland, tree belts and corridors and states that new development must ensure the survival of healthy mature trees through sensitive site layout. Where appropriate, proposals must be accompanied by a tree planting and landscaping scheme which includes supporting justification and sufficient map based material to document existing planting within the site as well as new planting and maintenance arrangements.
- 7.23 The applicant has indicated that 14 trees would be removed from the site, the majority of which are in the location of the proposed school building. The applicant also proposes to relocate eight trees from the centre of the site to the north of the site to accommodate a new seating mound area between the two proposed playing fields. To compensate, it is proposed to plant 21 new trees to the south, east and west of school building. Additionally, the applicant has highlighted an option for an area of future tree planting to the east of the car park, although this has also been identified by the applicant as an area for a new footpath. There are concerns that the predicted tree loss may be more than the applicant anticipates because of the engineering works that would be required from the level playing fields.
- 7.24 Notwithstanding, it is accepted that the loss of trees would be necessary to allow the construction of the school to proceed. The proposed level of tree planting exceeds the current level of proposed tree removal and there is an opportunity to seek additional planting within the site should additional trees require to be removed. A condition is proposed to ensure that a detailed landscaping plan and a tree protection plan is agreed prior to the commencement of development, and to ensure that the replanting is carried out thereafter.
- 7.25 **Through the addition of a condition, the proposal satisfies Policy 38.**
- 7.26 **Policy 42: Sustainable Drainage Systems** - states that surface water from new development must be treated by a Sustainable Urban Drainage System (SUDS), which should be designed so that in a 1 in 200 year rainstorm event, flooding will not be higher than 300mm below floor level. Proposals are encouraged to adopt an ecological approach.
- 7.27 A Sustainable Urban Drainage System is incorporated into the proposed development, which incorporates underground attenuation systems to control the discharge rate and protect properties on and off site against flooding up to and including a 1:200 year rainfall event, plus

an allowance of 30% for climate change. The car parking area will have two levels of surface water treatment, including permeable paving and attenuation. The applicant states that the surface water flows from the development site to the existing Whitfield Surface Water drainage system will be controlled so as to be in accordance with the Dundee City Council's 2016 Whitfield Sustainable Urban Drainage Systems document.

- 7.28 The proposed SUDS would meet the requirements of the policy in principle and the detail of the proposed drainage scheme would be secured through condition should planning permission be granted.
- 7.29 **Through the addition of conditions, the proposal satisfies Policy 42.**
- 7.30 **Policy 45: Land Contamination** - states that development of potentially contaminated land will be considered where a site investigation is submitted establishing the nature and extent of contamination and the Council is satisfied that remediation measures proposed adequately address the risks to all receptors.
- 7.31 The applicant submitted a Geotechnical Report with the application which included an assessment of the ground conditions of the site. The Head of Community Safety and Protection has no objection to the proposal, subject to a further risk assessment being carried out and that any necessary remedial measures are undertaken. Conditions are proposed to be attached to any planning permission to ensure that this is achieved.
- 7.32 **Through the addition of conditions, the proposal satisfies Policy 45.**
- 7.33 **Policy 47: Environmental Protection** - states that all new development which would generate noise, vibration or light pollution is required to demonstrate that it can be accommodated without an unsatisfactory level of disturbance to the surrounding area. New development in close proximity to existing sources of noise, vibration or light pollution will need to demonstrate that it can achieve a satisfactory level of amenity without impacting on the viability of existing businesses or uses.
- 7.34 The site is located in an area already characterised by residential and similar community facilities to those proposed. The proposal would therefore not significantly alter the general character or amenity of the area. A building of the nature proposed would include various plant and services and The Head of Community Safety and Protection has recommended that a condition to limit the noise from such plant and services be attached to any permission granted. This would prevent any unacceptable noise impact from the development.
- 7.35 **Through the addition of a condition, the proposal satisfies Policy 47.**
- 7.36 **Policy 54: Active Travel** - states that new development should be designed in order to minimise the need to travel by private car, improve access to services and promote healthy lifestyles by encouraging active travel.
- 7.37 The location of the proposed school is acceptable given the longstanding school use in the area, the neighbouring community facilities and a large residential population within walking distance of the site. All of these factors minimise the need for travel by private car and promote active travel.
- 7.38 Active travel is further promoted by the neighbouring core path to Longhaugh Road. Four pedestrian access points are located on the north boundary of the site, which allow access to the existing combined footpath and cycleway and provide direct access to the core path. The main pedestrian/vehicular access point on the south boundary provides access to Lothian Crescent, which links to the aspirational core path on Fintry Terrace.

- 7.39 The applicant indicates that cycle parking would be provided to the east and north of the school building. However, full details of these have not been provided. The applicant will be encouraged to provide an appropriate level of secure and sheltered bike storage. The details for the provision of cycle parking will be agreed through the imposition of a condition should planning permission be granted.
- 7.40 The existing combined footpath and cycleway along the north boundary of the site would be lost as part of the development. Given the importance of this route through the area, the applicant has provided an amended site plan which proposes to relocate the footpath/cycleway immediately to the north of the application site on land owned by the Council. Similarly, the applicant indicates that a new footpath/cycleway would be provided immediately to the east of the application site, again on land owned by the Council. This would replace the existing route that goes through the centre of the site and requires to be removed to accommodate the development. This would be acceptable in principle, provided that the precise details of the works involved were secured and controlled by condition prior to any other development commencing.
- 7.41 The two existing Primary Schools to the west of the site have implemented Travel Plans. Once those schools close, it would be beneficial for the Travel Plans to be amalgamated into one plan for the new school. A condition is proposed in that respect.
- 7.42 **Through the addition of conditions, the proposal satisfies Policy 54.**
- 7.43 **Policy 55: Accessibility of New Developments** - requires all development that would generate travel to be well served by all modes of transport, with priority afforded to sustainable modes of walking, cycling and public transport. Proposals should also comply with Dundee City Council's road standards.
- 7.44 With the addition of the relocated footpath and cycleway routes to the north and east referred to above, the proposed site would connect well with existing pedestrian routes around the site boundary and between Longhaugh Road, Lothian Crescent and the parkland at Dargavel Gardens/Salton Crescent.
- 7.45 A Transport Assessment (TA) has been submitted and this demonstrates that the site is highly accessible by public transport, with 13 bus routes available within a four minute walk of the site. There are bus stops within 400 metres of the site to the south and west of the site. The TA also explains that secure cycle parking will be provided in accordance with Dundee City Council's Road Standards. A condition is proposed in that respect as explained above. The site plan illustrates that parking for 80 vehicles would be provided to the east of the school building and service access, delivery and drop off areas would be provided adjacent to that main parking area. The applicant also proposes a drop off area on Longhaugh Road to the west which would be acceptable in principle. Again, conditions are proposed to agree the details of it prior to construction.
- 7.46 The proposal would have no detrimental effect on the capacity or functioning of the existing road or rail networks. Subject to conditions regarding accesses, road markings, signage, provision of electric charging points and disposal of surface water, the application would meet Dundee City Council's roads design standards.
- 7.47 **Through the addition of conditions, the proposal satisfies Policy 55.**

OTHER MATERIAL CONSIDERATIONS

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

A - HOUSING LAND SUPPLY

- 7.48 The site is located on part of an area that is allocated for housing which the Dundee Local Development Plan states should not be developed for other uses. However, the development of the new primary school and nursery would result in nearby land becoming surplus to educational needs through the closure of two existing primary schools (St Luke's and St Matthews RC School, and Longhaugh Primary School). Those surplus sites could be developed for housing, and that would more than compensate for the loss of allocated housing land through the development of the current proposal. For these reasons, a departure from the Local Development Plan is sufficiently justified.

B - SCOTTISH PLANNING POLICY (2014)

- 7.49 Scottish Planning Policy (SPP) introduces a presumption in favour of development that contributes to sustainable development, and making efficient use of existing capacities of land, including supporting regeneration priorities and delivery of infrastructure, such as education. In this case, the proposal would result in the development of a new school and nursery which would enhance the education facilities offered in the surrounding area. The site is well located within the community within which it would serve, and would encourage the use of sustainable means of travel. The loss of housing land could be compensated for as explained above. For these reasons, the proposal makes an efficient use of the land in a sustainable manner in accordance with SPP.

C - WHITFIELD PLANNING FRAMEWORK

- 7.50 The Whitfield Planning Framework previously identified the current application site as a development site for housing. However, the Framework was updated in 2016 to reflect the need for a new school in the area. As such, the principle of the development complies with the Whitfield Planning Framework.

D – LOTHIAN CRESCENT SITE PLANNING BRIEF

- 7.51 The application site forms part of an approved Site Planning Brief which identifies the area for new residential development. The proposed development is therefore contrary to the Site Planning Brief. However, similar to the reasons explained above, the proposed development would result in two school sites to the west becoming surplus to requirements. Those sites could be used for additional housing development to compensate for the loss of allocated housing land. For these reasons, the Brief would not be of sufficient weight to justify refusal of the application

E - APPLICANT'S SUPPORTING INFORMATION

- 7.52 The applicant submitted a Pre-Application Consultation Report with the application as required for Major developments. This explained that the applicant undertook public consultation, including holding a public exhibition of the proposals over two days in May 2016. The event was attended by 78 people and the applicant states that the comments received were positive. Some comments were raised about the drop-off and parking arrangements, traffic management and congestion and the applicant states that these were addressed in the proposal.
- 7.53 The applicant also submitted a Design and Access Report, Transport Assessment, Surface Water Drainage Statement, Foul Water Drainage Statement, Ecology Report and Dust Mitigation Strategy. These are referred to as necessary in the assessment above. The information submitted supports the approval of the application.

- 7.54 It is concluded from the foregoing that the material considerations are of sufficient weight to support the approval of the planning application.

8 CONCLUSION

- 8.1 The proposal fails to comply with Policy 8: Housing Land Release of the Dundee Local Development Plan 2014. However, the development would result in two primary school sites to the west of the development becoming surplus to requirements and those sites could be developed for housing. This is material consideration of sufficient weight to justify a departure from the Dundee Local Development Plan.

9 RECOMMENDATION

- 9.1 It is recommended that consent be:
- 1 The total noise from all mechanical and electrical services plant shall not exceed NR 45 during daytime hours and NR 35 during night time hours when measured 1 metre external to the facade of nearby residential properties. For avoidance of doubt, day time hours shall be 0700 to 2300 hours, and night time hours shall be 2300 to 0700 hours.
 - 2 Development shall not begin until further risk assessment is completed and, if necessary; a remediation strategy to deal with any 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:
 - i the nature, extent and type(s) of contamination on the site;
 - ii measures to treat/remove contamination to ensure the site is fit for the use proposed and does not contain any significant pollution linkages;
 - iii measures to deal with contamination during construction works; and
 - iv verification of the condition of the site on completion of decontamination measures.
 - 3 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.
 - 4 Prior to the commencement of work on site, details of the proposed boundary treatments and the location of any fences, walls or other means of enclosure within the site shall be submitted to the Council for written approval. Thereafter, the erection of the boundary treatments shall be carried out in strict accordance with the details approved by this condition.
 - 5 Prior to the commencement of work on site details of a scheme of public art to be provided within the development hereby approved shall be submitted to the Council for written approval. Thereafter, the approved scheme of public art shall be installed prior to the completion of the development hereby approved.
 - 6 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.

- 7 Prior to the commencement of development, a scheme of landscaping shall be submitted to and approved by the Council, and it shall include indications of all existing trees and hedgerows on this land, and details of any to be retained, together with measures for their protection in the course of development in accordance with BS5837:2012. Full details of new planting and landscaping and an associated maintenance schedule shall also be submitted to and approved by the planning authority prior to the commencement of 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.
- 8 Prior to the commencement of the development hereby approved, full details and plans to accurately illustrate the existing ground levels and proposed ground and floor levels shall be submitted to and approved in writing by the Council. The development shall thereafter be completed in accordance with the approved levels prior to the occupation of the school.
- 9 Prior to the commencement of the development hereby approved, a scheme for the relocation of the existing footways and cycleways within the site to land immediately to the north and east of the site shall be submitted to and approved in writing by the Council. The approved scheme shall thereafter be implemented in full prior to the first use of the school hereby approved. For the avoidance of doubt, the scheme shall include details of the proposed surface, width, markings, signage and lighting of the footways/cycleways.
- 10 Details of the proposed vehicle accesses including proposed road markings must be agreed prior to any works on site and the accesses must be formed and constructed to Dundee City Council standards and specifications.
- 11 The proposed gates must open into the car park and not over the adjacent public footway and should be set back a minimum of 6 metres from the road edge.
- 12 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.
- 13 Details of the proposed location and type of cycle provision must be agreed prior to any works on site.
- 14 Details of the proposed "Drop-off" area on Longhaugh Road shall be agreed prior to any works on site and the works carried out to these details.
- 15 All road markings, signs and pedestrian barriers associated with the existing school sites shall be removed to Dundee City Council specifications prior to occupation of the new school.
- 16 Details of proposed road markings, signing, pedestrian barriers associated with the proposed school on the road network around the school shall be agreed prior to opening of the development and the works provided in accordance with the approved details.
- 17 Two Electric car charging points shall be provided within the car park at an agreed location to be approved prior to opening of the development.

- 18 The hard surfaces within the site should be made of porous materials or provision should be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.
- 19 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.
- 20 The current Travel Plans for the existing schools shall be amalgamated into one Travel Plan for the new school within one year of the school opening.
- 21 Prior to the commencement of any works on site, a detailed surface water drainage/SUDs design including drawings, calculations, full modelling, simulation results, design risk assessment and signed Dundee City Council Design and Check Certification 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 school hereby approved.
- 22 Prior to the commencement of any works on site, maintenance responsibilities along with a maintenance schedule for the surface water drainage system/SUDs features shall be submitted to Dundee City Council for written approval. Thereafter, all works approved by virtue of this condition shall be carried out perpetuity.
- 23 Prior to the commencement of any works on site, evidence of Scottish Water approval for the proposed drainage system for the development hereby approved shall be submitted to the Council for written approval.

REASONS

- 1 In the interests of residential amenity.
- 2 In order to minimise the risk of land contamination to site users.
- 3 In order to minimise the risk of land contamination to site users.
- 4 In the interests of visual amenity.
- 5 In the interests of enhancing the amenity and environmental quality of the development.
- 6 In the interests of reducing carbon emissions associated with the proposed development.
- 7 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 8 In the interests of visual amenity.
- 9 In order to ensure that safe sustainable transport routes remain available through the area and to the site.
- 10 In the interests of vehicle and pedestrian safety.
- 11 In the interests of vehicle and pedestrian safety.
- 12 In the interests of vehicle and pedestrian safety.
- 13 In the interests of vehicle and pedestrian safety and promoting sustainable transport.

- 14 In the interests of vehicle and pedestrian safety.
- 15 In the interests of vehicle and pedestrian safety.
- 16 In the interests of vehicle and pedestrian safety.
- 17 In the interests of sustainable travel measures.
- 18 To ensure that surface water from within the curtilage of the site does not drain to the adjacent adopted road.
- 19 To ensure an appropriate and publicly maintainable system is provided.
- 20 In the interests of sustainable travel measures.
- 21 In the interests of flood prevention.
- 22 In the interests of flood prevention and visual amenity.
- 23 In the interest of flood prevention.