

Comments for Planning Application TP/ED/26/0104

Application Summary

Application Number: TP/ED/26/0104

Address: Whitegates Park Middlemuir Road Lenzie East Dunbartonshire

Proposal: Erection of a secondary school including road access, landscaping, car parking, sports pitches, recreational areas and associated development.

Case Officer: Fraser McNair

Customer Details



Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to formally object to the proposed building project at Whitegates Park. As a local resident who uses this park daily for walking and nature observation, I am deeply concerned by the Council's decision to pursue a site they previously deemed "not deliverable".

1. Environmental Protection & Policy Breaches
Carbon Sinks: The site contains deep peat up to 4.8m. Developing here violates NPF4 Policy 5, which protects peatland to meet climate targets.

Irreplaceable Habitat: The Ecological Impact Assessment confirms the permanent loss of wet woodland and lowland fen. A new park at Myrtle Avenue cannot replicate this established ecosystem.

Toxic Contamination: Investigations found Lead, Nickel, and Asbestos. Building a school on hazardous waste creates an unacceptable risk for children.

2. Flood Risk & Fiduciary Failure
SEPA Objection: SEPA has issued a holding objection due to missing data on rainfall and flood sources.

Uninsurable Asset: The Council has not checked the insurability of a £138m building on a floodplain. Insurers like Aviva warn against such high-risk developments.

Inappropriate Siting: The plans place the school on the worst flood risk areas (dark purple zones).

3. Financial Recklessness
Cost per Pupil: At £98,571 per pupil, this is nearly double the cost of the recent Boclair Academy tandem build (£45,837).

Repayment Burden: Total costs reach £278m after interest - a £2,500 burden for every local household.

Funding Risk: Repayments from the LEIP programme are conditional on energy and carbon targets which this site is unlikely to meet.

4. Public Health & Amenity
Lighting & Air: The loss of this "Green Network Hub" will damage local air quality and introduce significant light pollution.

Traffic Gridlock: Narrow residential streets cannot support the projected vehicle volume, leading to 9am/4pm gridlock.

Conclusion: The Council should revisit the achievable tandem build on the current site by right-sizing the school for East Dunbartonshire residents only. I ur