

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

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to my other comment I would like to add the following points as reasons why I object to the proposed development on Whitegates Park:

4. The Transport Assessment underestimates congestion, traffic and parking pressures on the surrounding roads, increasing safety risks and raising questions on the suitability of the site. In my experience, at the entrances/ exits of Hazel Avenue, Laurel Avenue and Lomond Road there are already difficulties turning in/out of the streets at busy times with sightlines meaning it is hard to see oncoming traffic and pedestrians well. Additional traffic calming measures and parking/waiting restrictions are required in addition to reworking problematic junctions.
5. There are also known problems with drainage and ground conditions at Whitegates Park. Personally, I have seen areas of standing water/ flooding which can't be walked around. I also have concerns around my child's safety due to ground contamination. Full geotechnical and contamination evidence should be made publicly available before any determination is made. The site flows into the Luggie Water then on to the River Kelvin, which already has flood defences. The developer's flood screening states that the site is not vulnerable but this contradicts SEPA flood maps and historical records so it is misleading.
6. I am also concerned about the visual impact of a large building (particularly as it is 4 storeys in part) on an area that is currently open parkland surrounded low-rise residential areas. The plans do not guarantee that all paths through Whitegates Park will remain open and accessible outwith school hours.

Based on these ground and those from my other comment I believe planning permission should be refused.