

# 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: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to formally

OBJECT

to the proposed erection of a secondary school at

Whitegates Park (Planning Application TP/ED/26/0104). My objection is based on the following

material planning considerations

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1. Public Health and Safety (Ground Contamination)

The Phase II Ground Investigation Report (Appendix C) contains explicit disclaimers stating that the chemical analysis for hazardous materials, including asbestos and toxic gas, is "unreliable."

It would breach the Precautionary Principle to grant planning permission for a school when soil and gas safety has not been reliably established.

2. Breach of National Policy (NPF4 Policy 5: Peatland)

The site contains significant deposits of deep peat (up to 4.8m). Under National Planning Framework 4 (NPF4) Policy 5, carbon

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rich soils are strictly protected. The applicant has not demonstrated the "exceptional circumstances" required to disturb this vital carbon sink, particularly when brownfield alternatives exist.

3. Loss of Protected Open Space (NPF4 Policy 9)

Whitegates Park is a designated Protected Open Space in the Local Development Plan. The proposed development would result in the permanent loss of a well

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established green hub,  
contrary to NPF4 Policy 9, which requires the protection and enhancement of community open spaces.

#### 4. Flawed Environmental Impact Data (Travel Distance Discrepancy)

The Transport and Air Quality assessments were modelled on an incorrect travel distance of 650m, whereas the Council's own consultation confirms the true distance is 1.2km. This 100% discrepancy invalidates the findings on carbon emissions, traffic congestion, and pedestrian safety.

5 The development will result in the loss of mature trees and wetland habitat, affecting local wildlife (including protected species such as bats). This fails to meet the "nature net gain" requirements set out in NPF4 Policy 3.

#### Conclusion

Therefore I recommend REFUSAL of this application!

