

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 object to the proposed development at Whitegates Park.

1. Severe and Unresolved Contamination Risks

Independent investigations confirm asbestos, lead, PAHs and hazardous made ground, levels exceeding thresholds for school use. No comprehensive remediation strategy, and the proposal retains contaminated soils beneath the school platform. This conflicts with NPF4 Policy 12 and presents unacceptable risks to pupils and staff.

2. Loss of Protected Open Space (LDP2 / NPF4)

Whitegates Park is designated open space under LDP2 Policy 17 and forms part of the Green Network. Policy requires protection unless no reasonable alternative exists and replacement is equivalent or better.

3. Inadequate Assessment of Alternatives

contrary to NPF4 principles prioritising reuse of existing land.

4. Flooding and Drainage Risks

Parts of the site are at risk of surface water flooding and include a watercourse. Drainage proposals remain preliminary.

compliance with NPF4 Policy 22 is not demonstrated.

5. Transport and Road Safety

The development will increase traffic pressures on surrounding streets.

Transport Assessment is limited in scope and

underestimates peak traffic impacts. Key concerns remain regarding queueing, cumulative pressures

on surrounding residential streets, and pupil safety. The assessment does not adequately add

6. Biodiversity Loss Without Demonstrated Net Gain

The proposal removes established greenspace and habitat which goes against NPF4 Policy 3.

7. Consultation and Transparency Failures

fell short of PAN 3/2010 expectations. Many affected residents were not reached, and key reports were unavailable, preventing informed participation.

The proposal conflicts with national and local planning policy, lacks essential technical evidence, and results in unjustified loss of protected open space. In the absence of robust evidence on

contamination, transport, biodiversity and site selection, the application should be refused.

