

Introduction & Context

Section 1

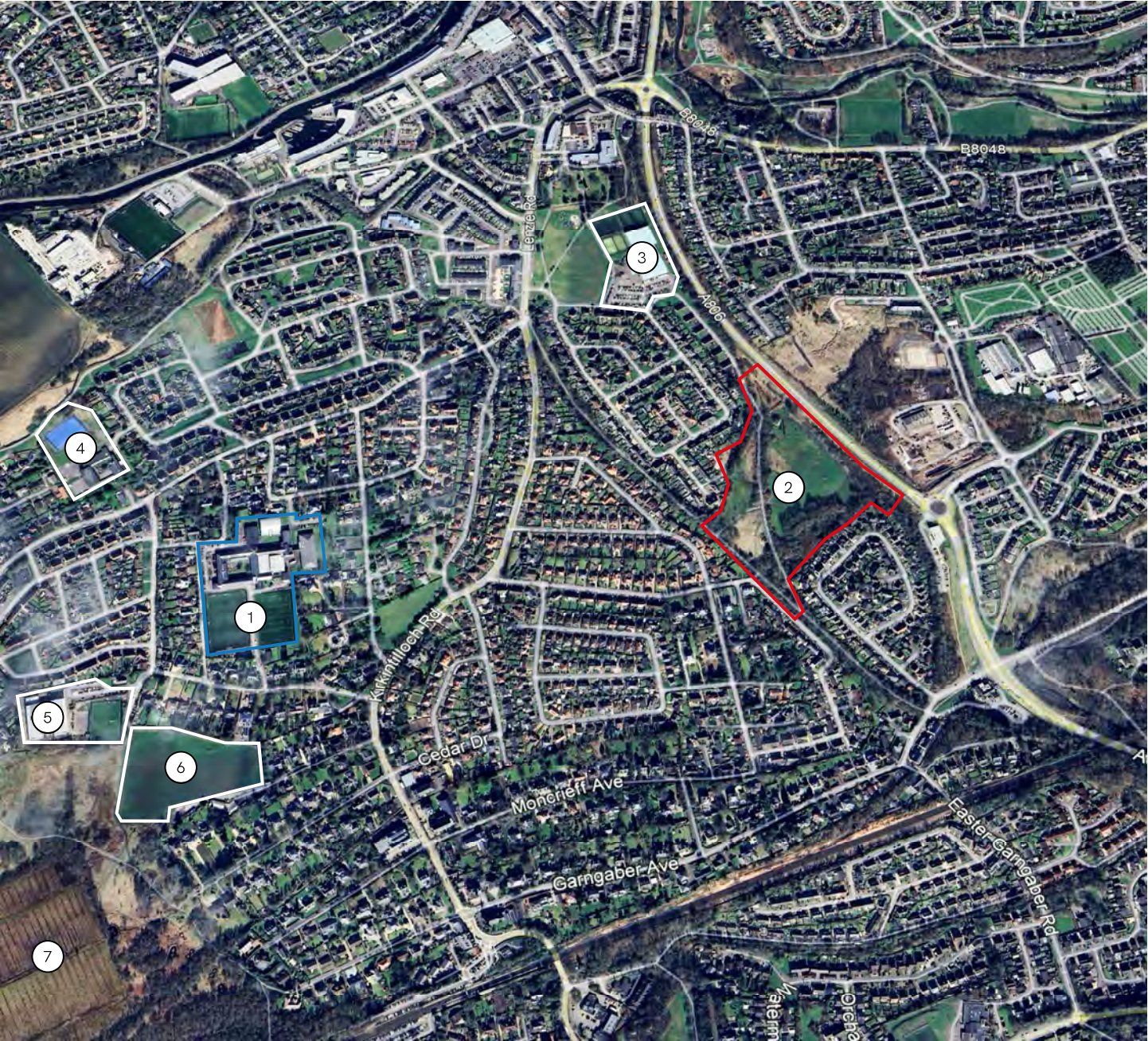
- East Dunbartonshire Council (EDC) intends to submit a planning application for the delivery of a modern secondary school on the Whitegates Park site to replace the existing Lenzie Academy located on Myrtle Avenue.
- The first Public Exhibition was held on 12 June 2025 (4pm - 8pm) at Lenzie Academy, Myrtle Avenue, Lenzie. A number of consultation boards were on display at this event, including the project background and site selection process, draft proposed development, planning policy context, environmental considerations, open space mitigation proposals and biodiversity enhancement measures. There was an opportunity for members of the public to leave feedback on the draft proposals either via a questionnaire (hard copy or online), email or by post. The feedback received has been fully considered and has informed the updated proposals, which are presented today.
- Lenzie Academy remains East Dunbartonshire's only legacy secondary school and has been identified by Council Officers as a strategic priority for renewal through the Council's Capital Investment Plan.
- Lenzie Academy, founded in 1886, is a non-denominational six-year comprehensive school situated in the town of Lenzie in East Dunbartonshire to the north of Glasgow. The school currently has a roll of approximately 1348 pupils. This diverse mix ensures that the school is a rich and vibrant community where everyone's contribution is sought and valued.
- When building a new school, the School Planning & Improvement Team review the pupil projections. These pupil projections are developed each year and updated using the data that the Council are aware of. This data includes examples of pupil data in Primary Schools, pupil data within Early Years estate and also National Records of Scotland. The service also review the Council's live Local Development Plan which includes detail with regards to new build housing estates. There are also trends that are reviewed with regards to migration into the relevant catchment areas. The catchment for Lenzie Academy changed slightly at August 2020 following a statutory consultation where by there was an addition to the catchment area, which included the pupils that live within the Lennoxtown Primary School catchment. There are no plans at present to change the Lenzie Academy catchment area or any other catchment area in East Dunbartonshire Council.
- Unfortunately, the existing building presents many challenges, where curriculum adjacencies do not support collaborative working and provide no flexibility or opportunity to collaborate for a range of learning activities. The movement on site and internally, sizes and daylight levels of the classrooms fail to promote well-being of the users. The fabric of the building is well worn, provides poor acoustic separation and demands higher maintenance. In addition, both pupils and teachers experience issues with the ICT, which has a significant impact on how the school operates and on what it can offer to the wider school community. While Lenzie Academy manages around these issues to deliver high quality teaching and learning, the current facilities do not support the modern, vibrant and inclusive vision Lenzie Academy has for its community.

Schools and Key Recreational Spaces:

1. Existing Lenzie Academy
2. Proposed New School Site
3. Kirkintilloch Leisure Centre
4. Holy Family Primary School
5. Lenzie Meadow Primary School
6. Lenzie Rugby Football Club
7. Lenzie Moss



Photograph of Lenzie Academy



Aerial view of Lenzie and surrounding area highlighting schools and key recreational spaces

Site Overview

Section 2

- The site, which is approximately 68,800m² in area comprises Whitegates Park in the north eastern edge of Lenzie.
- The site is adjoined to the north east by the A806 Initiative Road / Kirkintilloch Bypass, to the north west and south east by residential areas and to the south west by the Strathkelvin Railway Path. A residential area is located to the south west of Strathkelvin Railway Path.
- The site comprises open amenity grass, and a football pitch.
- There are broad areas of semi-natural, semi-mature / mature broadleaved woodland located on the edges, and throughout the site. There are small areas of marshy grassland, tall ruderal vegetation and standing water within the site to the west, and a small watercourse that runs along the southern boundary.
- A series of paths, including a core path, cross and run along the eastern and southern boundaries of the site, the main one being a former siding of the Strathkelvin Railway. This treelined route passes through the centre of the site connecting Parkview Court, to the north west, with the Strathkelvin Railway Path to the south west.
- The site can currently be accessed by small maintenance vehicles only from Parkview Court to the north.



Aerial view of Lenzie highlighting 0.5km, 1km & 1.5km distance from the proposed Whitegates Park Site



Aerial view of the proposed site at Whitegates Park highlighting existing site constraints

Planning & Policy Context

Section 3

- The Local Development Plan comprises National Planning Policy Framework 4 (adopted February 2023) and the Local Development Plan 2 (adopted in November 2022).
- The site / local area is subject to the following relevant designations on the LDP2 Policy Map:
 - The site is designated ‘open space’ (Policy 13)
 - The site is a designated ‘Green Network Nodes – Recreation’ area (Policy 13)
 - The site is partially within (eastern edge) and adjoined to the east by an ‘indicative green network habitat link’ (Policy 13)
 - A small section of Native Woodland (lowland mixed deciduous woodland) is in the SE edge of the site (Policy 17)
 - Strathkelvin Railway Path which adjoins the site to the SW is a designated Strategic Green Network Link and Green Network Access Link (Policy 13), a designated core path and a scheduled monument (Forth and Clyde Canal: Kirkintilloch – Auchinstarry Farm)
 - A conservation area (Beech Road/Garngaber Avenue) is located approximately 30m SW of the site (Policy 19)
 - A Townscape Protection Area is located 30m west of the site (Policy 19)
 - The land opposite the site to the east of the A806 Initiative Road is known as the Kirkintilloch Gateway Regeneration masterplan area (located between the A806 and Woodilee Road)

Some of the key policy considerations are identified below. Compliance with the relevant development plan policies will be fully considered and addressed within the planning application submission.

LDP Policy 13 (Community Facilities and Open Space)

- LDP Policy 13 (Community Facilities and Open Space) states that proposals that would result in the loss or reduction of existing outdoor sports facilities or useable open space will be resisted except under 4 circumstances (A-D). Of relevance is criteria A, which permits loss if “Suitable replacement and enhanced facilities are provided in a location that is convenient and accessible for users”.
- In order to comply with this policy, the existing Lenzie Academy site at Myrtle Avenue will form a key element of the planning process when considering mitigation for the loss of Whitegates Park. The design development of the existing site will be progressed in tandem with the new Lenzie Academy project and will include some form of open space provision, landscaping, nature restoration and biodiversity enhancement of the site in addition to the provision of an informal football pitch, replacing the equivalent facility in Whitegates Park.
- A draft plan of the open space and landscaping proposals at the existing Lenzie Academy site (Myrtle Avenue) will be submitted in support of the planning application for the proposed Whitegates Park development. If this application is approved, it is anticipated the decision notice will include a condition requiring the submission of finalised proposals for the existing Lenzie Academy site, and the implementation of these works within a certain timeframe of the new Lenzie Academy site becoming operational.
- Please see the ‘Offsite Proposals and Biodiversity Enhancement’ consultation board for further information in relation to the potential proposals at the existing Lenzie Academy site which will mitigate against the loss of Whitegates Park.

NPF4 Policy 3 (Biodiversity)

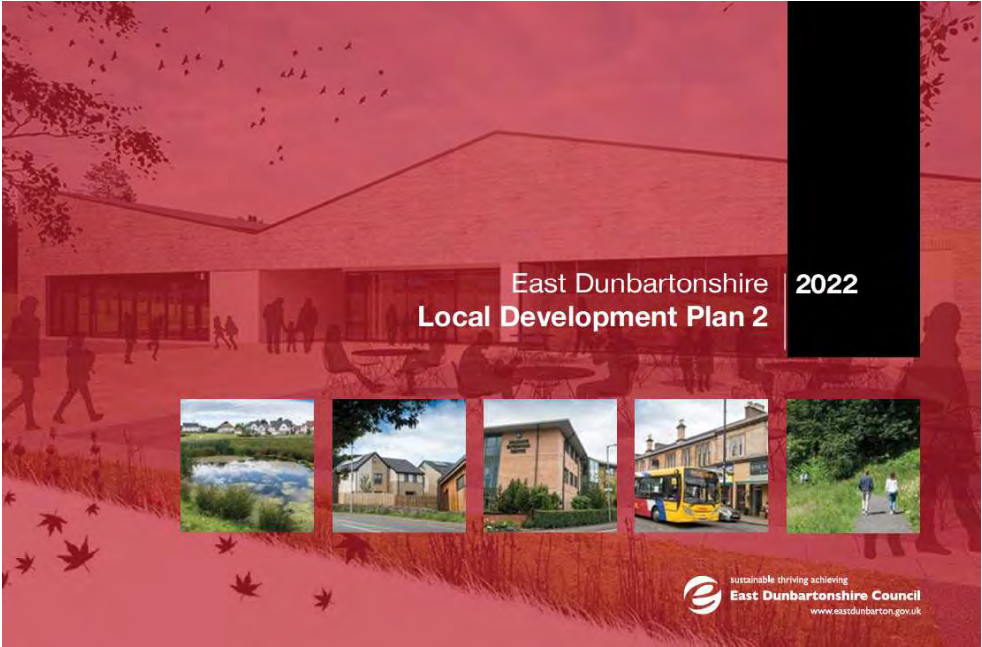
- NPF4 Policy 3 (b) states that development proposals for major development will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention. Policy 3(b) goes on to outline several criteria which are to be complied with, including a requirement to provide significant biodiversity enhancements, in addition to any proposed mitigation.
- Biodiversity units will be delivered at Whitegates Park as part of the proposed development. Furthermore, the existing Lenzie Academy site at Myrtle Avenue will form a critical element of the planning process when delivering off-site mitigation as the proposed Lenzie Academy landscape scheme cannot entirely offset the loss of existing vegetation at Whitegates Park.
- Please see the ‘Offsite Proposals and Biodiversity Enhancement’ consultation board for further information in relation to the biodiversity enhancement proposals, which would collectively result in “significant biodiversity enhancement” (at least 10% net gain), as required by NPF4 Policy 3 (b).

NPF4 Policy 21 (Play, Recreation and Sport)

- Policy 21 states that development proposals which result in the loss of outdoor sports facilities will only be supported under certain circumstances. This includes circumstance iii, which permits loss if the proposed development “meets a requirement to replace the facility which would be lost, either by a new facility or by upgrading an existing facility to provide a better quality facility. The location will be convenient for users and the overall playing capacity of the area will be maintained”.
- At the existing site, there is a football pitch and rugby pitch (although this is not full size which limits the ability to play competitive rugby at older age groups). The proposed development at Whitegates Park includes the provision of full-sized football and rugby pitches, therefore resulting in a betterment in this respect.
- Furthermore, as part of the mitigation proposals at the existing Lenzie Academy site (as outlined on the ‘Offsite Proposals and Biodiversity Enhancement’ consultation board), a new informal full sized football pitch will be provided, replacing the equivalent facility in Whitegates Park.
- In accordance with this policy, the proposed development will therefore result in the overall playing capacity of the area being maintained, in an equally convenient location.



Cover pages for NPF4 and LDP document



Opportunities

- Accessible within the settlement boundary of Lenzie and within close proximity to the existing Lenzie Academy site, limiting change for pupils.
- Sustainable transport links to the site.
- Surrounded by urban development, therefore in physical terms, the development will integrate well and not appear out of character.
- Size / openness of site allows for opportunities to explore the position and arrangement of the new building, as the site is less constrained by existing buildings / conditions.
- Potential to ensure that there is a strong framework and natural boundary, to the site, through retention of the bund and scrub vegetation between the A806 and retention of mature trees and vegetation to the other site boundaries.
- Building design with assembly and dining areas located at the heart of the plan and connected to the main entrance concourse encourages school community events and social functions.
- Single building form will improve departmental connections.
- No disruption to the existing school during construction.

Constraints

- Allocated as protected open space (Policy 13) in Local Development Plan 2 (LDP2).
- Loss of a community accessible open space.
- New road connection required from Initiative Road roundabout.
- Site landlocked between residential areas and by-pass road making the required school entrance less visible.
- The proposed development may be visible from some adjacent residential properties, however the design approach to be adopted will take cognisance of these and respond accordingly.
- The adjacency of the A806 may present acoustic challenges for the school in terms of opening windows.
- Invasive species present - Japanese knotweed, horsetail & cotoneaster.
- Ground contamination is evident and there is a requirement for a remediation strategy to be undertaken to support the development.
- A full list of opportunities and challenges can be found within the Feasibility Report on the Lenzie Academy rebuild page of the Council website.



Green Spaces



Topography



Orientation

Aerial view of Lenzie highlighting green spaces, topography and orientation



Aerial view of Lenzie highlighting community places and spaces

Design Evolution - Site Layout Displayed at 1st Exhibition

Section 5

Site layout presented at the 1st public exhibition in June:

01. School building
02. School access road
03. Plant compound
04. Sustainable drainage system
05. Car park
06. Artificial football and rugby pitch
07. Horticulture garden with intimate seating
08. External covered area with flexible use
09. Long jump pit
10. Quiet garden
11. Diverted public footpath
12. Strathkelvin Railway Path
13. Woodland garden
14. Service access road
15. Footpath

In addition, the design, massing and materials for the proposed school building have been developed and are on display.



Indicative site plan showing proposed building footprint and adjacent facilities presented at first statutory consultation event

Proposed Development - Revised Site Layout

Section 6

Following the 1st public exhibition in June, the design and layout for the site has continued to evolve, with a revised site layout presented for comment. As we are still at the pre-planning stage, the design for the site and building(s) remains subject to change and will continue to evolve as we receive more technical information relative to site conditions and design requirements, and feedback from the local community and other stakeholders via the consultation process. In summary, the proposed development is expected to provide:

- 01. School access road
- 02. Car park (131 standard parking bays, 11 accessible parking bays, 7 car and 2 bus drop off bays)
- 03. Public footpath
- 04. Seating area with trees and planting
- 05. Main entrance
- 06. Intimate seating area with trees and planting
- 07. Refuse store
- 08. Bike shelter
- 09. Artificial football pitch
- 10. Artificial rugby pitch
- 11. Long jump pit
- 12. External covered area with flexible use
- 13. Horticulture garden
- 14. Horticulture garden with intimate seating
- 15. School building
- 16. Enhanced watercourse
- 17. Woodland garden
- 18. Diverted public footpath
- 19. Bike shelter
- 20. Quiet garden
- 21. Turning head at north of service access road
- 22. Sprinkler and sprinkler pump housing
- 23. Bike maintenance shelter
- 24. Plant compound (heating pump / plant, electrical substations, water tank / booster and LPG)
- 25. External terrace
- 26. Retaining wall with flex MSE or Sustainable vegetated wall system

The proposals aim to:

- Retain as many of the trees (and vegetation) on the site boundary and playground woodland as possible, to ensure retention of screening and separation functions. A diverse selection of tree species will be planted at a greater number to those removed for the proposed development. Invasive non-native species currently present on site will be eradicated, including Japanese knotweed, Himalayan cotoneaster and snowberry.
- Achieve net zero operational and embodied carbon, through a commitment for the proposed development to be a certified Passivhaus* project, and to also meet the Net Zero Public Sector Buildings Standard.

** Passivhaus or Passive House is an internationally recognised building standard. It aims to reduce a building's carbon footprint and long-term operational costs whilst maintaining exceptional performance and comfort levels.*

Summary of changes made in response to feedback from the 1st public exhibition in June:

- A. Southern ditch area revised with the aim of providing further biodiversity enhancement through restoration and additional wet woodland and planting
- B. Access, parking and drop off arrangements amended in accordance with recommendations from Transport Assessment (TA)
- C. Pitch (football) moved north (approximately 15m) to increase distance from properties on Larkfield Road as per recommendations from Noise Impact Assessment (NIA)
- D. School building moved south to increase distance from properties on Monkland Avenue
- E. Parking restriction strategy developed as per TA (refer to Section 11)
- F. Lighting Strategy introduced following pollution statement developed by Building Services Engineer in response to concerns regarding floodlights
- G. Pedestrian and cycle links strategy developed in coordination with TA
- H. Pedestrian crossing (on Initiative Road) to Aldi shown, as per recommendations from TA



Indicative site plan showing proposed building footprint and adjacent facilities

Design Evolution - Floor Plans

Section 7

As we are still at the pre-planning stage, the design for the site and building(s) is subject to change. This continues to evolve as we receive more technical information relative to site conditions and design requirements, and feedback from the local community and other stakeholders via the consultation process. In summary, the proposed development is expected to provide:

- 01. Inviting and welcoming secure entrance
- 02. Flexible open-plan project space
- 03. Cafe and dining space
- 04. Breakout spaces
- 05. Games halls, dance studio and fitness suite
- 06. Technology workshops
- 07. Assembly space and drama stage
- 08. Digital skills lab
- 09. Dedicated support for learning spaces
- 10. Music studios
- 11. Class bases
- 12. Learning plazas
- 13. Teaching kitchens
- 14. Library
- 15. Science labs
- 16. Art studios
- 17. Dispersed retreat spaces throughout building

Concept

The architectural concept centres on two masses. A smaller volume designated for physical education and dining facilities, juxtaposed with a four-storey structure dedicated to general teaching spaces. The convergence of these elements occurs at the entrance area, forming a welcoming gateway for visitors.

Natural light floods into the core of the plan through strategically positioned north-facing clerestory rooflights and at the upper levels from the terrace area at the heart of the plan, complemented by meticulous internal space planning to ensure connectivity with naturally illuminated open-plan staggered areas or light well.

The accommodation is arranged over 2 and 4 storeys to reduce the impact of the footprint of the building on the site and neighbours.

Massing considers a compact building form to ensure form factor meets the Passivhaus criteria and provides a healthy environment for the building users and their well-being inside and outside the building. The compact footprint minimises horizontal travel distances, reducing transition times between classes and preserving valuable teaching time. Vertically, the building is efficiently connected by four fire stairs, an accommodation stair linking all levels, and two strategically positioned lifts. Department locations, zoning, and adjacencies were crafted through a series of consultations and workshops with the school and East Dunbartonshire Council Education team.



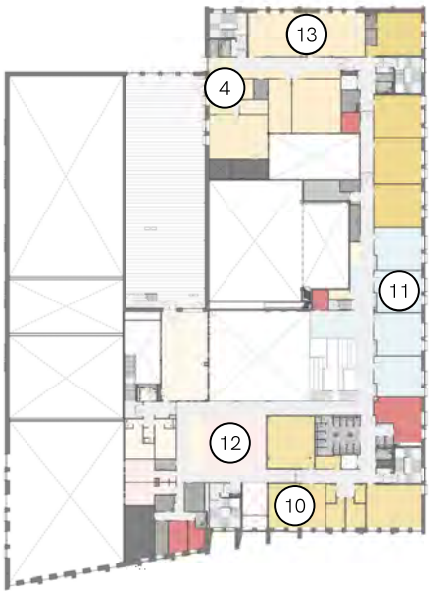
CGI showing proposed mass and form of Lenzie Academy



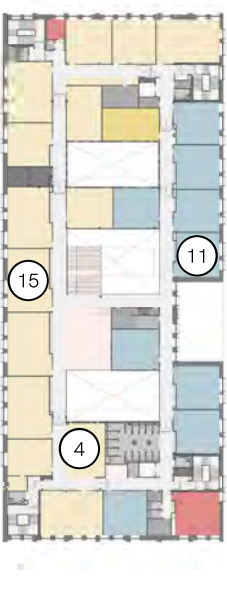
Proposed Plan - Level 00



Proposed Plan - Level 02



Proposed Plan - Level 01



Proposed Plan - Level 03

- Expressive & Performing Arts
- Learning Support
- STEM & Technology
- Languages & Humanities
- Infrastructure
- Storage
- Plant
- Support
- Whole Campus Provision
- Circulation
- External Plant
- Terrace

Design Evolution - Elevations & Materials

Section 8

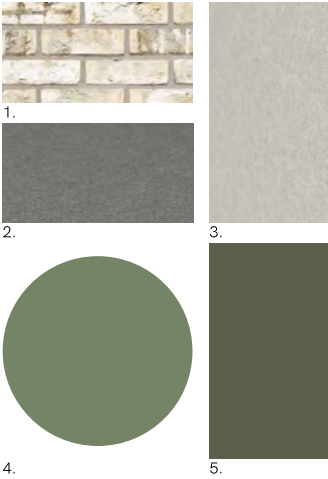
Elevations & Materials

The elevation design and material palette has been developed to help minimise the visual impact of the massing as much as possible whilst responding to its immediate and wider context. Vertical openings are used to reduce the horizontality of the building. Windows are standardised, organised in a vertical rhythm and stacked in pairs across floor levels with a contrasting cladding panel between to give the appearance of larger openings and avoid a piecemeal arrangement while satisfying Passivhaus requirements. A flashing at second floor level provides a horizontal band to give the appearance of 2-storey building. Again, to help minimise the visual impact of the massing.

Entrance and rear elevations act as bookends to the building providing a civic presence and fulfilling the clients desire for a landmark building appropriate for Lenzie. The front elevation has been angled to create a welcoming approach from the concourse, guiding visitors naturally toward the entrance. A sheltered canopy marks the entry point, clad in distinctive green to highlight to ensure clear, intuitive wayfinding.

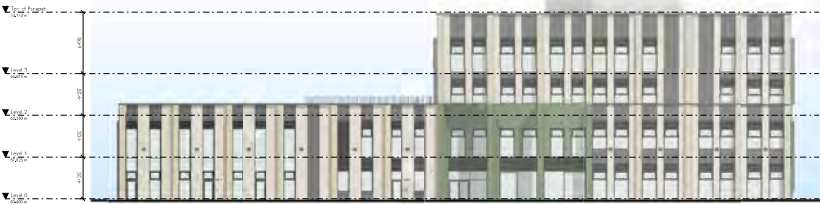
A brick cladding is proposed to much of the elevation, with brick clad piers between fibre cement cladding panels to the entrance and rear elevation. Brick piers are used to provide shading and articulate the elevation. Deep flashings are incorporated to offer effective solar shading while enhancing durability against weather conditions and accommodating increased rainfall volumes associated with climate trends. Carefully placed accents of colour, introduced through solar shading elements, add visual interest and variation to the elevation, contributing to a dynamic and welcoming facade.

Rooflights are pushed back away from the facade and faced in the same roofing material such that they drop into the background. The north-facing clerestory windows in the rooflights will provide consistent, glare-free natural daylight into the central atrium and social spaces at the heart of the plan, enhancing comfort, reducing reliance on artificial lighting, and creating a bright, inviting atmosphere throughout the day.



1. Warm coloured brick
2. Dark coloured fibre cement
3. Light coloured fibre cement
4. Green metalwork taking reference from Lenzie Academy colours
5. Green coloured window frames

Proposed external material palette



Proposed Elevation - Entrance



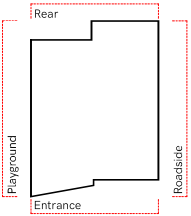
Proposed Elevation - Rear



Proposed Elevation - Playground



Proposed Elevation - Roadside



Key

Access, Transport & Parking

Section 9

Key Transport Features

- Vehicle access** will be taken from the A806 / Initiative Road / McGavigan's Road / Neasham Drive roundabout. Junction capacity modelling has been undertaken to confirm that the proposed junction is suitable.
- A 142-space car park will be provided within the site.** This comprises 131 standard spaces to serve staff and visitors, and an additional 11 disabled bays. Two **bus drop-off bays**, and a 7-space **car drop-off facility** will also be provided within the site.
- Extensive cycle parking will be provided within the site.** 80 covered cycle stands will be provided close to the school entrance, with an additional 80 covered cycle stands will be provided within the boundary fence to the north. This provision is in line with EDC standards.
- In addition to the route in from the A806, **pedestrian and cycle access into the site will be provided from two points on the Strathkelvin Railway Path**, which will form the primary route for pupils not arriving by bus or car. The Strathkelvin Railway Path will be upgraded as required to accommodate the increased levels of walking and cycling.
- An upgraded link from Woodside Avenue to the Strathkelvin Railway Path will be provided**, which will serve the residential areas to the south-west.
- The existing path which runs between the Strathkelvin Railway Path and Parkview Court will be diverted to run along the northern boundary of the site, outside the boundary fence.
- Site servicing** will be done from within the car park, with a further service road running along the eastern edge of the school building. A turning head will be provided at the northern end of this road.

Transport Assessment

A comprehensive Transport Assessment has been prepared to inform the site design, assess changes in travel demand and patterns as a result of the new site, and identify the measures needed to ensure that school travel can be safely and efficiently managed.

The Transport Assessment has been informed by:

- Traffic surveys at 7 junctions, undertaken in April 2025
- Pupil postcode data
- Staff and Pupil travel surveys.

Pupil & Staff Travel Survey

Staff and pupil travel surveys have been used to identify how people currently travel to school.



Pupil Travel Survey

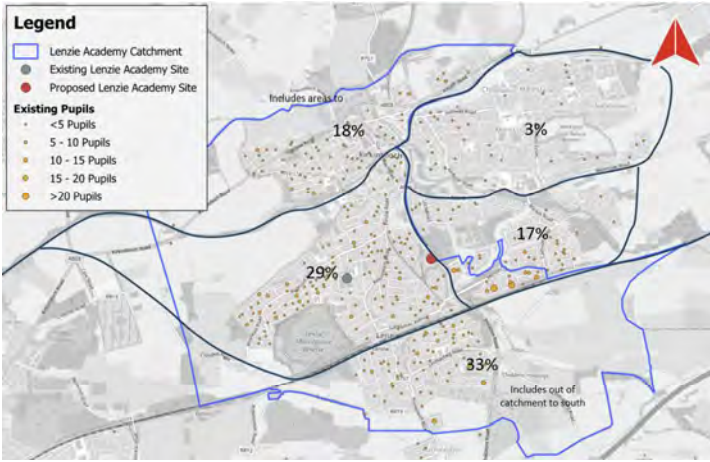


Staff Travel Survey

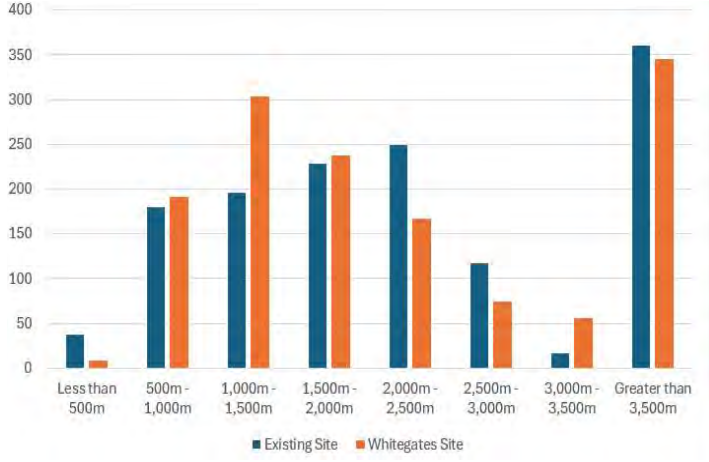
Pupil postcode data has been used to identify the areas from which pupils will travel to the new site. See pupil postcode data used to identify the areas from which pupils will travel to the new site opposite.

Analysis shows that:

- Slightly more children will live closer to the new site than the existing site**, primarily as a result of it being closer to Woodilee Village. See bar chart showing tavel distance to school opposite.
- This analysis suggests that pupil's mode of travel is likely to be similar to at present.



Map showing pupil postcode data used to identify areas from which pupils will travel to the new site



Bar chart showing tavel distance to school



Annotated landscape plan highlighting key transport features

Access, Transport & Parking

Section 10

Traffic Impact

Based on travel analysis SYSTRA estimate that each morning there will be:

- 280 inbound pupil drop-off trips
- 113 inbound staff car trips

When the new school is in place, these existing vehicle trips will divert from the area around the old school to the Whitegates Park site. The assessed changes in routing are shown below.

SYSTRA has undertaken junction capacity modelling at the following junctions in the AM peak, the Afternoon Peak (school closing time) and the PM peak hours:

- A806 / McGavigan's Road / Neasham Drive roundabout (the site access)
- A806 / Menzies Drive / Garngaber Avenue signalised junction
- A806 / Lindsaybeg Road roundabout

The modelling takes into account the consented Aldi superstore on Woodilee Road.

- The busiest time on the road network will be in the AM peak hour, when school arrival time coincides with the commuting peak. The Afternoon Peak hour, when school ends, does not coincide with the tea-time commuting peak.

- The modelling shows that each of the junctions is predicted to operate within capacity in each of the peak hours. The most noticeable impact is predicted to be at the A806 / Menzies Drive signalised junction, which is predicted to operate close to capacity in the AM peak hour.

Car Parking Provision

EDC's Parking Standards set out a maximum provision of **one parking space per full time staff member**, which covers both staff and visitor parking.

There will be 137 Full Time Equivalent (FTE) staff based at the Academy, resulting in a maximum possible provision of 137 spaces (excluding disabled bays).

The staff travel survey undertaken by SYSTRA suggests that 83% of staff will drive to the site, which will result in a daily parking demand of 114 spaces. With 131 standard spaces provided on site, this will leave a surplus of around 17 spaces for other visitors to the school.



AM peak hour traffic flow changes



PM peak hour traffic flow changes



Proposed access road layout

Access, Transport & Parking

Section 11

Measures to Support the New School

Drop Off Facility

There is a seven space drop off facility on the east side of the new car park. It is intended that parents will drop off / pick up briefly here rather than parking. This will provide a clearly marked area where pupils can be safely dropped off. A one-way circular system will be in operation within the car park, to reduce conflict and maintain efficient flow.

Parking Restrictions

It is the intention that all vehicular pupil drop-off / pick up activity is contained within the purpose-built facility within the school site.

Recognising that regardless of the presence of this facility, some parent / carers will still try to drop pupils on surrounding areas, SYSTRA has sought to:

- Identify locations attractive for drop-offs / pick ups
- Assess the suitability of these locations
- Propose traffic restrictions in areas that are obviously unsuitable for this activity.

SYSTRA's initial suggestions are presented opposite.

Should the proposed restrictions not be effective in deterring drop-offs in these areas, then these can be reviewed and enhanced if required.

In terms of the identified private car parks, it will be the decision of the owner / operators of these car parks whether they wish to put new parking restrictions in place to prevent school-related parking.

Proposed Pedestrian Improvements

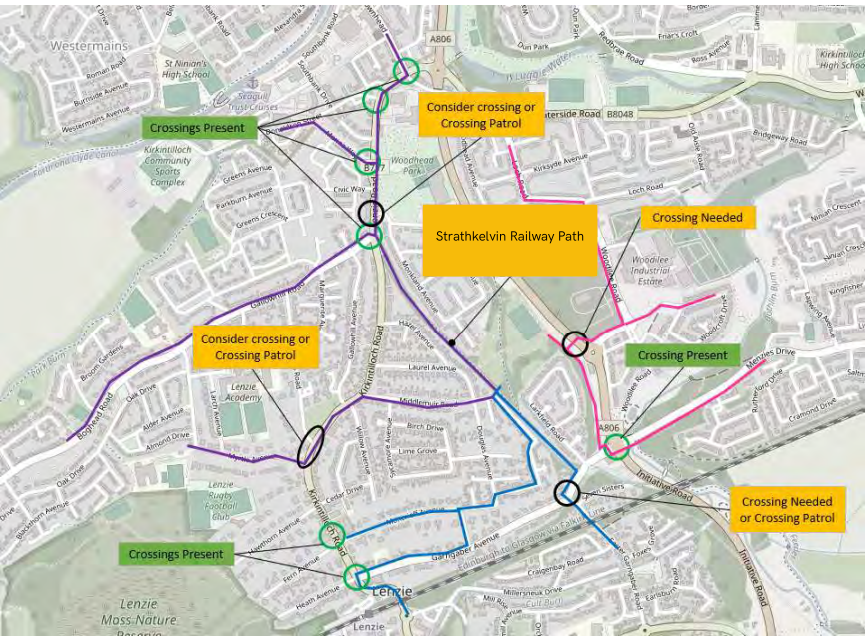
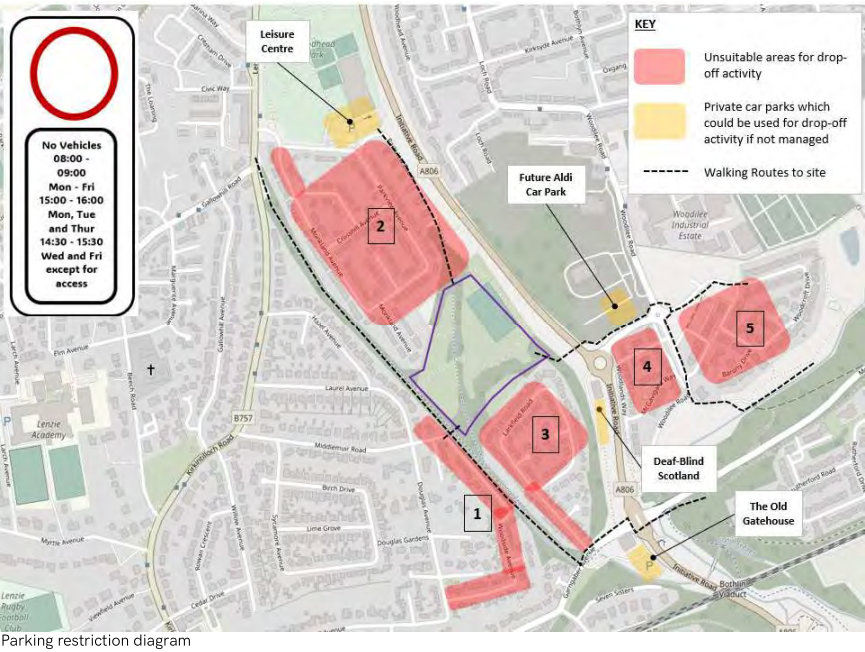
SYSTRA has undertaken a review of pedestrian and cycle routes to the new school, and recommended the following improvements.

- A new controlled crossing of the A806, linking pedestrian facilities on the new access road to the new footway on the north side of McGavigan's Road that will be delivered by the Aldi development.
- Consider a new controlled crossing, or a School Crossing Patrol, across Garngaber Avenue, close to Easter Garngaber Road. This would allow pupils living in the area south of the Edinburgh-Glasgow rail line to safely cross the busy Garngaber Road.
- Consider a new controlled crossing, or a School Crossing Patrol, on B757 Kirkintilloch Road, in the vicinity of Myrtle Avenue. This would allow pupils living in the west of the catchment to safely cross the B757.
- Consider a new controlled crossing, or a School Crossing Patrol, to allow pupils walking north-south on B757 Lenzie Road to safely cross Parkview Avenue.

Next Steps

The Transport Assessment will continue to be refined and developed as the site design is finalized, taking into account any feedback received from today's event.

It will be supported by a comprehensive Travel Plan, which will set out how sustainable travel will be continue to be encouraged.



Offsite Proposals & Biodiversity Enhancement

Section 12

Biodiversity Enhancement Measures

- Consideration of the need for biodiversity enhancement has been a key area of focus.
- Although there is no definition of what constitutes a “significant biodiversity enhancement” as required by NPF4 Policy 3(b), it is generally accepted that this involves a minimum 10% uplift in biodiversity value, calculated in reference to the projected biodiversity value of the habitat after the development is completed.
- Biodiversity units will be delivered at Whitegates Park as part of the proposed development. New tree, scrub, shrub and grass planting will be incorporated as part of the landscape proposals to provide a setting for the school, an attractive arrival experience, a variety of external spaces for formal and informal school use and replace some of the existing vegetation.
- The proposed planting will be appropriate in scale and location and provide food sources and habitats for wildlife and insects. The plant species will be predominantly native species, in keeping with the local character and site conditions of the area but will also include ornamental varieties to provide additional seasonal interest, including the memorial tree which will be translocated to the new school site arrival plaza.
- The landscape proposals will also restore and enhance the existing ditch, to the southeast of the site. Following works to improve and provide the necessary drainage, new wet woodland and wetland planting will be introduced to further improve biodiversity.

Off-Site Mitigation - Existing Lenzie Academy Site

- The existing Lenzie Academy site at Myrtle Avenue forms a key part of the planning strategy, providing essential off-site mitigation as the proposed landscape scheme at Whitegates Park cannot fully offset the loss of existing vegetation.
- Through careful planning and design, the existing site will be redeveloped to deliver new planting and habitat types that both compensate for the loss at Whitegates Park and enhance biodiversity at Myrtle Avenue. Proposals are expected to include a pond and wetland area, a mix of native and ornamental tree, shrub, and grass species, and the removal of artificial pitches to create neutral grassland.
- Two development options were presented during the first public consultation, differing by the retention or removal of the existing sports hall. The majority of respondents supported its retention, and this option is now being progressed.
- Collectively, the proposed on-site and off-site works will deliver a significant biodiversity enhancement, achieving at least 10% net gain in accordance with NPF4 Policy 3(b).
- The off-site mitigation at Myrtle Avenue also ensures compliance with LDP Policy 13 (Community Facilities and Open Space), which permits the loss of open space only where suitable replacement and enhanced facilities are provided in a convenient, accessible location.
- A draft landscape and open space plan for the existing Lenzie Academy site will be submitted in support of the planning application. If permission is granted, conditions will require submission of finalised proposals and implementation within a set timeframe following completion of the new Lenzie Academy. A further condition will require a Landscape Management Strategy, ensuring the site’s long-term maintenance and ecological value.

Flood Risk and Drainage Strategy

- Approval of the proposals at the existing Lenzie Academy site will be subject to the submission of a Flood Risk Assessment and Drainage Strategy in order to demonstrate that there would be no risk of flooding on the site, or to other surrounding properties.

Existing Lenzie Academy Site Proposal

- As we are still at the pre-planning stage, the design for the site and building(s) is subject to change. This continues to evolve as we receive more technical information relative to site conditions and design requirements, and feedback from the local community and other stakeholders via the consultation process.



Indicative site plan showing proposed building footprint and adjacent facilities

Environmental Considerations

Section 13

Biodiversity and Ecology

- The site supports a variety of wildlife, including foraging bats, breeding and wintering birds—such as house sparrow and mistle thrush (red list) and seven amber-listed species—as well as amphibians, reptiles, and invertebrates. Environmental DNA testing confirmed no great crested newts on site, though the species is present locally.
- Bat and bird boxes will be installed to maintain existing populations and enhance habitat for species of conservation concern, including starling, house martin, swallow, and swift.
- An Ecology and Biodiversity Report will accompany the planning application, detailing existing ecological interests, potential impacts, proposed mitigation, and opportunities for enhancement.
- The suitability and mitigation measures will be independently reviewed and verified through the statutory Planning Approval process.

Learning Estate Investment Programme (LEIP)

- Funding criteria under the third phase of the Scottish Future Trust's Learning Estate Investment Programme prioritise structural efficiency and material specification by setting limits on the embodied carbon of building structures.
- Designs must optimise spans, minimise material use, and avoid over-specification while maintaining safety and performance, encouraging greater use of recycled and low-carbon materials.

Environmental Impact Assessment

- A Screening Opinion request was submitted to the Council on 21 May 2025, outlining the purpose and potential environmental effects of the proposed development.
- The Local Planning Authority issued its formal response on 9 June 2025, confirming that the proposal is unlikely to result in significant environmental effects and that an Environmental Impact Assessment (EIA) is not required.

Noise Impact Assessment

- A Noise Impact Assessment has been undertaken by the acoustic consultant, addressing potential noise from building services, road traffic, and sports pitches.
- Main building services are located on a first-floor flat roof between the main school and sports block, screened by a high parapet along the northern elevation to minimise visibility and noise. Based on the proposed plant, separation distance, and site geometry, internal residential noise levels are expected to comply comfortably with BS8233 and WHO criteria, with no adverse impacts anticipated.
- Noise from road traffic, buses, car parking, and deliveries has also been assessed, with no significant impacts predicted.
- The proposed sports pitches are positioned at least 40 m from the nearest houses, ensuring compliance with SportScotland guidance and preventing disturbance to nearby properties.

Arboriculture Impact Assessment

- A Tree Survey and Arboricultural Impact Assessment was undertaken for the proposed development at Whitegates Park, based on surveys completed in October and November 2022. The assessment reviewed tree conditions, constraints, potential impacts, and proposed mitigation and compensation measures.
- A total of 139 individual trees and 14 tree groups were recorded, generally of moderate quality, with some ash trees showing signs of dieback. The main constraint is Tree Group 8 (TG8)—a Category A mature broadleaf woodland of approximately 0.82 ha on the site's southeast boundary.
- The development will require removal of around 0.54 ha of TG8 canopy and other losses, resulting in a total canopy reduction of approximately 1.27 ha. To compensate, new woodland planting will be provided to reconnect fragmented habitats and enhance biodiversity. Planting will be inspected annually for the first five years and again after ten years, targeting a 90% survival rate.



Site plan showing proposed tree retention and removal strategy

Technical Report Summary

- **Review of feasibility study** – High level SI undertaken in 2018 over limited site area which identified heavy metals, polyaromatic hydrocarbon and 2 instances of asbestos fibres in soils encountered.
- **Desktop Study** – This confirmed the historical land use in the area and included a coal mining risk assessment which concluded low level risk from shallow works. Further detailed Ground Investigation was recommended to confirm the findings of the desktop study and to inform the development of detailed design proposals for the site.
- **Phase II Ground Investigation** – This was undertaken in February 2025 with some subsequent surveys undertaken in early August 2025 of a select area to the south of the site which were omitted from the original survey exercise in February. No worked coal seams were encountered. Made ground prevalent across the site, including the presence of contaminants within the soil and underlain by significant thickness of peat. Due to the presence of the contaminated soils a Detailed Quantitative Risk Assessment was recommended to confirm the suitability of the soils for reuse and potential risks for human health.
- **DQRA** – Statistical analysis of heavy metals concluded that the risk from contaminants in soil is low. Soil safe for reuse on the site.
- **Waste Assessment** – Soils assessed for waste classification. Soils majority classed as Non-Hazardous. One area of Hazardous soils to be delineated in futures works.

Ground Composition

- Across the site, Made Ground was typically encountered as a granular material, and was recorded as a very loose to loose, slightly silty, gravelly sand. Towards the east, it was typically identified as a dark ashly material with anthropogenic inclusions of burnt shale, coal, ceramics and clinker.
- In some instances, Made Ground is found above a layer of peat, often 3m thick, underlain by silt/ clay and then rockhead at approximately 7-11m depth. In areas of the site where Made Ground is to be covered by hardstanding there is not considered to be a risk to the site end-users as the source-pathway-receptor linkages will have been broken.
- In areas of soft landscaping it is generally concluded that the existing made ground on the site can be re-used for soft landscaped areas with no additional remediation. It is recommended by the landscape architect that top soils are improved to provide a suitable growing medium. Imported topsoil will act as a barrier between users and materials below. The Human Health Detailed Quantitative Risk Assessment has de-risked the made ground material in soft landscaping areas for site end users.

Flooding

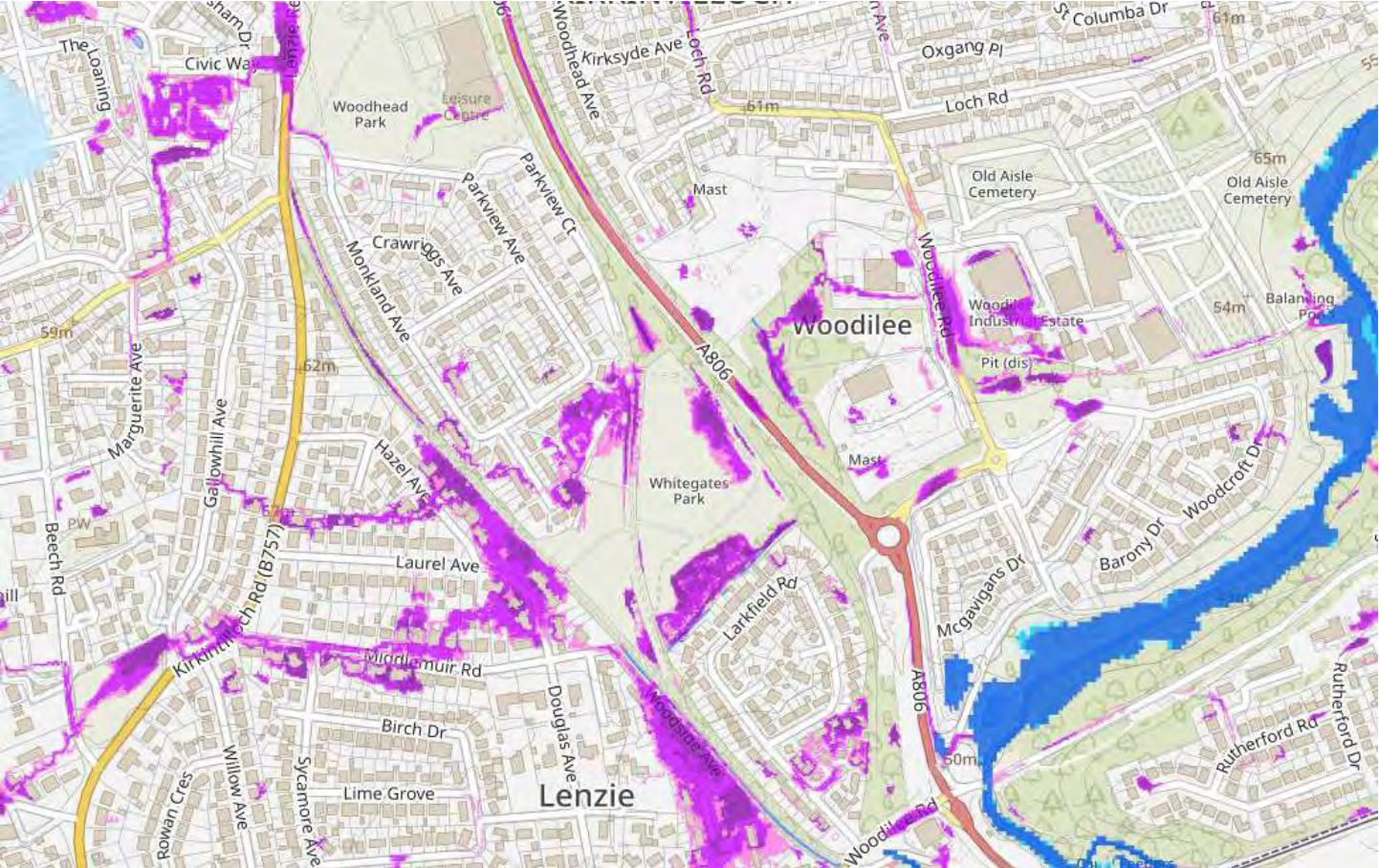
The site is within a ‘Surface Water and Small Watercourse Flooding area’. However, the flood risk assessment and drainage proposal demonstrate compliance with NPF4 Policy 22 in that:

- All risks of flooding are understood and addressed
- There is no reduction in floodplain capacity, increased risk for others, or a need for future flood protection schemes
- The development remains safe and operational during floods
- Flood resistant and resilient materials and construction methods are used
- Future adaptations can be made to accommodate the effects of climate change.

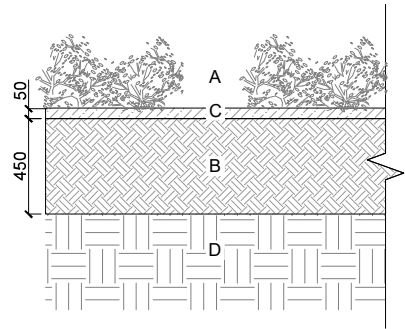
SEPA indicative flood maps highlight areas of surface water and small watercourse flooding within the site that typically correspond with existing ditches, low points and open watercourses.

The surface water drainage system will collect, treat and store all surface water run off during a 1:30 year plus climate change rainfall event and contain any overland flow in rainfall events up to 1:200 year. Access and egress from the site will also be considered in a 1:1000 year rainfall event.

All surface water discharge will be coordinated and agreed with EDC Flood team, Scottish Canals, Scottish Water and, where required, SEPA.



SEPA flood map showing areas at risk of flooding



Typical shrub and herbaceous planting detail

The forthcoming planning application will be supported by a range of supporting studies that will individually assess potential environmental impacts on their specific topic areas. The final list will be agreed with the Planning Authority through pre-application discussions, but it is likely that the following supporting documentation will be submitted:

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation Report
- Existing and proposed drawings
- Landscape plan
- Flood Risk Assessment
- Drainage Strategy and Design
- Transport Assessment
- Air Quality Assessment
- Noise Impact Assessment
- Phase 1 and 2 Ground Investigation Report
- Landscape Management and Maintenance Schedule
- Historic Environment Desk Based Assessment
- Tree Survey and Arboricultural Impact Assessment
- Energy / Sustainability Statement
- Ecology and Biodiversity Report
- Construction Management Plan
- Construction Traffic Management Plan
- Light Pollution Technical Note.



CGI showing proposed Lenzie Academy



CGI showing proposed mass and form of Lenzie Academy

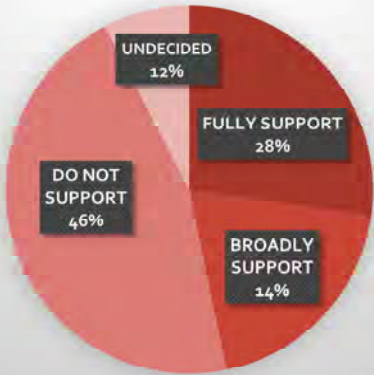
Introduction

- The first Public Exhibition was held on 12 June 2025 at Lenzie Academy, Myrtle Avenue, Lenzie, and there were 232 attendees.
- A number of consultation boards were on display at this event, covering matters such as project background and the site selection process, the proposed development, planning policy context, environmental / technical considerations and biodiversity enhancement measures.

Consultation Feedback Results

- There was an opportunity for members of the public to leave feedback on the draft proposals via a feedback form (hard copy or online), or via email or by post.
- A total of 102 paper feedback forms were received at the event, 75 further forms were completed via the project website, and four feedback forms were emailed to the project team. This amounted to a total of 181 feedback forms received.
- Approximately 38 emails were also received, which provided comments but did not contain a completed feedback form.
- The feedback form included a question regarding whether the proposed development design was supported or not. Please note that only 174 out of 181 respondents answered this question. The results are illustrated via the pie chart below, which is based on the 174 answers received. As is identified, a total 42% either fully or broadly support the proposed development design, and 46% do not support it. 12% are undecided

Questionnaire Responses - 1st Event



Feedback Received

Following a review of feedback received, positive aspects of the proposed development were noted as:

- Provision of new and upgraded school for Lenzie Academy pupils and staff;
- Modern design and facilities;
- Passivhaus design;
- Provision of outdoor spaces, sports facilities and green space; and
- Provision of orchard / garden space.

The feedback form included a question regarding the proposed development design was supported or not. The results are illustrated via the pie chart below. As is identified, a total 42% either fully or broadly support the proposed development design, and 46% do not support it. 12% are undecided

Response to Feedback from 1st Public Consultation Event

A number of recurring concerns and queries were raised in relation to the following topics, either via the feedback forms, emails and during the public exhibition:

- Site Selection and School Catchment
- Loss of Existing Use
- Planning Application and Development Timescales
- Environmental Impacts
- Off-site Mitigation
- Access and Parking
- Impacts on Residential Amenity.

The comments and queries received are addressed within the consultation boards and under the 'Frequently Asked Questions' section below. Aspects of the proposed layout and design have also been updated to address some concerns, as outlined via the 'Design Evolution' consultation board.

Any further feedback received via the second public exhibition will be fully considered and may inform further revisions to the proposed development where appropriate.

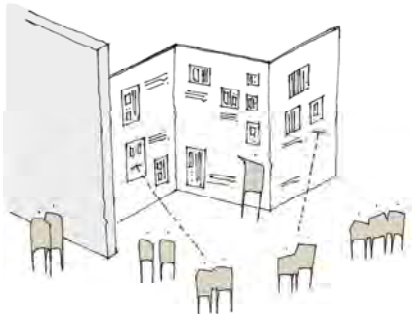
Frequently Asked Questions

Please find below frequently asked questions and our categorised response to these. These have been compiled in order to address the concerns and queries received.

Site Selection & School Catchment	
Question	Answer
The site is not appropriate for development - how / why was the site selected for a new school?	Feasibility was undertaken February 2021 to September 2022 to inform the preferred site. In September 2022, elected members were asked to consider 10 options for the construction of a new Lenzie Academy, with 1 further option for the refurbishment of the existing school. As a result, officers widened the site options appraisal to include alternative sites within the Lenzie area both within and outwith Council ownership, including Boghead Road Playing Fields, Lenzie Rugby Club and Whitegates Park. Officers considered the Whitegates Park site to provide the best option of those considered, having given consideration to: - Site constraints - Land use planning / policy constraints - Likely environmental impact - Impact on pupils and staff during construction - Impact of increased travel distances - Projected costs - Construction programme - Deliverability - Site access 3rd party rights & dependencies. This recommendation is based on the detailed analysis as set out in the Council report, which has been published on the EDC project webpage.



Please scan for more information



Site Selection & School Catchment	
Question	Answer
Why can't the existing school site be redeveloped?	The defining factor in establishing whether the existing site is suitable is whether the new school building and associated infrastructure (access, parking, pitches, outdoor space etc.) can physically fit on the site, either through: • A tandem build (constructing new school in two phases, where the new school building is constructed adjacent to the existing school, which remains operational during the build phase, and is then demolished in phase 2); • A combination of partial demolition and partial decant of pupils during a tandem build; or • Through a full decant of the school to off-site accommodation to support demolition and rebuild on the existing site. The new school is proposed to be over fifteen percent larger in size than existing. There is a greatly reduced playground area at the current site resulting from the many extensions completed over recent years. In addition, the existing synthetic rugby pitch is limited in size with no scope to extend due to space constraints, which limits the ability to play competitive rugby at older age groups. The scale of the Lenzie Academy project is such that the existing school site cannot accommodate a modern school building with capacity for 1400 pupils, including parking and the required levels of outdoor space, in addition to two full size playing pitches necessary to ensure that the school has the ability to deliver the curriculum now and into the future. The school has outgrown its current location.
Has any public consultation been undertaken in relation to the proposed development prior to the first public exhibition on 12 June 2025?	Yes - the School Planning and Improvement Team launched a Statutory Consultation in May 2024. A public meeting was held in August 2024 in Lenzie Academy and statutory consultees were invited to attend the drop in event. The consultation report can be viewed on the Lenzie Academy rebuild page on the council website. Consultation has also taken place with stakeholders, with the same information as being shared at the first public exhibition: 10.06.25 at Lenzie Academy: • Pupil Representatives • Staff Representatives • Lenzie Academy Parent Council & Parent Council Representatives from catchment primary schools. 11.06.25 at EDC Southbank Marina Headquarters: • Representatives from Lenzie, Kirkintilloch, Campsie and Waterside Community Councils 27.10.25 at Lenzie Academy: • Pupil Representatives • Staff Representatives • Lenzie Academy & catchment primary schools Parent Council. 28.10.25 at EDC Southbank Marine Headquarters: • Representatives from Lenzie, Kirkintilloch, Campsie and Waterside Community Councils.
Is the proposed school big enough? How has the school capacity requirements and catchment area been determined, and will the catchment area change?	When building a new school, the School Planning & Improvement Team review the pupil projections. These pupil projections are developed each year and updated using the data that the Council are aware of. This data includes examples of pupil data in Primary Schools, pupil data within Early Years estate and also National Records of Scotland. The service also review the Council's live Local Development Plan which includes detail with regards to new build housing estates. There are also trends that are reviewed with regards to migration into the relevant catchment areas. The catchment for Lenzie Academy changed slightly at August 2020 following a statutory consultation where by there was an addition to the catchment area, which included the pupils that live within the Lennoxtown Primary School catchment. There are no plans at present to change the Lenzie Academy catchment area or any other catchment area in East Dunbartonshire Council.

Loss of Existing Use at Whitegates Park	
Question	Answer
Is the loss of protected open space (Whitegates Park) in accordance with the Local Development Plan?	The site is designated as 'open space' within the East Dunbartonshire Local Development Plan 2 (LDP2). LDP2 Policy 13 (Community Facilities and Open Space) states that proposals that would result in the loss or reduction of existing outdoor sports facilities or useable open space will be resisted except under four circumstances (A-D). Of relevance is criteria A, which permits loss if "Suitable replacement and enhanced facilities are provided in a location that is convenient and accessible for users." To comply with LDP2 Policy 13, the existing Lenzie Academy site at Myrtle Avenue will form a key element of the planning process when considering mitigation for the loss of Whitegates Park. The design of the existing site will be progressed in tandem with the new Lenzie Academy project and will include some form of open space provision, landscaping, nature restoration and biodiversity enhancement of the site in addition to the provision of an informal football pitch. Compliance with the Development Plan will be fully demonstrated as part of the forthcoming planning application for the proposed development.
Will the proposals result in the net loss of accessible pitches?	No - the proposed development will result in no net loss of publicly accessible pitches overall. As part of the mitigation proposals at the existing Lenzie Academy site, a new informal full sized football pitch will be provided, replacing the equivalent facility in Whitegates Park. At the existing site, there is a football pitch and rugby pitch (although this is not full size which limits the ability to play competitive rugby at older age groups). The proposed development includes the provision of full-sized football and rugby pitches, therefore resulting in a betterment.
Environmental Impacts	
Will the proposed development result in the loss of habitat or affect protected species?	Ecological surveys have been undertaken to understand the biodiversity value of the site and from which losses and gains can be calculated. The proposed development will result in the loss of individual trees, grassland, wetland, scrub and woodland habitats. However, the biodiversity value of retained scrub and woodland habitats on site will be enhanced, and grassland, scrub, wetland and woodland habitats created onsite and offsite. Habitats onsite support a range of animal species including foraging bats, breeding and wintering birds including a couple of species on the red list of birds of conservation concern - house sparrow and mistle thrush - and a further seven species on the amber list; and will also support amphibians, invertebrates and reptiles. eDNA sampling returned a negative result for the presence of great crested newt on site. The installation of bat and bird boxes will contribute to maintaining the current populations of these species on site and will also contribute towards supporting the local populations of other bird species of conservation concern for which the site does not currently provide suitable nesting habitat such as starling, house martin, swallow and swift. The installation of bat and swift boxes is a targeted action in the Local Biodiversity Action Plan. An Ecological Survey & Biodiversity Report will be submitted with the planning application and will discuss existing ecology and biodiversity interests; if proposals are likely an impact on wildlife and biodiversity; and confirm measures to mitigate impacts and opportunities to enhance biodiversity. The suitability of the proposed development on the existing site and any mitigation required due to the reduction in open space will be independently assessed and verified via the statutory Planning Approval process.

Environmental Impacts	
Question	Answer
Will the proposed development result in a significant loss of trees?	The proposals require the removal of a total canopy loss of approximately 1.27 hectares across the site. However, to mitigate this, compensatory woodland planting is proposed.
Will an Environmental Impact Assessment (EIA) be submitted with the planning application?	No - we have been through the statutory EIA 'Screening' process - in accordance with the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 - and EDC Planning Service have formally confirmed (on 9 June 2025) that they are satisfied that the proposed development is unlikely to have significant environmental effects in EIA terms, and an EIA is therefore not required. However, note that the formal planning application will be supported by a range of supporting environmental and technical studies that will individually assess potential impacts on their specific topic areas and identify any necessary mitigation measures.
Are the ground conditions on the site ok, and is the site not contaminated?	Whilst the superficial soils beneath the site have higher levels of heavy metals and one polyaromatic hydrocarbon, a ground model of the site has been developed using statistical analysis of all soil samples tested for contaminants. The results have shown that considering the proposed site use, site users and current design, the pathway between contaminants and site users is removed once the proposals are built. Further analysis will be undertaken in order to ascertain the correct water pipe design. A site specific Remediation Strategy will be submitted as part of the planning process. This will ensure that any hazardous substances are addressed, dealing with the removal, treatment and containment of pollution or contaminants such that the site can then safely be developed and will not pose any adverse risk on human 'receptors' once operational.
Will the proposed development increase flood risk on site and to the surrounding area?	No - the proposed development will not increase the flood risk for the site or surrounding area. A Flood Risk Assessment (FRA) and Drainage Strategy (DS) have been developed to respond to national and local legislation and guidance which places this responsibility to manage flood risk on the developer. The FRA achieves this by assessing all sources of flood risk and defining the required mitigation measures. The DS does this by attenuating and treating rainwater which lands on site by limiting the discharge rate equal to that of the greenfield (pre-development) scenario.
Off-site Mitigation	
How will you ensure that the open space and landscaping will be delivered at the existing Lenzie Academy site (Myrtle Avenue)?	The off-site open space loss mitigation measures at the existing Lenzie Academy site (Myrtle Avenue) are required in order to comply with LDP Policy 13 (Community Facilities and Open Space). The proposals at the existing Lenzie Academy site ensure compliance with this requirement. An Indicative Layout plan of the proposed open space and landscaping proposals at the existing Lenzie Academy site (Myrtle Avenue) will be submitted in support of the planning application for the proposed Whitegates Park development. If this application is approved, it is anticipated that the decision notice will include a condition requiring the submission of finalised proposals for the existing Lenzie Academy site, and the implementation of these works within a certain timeframe of the new Lenzie Academy site becoming operational.
Will the open space at Myrtle Avenue be maintained?	Yes - if planning permission is granted for the proposed development, a condition would be attached to the consent which requires a Landscape Management Strategy to be submitted to the Local Planning Authority for approval, ensuring that this site is maintained over the long term.
Following the open space and landscaping development on the existing site, what will the refurbished sports hall be used for, and will it be open to the general public?	The refurbishment of the existing Sports Hall at Lenzie Academy includes external envelope upgrades. Internally, works comprise of redecoration and refurbishment work to meet current accessibility standards. As well as electrical and mechanical enhancements required to create a modern, standalone sports facility for flexible community use. The refurbished sports hall will be available for let by the public.

Off-site Mitigation	
Question	Answer
Will the pitches at the new Lenzie Academy site be open to the general public for use in the evening and at weekends?	Yes - it is expected that the new pitches will be available for let by the public.
Access and Parking	
Are there enough parking spaces? How has the number been worked out?	EDC's Parking Standards set out a maximum provision of one parking space per full time staff member, which covers both staff and visitor parking. There will be 137 Full Time Equivalent (FTE) staff based at the Academy, resulting in a maximum possible provision of 137 spaces (excluding disabled bays). The staff travel survey undertaken by SYSTRA suggests that 83% of staff will drive to the site, which will result in a daily parking demand of 114 spaces. With 131 standard spaces provided on site, this will leave a surplus of around 17 spaces for other visitors to the school.
Will there be an area within the school for bus and car drop-offs?	Yes - there will be two bus drop-off bays and seven car drop off bays.
What measures will be in place to ensure that children cannot be dropped-off on surrounding streets such as Middlemuir Road and Woodside Avenue in order to avoid congestion and safety risks?	It is the intention that all vehicular pupil drop-off / pick up activity is contained within the purpose-built facility within the school site. Recognising that some parent / carers will still try to drop pupils on surrounding streets, the transport consultant will: • Identify locations attractive for drop-offs / pick-ups • Assess the suitability of these locations • Propose traffic restrictions in areas that are unsuitable. Should the proposed restrictions not be effective in deterring drop-offs in these areas, then these can be reviewed and enhanced if required.
How will the site access arrangements ensure that there is not a significant increase in traffic and congestion along Initiative Road?	Traffic junction modelling shows that each of the junctions is predicted to operate within capacity in each of the peak hours. The assessment takes account the consented Aldi superstore on Woodilee Road.
Will there be a pedestrian crossing across Initiative Road?	A crossing has been agreed as part of the planning permission for the new Aldi located to the east of the site at the junction of McGavigans Road and Initiative Road.
Impact on Residential Amenity	
Will there be light pollution from the sports pitch floodlights?	The proposed floodlighting for the new sports pitch will be designed to Sport Scotland standards. The system shall use modern, directional LED fittings that focus light only where it is needed on the pitch. This reduces unnecessary light spill, glare, and upward light, helping to minimise impact on nearby homes and the wider environment. Lighting levels will be controlled by a timed management system so that the pitch is only illuminated when in use.
What will the area between the site and Larkfield Road comprise?	Enhanced watercourse with existing vegetation retained along the southern edge where possible. New planting will be introduced to strengthen the riparian habitat and compensate for any vegetation loss.
Will there be any measures in place to reduce noise impacts from the school during the construction and operational periods?	During construction, the main contractor and their sub-contractors will be expected to follow the guidance in BS5228 parts 1 and 2 in relation to good practice and minimising construction noise and construction vibration. For the operational school the building services plant is being designed to comply with the BS8233 and WHO guideline noise levels for residential properties, and these are the criteria the local authority has previously set as standard within planning conditions.
Planning Application & Development Timescales	
When will a planning application be submitted, and can comments be made in relation to the proposed development?	The application is likely to be submitted in December 2025, although this timeframe is subject to change. There will be an opportunity to make formal representations to the Planning Authority once the planning application has been submitted.
When will the new school be open?	Construction site start date will be dependent on the Planning approval process and Council committee dates - see time line on section 19 for further details.

Next Steps

What happens next?

- We hope that you have found the exhibition helpful.
- We would be grateful if you could complete a feedback form to ensure that your views are recorded and can be considered as the proposals are further developed.
- The Design Team will consider all comments received during the pre-application stage and details of how the proposed development has progressed during the consultation process will be set out in the Pre-Application Consultation (PAC) Report which will be submitted with the planning application.
- Please note that comments made at this stage are made to the prospective applicant only (East Dunbartonshire Major Assets Team) and are not formal representations to East Dunbartonshire Council as Planning Authority. Once a subsequent planning application is submitted, there will be a further opportunity to make formal representations to East Dunbartonshire Council as Planning Authority during the statutory planning determination period.

Please leave your completed comments form in the box provided or alternatively submit your comments:

- By email – lenzieacademy@stantec.com
- Or by post – Stantec, 5th Floor, Lomond House, 9 George Square, Glasgow, G2 1DY
- Alternatively, you can complete an online feedback form that you will find on EDC’s Lenzie Academy Project Page:

<https://www.eastdunbarton.gov.uk/services/a-z-of-services/primary-secondary-and-early-years-education/secondary-school/lenzie-academy-rebuild/>

- All comments should be sent to the Project Team by 19 November 2025.



Please scan for more information

Timeline



Project Team

Client	Contractor	Planning Consultant	Architect	Civil & Structural Engineer	Transport Consultant	MEP & Fire Engineer	Landscape Architect
Passivhaus & Net Zero Consultant	FF&E Consultant	Acoustic Consultant	Project Management	Information Manager	Quantity Surveyor	Information Manager	Passivhaus Certifier