

Comments for Planning Application TP/ED/26/0104

Application Summary

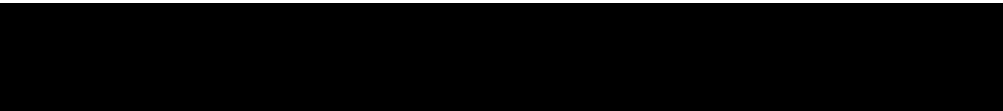
Application Number: TP/ED/26/0104

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: Planning Objection - Drainage, Flood Risk, and Incomplete Consultation Evidence

I wish to object to this plan for the following reasons

1. Drainage Strategy - Unsound and Undeliverable

The proposed drainage strategy is not demonstrated to be safe, effective, or deliverable.

The Council's own Drainage Officer confirms that a key discharge route to the Bothlin Burn is partially blocked and already causing surcharging to the ditch at Larkfield. Despite this known constraint, the development proposes to introduce additional surface water flows into the same system. This represents an unresolved existing failure within the drainage network.

Critical elements of the drainage design remain uncertain. The outfall arrangement requires redesign to a single controlled discharge with attenuation, discharge rates have not been clearly defined, and the downstream culvert has not been surveyed to demonstrate sufficient capacity. The scheme is therefore dependent on further investigation, third-party approvals, and off-site remedial works.

In these circumstances, the application fails to demonstrate that surface water can be safely managed without increasing flood risk on or off site. Deferring these matters to planning conditions would be inappropriate given the identified constraints and existing drainage deficiencies.

2. Flood Risk - Material Information Outstanding

The Council's Flood Risk Officer has identified significant outstanding issues and has not provided an unqualified acceptance of the proposal.

For a development of this nature and vulnerability, the application lacks:

- Assessment of the 1 in 1000-year event
- Overland flow routing for extreme rainfall scenarios
- A demonstrated dry access and egress strategy
- Clarity regarding risks associated with the Scottish Water trunk main
- Evidence on the condition, capacity, mitigation, and long-term maintenance of the Larkfield ditch and downstream flood pathways

These are fundamental requirements for assessing flood risk. Their absence indicates that the application has not yet demonstrated that the site can be safely developed.

Determination at this stage would therefore be premature.

3. Police Scotland Consultation - Absence of Substantive Assessment

The Police Scotland response does not provide a meaningful assessment of the proposal.

It merely notes that "Secured by Design" accreditation is being pursued and offers further input if required. This does not constitute an evaluation of safety or security impacts.

There is no analysis of:

- Site access control
- Safeguarding measures appropriate to a school environment
- Counter-terrorism considerations for a large public building

The absence of a detailed assessment indicates that key safety issues have not been examined. Determining the application without this input would be contrary to the requirement for a fully informed decision.

4. Scottish Water - Capacity and Servicing Unresolved

The Scottish Water consultation response does not support the proposal and highlights unresolved, material constraints.

While no formal objection is raised, Scottish Water explicitly states that:

- Capacity cannot be confirmed or reserved
- Further clarification is required regarding surface water drainage, particularly for the southern part of the site
- Surface water connections to the combined sewer will not be accepted

This confirms that a compliant drainage solution has not yet been demonstrated.

Given the known constraints of peat and contamination on the site, this introduces a significant unresolved risk. In addition, existing Scottish Water infrastructure within or near the site presents further constraints that have not been fully assessed.

The application is therefore premature.

5. Archaeology - Heritage Impacts Not Properly Assessed

The West of Scotland Archaeology Service identifies unresolved concerns regarding the proximity of a Scheduled Monument (the Forth & Clyde Canal feeder channel).

It remains unclear whether proposed works-including paths, lighting, and landscaping-may impact this nationally protected feature, and further consultation with Historic Environment Scotland is recommended.

In addition, historic railway earthworks across the site are acknowledged to be at risk of loss, with mitigation deferred to a post-consent archaeological condition.

This demonstrates that:

- Heritage impacts have not been fully assessed at application stage
- Reliance is being placed on future investigation and mitigation

Such an approach is contrary to the principle that significant environmental and cultural impacts must be properly understood prior to determination.

Conclusion

Across drainage, flood risk, infrastructure capacity, safety, and heritage, the application relies on incomplete information, unresolved constraints, and further post-consent work.

This is not a compliant basis for determination.

The application should therefore be refused.

At minimum, it should be deferred pending full resolution and verification of these matters through robust, evidence-based submissions.