

Comments for Planning Application TP/ED/26/0104

Application Summary

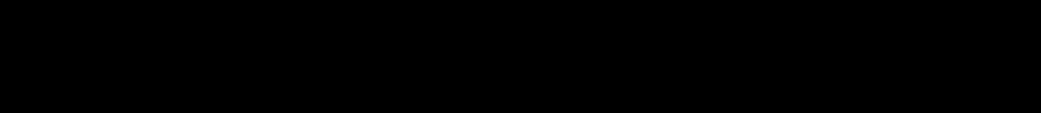
Application Number: TP/ED/26/0104

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 formally object to this application based on the following material considerations:

1. Loss of Protected Open Space (NPF4 Policy 21 & LDP2)

Whitegates Park is a vital, protected green space. National Planning Framework 4 (NPF4) Policy 21 requires development resulting in the loss of outdoor sports and recreation facilities to be resisted. The proposed mitigation-redeveloping the current school site-is insufficient. It replaces an established natural ecosystem with a manufactured site that will take decades to mature.

2. Previous Site Rejection and Suitability

In 2018, this site was deemed "not deliverable" for a much smaller ASN school due to severe ground contamination and technical risks. The applicant has not provided a transparent appraisal explaining why a site previously rejected as "unbuildable" is now considered appropriate for a 1,400-pupil secondary school.

3. Environmental Risks and Public Health

The site contains significant hazardous materials, including asbestos and heavy metals. The massive remediation costs and "toxicity premium" required to build here highlight its fundamental unsuitability. Disturbing these contaminants poses a direct risk to the health of the local community and future students.

4. Lack of Alternative Site Transparency

There is a lack of clarity regarding the 11 alternative sites considered. The applicant has failed to justify why this high-risk greenfield site was chosen over brownfield options or a "tandem build" on the existing footprint, contrary to sustainable development principles.

5. Infrastructure and Flood Risk

Local roads, especially Middlemuir Road, are already at capacity. This development will create unacceptable congestion and safety hazards. Furthermore, replacing permeable parkland with hard surfaces will increase flood risks to adjacent homes.

I urge the Committee to refuse this application and seek a more sustainable location.