

Comments for Planning Application TP/ED/26/0104

Application Summary

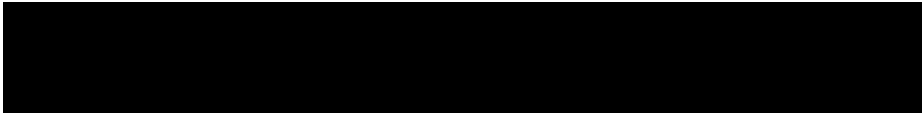
Application Number: TP/ED/26/0104

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 the development of Whitegates Park. As a regular user for exercise and family recreation, I witness the biodiversity the Council proposes to destroy. This project is environmentally devastating, financially reckless, and technically flawed.

1. Unresolved Ground Conditions & Policy Breaches Feasibility: A 2018 study branded this site "not feasible" due to toxic materials and 4.8m deep peat. The Council has not explained why these constraints are now being ignored.

NPF4 Policy 5: Development on deep peat must be avoided to protect carbon sinks.

Contamination: Reports confirm toxic Lead, Nickel, and Asbestos. The Council hasn't proven the site safe for a school, a "sensitive receptor".

2. Flood Risk & Insurability SEPA Objection: SEPA filed a holding objection due to insufficient flood sources and drainage data.

Insurance Risk: The Council hasn't engaged with insurers. Aviva warns against building in high-risk zones; building an uninsurable £138m asset is a fiduciary failure.

Site Choice: The plans sit on the highest-risk flood zones despite consultants suggesting only "grey land" might be suitable.

3. Financial Scrutiny Taxpayer Burden: The total cost, including interest, is £278m-equating to £2,500 per East Dunbartonshire household.

Funding Risk: LEIP funding is conditional on carbon/energy targets. Building on a toxic floodplain requiring 40,000 tonnes of fill material risks losing these repayments.

Failure of Best Value: At £98,571 per pupil, this is double the cost of tandem builds like Boclair Academy (£45,837).

4. Amenity & Environment Health: Loss of this Green Network Hub impacts air quality and community wellbeing. Ecology: The EIA confirms permanent loss of wet woodland and lowland fen. Traffic: Residential streets face gridlock due to parking plans made before pavement parking was outlawed.

Conclusion I urge the Board to refuse this application and revisit the achievable tandem build on the existing Lenzie Academy site.