

Comments for Planning Application TP/ED/26/0104

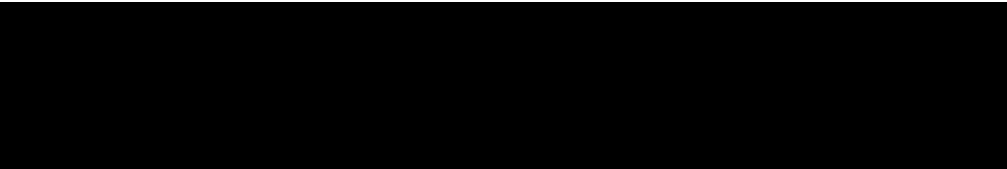
Application Summary

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



Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Irreversible Loss of Priority Habitats (Ecological Impact Assessment, Feb 2026)

The Ecological Impact Assessment (ECIA) confirms that the development will permanently destroy irreplaceable habitats of Local importance. The report identifies the following losses:

60% of broadleaved woodland

61% of wet woodland

77% of lowland fen

100% of semi-improved neutral grassland

All scrub habitat

85 trees (61%), including mature willow, birch, alder and sycamore

The ECIA states:

"The wet woodland resource within the site is effectively lost."

"Lowland fen habitat cannot be recreated."

"Replacement planting cannot mitigate for the loss of mature trees."

These habitats are irreplaceable within the site boundary, and their loss is assessed as a significant adverse effect at the Local level.

This directly conflicts with NPF4 Policy 3 (Biodiversity), which requires major developments to conserve, restore and enhance biodiversity and leave nature in a better state.

2. Impacts on Protected and Priority Species

The ECIA identifies:

35 trees with bat roost potential, 74% of which will be felled

Loss of key foraging and commuting habitat for pipistrelle bats (a European Protected Species)

A diverse breeding bird assemblage of Local importance, including red- and amber-listed species such as house sparrow, starling, song thrush, willow warbler, dunnock and swift

Loss of wetland and terrestrial habitat used by amphibians, including common frog, toad and

palmate newt

The report confirms:

"The loss of foraging habitat and commuting routes... cannot be fully mitigated."

This raises concerns regarding compliance with the Habitats Regulations, the Wildlife and Countryside Act 1981, and NPF4 Policy 4 (Natural Places).

3. Loss of Designated Open Space and Green Network Function

Whitegates Park is designated in LDP2 as Open Space of Neighbourhood Importance (OS139). It also functions as a Green Network Hub, providing ecological connectivity to nearby Local Nature Conservation Sites.