



Department of Planning and Building Standards  
East Dunbartonshire Council  
12 Strathkelvin Place  
Kirkintilloch  
Glasgow G66 1TJ

29 April 2026

For the Attention of Mr Fraser McNair

Dear Sirs

**Planning Application TP/ED/26/0104, Whitegates Park, Kirkintilloch**

I formally object to the planning application **TP/ED/26/0104** on the basis that there are insufficient details within the supporting information to properly assess the impact of the development on the environment and the local residents resulting from the extensive proposed earthworks (ie. flooding). In particular, the planning submission has no information to show the changes to the ground levels in relation to the surrounding area, no information in respect of the foundations and how they deal with the underlying peat, and make reference to ground improvement (to be designed by specialist sub-contractor) but with no explanation of what that entails. Improving peat is not possible; such a statement on the planning drawings is misleading.

The earthworks proposals for this project are critical to the planning application and yet there are no drawings showing the cut and fill, no drawings showing what is happening to the topsoil scrape, no drawings showing what is being planned for the heavily contaminated fill material overlying the peat, and no drawings (cross sections or long sections) showing the thickness and specification for the encapsulation of the contamination. This is fundamental for any lay-person, and even for experienced civil engineers, to understand what the project entails.

On top of this, the drawings need to demonstrate how the contractor is going to avoid disturbing the peat layer, they need to show any excavations within the peat (for SEPA to understand what is happening to this controversial material), to prove that the attenuation storage is not located within the peat, to show how the roads, car parks, footpaths etc. are not going to suffer extensive settlement due to the peat, and to show the existing and proposed (finished) ground levels so that the volumes of excavation, importation etc. can be quantified and evaluated.

Given the fact that there is an extremely unstable material underlying most of the site, it is extraordinary that a proper earthworks drawing has not been submitted in support of the application.

Worst of all, there is no mention of the requirement for piling platform(s) which, due to the presence of peat, is/are likely to extend to 2m thick or more in the location of the peat and more than 1.2m over the incompetent fill material covering the remainder of the site. The volume of imported crushed stone is likely to exceed 30,000-40,000 tonnes yet there is no recognition of this either within the Traffic Assessment or within the finished levels, and thus unlikely to have been costed either. Indeed, the consulting engineer hasn't even specified the foundations for the building (type of pile unspecified), or the ground improvement proposed to counter the inevitable and not insignificant settlement beneath the car park, the football pitches, and amenity areas where people may congregate etc.

There is no way the relevant statutory consultees can complete their assessments without this essential information. For example, a displacement pile is unlikely because it will not penetrate the piling platform, thus a replacement pile will be required which means the peat will be excavated to make way for the piles. Have SEPA been made aware of this?

Yours faithfully

