

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 18 APRIL 2023

PLANNING APPLICATION – MONIFIETH HIGH SCHOOL, PANMUREFIELD ROAD,
MONIFIETH, DUNDEE, DD5 4QT
GRID REF: 348343 : 732266

REPORT BY SERVICE LEADER – PLANNING & SUSTAINABLE GROWTH

Abstract: This report deals with planning application No. [22/00738/FULM](#) submitted by Norr Consultants Ltd on behalf of Angus Council for the demolition of Monifieth High School and the erection of a new High School with Early Learning and childcare facilities, as well as a replacement swimming pool and other associated works including car parking, a bus drop-off and external sports provision and play-spaces at Monifieth High School, Panmurefield Road, Monifieth. This application is recommended for conditional approval.

1. RECOMMENDATION

It is recommended that the application be approved for the reason and subject to the conditions given in Section 10 of this report.

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN

This report contributes to the following local outcome(s) contained within the Angus Local Outcomes Improvement Plan and Locality Plans:

- Safe, secure, vibrant and sustainable communities
- A reduced carbon footprint
- An enhanced, protected and enjoyed natural and built environment

3. INTRODUCTION

- 3.1 The applicant seeks full planning permission for the erection of a new high school with early learning and childcare facilities, as well as a replacement swimming pool and other associated works including car parking, a bus drop-off and external sports provision and play-spaces at Monifieth High School, Panmurefield Road, Monifieth. A plan showing the location of the site is provided at Appendix 1.
- 3.2 The application site extends to around 7.7ha and comprises of the current secondary school and its associated grounds. The existing school occupies the south of the site adjacent to the vehicular access taken from Panmurefield Road. Open grass playing fields sit to the north and west of the existing building. The site is bounded by residential properties to the south, southeast, and west. Areas of the Millennium Forest and the Dighty Water are located to the northeast and the Balmossie Railway Viaduct and the 'Seven Arches Viaduct' core path are to the northwest.
- 3.3 The proposal seeks to redevelop the site to form a new high school with early learning and childcare facilities, as well as new recreational facilities, including a swimming pool and sports pitches. The existing school buildings would be demolished following construction of the new building within the eastern portion of the site. Vehicular access would continue to be taken from Panmurefield Road with parking, drop-off areas, and bus stops provided in the southeast of the site. The new building would provide accommodation and leisure uses over three floors. The new

complex would accommodate around 1200 young people within the high school (increase in approx. 114 pupils), 30 children within the early years facility (no existing alternative) and 172 members of staff (increase in approx. 72). To the west of the new building, the applicant proposes to form a floodlit all weather football pitch, a grass football pitch and an allotment area. A combined rugby pitch and athletics track, and a netball court are proposed to the north of the building.

3.4 The application has been varied to adjust the size and orientation of the outdoor sports pitches and as a result a revised logistic and tree protection plans were also provided. The proposal was amended to relocate some mechanical plant to the roof of the building and the drainage details altered to accommodate the estimated pool discharge rate. A number of minor window and internal reconfigurations have also taken place.

3.5 The application has been subject of statutory neighbour notification and was advertised in the press as required by legislation.

4. RELEVANT PLANNING HISTORY

4.1 A screening opinion has been adopted that confirms the redevelopment of the site to provide a replacement school does not constitute environmental impact assessment development.

4.2 A proposal of application notice for a proposed new build secondary school, nursery and associated external space was considered by Committee at its meeting on 16 August 2022 (Application [22/00444/PAN](#) and Report No. [199/22](#) refer). Committee noted the key issues identified in the report and requested that an application should contain information in relation to energy use and sustainability, including potential for the incorporation of renewable energy technology.

4.3 A number of planning permissions have been granted for alternations and extensions to the existing school but those have no direct bearing on the determination of the current application.

5. APPLICANT'S CASE

The following supporting information has been submitted and can be viewed on [Public Access](#) and is summarised at Appendix 2: -

- Pre-Application Consultation Report and Appendices;
- Design and Access Statement (Parts 1-4);
- Drainage Strategy Report;
- Flood Risk Assessment;
- Updated Noise Impact Assessment;
- Preliminary Environmental Risk Assessment Report (including Appendices 1-9);
- Geotechnical Design & Environmental Risk Assessment Report (Parts 1-4);
- Preliminary Ecological Appraisal (including further correspondence);
- Site Traffic Management Plan;
- Transport Statement;
- Utilities Statement;
- Energy Statement;
- NPF4 Compliance Statement.

6. CONSULTATIONS

6.1 **Angus Council – Roads** – has considered impacts associated with the proposed development on the local road network and offers no objection subject to conditions to regulate visibility splays and for the provision of a new footway. No objection is

offered in relation to flood risk and drainage matters subject to conditions.

- 6.2 **Angus Council – Environmental Health** – no objection in terms potential land contamination risk subject to a condition requiring investigations to the land beneath the existing buildings once demolished. In relation to amenity impacts, environmental health offers no objection subject to conditions to regulate noise, the use of the outdoor pitches, and glare from proposed flood lighting.
- 6.3 **Scottish Environment Protection Area (SEPA)** – no objection and has indicated standing advice would apply.
- 6.4 **Angus Council – Transport Section** - no comment.
- 6.5 **Angus Council – Parks & Burial Grounds** – no objection.
- 6.6 **Scottish Water** – no objection.
- 6.7 **Sportscotland** – no objection subject to a condition to regulate the design and construction of the pitch provision.
- 6.8 **Dundee City Council** - no comment.
- 6.9 **Community Council** – no comment.

7. REPRESENTATIONS

- 7.1 Two letters of representation have been received both raising objection to the proposal. Those letters are provided at Appendix 3 and are available to view on the council's [Public Access](#) website.
- 7.2 The following matters have been raised as objections: -
- **Impacts upon the local road network, traffic/pedestrian safety, access and parking provision;**
 - **Impacts upon amenity, including noise impacts from playing fields and late night and weekend openings; and**
 - **Impacts upon the environment.**
- 7.3 Material planning issues are addressed below but the following matters are addressed at this stage: -
- **Anti-social behaviour and littering** – this is a long-established educational facility and a location where impacts associated with the operation of this type of use are a known factor. Visual inspection does not suggest the area is any more prone to littering than might be associated with similar facilities elsewhere. Appropriate waste facilities would be provided at the site. While an increase in school capacity and a potential increase in community use might attract additional people to the location, there is no reasonable evidence to suggest that the layout and design of the new building and its associated facilities would cause increased anti-social or criminal behaviour.

8. PLANNING CONSIDERATIONS

- 8.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 In this case the development plan comprises: -

- [National Planning Framework 4](#) (NPF4) (Approved 2023)
- [Angus Local Development Plan](#) (ALDP) (Adopted 2016)

- 8.3 The development plan policies relevant to the determination of the application are reproduced at Appendix 4 and have been taken into account in preparing this report.
- 8.4 The ALDP was adopted in September 2016 while NPF4 was adopted on 13 February 2023. Planning legislation indicates that where there is any incompatibility between the provision of the national planning framework and a provision of a local development plan, whichever of them is the later in date is to prevail.
- 8.5 Policy DS1 of the ALDP states that proposals on sites not allocated or otherwise identified for development, but within development boundaries will be supported where they are of an appropriate scale and nature and are in accordance with other relevant policies of the plan. Policies promote the redevelopment of brownfield land in preference to greenfield sites. Development plan policies seek to safeguard existing open space and indicate that development on existing open space areas will only be permitted in limited circumstances, including where the proposed development is ancillary to the principal use of the site as a recreational resource or where retention or enhancement of existing facilities can best be achieved by the redevelopment of part of the site where this would not affect its sporting, recreational, amenity, or biodiversity value, its contribution to a green network, or compromise its setting. Policies also seek to promote a town centres first approach to the location of new leisure, sport and cultural facilities.
- 8.6 The application site is located within the Monifieth development boundary as defined by the ALDP. It is not allocated or otherwise identified for development but the school grounds surrounding the footprint of the existing building are amenity space where open space protection policies apply. The site is not within the town centre area for Monifieth as defined by the ALDP but relates to an established school site which has established linkages to the wider area.
- 8.7 Development plan policy seeks to safeguard existing community facilities and encourages improvement of public facilities. The provision of a replacement school/ community facility at an existing location that is effectively safeguarded for such use is compatible with that policy approach.
- 8.8 The existing school is required to remain operational while the new facilities are provided. Therefore, there is limited opportunity to reuse the existing building or salvage demolition materials for reuse within the proposed development, however the new development is to be served by existing infrastructure where possible. The existing school has little architectural merit and the proposal would provide a more sustainable and energy efficient complex. It is ultimately necessary to demolish the existing building(s) and the proposed redevelopment would provide a more adaptable and multifunctional space of at least equal community benefit on an accessible site. The proposed use is similar to the existing uses on the site and the proposal would not impact the vibrancy, vitality and viability of the town centre area.
- 8.9 The land outwith the existing school footprint is safeguarded for its existing sporting and recreational value. In this case the wider school curtilage would be reconfigured and the redevelopment of the site would retain a large area of the existing site as green space/sports pitches/allotment space of equal or greater sporting, recreational, amenity or biodiversity value. The proposal would not undermine the provision of open space required to meet the needs of the area. Sportscotland and the council's parks & burial grounds service have no objection to the proposals in so far as they relate to impact on existing open space or provision of appropriate alternative facilities.
- 8.10 The nature of the proposed development would be acceptable at this location as the

site currently accommodates a long-established education complex and as it is safeguarded for such use by development plan policy. The scale of the development would be typical of institutional developments of this nature and would not be incongruous in the setting.

- 8.11 The proposed site layout comprises the erection of the school/leisure building near the northeast boundary of the site, with the parking/drop-off area located to the southeast of the building. The parking/drop-off area would be served from the same vehicle access point as existing (subject to minor layout amendments/improvements). The drop-off area would include provision for general pupil drop-off and for 10no. 70 seater busses. Over 150 car parking spaces, including assessable, car share, parent and child and eclectic charging spaces are proposed. Motorcycle and bicycle storage spaces would also be provided. The proposal includes a new pedestrian access from the northwest and an improved separated pedestrian access from the south, adjacent to the vehicle access taken from Panmurefield Road. The roads service has considered all available information and impacts associated with the proposed development on the local road network and offers no objection subject to conditions to regulate visibility splays and for the provision of a new footway to northwest side of Panmurefield Road. The proposed access, parking and site arrangement would be acceptable.
- 8.12 The design of the proposed building is relatively contemporary and unadorned and contains both flat roofs and low/mono pitch roofs. The finish consists of a mix of wall materials including large sections of glazing, light and dark coloured buff brick, and metal cladding. The design statement indicates the proposed material palette would tie in with the domestic context while also signifying the civic importance of the building. The multitone nature of the materials would help in breaking up the apparent mass of the building. A canopy and colonnade are proposed along the main south facade so as to clearly identify the main entrance points. A suitable waste and recycling compound is proposed to the southeast of the building. The scale, form, design and finish of the proposed building is acceptable and appropriate for the setting. A condition is attached to regulate finished ground levels at the site.
- 8.13 While the school building itself would be located further from directly adjoining residential streets and properties, the proposal would result in the provision of new outdoor sports facilities in proximity to dwellings to the southwest. A Noise Impact Assessment (NIA) has been submitted in support of the proposal. The environmental health service has advised it has no objection to the proposal in relation to noise from deliveries, plant and machinery subject to conditions to regulate the timing of deliveries and noise from the proposed plant. The proposed sports pitches would be located to the southwest, west and north of the main complex building. The all-weather pitch would be floodlit and would be located in a similar location to a previously established sports pitch which it is understood is not currently used. The environmental health service raises no issues with regards to external illumination levels, subject to a condition requiring a glare assessment. The submitted NIA concludes that the predicted levels at neighbouring properties from use of the sports pitches by school related activities are compliant with relevant criteria subject to mitigation, including the erection of an acoustic barrier. The environmental health service has considered these finding and is satisfied that use of the pitches by children and young people directly associated with school activity should not give rise to unacceptable impact. Based on the findings of the NIA, it has some concern regarding wider community use, particularly adult use of the pitches where noise levels could be higher, but it has suggested a planning condition with a maximum noise limit and other controls, including a requirement for a noise management plan. Activities undertaken in compliance with that noise limit should not give rise to unacceptable impact on neighbouring property, conversely if the limit was exceeded there may be justifiable complaint. This approach allows for school use of the pitches but also potential for wider community use subject to compliance with the maximum noise limit. The terms of the noise management plan condition would be such that if

the noise limit is exceeded, some further restriction on use of the pitches may be necessary, including restriction on wider community use. The use of the site as an educational and community facility is long-established and there are known impacts associated with the level and nature of activity generated. While the new building would have increased capacity and would potentially increase associated activity within and outwith the school grounds, there is no reasonable evidence to conclude that the layout or design of the proposal would result in any unacceptable impacts on amenity subject to the proposed planning conditions.

- 8.14 Overall the layout and design of the development is considered acceptable for this location and would not give rise to any unacceptable visual, access or amenity impacts.
- 8.15 In considering impacts upon the natural environment, the site is not specifically designated for its natural heritage value. Development plan policy seeks to conserve, restore and enhance biodiversity and to safeguard trees and woodland. The proposed layout would include large areas of mown grass, as per the existing, therefore the biodiversity value of these spaces would be limited. However, the proposal seeks to retain and protect the existing Millennium Woodland around the site, with a small number of trees of limited townscape or habitat value being removed to allow for the development. Considerable new tree planting with a mix of predominantly native species and a wildflower meadow and rough grassland are proposed to improve biodiversity value of the site. A condition is attached to ensure timeous provision of site landscaping.
- 8.16 The Dighty Water is located to the northeast of the site and has the potential to accommodate or provide habitat for a number of protected species, as does the wooded areas located in and around the site. Information submitted in support of the application has considered the habitat potential of the site and the impact the development may have on protected species found in the surrounding area. The applicant's ecologist concludes the trees to be removed in the southwest of the site and the works as proposed are unlikely to adversely affect otters, bats or badger setts. The ecologist advises the existing buildings have little suitability for bats to roost and there is no evidence or reasonable basis to conclude that bats or bat roosts would be adversely affected by the demolition of the existing school or construction of the new building. However, the ecologist advises further ecological survey work is required within the existing building closer to the demolition date to confirm this position has not changed. This can be regulated by condition. The applicant has also confirmed no works are proposed within the area of the site which extends north towards the Dighty Water. The proposal would not result in any unacceptable impacts upon protected species subject to condition.
- 8.17 In terms of the built environment, the category A listed Balmossie Railway Viaduct is located roughly 25m to the north of the site. The proposed development would not result in any direct impacts upon the listed building. The new building would have some intervisibility both to and from the listed structure but such impact would not significantly affect the setting of the listed building. The proposal would not result in any unacceptable impacts upon the built or natural environment.
- 8.18 The proposal indicates provision for a connection to the public foul drainage system and SUDS arrangements for dealing with the surface water prior to discharge. Small areas of the site are subject to risk from surface water flooding. However, the supporting information suggests these flood risk areas are a result of existing hardstanding and poor surface water run off arrangements. It suggests the revised layout and improved surface water drainage provisions would alleviate this issue. The roads service has considered the proposal and offers no objection subject to approval of precise surface water drainage details, including maintenance arrangements. These matters can be regulated by condition. Scottish Water has offered no objection but advises the discharge frequency from the swimming pool to

the combined network must be agreed by Scottish Water. The proposed drainage arrangements are acceptable, subject to condition, and the development would not be subject to unacceptable flood risk or increase flood risk elsewhere.

- 8.19 The replacement school building has been designed to achieve Passivhaus standards with the building sited, orientated and designed to maximise solar gain, meet stringent levels of air tightness and provide excellent. The proposed building is of a simple compact shape with a good external wall to floor ratio conducive to enhanced thermal performance. The proposal also includes a low temperature hot water (LTHW) system powered by the air source heat pumps to provide heating and hot water to the building. Solar panels are proposed on the roof and given their scale and location there is no reason to conclude they would give rise to unacceptable impact on the wider area.
- 8.20 The proposal provides a new community building in a location where such use is long-established and in a manner that does not give rise to unacceptable impacts on amenity, environment, or infrastructure. As with any proposal, it attracts support from some policies and is not entirely compatible with others. However, when those matters are balanced and considered in the round, the proposal is in general compliance with the development plan.
- 8.21 In relation to material considerations, it is relevant to have regard to the planning matters that have been raised in letters of representation. Concerns raised in objection to the proposal relate to impacts upon the local roads network, parking provision and traffic safety, as well as impacts upon amenity, including noise impacts arising from the sports pitches and impacts upon the environment.
- 8.22 In relation to access and road safety matters, the new building is larger and is anticipated to provide additional capacity. Submitted information suggests an increase in car generated trips equating to slightly less than a 30% increase with no reduction for car sharing, for example where there are siblings already attending the school. The roads service advises the access and parking arrangements associated with the proposal are acceptable and are likely to result in some improvement compared to the existing situation, particularly with respect to the school buses, where the current arrangements often cause conflict due to inappropriate parking of other vehicles in the bus drop-off/turning area. Vehicular access and egress might be possible from an alternative location but would give rise to different issues and do not form part of the current application. The relevant consideration in this case is not whether an alternative solution might be available, but whether the proposed arrangements are acceptable. All evidence suggests the proposed access and parking arrangements are appropriate.
- 8.23 Issues regarding the sports pitches are addressed above. It is relevant to note that this is a long-established school and community use site and there is an existing level of activity associated with that use which effectively creates the baseline environment of the area. The new development would generally give rise to impacts that would be consistent with that baseline. Conditions are proposed specifically to deal with amenity impacts arising from the use of the new sports pitches to reduce the potential for any significant amenity impacts. There are no material considerations that justify refusal of the application.
- 8.24 In conclusion, the erection of a replacement secondary school with early learning and childcare facilities and improved recreational facilities would be compatibility with development plan policy, subject to the proposed planning conditions. There are no material considerations that justify refusal of the application.

9. OTHER MATTERS

HUMAN RIGHTS IMPLICATIONS

The recommendation in this report for grant of planning permission, subject to conditions, has potential implications for neighbours in terms of alleged interference with privacy, home or family life (Article 8) and peaceful enjoyment of their possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying this recommendation in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified. The conditions constitute a justified and proportional control of the use of the property in accordance with the general interest and have regard to the necessary balance of the applicant's freedom to enjoy his property against the public interest and the freedom of others to enjoy neighbouring property/home life/privacy without undue interference.

10. CONCLUSION

It is recommended that the application be approved for the following reason, and subject to the following condition(s):

Reason(s) for Approval:

The proposal is in accordance with the development plan as it will provide a new community facility in a manner that is compatible with relevant locational criteria and that does not give rise to unacceptable impacts on amenity, natural, built, or cultural heritage interests or infrastructure, and that does not result in unacceptable flood risk or road safety implications, subject to the stated conditions. There are no material considerations that justify refusal of planning permission contrary to the provisions of the development plan.

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of its grant.

Reason: in order to clarify the duration of this permission in accordance with the requirements of the Town and Country Planning (Scotland) Act 1997 (as amended) and to ensure that it will lapse if not implemented within that period.

2. Prior to the commencement of development the following shall be submitted to and approved in writing by the planning authority;
 - a) A scheme of phasing for the development which shall include but not be limited to timescales for the construction of the new buildings and sports pitches, and parking provision, the demolition of existing buildings, and the provision of boundary enclosures and landscaping. Thereafter the development shall be carried out in accordance with the approved details.
 - b) Details of the contractor and pitch specification for the three new pitches (minimum dimensions 106x66m, 106x66m and 76.2x126.2m). For the avoidance of doubt the pitches shall be designed and constructed by a recognised (e.g. Sports and Play Construction Association registered) specialist pitch contractor. Thereafter the pitches shall be constructed by the approved contractor and in accordance with the approved details.
 - c) Precise details of existing and proposed ground levels relative to a fixed ordnance datum. Thereafter the development shall be carried out in accordance with the approved levels.
 - d) A biodiversity conservation and enhancement plan which has regard to the recommendations contained in Section 6 of the Preliminary Ecological Appraisal compiled by ITP Energised, dated July 2022, and submitted in

support of this application. The plan should include provision for pre-demolition surveys where necessary. Thereafter, the development shall be carried out in accordance with the approved details prior to the commencement of use of the new building hereby approved.

- e) A finalised design for the proposed surface water drainage system. For the avoidance of doubt this shall be in accordance with CIRIA C753 "The SUDS Manual" and shall include supporting calculations.
 - i. It should be demonstrated, by calculation, that there would be no flooding from the proposed surface water drainage system to any areas outwith the site or to the proposed buildings or infrastructure within the site up to and including the 1 in 200-year critical rainfall event. There must also be no flooding from the proposed surface water drainage system on any area of the site up to and including the 1 in 30-year critical rainfall event.
 - ii. The calculations must include an uplift of 39% to the peak rainfall for climate change and may be in the form of the inputs and outputs of a computer model created with an industry standard software package. Calculations must be signed off by a suitably qualified Chartered or Incorporated Engineer, or Hydrologist.
 - iii. A detailed programme for provision and completion of the surface water drainage system having regard to the phased nature of the development and the need for surface water mitigation throughout the development process.

Thereafter the surface water drainage system shall be installed in accordance with the approved details.

- f) A schedule of maintenance for the proposed surface water and foul drainage infrastructure within the site that is not otherwise vested or adopted by a public authority. For the avoidance of doubt this shall be in accordance with CIRIA C753 "The SUDS Manual" and shall include confirmation of who will be responsible in perpetuity for maintaining the proposed foul and surface water drainage infrastructure. Thereafter the drainage arrangements shall be maintained in accordance with the approved schedule.
- g) Written confirmation from Scottish Water confirming that the discharge rates from the pool have been agreed and it permits the pool discharge to be connected to the public network.

Reason: to ensure the new sports pitches are of an appropriate design and construction; to ensure the proposed levels are acceptable and would not impact upon visual or residential amenity; in the interest of preserving and enhancing biodiversity at the site; and in order to ensure suitable drainage and maintenance arrangements are provided, in the interest of flood risk.

- 3. Prior to the commencement of development, visibility splays shall be provided at the junction of the proposed access with Panmurefield Road giving a minimum sight distance of 25 metres in each direction at a point 2.4 metres from the nearside channel line of Panmurefield Road. Within the above visibility splays nothing shall be erected, or planting permitted to grow to a height in excess of 1050 millimetres above the adjacent road channel level.

Reason: to enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit.

- 4. Prior to the opening to the public of any new building or facility hereby approved a new footway shall be provided on the north-west side of Panmurefield Road along the entire site frontage, thereby, providing an uninterrupted pedestrian link (except for that length covered by the site access) between the existing footways on each side of the site. The footway shall be formed and constructed in accordance with the standards of Angus Council.

Reason: to provide adequate infrastructure in the interests of pedestrian safety and to encourage sustainable means of travel.

5. Prior to the construction or formation of the all-weather pitch, the rugby pitch and the grass pitch hereby approved the following shall be submitted to and approved in writing by the planning authority:
 - a) An assessment of the potential glare arising from the floodlights surrounding the all-weather pitch at nearby residential properties. The assessment shall be undertaken in accordance with advice in the Institute of Lighting Professionals guidance document 01/21 'The Reduction of Obtrusive Light' and include any mitigation where required. Thereafter the lighting shall be installed and operated only in accordance with the approved details and any mitigation.
 - b) A noise management plan relating to potential emissions arising from the use of the pitches which identifies measures to minimise the impact of noise on the occupants of residential properties, to deal with any complaint arising including regarding the use of foul language, and provision for review and update of the plan. The plan shall apply to all use of the pitches but shall include provision for a register to be maintained of all non-school related use of the pitches with a responsible person identified for each event to ensure adherence to the noise management plan; for all complaints to be directed to the management of the school; for the school to engage an appropriately qualified professional to investigate any complaint and undertake noise monitoring where necessary in accordance with a scheme approved by the planning authority; and to provide measures to ensure subsequent compliance with noise limits associated with this permission which could include restriction on the hours of use, number of pitches in use and/ or limitation on use of pitches by particular user groups. Thereafter the approved plan and any subsequently approved amendment or update shall be implemented for the duration of the development.

Reason: in the interests of protecting the amenity of neighbouring properties from unacceptable levels of light and to ensure implementation of measures to reduce potential for noise pollution.

6. Prior to the use of the all-weather and grass pitches located in the southwest of the site the mitigation contained in Section 4.36 of the Noise Impact Assessment no. R-9279B-ST2-RGM, dated March 2023, by RMP shall be installed and completed and retained thereafter.

Reason: in the interests of residential amenity and to ensure any noise from the use of the pitches will not unacceptably affect occupants of neighbouring property.

7. The approved soft landscaping (as shown on drawing Site Plan - Soft no. 1336-OOB- EX- ZZ- DR- L- 900003 REV P04) and boundary treatment (as shown on drawing Site Plan - Boundary Treatments no. 1336- OOB- EX- ZZ- DR- L- 900004 REV P05), shall be provided in accordance with the phasing details approved by condition 2. The trees in and around the site shall be protected and felled in accordance with the details on approved drawing Tree Removal and Retention Plan no. 1336- OOB- EX- ZZ- DR- L- 900005 REV P05. No works shall be carried out within the Millennium Forest to the northeast of the site. Any new trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years shall be replaced by trees or shrubs of similar size and species to those originally approved in the next planting season.

Reason: in the interest of residential and visual amenity.

8. The all-weather pitch, the rugby pitch and the grass pitch hereby approved shall be managed by the school and used principally for activities directly associated

with the school/ nursery use of the site. Any use of the site for sporting or other recreational purposes by the general public for activities unrelated to the school shall be limited to between the hours of 09:00 to 21:00 on weekdays and 10:00 to 17:00 at weekends and all use shall be recorded in a register managed and maintained by the school and use shall also be subject to the terms of the approved noise management plan.

Reason: in the interests of residential amenity and to ensure any noise from the use of the pitches will not unacceptably affect occupants of neighbouring property.

9. Noise arising from the use of the sports pitches shall be limited to 50dB LAeq 1 hour, when measured 1 metre from the facade of any residential property.

Reason: in order to minimise potential for noise emission in the interests of reducing impact on occupants of nearby noise sensitive property.

10. All plant and equipment shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 25 between 2300 and 0700 hours daily, within any neighbouring residential property, with all windows slightly open, when measured and/ or calculated and plotted on a rating curve chart.

Reason: in order to minimise potential for noise emission in the interests of reducing impact on occupants of nearby noise sensitive property.

11. Intrusive light from the floodlights associated with any sports pitch shall not exceed 5 lux as measured in the vertical plane of any window

Reason: in the interests of residential amenity and to ensure any intrusive light from the floodlights will not unacceptably affect occupants of neighbouring property

NOTE: No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

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DATE: 10 APRIL 2023

APPENDIX 1: LOCATION PLAN

APPENDIX 2: SUMMARY OF APPLICANTS SUPPORTING INFORMATION

APPENDIX 3: LETTERS OF REPRESENTATION

APPENDIX 4: DEVELOPMENT PLAN POLICIES