

Appendix 2 - Summary of Applicants Supporting Information

Pre-Application Consultation Report and Appendices:

This report outlines the pre-application consultation activities undertaken by the applicant and includes copies of the materials shared during those events. It also includes a summary of the written responses received and views raised during the consultation activities. It explains how the views raised were taken into account. The consultation activities identified that the largest number of concerns appear to be around road access, congestion and car parking. It states the design team have undertaken a design exercise to address some of these concerns including the amendment of the entrance road location so that it is no longer directly adjacent residential driveways. As well as the above comments on the roads, it indicates there were numerous positive responses from attendees and how the new learning campus will positively impact on the local community.

Design and Access Statement (Parts 1-4):

The statement indicates the existing Monifieth High School is to be replaced with a new Monifieth Learning Campus which will offer an enhanced learning and teaching experience for approximately 1200 learners while increasing community access and opportunities. In addition to the secondary school, the new facility will also provide the following:

- Early Learning & Childcare
- Sport and Leisure – Improved access and opportunities exist for existing and new community groups and clubs
- Community Activities – to enhance the provision for current activities as well as to increase opportunities for community use within the new development.

It also summarises the project brief, the project, sustainability outcomes, consultation activities, quality aspirations and spatial requirements alongside the project budget. The statement indicates the underlying principles for the project seek a good school design which responds to a myriad of potential uses, both for pupils and the wider community alike while successfully siting within the surrounding residential area. The key concept of the building design has been to wrap classrooms around the central communal spaces. The main voids in the building in the dining hall and the central atrium allow large amounts of light into the inner areas of the building. The document states the design of the proposed new Monifieth Learning Campus is fully inclusive and accessible taking cognisance of relevant building standard regulations. In terms of landscaping the statement indicates the proposal increases biodiversity at the site through the inclusion of wildflower meadows and new tree planting. It states the playgrounds are designed to create a challenging, fun and engaging space for all ages and a central external hub and community green are proposed to provide flexible and social spaces. The report details how the building has been designed to meet Passivhaus standards and concludes the Passivhaus energy model indicates the building passing the Passivhaus Classic heating demand and overheating limits.

Drainage Strategy Report

The report indicates the foul drainage generated from the re-developed Learning Campus will be conveyed to the Scottish Water combined network on Panmurefield Rd via the current discharging manhole and although there would be a slight increase in foul sewage output from the new development the intention is to remove all surface water from entering this combined sewer and direct this to the surface water sewer. The report suggests this would be a huge improvement to the existing discharge as the current drainage system for the site provides no attenuation or flow control. Surface water run-off from areas of new external hard standing will incorporate SUDS measures to treat and attenuate the surface water run-off to equivalent pre-development greenfield runoff with attenuation features tested for 1:200 year rainfall events with an additional uplift of 40% for climate change resilience. Source control SUDS features will be provided to remove coarse solids and silts and treatment by a mix of features including cellular storage, permeable paving to parking areas and an end of line filter trench prior to discharge from site.

Flood Risk Assessment

The assessment concludes all sources of flood risk (i.e. rivers, surface water, sewers, groundwater and artificial sources) have been assessed and the 1:200 SEPA flood map

shows the site is not at risk from fluvial or coastal flooding. A review of all available information proves the risk of sewer or groundwater flooding to be extremely low. It suggests the site could be subject to Pluvial Flooding in the low, medium and high likelihood events in its current developed state. However the assessment suggests, the flooding areas shown on the SEPA flood map correlate with existing areas of hardstanding and they expect that through the development of the site and the upgrade of the surface water drainage arrangement, any surface water flooding issues will be improved. The development will be designed to ensure that it is not at risk of flooding from a 1 in 200 plus 40% climate change event.

Updated Noise Impact Assessment

The assessment considered likely noise impacts from the mechanical plant proposed as part of the new building and from the proposed sports pitches. The report concludes that the noise from the roof plant and air source heat pump compound on the eastern facade of the building would not exceed NR25 criterion at the nearest noise sensitive receptors and a BS 4142 assessment concluded there would be no impact on any nearby noise sensitive receptors (NSRs). In terms of the sports pitches, the assessment suggests that extensive measurements of the existing noise environment were undertaken including measurements of existing Monifieth school PE classes. The report concludes the predicted noise levels at NSRs are compliant with the 50dB absolute level for school use with the proposed 4m acoustic barrier but community use by adults would need to be limited to between the hours of 09:00/17:00 on weekdays and 10:00/17:00 on weekends, particularly on the northwest pitch. Further recommendations have also been given in to reduce the likelihood of sports noise complaints.

Preliminary Environmental Risk Assessment Report (including Appendix 1-9):

The report summarises the historic and current land use of the site in an environmental context, with regard to the suitability of use of the site in relation to the proposed development. This report identifies that the site is considered to be at low risk of contamination with a low overall risk to or from the proposed development. However it recommends a site investigation is undertaken to characterise the ground beneath the site. It states the site is at low risk of being affected by elevated levels of radon gas. It also includes general best practice recommendations for construction working practises.

Geotechnical Design & Environmental Risk Assessment Report (Parts 1-4):

The report relates to a Phase 2 intrusive investigation of the site, a follow on from the aforementioned Preliminary Environmental Risk Assessment Report. This report states that limited viable pollutant linkages have been identified, however further investigation is recommended to prove the full extent of contamination and better characterise any risks that may be present following demolition of the existing structures. It indicates the results from ground gas monitoring suggest generally low volumes of ground gas generated beneath the site. The site is considered to be a CS1 – very low risk. It suggests a Site Assessment Report should be completed in relation to the appropriate selection of a water pipe supply medium in accordance with UKWIR guidelines, once the detailed levels are finalised and the route of the water pipe defined. It states groundwater is unlikely to be encountered during construction of the proposed foundation elements. Based on a review of the available information provided in the desk study report, the report concludes the site may be considered stable with regard to coal or other economic mineral extraction beneath or within influencing distance of the site.

Preliminary Ecological Appraisal (including further correspondence)

The appraisal provides an overview of the site, the development and relevant legislation, policy and best practice ecological guidance. The report summaries the methodology undertaken and the results of those surveys. It concludes the proposal would not result in any significant risk to international, national or local designated sites. It recommends further consideration is given to bats, badgers and otters and concludes with a list of good practice mitigation. The applicant's ecologist also advised 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, following

construction of the new building, and indeed the construction of the new building. However the ecologist advised further ecological survey work is required within the existing building closer to the demolition date to confirm this position has not changed. The applicant has also confirmed no works are proposed within the area of the site which extends north towards the Dighty Water.

Site Traffic Management Plan

This plan identifies at risks groups, such as school staff, pupils and local residents, and potential hazards to these groups from site construction traffic. The plan considers the phasing and methodology of deliveries, main traffic approaches and haulage routes to the site, pedestrian crossing point requirements, access/egress routes and measures to ensure the surrounding roads are not subject to traffic queuing due to deliveries. It proposes site working hours of 0700-1800 Monday to Friday and 0800-1700 on Saturdays by arrangement. Construction sites will be fully enclosed and where there is interfaces with pedestrians for vehicle access control measures will be put in place. It notes footpaths will be separated from the haul routes.

Transport Statement

This statement assesses the development using sustainable principles with the level of trips by each mode of travel calculated from a variety of sources including the pupil travel surveys, Census data and robust first principles. This assessment concluded as a summary:

- 540 High School Pupils would walk to/from the campus (an uplift of 51 compared to the existing situation)
- 512 High School Pupils would get a bus to/from the campus (an uplift of 49 compared to the existing situation)
- 142 High School Pupils would be driven to/from the campus (an uplift of 13 compared to the existing situation)
- 10 Nursery Pupils would walk to/from the campus
- 15 Nursery Pupils would be driven to/from the campus
- 106 Staff would drive to the campus (an uplift of 26 compared to the existing situation)
- 37 Staff would walk to the campus (an uplift of 12 compared to the existing situation)

It states the proposed site is located within an already established area of Monifieth, with the local transport network reflecting this. It indicates the proposed campus seeks to maximise walking and cycling connectivity with the surrounding network, providing 3 separate points of pedestrian and/or cycle access. Public bus stops are located on the A930 the A930 Dalhousie Road /Ferry Road, approximately 250m to the south of the site and thus located within recommended walking distance thresholds stipulated in national guidance PAN 75. A total of 156 car parking spaces will be provided to support the proposed the development. The parking comprises 120 standard spaces, 8 accessible spaces, 10 Car Share spaces located nearer to the building to incentivise car sharing, 8 Parent and Child/ Family spaces and 10 spaces zoned for electric charging (with future proofing for a further 30). Cycle parking will be provided by way of 60 cycles spaces for school use and 20 for public use. The proposed cycle storage facilities will be fully covered to protect cycles from adverse weather conditions, include lighting and be covered by CCTV cameras to provide high security. The report states all servicing will take place within the campus curtilage and swept path analyses have confirmed that the appropriate vehicles can manoeuvre safely within the site. It considers that the proposed development will integrate well with the existing sustainable transport links in the area while the vehicle impacts can be accommodated on the surrounding road network. The report concludes that the development proposals can be established at this location without any significant detrimental impact to other users of the local transport network.

Utilities Statement

This statement provides an overview of the existing utilities serving the current buildings on the site and notes that a new connection to the Scottish Water network would be required to serve the proposal; gas would no longer be required and the existing gas main would be disconnected, isolated and capped; and a new 11,000V/400V secondary sub-station will be established adjacent to the main school building for power. In terms of comms, a new fibre

optic service connection would be installed to serve the new building from the existing local utility infrastructure network.

Energy Statement

This statement notes the energy target for the building is to achieve the minimum energy target of 67kWh/m²/pa for core hours of 2,000 per annum relating to the core facilities, before renewables and low carbon technologies, and for the building to be designed to UK Passivhaus Standard for thermal comfort, heating energy, and overall energy consumption.

The statement suggests this would principally be achieved through

- Using the building form to reduce winter heat losses and unwanted summer heat gains by passive means;
- Providing high performance, well detailed insulation to limit heat loss;
- Designing and delivering an airtight envelope to minimise cold draughts and heat loss;
- Using high performance, triple glazed windows;
- Providing highly efficient services with minimal losses;
- Using efficient ventilation units with heat recovery.

The proposal will also include the use of solar panels to provide energy to the building and air source heat pumps for space heating and to generate domestic hot water within areas of the building.

NPF4 Compliance Statement

This statement considers a number of NPF4 policies, including Policies 1 - Tackling the climate and nature crises, 2 - Climate mitigation and adaptation, 3 - Biodiversity, 4 - Natural places, 12- Zero waste, 14 - Design, quality and place, 21 - Play, recreation and sport and 23 - Health and safety, and indicates the proposals compliance with these.